



**WEST POINT CITY COUNCIL  
MEETING NOTICE & AGENDA  
FEBRUARY 20<sup>th</sup>, 2024  
WEST POINT CITY HALL  
3200 W 300 N | WEST POINT, UT**

Mayor:  
Brian Vincent  
Council:  
Jerry Chatterton, *Mayor Pro Tem*  
Annette Judd • Michele Swenson  
Brad Lee • Trent Yarbrough  
City Manager:  
Kyle Laws

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**  
» Online: <https://us02web.zoom.us/j/84362842825> » Telephone: 1(669) 900-6833 – Meeting ID: 843 6284 2825

**ADMINISTRATIVE SESSION – 6:00 PM**

1. **Quarterly Financial Update** – Mr. Ryan Harvey [pg. 4](#)
2. **Code Enforcement Update** – Mr. Bruce Dopp [pg. 37](#)
3. **Discussion Regarding a Rezone of Property at 3230 W & 3250 W 300 N (Hall Haven)** – Mrs. Bryn MacDonald [pg. 39](#)
4. **Other Items**

**GENERAL SESSION – 7:00 PM**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** (*Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought*)
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** (*Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives*)
7. **Recognition of West Point City Planning Commissioners** – Mayor Brian Vincent
8. **Consideration of Approval of the Minutes from the December 19<sup>th</sup>, 2023 City Council Meeting** [pg. 171](#)
9. **Consideration of Approval of the Minutes from the January 16<sup>th</sup>, 2024 City Council Meeting**
10. **Consideration of Approval of Resolution No. 02-20-2024A, Amending the Agreement with Bowen Collins & Associates Regarding the Sewer Expansion Project** – Mr. Boyd Davis [pg. 59](#)
11. **Consideration of Approval of Resolution No. 02-20-2024B, Amending the Sub-Recipient Agreement with Davis County Regarding the Sewer Expansion Project** – Mr. Boyd Davis [pg. 59](#)
12. **Consideration of Approval of Ordinance No. 02-20-2024A, Approving Amendments to WPCC 15.25 Regarding Public Works Standards Specifications & Drawings** – Mr. Boyd Davis [pg. 87](#)
  - a. **Public Hearing**
  - b. **Action**
13. **Consideration of Approval of Resolution No. 02-20-2024C, Approving a Development Agreement with Capital Reef Management, LLC for Property Located at 3230 W & 3250 W on 300 N** – Mrs. Bryn MacDonald [pg. 39](#)
14. **Consideration of Approval of Ordinance No. 02-20-2024B, Rezoning Property Located at 3230 W & 3250 W on 300 N from R2 (Residential) to R3 (Residential) with a Planned Residential Unit Development Overlay Zone** – Mrs. Bryn MacDonald [pg. 39](#)
  - a. **Public Hearing**
  - b. **Action**
15. **Consideration of Approval of Resolution No. 02-20-2024D, Amending the FY2024 Final Budget** – Mr. Ryan Harvey [pg. 153](#)
  - a. **Public Hearing**
  - b. **Action**
16. **Consideration of Approval to Place the Wildfire Estates Subdivision Phase 4 on Warranty** – Mr. Boyd Davis [pg. 170](#)
17. **Motion to Adjourn the General Session**

Posted this 16<sup>th</sup> Day of February, 2024:

Casey Arnold, City Recorder

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I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above February 20, 2024 West Point City Council Meeting Notice & Agenda was posted on the date indicated in the following locations: 1) West Point City Hall, 2) official City website at [www.westpointcity.org](http://www.westpointcity.org), and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://www.utah.gov/pmn).

*Casey Arnold*

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-776-0970.

## TENTATIVE UPCOMING ITEMS

Date: 03/01 – 02/2024  
City Council Planning and Visioning Session

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Date: 03/05/2024 - CANCELLED  
Presidential Primary Election

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Date: 03/19/2024  
Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Update from the Davis County Sheriff's Office
  2. Consideration of Approval to Place the Harvest Fields Subdivision Phase 1a and Phase 3 on Warranty – Mr. Boyd Davis
- 

Date: 04/02/2024  
Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Youth Council Update
- 

Date: 04/16/2024  
Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. \*\*
- 

Date: 05/07/2024  
Administrative Session – 6:00 pm

1. Discussion Regarding the FY2024 Amended Budget & FY2025 Tentative Budget for West Point City & the CDRA – Mr. Ryan Harvey

### General Session – 7:00 pm

1. Youth Council Update
- 

Date: 05/21/2024  
Administrative Session – 6:00 pm

1. Quarterly Financial Update – Mr. Ryan Harvey
2. Discussion Regarding the FY2024 Amended Budget & FY2025 Tentative Budget for West Point City and the CDRA – Mr. Ryan Harvey

### General Session – 7:00 pm

1. \*\*
- 

Date: 06/04/2024  
Administrative Session – 6:00 pm

1. Discussion Regarding \*\*

### General Session – 7:00 pm

1. Recognition of the 2024 Woman of Honor and Grand Marshal – Mayor Brian Vincent
2. Youth Council Update
3. Update from the Davis County Sheriff's Office
4. Consideration of Approval of Resolution No 06-04-2024\*, Approving the FY2025 Tentative Budget for West Point City and All Related Agencies – Mr. Ryan Harvey
  - a. Public Hearing
  - b. Action

### CDRA Meeting

1. Consideration of Approval of Resolution No R06-04-2024\*, Approving the FY2025 Tentative Budget for the CDRA of West Point City – Mr. Ryan Harvey
  - a. Public Hearing
  - b. Action

# CITY COUNCIL STAFF REPORT

**Subject:** Quarterly Financial Report (Oct – Dec 2023)  
**Author:** Ryan Harvey  
**Department:** Administrative Services  
**Meeting Date:** February 20, 2024

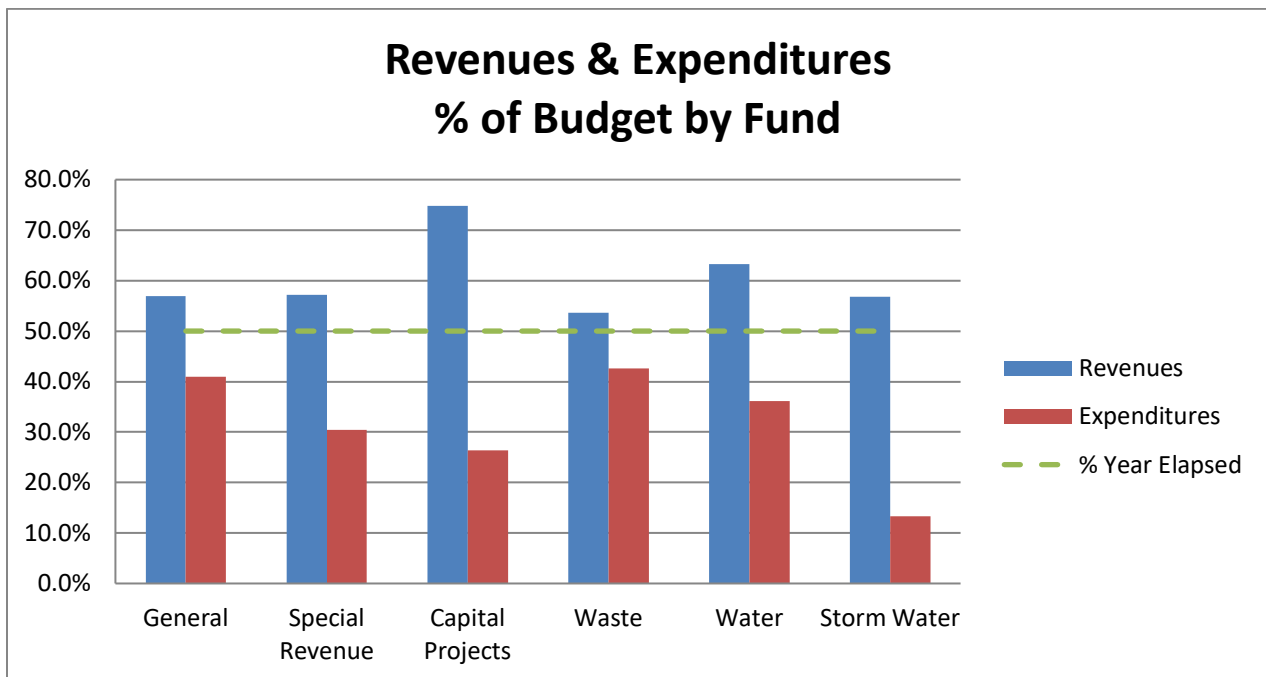


## Background

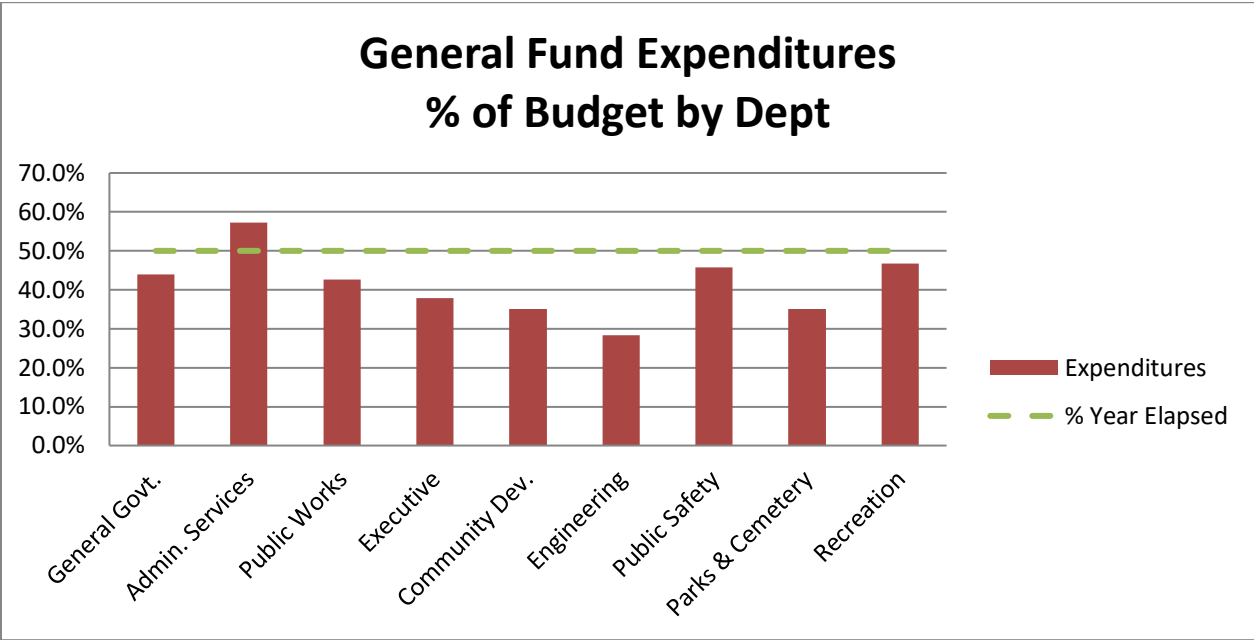
City staff monitors revenues and expenditures on an ongoing basis throughout the year. We issue a quarterly financial report to give the City Council a snapshot of our financial state and as a report on our financial progress for the fiscal year. The attached report contains expenditure, revenue, budget, and balance sheet data for each City fund for the Second quarter of Fiscal Year 2024, representing October 1 – December 31, 2023. This information is summarized in the graphs below.

## Analysis

As shown in the first graph, revenues exceed expenditures in every fund within the City. With 50% of the year elapsed, revenues also exceed 50% in every fund. This is even true for the Capital Projects Fund, which receives its funds through the transfer at the end of the year, due to the interest earnings that the City has received. In fact, all of the funds are benefiting greatly from the interest that the City has earned in the PTIF account so far this year.



In the second graph we see that there is only one General Fund department that exceeded 50%. It is the Administrative Services Department, and this is the result of the City insurance through the Local Government Trust being due at the beginning of the fiscal year, as well as the Auditing and Financial Services being paid in December. All other departments are below 50% through December 31.



**Recommendation**

No action required. This report is for discussion/information purposes. Staff would appreciate any feedback or direction the Council may have.

**Significant Impacts**

There are no significant impacts at this time.

**Attachments**

FY2024 Q2 Financial Statements

WEST POINT CITY CORPORATION  
 COMBINED CASH INVESTMENT  
 DECEMBER 31, 2023

COMBINED CASH ACCOUNTS

01-1111	CASH IN CHECKING - ZIONS	921,276.21
01-1125	XBP DEPOSIT ACCOUNT	60,920.14
01-1130	CASH IN CHECKING - PTIF ACCT.	20,837,350.65
01-1131	PETTY CASH	750.00
		21,820,297.00
01-1190	CASH ALLOCATION TO OTHER FUNDS	( 21,820,297.00)
		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,306,890.26
45	ALLOCATION TO SPECIAL REVENUE FUND	7,340,530.49
48	ALLOCATION TO CAPITAL PROJECTS FUND	4,534,625.93
51	ALLOCATION TO WASTE FUND	1,129,501.22
55	ALLOCATION TO WATER FUND	2,823,591.75
58	ALLOCATION TO STORM WATER UTILITY FUND	1,946,063.59
70	ALLOCATION TO DEBT SERVICE	11,534.18
85	ALLOCATION TO CDRA FUND	( 272,440.42)
		21,820,297.00
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	( 21,820,297.00)
		.00

WEST POINT CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

GENERAL FUND

ASSETS

10-1190	CASH ALLOCATION TO OTHER FUNDS	4,306,890.26	
10-1361	PROPERTY TAXES DEFERRED	728,503.00	
10-1411	DUE FROM OTHER GOVT. UNITS	614,627.86	
10-1421	DUE FROM OTHER FUNDS	135,587.00	
10-1561	PREPAID EXPENSE	21,451.93	
	TOTAL CURRENT ASSETS		5,807,060.05
	TOTAL ASSETS		5,807,060.05

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	( 129,922.94)	
10-2135	CREDIT CARD CLEARING ACCOUNT	( 1,800.45)	
10-2220	PAYROLL TAXES & WITHHOLDINGS	3,631.20	
10-2222	FEDERAL WITHHOLDING PAYABLE	12,129.13	
10-2223	STATE WITHHOLDING PAYABLE	2,928.52	
10-2225	STATE RET & 401(K) PAYABLE	12,658.36	
10-2226	PUBLIC EMPLOYEES HEALTH PROGRA	183.16	
10-2228	EMPLOYEES DISABILITIES INS.	( 79.73)	
10-2229	HSA PAYABLE	17,584.59	
10-2232	PEHP - DENTAL & VISION INS.	( 128.49)	
10-2233	ULGT - VISION & LTC INS.	( 224.29)	
10-2234	WELLNESS - HEALTH CLUBS	28.44	
10-2243	WORKMENS COMPENSATION PAYABLE	16,931.09	
10-2245	STATE UNEMPLOYMENT PAYABLE	328.11	
10-2250	WAGES PAYABLE-CLEARING	89,990.59	
10-2255	EXCAVATION BOND PAYABLE	( 330.00)	
10-2275	DEFERRED REVENUE	728,503.00	
10-2291	ESCROW ACCOUNTS PAYABLE	1,677,813.95	
	TOTAL LIABILITIES		2,430,224.24

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2975	NON-SPENDABLE FUNDS	28,143.24	
10-2980	UNASSIGNED FUNDS	2,130,006.73	
	REVENUE OVER EXPENDITURES - YTD	1,218,685.84	
	BALANCE - CURRENT DATE	3,376,835.81	
	TOTAL FUND EQUITY		3,376,835.81
	TOTAL LIABILITIES AND EQUITY		5,807,060.05

WEST POINT CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10	PROPERTY TAXES	514,063.96	554,571.23	728,503.00	173,931.77 76.1
10-31-25	VEHICLE - IN LIEU OF PROP. TAX	3,214.71	24,971.31	40,000.00	15,028.69 62.4
10-31-30	GENERAL SALES AND USE TAXES	182,498.48	1,192,277.11	2,300,000.00	1,107,722.89 51.8
10-31-40	CABLE TV	.00	.00	50,000.00	50,000.00 .0
10-31-50	ENERGY SALES AND USE	45,650.28	240,050.32	450,000.00	209,949.68 53.3
10-31-60	TELECOMMUNICATIONS	2,285.18	13,840.39	25,000.00	11,159.61 55.4
	TOTAL TAXES	747,712.61	2,025,710.36	3,593,503.00	1,567,792.64 56.4
<u>LICENSES AND PERMITS</u>					
10-32-10	BUS. LICENSE/COND. USE PERMITS	5,580.00	9,150.00	5,000.00	( 4,150.00) 183.0
10-32-21	BUILDING PERMITS	10,032.54	143,031.77	250,000.00	106,968.23 57.2
	TOTAL LICENSES AND PERMITS	15,612.54	152,181.77	255,000.00	102,818.23 59.7
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-56	CLASS C ROADS	81,722.74	282,630.41	500,000.00	217,369.59 56.5
	TOTAL INTERGOVERNMENTAL REVENUE	81,722.74	282,630.41	500,000.00	217,369.59 56.5
<u>CHARGES FOR SERVICES</u>					
10-34-10	ZONING AND SUBDIVISION FEES	.00	1,300.00	50,000.00	48,700.00 2.6
10-34-60	RECREATION FEES	( 168.00)	58,273.40	100,000.00	41,726.60 58.3
10-34-78	PARK & CITY HALL RESERVATIONS	.00	2,080.00	5,000.00	2,920.00 41.6
10-34-79	CITY CELEB. & SPONSORSHIPS	.00	2,740.00	10,000.00	7,260.00 27.4
10-34-82	CEMETERY INTERMENT	2,600.00	10,500.00	8,000.00	( 2,500.00) 131.3
10-34-90	MISC. INCOME & CONCESSIONS	6,913.70	14,228.91	5,000.00	( 9,228.91) 284.6
	TOTAL CHARGES FOR SERVICES	9,345.70	89,122.31	178,000.00	88,877.69 50.1
<u>MISCELLANEOUS REVENUE</u>					
10-36-10	INTEREST EARNINGS	95,769.21	562,772.16	100,000.00	( 462,772.16) 562.8
10-36-30	ARTS COUNCIL REVENUE	.00	.00	5,000.00	5,000.00 .0
	TOTAL MISCELLANEOUS REVENUE	95,769.21	562,772.16	105,000.00	( 457,772.16) 536.0
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
10-39-10	BEGINNING BALANCE	.00	.00	800,000.00	800,000.00 .0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	800,000.00	800,000.00 .0



WEST POINT CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
TOTAL FUND REVENUE	950,162.80	3,112,417.01	5,431,503.00	2,319,085.99	57.3

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-41-10 MAYOR AND COUNCIL WAGES	6,397.89	29,286.80	53,676.00	24,389.20	54.6
10-41-13 EMPLOYEE BENEFITS	958.95	4,475.10	8,273.00	3,797.90	54.1
10-41-33 TRAINING AND EDUCATION	.00	.00	11,000.00	11,000.00	.0
10-41-35 COMMUNITY SERVICE CONTRACTS	.00	14.43	4,000.00	3,985.57	.4
<b>TOTAL GENERAL GOVERNMENT</b>	<b>7,356.84</b>	<b>33,776.33</b>	<b>76,949.00</b>	<b>43,172.67</b>	<b>43.9</b>
<u>ADMINISTRATIVE SERVICES</u>					
10-44-11 SALARIES AND WAGES	17,416.17	80,967.15	159,598.00	78,630.85	50.7
10-44-13 EMPLOYEE BENEFITS	10,301.27	38,565.35	71,890.00	33,324.65	53.6
10-44-20 MILEAGE REIMBURSEMENT	.00	293.10	800.00	506.90	36.6
10-44-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	75.00	1,000.00	925.00	7.5
10-44-24 POSTAGE	729.98	1,983.92	5,000.00	3,016.08	39.7
10-44-25 EQUIPMENT & SUPPLIES	.00	43.00	1,000.00	957.00	4.3
10-44-26 EQUIPMENT LEASE & MAINTENANCE	737.64	3,682.50	16,500.00	12,817.50	22.3
10-44-33 TRAINING & EDUCATION	.00	1,584.00	4,000.00	2,416.00	39.6
10-44-38 AUDITOR & ACCOUNTING SUPPORT	9,075.00	16,115.00	16,500.00	385.00	97.7
10-44-40 ACCOUNTING SOFTWARE SUPPORT	.00	.00	6,000.00	6,000.00	.0
10-44-63 IT SUPPORT & CONTRACTS	.00	4,411.74	7,100.00	2,688.26	62.1
10-44-65 EMERGENCY MANAGEMENT	.00	.00	2,000.00	2,000.00	.0
10-44-69 OFFICE SUPPLIES & EXPENSE	150.02	757.61	4,000.00	3,242.39	18.9
10-44-75 RISK MANAGEMENT	706.88	46,565.64	45,000.00	( 1,565.64)	103.5
10-44-95 CREDIT CARD PROCESSING FEES	179.00	1,144.16	1,000.00	( 144.16)	114.4
10-44-98 BANK SERVICE CHARGES	35.00	35.00	1,000.00	965.00	3.5
<b>TOTAL ADMINISTRATIVE SERVICES</b>	<b>39,330.96</b>	<b>196,223.17</b>	<b>342,388.00</b>	<b>146,164.83</b>	<b>57.3</b>
<u>PUBLIC WORKS</u>					
10-48-11 SALARIES AND WAGES	17,224.82	79,628.53	208,867.00	129,238.47	38.1
10-48-13 EMPLOYEE BENEFITS & RETIREMENT	12,004.74	45,889.12	125,994.00	80,104.88	36.4
10-48-15 ON CALL PAY	574.00	2,730.00	5,950.00	3,220.00	45.9
10-48-20 OVERTIME	1,624.13	15,964.76	14,000.00	( 1,964.76)	114.0
10-48-23 TRAVEL AND EDUCATION	.00	.00	360.00	360.00	.0
10-48-25 EQUIPMENT, SUPPLIES & MAINT.	829.35	4,548.44	9,000.00	4,451.56	50.5
10-48-26 MUNICIPAL BLDGS. OPER. & MAINT	2,181.69	11,967.56	24,260.00	12,292.44	49.3
10-48-54 PROT. CLOTHING & EQUIPMENT	1,053.33	2,204.43	3,000.00	795.57	73.5
10-48-65 FLEET OPERATIONS & MAINTENANCE	3,050.76	8,626.66	4,250.00	( 4,376.66)	203.0
10-48-67 FLEET FUEL	761.67	5,085.42	12,865.00	7,779.58	39.5
10-48-69 OFFICE SUPPLIES & EXPENSE	.00	155.76	1,300.00	1,144.24	12.0
10-48-70 FLEET LEASES	1,980.00	1,980.00	10,000.00	8,020.00	19.8
10-48-75 CROSSWALK POWER	.00	223.70	900.00	676.30	24.9
10-48-77 PUBLIC FACILITIES HEATING	1,518.42	2,115.83	5,000.00	2,884.17	42.3
10-48-82 PUBLIC FACILITIES POWER	.00	5,945.15	14,000.00	8,054.85	42.5
10-48-84 STREET LIGHTING PWR & MNT.	3,371.00	22,221.35	52,000.00	29,778.65	42.7
<b>TOTAL PUBLIC WORKS</b>	<b>46,173.91</b>	<b>209,286.71</b>	<b>491,746.00</b>	<b>282,459.29</b>	<b>42.6</b>

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXECUTIVE</u>					
10-49-11 SALARIES AND WAGES	31,088.37	148,358.11	297,512.00	149,153.89	49.9
10-49-13 EMPLOYEE BENEFITS	19,552.86	75,413.50	166,068.00	90,654.50	45.4
10-49-20 MILEAGE REIMBURSEMENTS	.00	.00	750.00	750.00	.0
10-49-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	125.00	3,000.00	2,875.00	4.2
10-49-23 TRAVEL AND EDUCATION	.00	2,999.71	6,000.00	3,000.29	50.0
10-49-25 NEW EQUIPMENT PURCHASE	46.62	5,082.87	22,500.00	17,417.13	22.6
10-49-37 ATTORNEY	2,312.00	16,801.00	33,000.00	16,199.00	50.9
10-49-62 MISCELLANEOUS	.00	9.00	12,000.00	11,991.00	.1
10-49-63 IT SUPPORT & CONTRACTS	1,674.98	15,851.11	36,000.00	20,148.89	44.0
10-49-65 EMP. AWARDS, REC. & EVENTS	1,319.21	5,607.46	13,000.00	7,392.54	43.1
10-49-66 EDUCATION REIMB. PROGRAM	.00	.00	6,000.00	6,000.00	.0
10-49-67 EMP. BENEFITS & BONUS PROGRAM	13,650.00	13,650.00	13,000.00	( 650.00)	105.0
10-49-68 WELLNESS PROGRAM	.00	.00	2,000.00	2,000.00	.0
10-49-69 OFFICE SUPPLIES & EXPENSE	127.88	1,152.87	5,000.00	3,847.13	23.1
10-49-70 CELLULAR & RADIO SERV. & EQUIP	691.69	3,457.82	12,000.00	8,542.18	28.8
10-49-72 LEGAL ADVERTISING	322.50	2,973.24	9,000.00	6,026.76	33.0
10-49-80 UTAH LEAGUE MEMBERSHIP	.00	6,891.55	7,000.00	108.45	98.5
10-49-82 CITY NEWSLETTER	954.96	5,698.60	4,500.00	( 1,198.60)	126.6
10-49-83 ECONOMIC DEVELOPMENT	.00	.00	5,000.00	5,000.00	.0
10-49-85 VOLUNTEERISM PROGRAM	.00	.00	2,000.00	2,000.00	.0
10-49-86 HR BACKGROUND CHECKS	.00	66.60	500.00	433.40	13.3
10-49-87 HR POSITION POSTING	.00	.00	500.00	500.00	.0
10-49-88 RECORDERS OFFICE	.00	696.15	8,000.00	7,303.85	8.7
10-49-89 ELECTIONS	.00	11,789.51	20,000.00	8,210.49	59.0
10-49-90 CITY CELEBRATIONS & EVENTS	2,811.61	52,587.25	78,500.00	25,912.75	67.0
10-49-91 YOUTH COUNCIL	.00	148.60	8,000.00	7,851.40	1.9
10-49-92 MISS WEST POINT PAGEANT	608.96	4,996.18	19,600.00	14,603.82	25.5
10-49-93 SENIOR PROGRAM	125.76	2,493.39	.00	( 2,493.39)	.0
10-49-94 COMMUNITY GARDEN	.00	.00	300.00	300.00	.0
10-49-96 YOUTH COURT	.00	2,016.50	5,000.00	2,983.50	40.3
10-49-97 COVID-19 EXPENSES	.00	.00	200,000.00	200,000.00	.0
10-49-98 ARTS COUNCIL	.00	476.63	5,000.00	4,523.37	9.5
TOTAL EXECUTIVE	75,287.40	379,342.65	1,000,730.00	621,387.35	37.9

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-52-11 SALARIES AND WAGES	18,592.88	89,880.31	301,059.00	211,178.69	29.9
10-52-13 EMPLOYEE BENEFITS & RETIREMENT	10,246.08	39,167.64	165,320.00	126,152.36	23.7
10-52-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	668.00	1,500.00	832.00	44.5
10-52-23 TRAVEL, EDUCATION & CERTIFICAT	395.00	1,084.88	5,000.00	3,915.12	21.7
10-52-25 EQUIPMENT & SUPPLIES	.00	643.65	2,000.00	1,356.35	32.2
10-52-51 GIS	.00	.00	1,750.00	1,750.00	.0
10-52-62 CONTRACT PLANNING & INSP SERV	6,305.00	30,535.50	4,000.00	( 26,535.50)	763.4
10-52-63 IT SUPPORT & CONTRACTS	.00	12,108.00	10,500.00	( 1,608.00)	115.3
10-52-65 STATE BUILDING SURCHARGE	.00	959.32	1,000.00	40.68	95.9
10-52-68 PLANNING COMM/BOARD OF ADJ.	.00	.00	3,500.00	3,500.00	.0
10-52-69 OFFICE SUPPLIES & EXPENSE	.00	14.16	500.00	485.84	2.8
10-52-85 CODE ENFORCEMENT	.00	1,510.56	4,000.00	2,489.44	37.8
10-52-90 COUNTY RECORDING FEES	168.00	168.00	4,000.00	3,832.00	4.2
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>35,706.96</b>	<b>176,740.02</b>	<b>504,129.00</b>	<b>327,388.98</b>	<b>35.1</b>
<u>ENGINEERING</u>					
10-53-11 SALARIES AND WAGES	6,681.47	31,079.65	55,984.00	24,904.35	55.5
10-53-13 EMP. BENEFITS & RETIREMENT	3,293.55	12,830.30	25,676.00	12,845.70	50.0
10-53-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-53-23 TRAVEL, EDUCATION & CERTIFICAT	.00	224.00	4,000.00	3,776.00	5.6
10-53-25 EQUIPMENT & SUPPLIES	.00	.00	5,500.00	5,500.00	.0
10-53-51 GIS	.00	600.00	3,000.00	2,400.00	20.0
10-53-63 IT SUPPORT & CONTRACTS	.00	34.28	42,150.00	42,115.72	.1
10-53-69 OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
10-53-70 ENGINEERING SERVICES	130.00	457.50	22,000.00	21,542.50	2.1
<b>TOTAL ENGINEERING</b>	<b>10,105.02</b>	<b>45,225.73</b>	<b>159,810.00</b>	<b>114,584.27</b>	<b>28.3</b>
<u>PUBLIC SAFETY &amp; EMERGENCY PLAN</u>					
10-54-11 CROSSING GUARDS	7,001.00	29,175.50	76,328.00	47,152.50	38.2
10-54-13 EMPLOYEE BENEFITS & RETIREMENT	700.81	2,920.54	7,564.00	4,643.46	38.6
10-54-15 CROSSING GUARD SUPPLIES/EQUIP.	967.33	1,629.86	1,000.00	( 629.86)	163.0
10-54-62 POLICE SERVICES	38,588.76	231,532.56	476,958.00	245,425.44	48.5
10-54-65 NARCOTICS STRIKE FORCE	.00	9,647.44	9,700.00	52.56	99.5
10-54-71 EMERGENCY MANGER	.00	.00	25,000.00	25,000.00	.0
10-54-75 HOMETOWN SECURITY (EPRT)	.00	.00	4,000.00	4,000.00	.0
<b>TOTAL PUBLIC SAFETY &amp; EMERGENCY PLAN</b>	<b>47,257.90</b>	<b>274,905.90</b>	<b>600,550.00</b>	<b>325,644.10</b>	<b>45.8</b>

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS AND CEMETERY</u>					
10-70-11 SALARIES AND WAGES	5,763.86	48,187.70	138,389.00	90,201.30	34.8
10-70-13 EMPLOYEE BENEFITS & RETIREMENT	2,997.66	13,246.50	13,714.00	467.50	96.6
10-70-20 UNIFORMS	.00	128.40	600.00	471.60	21.4
10-70-25 EQUIPMENT & SUPPLIES	2,296.31	11,581.31	14,000.00	2,418.69	82.7
10-70-26 BUILDING AND GROUNDS	513.81	9,983.97	68,600.00	58,616.03	14.6
10-70-29 PARK & CEMETERY LIGHTS	.00	1,483.89	4,500.00	3,016.11	33.0
10-70-61 MISC. SERVICES AND SUPPLIES	.00	.00	1,200.00	1,200.00	.0
10-70-69 OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
10-70-70 GATEWAYS & PUBLIC PROPERTIES	1,000.00	1,376.73	4,000.00	2,623.27	34.4
<b>TOTAL PARKS AND CEMETERY</b>	<b>12,571.64</b>	<b>85,988.50</b>	<b>245,503.00</b>	<b>159,514.50</b>	<b>35.0</b>
<u>RECREATION</u>					
10-71-11 SALARIES AND WAGES	18,146.72	104,098.15	211,500.00	107,401.85	49.2
10-71-13 EMPLOYEE BENEFITS & RETIREMENT	10,415.28	31,711.62	91,769.00	60,057.38	34.6
10-71-20 RECREATION PROGRAM MARKETING	.00	.00	1,000.00	1,000.00	.0
10-71-23 TRAVEL & EDUCATION	.00	1,360.72	3,200.00	1,839.28	42.5
10-71-25 EQUIPMENT AND SUPPLIES	.00	13,683.58	25,000.00	11,316.42	54.7
10-71-26 BUILDING AND GROUNDS	.00	.00	7,800.00	7,800.00	.0
10-71-30 BACKGROUND CHECKS	.00	516.15	2,000.00	1,483.85	25.8
10-71-60 SOCCER	.00	9,757.02	13,000.00	3,242.98	75.1
10-71-67 JUNIOR JAZZ	497.00	3,258.55	23,500.00	20,241.45	13.9
10-71-68 FOOTBALL	300.00	24,032.04	35,000.00	10,967.96	68.7
10-71-69 OFFICE SUPPLIES & EXPENSE	.00	362.74	1,050.00	687.26	34.6
10-71-71 BASEBALL/SOFTBALL	.00	18,620.88	21,000.00	2,379.12	88.7
10-71-73 VOLLEYBALL	.00	2,210.30	5,500.00	3,289.70	40.2
10-71-80 SENIOR PROGAMS	.00	.00	7,700.00	7,700.00	.0
<b>TOTAL RECREATION</b>	<b>29,359.00</b>	<b>209,611.75</b>	<b>449,019.00</b>	<b>239,407.25</b>	<b>46.7</b>
<u>TRANSFERS, CONT. &amp; OTHER USES</u>					
10-90-63 CLASS C TRANS. TO SPECIAL REV.	81,722.74	282,630.41	450,000.00	167,369.59	62.8
10-90-86 TRANSFER TO CAP. PROJ. FUND	.00	.00	534,679.00	534,679.00	.0
10-90-95 TRANSFER OUT TO CDRA	.00	.00	576,000.00	576,000.00	.0
<b>TOTAL TRANSFERS, CONT. &amp; OTHER USES</b>	<b>81,722.74</b>	<b>282,630.41</b>	<b>1,560,679.00</b>	<b>1,278,048.59</b>	<b>18.1</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>384,872.37</b>	<b>1,893,731.17</b>	<b>5,431,503.00</b>	<b>3,537,771.83</b>	<b>34.9</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>565,290.43</b>	<b>1,218,685.84</b>	<b>.00</b>	<b>( 1,218,685.84)</b>	<b>.0</b>

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

SPECIAL REVENUE FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	7,340,530.49	
45-1411	DUE FROM OTHER GOVT. UNITS	37,085.23	
	TOTAL CURRENT ASSETS		7,377,615.72
	TOTAL ASSETS		7,377,615.72

LIABILITIES AND EQUITY

LIABILITIES

45-2131	ACCOUNTS PAYABLE	39,351.01	
	TOTAL LIABILITIES		39,351.01

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
45-2980	UNASSIGNED FUNDS	1,068,896.61	
45-2985	RESTRICTED FOR LOCAL OPTION RD	457,336.40	
45-2990	RESTRICTED FOR CLASS C ROADS	1,351,429.46	
45-2995	RESTRICTED FOR IMPACT FEES	4,200,721.19	
	REVENUE OVER EXPENDITURES - YTD	259,881.05	
	BALANCE - CURRENT DATE	7,338,264.71	
	TOTAL FUND EQUITY		7,338,264.71
	TOTAL LIABILITIES AND EQUITY		7,377,615.72

WEST POINT CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>DEVELOPMENT FEES</u>					
45-30-57 ROAD IMPACT FEES	5,784.00	103,349.00	152,900.00	49,551.00	67.6
45-30-70 PARK AND TRAILS IMPACT FEES	12,196.00	91,252.34	238,086.00	146,833.66	38.3
45-30-75 NORTH DAVIS SEWER IMPACT FEES	6,908.06	136,436.89	352,600.00	216,163.11	38.7
45-30-80 N.D. FIRE IMPACT FEES	.00	.00	13,868.00	13,868.00	.0
45-30-99 BEGINNING BALANCE	.00	.00	1,146,505.00	1,146,505.00	.0
TOTAL DEVELOPMENT FEES	24,888.06	331,038.23	1,903,959.00	1,572,920.77	17.4
<u>OTHER FINANCING SOURCES</u>					
45-33-90 TRANSFER FROM OTHER FUNDS	81,722.74	282,630.41	450,000.00	167,369.59	62.8
45-33-93 LOCAL OPTION ROADS	15,474.80	102,493.49	125,000.00	22,506.51	82.0
TOTAL OTHER FINANCING SOURCES	97,197.54	385,123.90	575,000.00	189,876.10	67.0
TOTAL FUND REVENUE	122,085.60	716,162.13	2,478,959.00	1,762,796.87	28.9

WEST POINT CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SPECIAL FUND PROJECTS</u>					
45-51-15 PARKS/TRAILS IMPACT FEE PROJ.	.00	.00	1,648.00	1,648.00	.0
45-51-80 N.D. SEWER IMPACT FEES	13,672.12	136,301.76	352,600.00	216,298.24	38.7
45-51-85 N.D. FIRE IMPACT FEES	.00	.00	13,868.00	13,868.00	.0
45-51-93 LOCAL OPTION ROADS	.00	5,192.50	1,027,025.00	1,021,832.50	.5
45-51-95 CLASS C ROAD EXPENDITURES	32,624.27	314,786.82	1,061,355.00	746,568.18	29.7
45-51-97 ROAD & SIDEWALK GRANT PROJECTS	.00	.00	22,463.00	22,463.00	.0
TOTAL SPECIAL FUND PROJECTS	46,296.39	456,281.08	2,478,959.00	2,022,677.92	18.4
TOTAL FUND EXPENDITURES	46,296.39	456,281.08	2,478,959.00	2,022,677.92	18.4
NET REVENUE OVER EXPENDITURES	75,789.21	259,881.05	.00	( 259,881.05)	.0



WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

CAPITAL PROJECTS FUND

ASSETS

48-1190	CASH ALLOCATION TO OTHER FUNDS	4,534,625.93	
	TOTAL CURRENT ASSETS		4,534,625.93
	TOTAL ASSETS		4,534,625.93

LIABILITIES AND EQUITY

LIABILITIES

48-2131	ACCOUNTS PAYABLE	9,843.68	
	TOTAL LIABILITIES		9,843.68

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
48-2980	UNASSIGNED FUNDS	112,514.59	
48-2985	COMMITTED TO CAPITAL PROJECTS	4,586,032.00	
	REVENUE OVER EXPENDITURES - YTD	( 173,764.34)	
	BALANCE - CURRENT DATE	4,524,782.25	
	TOTAL FUND EQUITY		4,524,782.25
	TOTAL LIABILITIES AND EQUITY		4,534,625.93

WEST POINT CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
48-30-45 CEMETERY PERMIT & PERPET. CARE	3,600.00	26,265.00	223,062.00	196,797.00	11.8
48-30-90 BEGINNING BALANCE	.00	.00	2,224,670.00	2,224,670.00	.0
<b>TOTAL REVENUE</b>	<b>3,600.00</b>	<b>26,265.00</b>	<b>2,447,732.00</b>	<b>2,421,467.00</b>	<b>1.1</b>
<u>OTHER FINANCING SOURCES</u>					
48-33-10 TRANSFER FROM GENERAL FUND	.00	.00	534,679.00	534,679.00	.0
48-33-20 PROCEEDS FROM BONDS	.00	.00	15,000,000.00	15,000,000.00	.0
48-33-25 GRANTS	.00	.00	3,000,000.00	3,000,000.00	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>18,534,679.00</b>	<b>18,534,679.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>3,600.00</b>	<b>26,265.00</b>	<b>20,982,411.00</b>	<b>20,956,146.00</b>	<b>.1</b>

WEST POINT CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAP. PROJ. FUND FINANCING USES</u>					
48-51-15 BUILDINGS	.00	15,508.92	15,161,185.00	15,145,676.08	.1
48-51-20 ROAD PROJECTS	7,090.00	81,897.08	3,277,521.00	3,195,623.92	2.5
48-51-25 PARK IMPROVEMENT PROJECTS	.00	93,718.14	1,083,996.00	990,277.86	8.7
48-51-43 CAPITAL EQUIPMENT REPLACEMENT	.00	.00	22,142.00	22,142.00	.0
48-51-44 VEHICLE REPLACEMENT	.00	370.20	77,700.00	77,329.80	.5
48-51-53 5 YEAR CIP	.00	8,535.00	1,172,292.00	1,163,757.00	.7
48-51-70 CEMETERY PERPETUAL CARE	.00	.00	187,575.00	187,575.00	.0
TOTAL CAP. PROJ. FUND FINANCING USES	7,090.00	200,029.34	20,982,411.00	20,782,381.66	1.0
TOTAL FUND EXPENDITURES	7,090.00	200,029.34	20,982,411.00	20,782,381.66	1.0
NET REVENUE OVER EXPENDITURES	( 3,490.00)	( 173,764.34)	.00	173,764.34	.0

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

WASTE FUND

ASSETS

51-1075	UTILITY CASH CLEARING	( 2,154.47)	
51-1190	CASH-ALLOCATION FROM GEN.FUND	1,129,501.22	
51-1311	WASTE ACCOUNTS RECEIVABLE	212,390.23	
51-1312	ALLOWANCE FOR BAD DEBTS	( 13,338.02)	
51-1411	DUE FROM OTHER GOVERNMENT	9,567.60	
51-1501	NET PENSION ASSET	( 982.00)	
51-1502	DEFERRED OUTFLOWS - PENSION	57,103.00	
51-1561	PREPAID EXPENSES	133.33	

TOTAL CURRENT ASSETS 1,392,220.89

PROPERTY AND EQUIPMENT

51-1601	CONSTRUCTION IN PROGRESS	621,972.44	
51-1631	IMPROVEMENTS OTHER THAN BLDGS.	7,126,832.43	
51-1651	MACHINERY AND EQUIPMENT	386,642.96	
51-1690	ACCUMULATED DEPRECIATION	( 2,066,908.51)	

TOTAL PROPERTY AND EQUIPMENT 6,068,539.32

TOTAL ASSETS 7,460,760.21

LIABILITIES AND EQUITY

LIABILITIES

51-2131	ACCOUNTS PAYABLE	168,077.77	
51-2140	CUSTOMER DEPOSITS PAYABLE	40,980.00	
51-2141	COMPENSATED ABSENCES PAYABLE	28,739.87	
51-2201	NET PENSION LIABILITY	26,057.00	
51-2202	DEFERRED INFLOWS - PENSION	( 3,728.00)	
51-2250	WAGES PAYABLE	6,417.62	

TOTAL LIABILITIES 266,544.26

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

51-2980	BEGINNING OF YEAR	7,123,589.28	
51-2995	RESTRICTED - SEWER IMPACT FEES	510,381.75	
	REVENUE OVER EXPENDITURES - YTD	( 439,755.08)	

BALANCE - CURRENT DATE 7,194,215.95

TOTAL FUND EQUITY 7,194,215.95

TOTAL LIABILITIES AND EQUITY 7,460,760.21

WEST POINT CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
51-37-17 PENALTIES	( 56.00)	401.50	1,500.00	1,098.50	26.8
51-37-26 SEWER FEES	108,817.23	664,056.63	1,200,000.00	535,943.37	55.3
51-37-50 GARBAGE COLLECTION FEES	62,925.82	375,000.14	690,000.00	314,999.86	54.4
51-37-60 GREENWASTE COLLECTION FEES	10,705.35	64,248.60	125,000.00	60,751.40	51.4
51-37-70 RECYCLE COLLECTION FEES	14,001.07	83,136.46	150,000.00	66,863.54	55.4
<b>TOTAL OPERATING REVENUE</b>	<b>196,393.47</b>	<b>1,186,843.33</b>	<b>2,166,500.00</b>	<b>979,656.67</b>	<b>54.8</b>
<u>OTHER FINANCING SOURCES</u>					
51-38-05 SEWER IMPACT FEES	1,654.00	9,924.00	82,700.00	72,776.00	12.0
51-38-15 CAN PURCHASE	340.00	6,800.00	17,000.00	10,200.00	40.0
51-38-65 ARPA NEU DAVIS COUNTY	.00	529,456.65	25,000,000.00	24,470,543.35	2.1
51-38-80 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
51-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,994.00</b>	<b>546,180.65</b>	<b>25,129,700.00</b>	<b>24,583,519.35</b>	<b>2.2</b>
<u>TRANSFERS</u>					
51-39-95 BEGINNING FUND BALANCE	.00	.00	699,633.00	699,633.00	.0
51-39-96 SEWER IMPACT FEE BALANCE	.00	.00	77,875.00	77,875.00	.0
<b>TOTAL TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>777,508.00</b>	<b>777,508.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>198,387.47</b>	<b>1,733,023.98</b>	<b>28,073,708.00</b>	<b>26,340,684.02</b>	<b>6.2</b>

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
51-81-11 SALARIES AND WAGES	28,125.29	130,600.31	271,444.00	140,843.69	48.1
51-81-13 BENEFITS AND BONUS	16,666.40	62,895.43	151,630.00	88,734.57	41.5
51-81-15 ON CALL PAY	82.00	390.00	850.00	460.00	45.9
51-81-20 OVERTIME	30.90	197.56	2,000.00	1,802.44	9.9
51-81-27 LIFT STATION PUMPS	26.35	967.20	10,900.00	9,932.80	8.9
51-81-42 GARBAGE	56,679.68	317,898.88	600,000.00	282,101.12	53.0
51-81-43 GREENWASTE	9,825.60	52,465.44	113,000.00	60,534.56	46.4
51-81-44 RECYCLING	13,064.40	64,884.24	138,000.00	73,115.76	47.0
51-81-49 SEWER COLLECTION AND DISPOSAL	80,832.48	576,240.97	668,000.00	91,759.03	86.3
51-81-55 SEWER MAINTENANCE AND REPAIR	943.00	3,058.32	30,000.00	26,941.68	10.2
51-81-63 IT SUPPORT & CONTRACTS	753.45	11,110.63	23,825.00	12,714.37	46.6
51-81-65 UTILITY REFUNDS	.00	.00	1,500.00	1,500.00	.0
<b>TOTAL PRIMARY OPERATING EXPENSES</b>	<b>207,029.55</b>	<b>1,220,708.98</b>	<b>2,011,149.00</b>	<b>790,440.02</b>	<b>60.7</b>
<u>MATERIALS AND SUPPLIES</u>					
51-82-24 UTILITY BILLS - POSTAGE/EQUIP.	949.96	5,701.34	11,000.00	5,298.66	51.8
51-82-47 CAN PURCHASE	.00	45,022.00	27,000.00	( 18,022.00)	166.8
51-82-60 TRAVEL AND EDUCATION	274.00	624.00	1,500.00	876.00	41.6
51-82-61 MISC. SUPPLIES & DEPOSIT SLIPS	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL MATERIALS AND SUPPLIES</b>	<b>1,223.96</b>	<b>51,347.34</b>	<b>40,500.00</b>	<b>( 10,847.34)</b>	<b>126.8</b>
<u>WASTE - OTHER EXPENSES</u>					
51-84-05 SEWER IMPACT FEE PROJECTS	.00	.00	156,000.00	156,000.00	.0
51-84-20 RISK MANAGEMENT	160.65	10,583.08	10,000.00	( 583.08)	105.8
51-84-30 DEPRECIATION	.00	.00	85,000.00	85,000.00	.0
51-84-35 CREDIT CARD PROCESSING FEES	1,539.31	9,839.65	8,100.00	( 1,739.65)	121.5
51-84-39 AUDITOR & ACCOUNTING SUPPORT	3,300.00	5,860.00	6,000.00	140.00	97.7
51-84-44 VEHICLE REPLACEMENT	.00	370.20	129,050.00	128,679.80	.3
51-84-81 IT	50.00	2,300.00	4,000.00	1,700.00	57.5
51-84-82 ARPA DAVIS COUNTY SEWER PROJ	2,514.19	864,970.84	25,000,000.00	24,135,029.16	3.5
51-84-83 CAPITAL IMPROVEMENTS	571.57	2,157.82	584,909.00	582,751.18	.4
51-84-84 BLUE STAKES	.00	118.44	1,000.00	881.56	11.8
51-84-90 FLEET	380.84	2,542.71	8,000.00	5,457.29	31.8
51-84-97 FLEET LEASES	1,980.00	1,980.00	10,000.00	8,020.00	19.8
<b>TOTAL WASTE - OTHER EXPENSES</b>	<b>10,496.56</b>	<b>900,722.74</b>	<b>26,002,059.00</b>	<b>25,101,336.26</b>	<b>3.5</b>
<u>TRANSFERS &amp; CONTINGENCIES</u>					
51-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL TRANSFERS &amp; CONTINGENCIES</b>	<b>.00</b>	<b>.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>.0</b>

WEST POINT CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	218,750.07	2,172,779.06	28,073,708.00	25,900,928.94	7.7
NET REVENUE OVER EXPENDITURES	( 20,362.60)	( 439,755.08)	.00	439,755.08	.0

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

WATER FUND

ASSETS

55-1075	UTILITY CASH CLEARING	90.84	
55-1190	CASH-ALLOCATION FROM GEN. FUND	2,823,591.75	
55-1311	WATER ACCOUNTS RECEIVABLE	171,480.54	
55-1312	ALLOWANCE FOR BAD DEBTS	( 3,000.00)	
55-1501	NET PENSION ASSET	( 726.00)	
55-1502	DEFERRED OUTFLOWS - PENSION	64,963.00	
55-1561	PREPAID EXPENSES	133.33	

TOTAL CURRENT ASSETS 3,056,533.46

PROPERTY AND EQUIPMENT

55-1601	WATER RIGHTS	138,000.00	
55-1611	LAND	55,500.00	
55-1621	BUILDINGS	60,000.00	
55-1631	IMPROVEMST. OTHER THAN BLDGS.	5,531,892.89	
55-1650	CONSTRUCTION IN PROGRESS	50,603.45	
55-1651	MACHINERY & EQUIPMENT	213,027.32	
55-1690	ACCUMULATED DEPRECIATION	( 1,641,638.95)	

TOTAL PROPERTY AND EQUIPMENT 4,407,384.71

TOTAL ASSETS 7,463,918.17

LIABILITIES AND EQUITY

LIABILITIES

55-2131	ACCOUNTS PAYABLE	154,735.32	
55-2140	CUSTOMER DEPOSITS PAYABLE	141,180.17	
55-2141	COMPENSATED ABSENCES PAYABLE	33,222.57	
55-2201	NET PENSION LIABILITY	30,861.00	
55-2202	DEFERRED INFLOWS - PENSION	( 5,850.00)	
55-2250	WAGES PAYABLE	7,332.46	

TOTAL LIABILITIES 361,481.52

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BEGINNING OF YEAR	6,617,798.42	
55-2995	RESTRICTED - WATER IMPACT FEES	592,579.01	
	REVENUE OVER EXPENDITURES - YTD	( 107,940.78)	

BALANCE - CURRENT DATE 7,102,436.65

TOTAL FUND EQUITY 7,102,436.65

TOTAL LIABILITIES AND EQUITY 7,463,918.17



WEST POINT CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
55-37-11 METERED WATER SALES	69,333.03	422,737.20	800,000.00	377,262.80	52.8
55-37-13 SECONDARY WATER SALES	96,181.83	575,426.81	870,000.00	294,573.19	66.1
55-37-14 CONNECTION FEES - WATER	.00	7,000.00	11,500.00	4,500.00	60.9
55-37-17 PENALTIES	140.60	363.35	1,500.00	1,136.65	24.2
<b>TOTAL OPERATING REVENUE</b>	<b>165,655.46</b>	<b>1,005,527.36</b>	<b>1,683,000.00</b>	<b>677,472.64</b>	<b>59.8</b>
<u>OTHER FINANCING SOURCES</u>					
55-38-05 WATER IMPACT FEES	.00	22,240.00	36,696.00	14,456.00	60.6
55-38-80 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
55-38-95 FUND RESERVES	.00	.00	1,097,069.00	1,097,069.00	.0
55-38-96 WATER IMPACT FEE BALANCE	.00	.00	291,531.00	291,531.00	.0
55-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>22,240.00</b>	<b>1,465,296.00</b>	<b>1,443,056.00</b>	<b>1.5</b>
<b>TOTAL FUND REVENUE</b>	<b>165,655.46</b>	<b>1,027,767.36</b>	<b>3,148,296.00</b>	<b>2,120,528.64</b>	<b>32.7</b>

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
55-81-11 SALARIES AND WAGES	32,062.31	148,800.91	324,241.00	175,440.09	45.9
55-81-13 BENEFITS AND BONUS	19,228.04	72,501.82	180,429.00	107,927.18	40.2
55-81-15 ON CALL PAY	164.00	780.00	1,700.00	920.00	45.9
55-81-20 OVERTIME	58.83	807.66	4,000.00	3,192.34	20.2
55-81-28 WELLS & WATER TANK POWER	56.33	2,256.86	11,500.00	9,243.14	19.6
55-81-35 HOOPER WATER DISTRICT	.00	.00	1,500.00	1,500.00	.0
55-81-41 WATER MAINTENANCE	740.87	7,721.87	18,000.00	10,278.13	42.9
55-81-42 WATER SAMPLE TESTING	648.00	1,259.47	5,000.00	3,740.53	25.2
55-81-43 SECONDARY WATER	92,652.55	465,537.39	770,000.00	304,462.61	60.5
55-81-45 REGISTRATION & OTHER EXPENSES	.00	.00	1,000.00	1,000.00	.0
55-81-60 TRAVEL AND EDUCATION	.00	1,689.99	4,140.00	2,450.01	40.8
55-81-63 IT SUPPORT & CONTRACTS	478.73	12,766.18	24,000.00	11,233.82	53.2
<b>TOTAL PRIMARY OPERATING EXPENSES</b>	<b>146,089.66</b>	<b>714,122.15</b>	<b>1,345,510.00</b>	<b>631,387.85</b>	<b>53.1</b>
<u>WATER - MATERIALS AND SUPPLIES</u>					
55-82-24 UTILITY BILLS - POSTAGE/EQUIP	949.96	5,701.36	8,250.00	2,548.64	69.1
55-82-47 MISC. SUPPLIES & DEPOSIT SLIPS	.00	.00	750.00	750.00	.0
55-82-50 WATER METERS	.00	83,563.88	115,000.00	31,436.12	72.7
<b>TOTAL WATER - MATERIALS AND SUPPLIES</b>	<b>949.96</b>	<b>89,265.24</b>	<b>124,000.00</b>	<b>34,734.76</b>	<b>72.0</b>
<u>WATER - OTHER EXPENSES</u>					
55-84-05 WATER SYSTEM IMPACT FEE PROJ.	.00	.00	900,365.00	900,365.00	.0
55-84-20 RISK MANAGEMENT	149.95	9,877.57	10,000.00	122.43	98.8
55-84-30 DEPRECIATION	.00	.00	80,000.00	80,000.00	.0
55-84-33 CAPITAL PROJECTS & EXPENDITURE	100.00	68,187.71	288,269.00	220,081.29	23.7
55-84-35 CREDIT CARD PROCESSING FEES	1,646.70	10,526.15	8,800.00	( 1,726.15)	119.6
55-84-38 AUDITOR & ACCOUNTING SUPPORT	3,300.00	5,860.00	6,000.00	140.00	97.7
55-84-40 WATER PURCHASE - WEBER BASIN	226,918.00	226,918.00	218,402.00	( 8,516.00)	103.9
55-84-44 VEHICLE REPLACEMENT	.00	370.20	98,450.00	98,079.80	.4
55-84-82 BLUE STAKES	284.40	1,551.36	1,500.00	( 51.36)	103.4
55-84-83 IT	100.00	2,600.00	2,000.00	( 600.00)	130.0
55-84-85 ENGINEERING STUDIES & PLANNING	.00	.00	20,000.00	20,000.00	.0
55-84-90 FLEET	666.47	4,449.76	15,000.00	10,550.24	29.7
55-84-97 FLEET LEASES	1,980.00	1,980.00	10,000.00	8,020.00	19.8
<b>TOTAL WATER - OTHER EXPENSES</b>	<b>235,145.52</b>	<b>332,320.75</b>	<b>1,658,786.00</b>	<b>1,326,465.25</b>	<b>20.0</b>
<u>TRANSFERS &amp; CONTINGENCIES</u>					
55-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL TRANSFERS &amp; CONTINGENCIES</b>	<b>.00</b>	<b>.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>.0</b>

WEST POINT CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	382,185.14	1,135,708.14	3,148,296.00	2,012,587.86	36.1
NET REVENUE OVER EXPENDITURES	( 216,529.68)	( 107,940.78)	.00	107,940.78	.0

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

STORM WATER UTILITY FUND

ASSETS

58-1190	CASH-ALLOCATION FROM GEN. FUND	1,946,063.59	
58-1311	STORM WATER ACCTS. RECEIVABLE	20,306.93	
58-1312	ALLOWANCE FOR BAD DEBTS	( 100.00)	
58-1411	DUE FROM OTHER GOVERNMENT	3,744.00	
58-1501	NET PENSION ASSET	803.00	
58-1502	DEFERRED OUTFLOWS - PENSION	22,391.00	
	TOTAL CURRENT ASSETS		1,993,208.52

PROPERTY AND EQUIPMENT

58-1611	LAND	102,540.00	
58-1631	IMPROVEMST. OTHER THAN BLDGS.	7,813,215.38	
58-1650	CONSTRUCTION IN PROGRESS	479,701.00	
58-1651	MACHINERY AND EQUIPMENT	91,256.09	
58-1690	ACCUMULATED DEPRECIATION	( 1,318,201.52)	
	TOTAL PROPERTY AND EQUIPMENT		7,168,510.95
	TOTAL ASSETS		9,161,719.47

LIABILITIES AND EQUITY

LIABILITIES

58-2131	ACCOUNTS PAYABLE	66,429.90	
58-2141	COMPENSATED ABSENCES PAYABLE	13,426.36	
58-2201	NET PENSION LIABILITY	8,814.00	
58-2202	DEFERRED INFLOWS - PENSION	389.00	
58-2250	WAGES PAYABLE	2,755.66	
	TOTAL LIABILITIES		91,814.92

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
58-2980	BEGINNING OF YEAR	8,087,465.87	
58-2995	RESTRICTED-STORM WTR IMPT FEES	1,030,150.12	
	REVENUE OVER EXPENDITURES - YTD	( 47,711.44)	
	BALANCE - CURRENT DATE	9,069,904.55	
	TOTAL FUND EQUITY		9,069,904.55
	TOTAL LIABILITIES AND EQUITY		9,161,719.47

WEST POINT CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
58-37-11 STORM SYS. MAINT. & CONST. FEE	17,963.52	107,230.96	195,000.00	87,769.04	55.0
58-37-17 PENALTIES	15.40	40.15	150.00	109.85	26.8
58-37-90 FUND BALANCE	.00	.00	174,212.00	174,212.00	.0
58-37-91 STORM WATER IMPACT FEE BALANCE	.00	.00	660,543.00	660,543.00	.0
<b>TOTAL OPERATING REVENUE</b>	<b>17,978.92</b>	<b>107,271.11</b>	<b>1,029,905.00</b>	<b>922,633.89</b>	<b>10.4</b>
<u>OTHER FINANCING SOURCES</u>					
58-38-05 STORM WATER IMPACT FEES	.00	1,490.19	105,100.00	103,609.81	1.4
58-38-70 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
58-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>1,490.19</b>	<b>145,100.00</b>	<b>143,609.81</b>	<b>1.0</b>
<b>TOTAL FUND REVENUE</b>	<b>17,978.92</b>	<b>108,761.30</b>	<b>1,175,005.00</b>	<b>1,066,243.70</b>	<b>9.3</b>

WEST POINT CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
58-81-11 SALARIES AND WAGES	12,137.15	56,297.99	100,456.00	44,158.01	56.0
58-81-13 BENEFITS	6,810.00	25,929.79	53,306.00	27,376.21	48.6
58-81-27 STORM SYS. MAINT. & REPAIR	.00	17,560.14	11,000.00	( 6,560.14)	159.6
58-81-28 CONSTRUCTION	.00	.00	10,000.00	10,000.00	.0
58-81-34 CREDIT CARD FEES	214.77	1,372.92	1,100.00	( 272.92)	124.8
58-81-40 SWEEPING & PREVENTATIVE CARE	119.97	13,143.89	12,000.00	( 1,143.89)	109.5
58-81-42 STRM SYS MAINT & PHS II COMP.	.00	.00	2,500.00	2,500.00	.0
58-81-43 SECONDARY WATER	.00	.00	5,000.00	5,000.00	.0
<b>TOTAL PRIMARY OPERATING EXPENSES</b>	<b>19,281.89</b>	<b>114,304.73</b>	<b>195,362.00</b>	<b>81,057.27</b>	<b>58.5</b>
<u>STORM WTR UTILITY - OTHER EXP.</u>					
58-84-05 STORM SYSTEM IMPACT FEE PROJ.	.00	25,359.88	569,949.00	544,589.12	4.5
58-84-20 RISK MANAGEMENT	53.55	3,527.69	3,500.00	( 27.69)	100.8
58-84-30 DEPRECIATION	.00	.00	64,000.00	64,000.00	.0
58-84-38 AUDITOR & ACCOUNTING SUPPORT	825.00	1,465.00	1,500.00	35.00	97.7
58-84-44 VEHICLE REPLACEMENT	.00	370.20	92,550.00	92,179.80	.4
58-84-83 CAPITAL PROJECTS	.00	8,829.55	215,644.00	206,814.45	4.1
58-84-90 FLEET EXPENSE	95.21	635.69	2,500.00	1,864.31	25.4
58-84-97 FLEET LEASES	1,980.00	1,980.00	10,000.00	8,020.00	19.8
<b>TOTAL STORM WTR UTILITY - OTHER EXP.</b>	<b>2,953.76</b>	<b>42,168.01</b>	<b>959,643.00</b>	<b>917,474.99</b>	<b>4.4</b>
<u>DEPARTMENT 90</u>					
58-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
<b>TOTAL DEPARTMENT 90</b>	<b>.00</b>	<b>.00</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>22,235.65</b>	<b>156,472.74</b>	<b>1,175,005.00</b>	<b>1,018,532.26</b>	<b>13.3</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 4,256.73)</b>	<b>( 47,711.44)</b>	<b>.00</b>	<b>47,711.44</b>	<b>.0</b>

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

DEBT SERVICE

ASSETS

70-1190	CASH ALLOCATION TO OTHER FUNDS	11,534.18	
	TOTAL CURRENT ASSETS		11,534.18
	TOTAL ASSETS		11,534.18

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
70-2980	UNASSIGNED FUNDS	( 106,386.63)	
70-2990	RESTRICTED FOR DEBT SERVICE	117,920.81	
	BALANCE - CURRENT DATE		11,534.18
	TOTAL FUND EQUITY		11,534.18
	TOTAL LIABILITIES AND EQUITY		11,534.18

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

CDRA FUND

ASSETS

85-1190	CASH ALLOCATION TO OTHER FUNDS	( 272,440.42)	
85-1361	PROPERTY TAXES DEFERRED	14,182.00	
	TOTAL CURRENT ASSETS		( 258,258.42)
	TOTAL ASSETS		( 258,258.42)

LIABILITIES AND EQUITY

LIABILITIES

85-2275	DEFERRED REVENUE	14,182.00	
85-2421	DUE TO OTHER FUNDS	135,587.00	
	TOTAL LIABILITIES		149,769.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
85-2980	UNASSIGNED FUNDS	28,341.68	
	REVENUE OVER EXPENDITURES - YTD	( 436,369.10)	
	BALANCE - CURRENT DATE		( 408,027.42)
	TOTAL FUND EQUITY		( 408,027.42)
	TOTAL LIABILITIES AND EQUITY		( 258,258.42)



WEST POINT CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CDRA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
85-31-08 INTERFUND LOAN	.00	.00	576,000.00	576,000.00	.0
85-31-10 PROPERTY TAX INCREMENT	.00	.00	140,000.00	140,000.00	.0
TOTAL REVENUE	.00	.00	716,000.00	716,000.00	.0
TOTAL FUND REVENUE	.00	.00	716,000.00	716,000.00	.0

WEST POINT CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CDRA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-44-65 LONG-TERM DEBT EXPENSE	.00	276,000.00	397,000.00	121,000.00	69.5
TOTAL EXPENDITURES	.00	276,000.00	397,000.00	121,000.00	69.5
<u>DEPARTMENT 84</u>					
85-84-15 INTEREST EXPENSE	.00	160,369.10	319,000.00	158,630.90	50.3
TOTAL DEPARTMENT 84	.00	160,369.10	319,000.00	158,630.90	50.3
TOTAL FUND EXPENDITURES	.00	436,369.10	716,000.00	279,630.90	61.0
NET REVENUE OVER EXPENDITURES	.00	( 436,369.10)	.00	436,369.10	.0

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

GENERAL FIXED ASSETS

ASSETS

PROPERTY AND EQUIPMENT

91-1611	LAND	12,414,742.82	
91-1612	INFRASTRUTURE	34,273,056.37	
91-1621	BUILDINGS	2,163,653.16	
91-1631	IMPROVMNTS OTHER THAN BLDGS.	2,583,593.67	
91-1641	OFFICE FURNITURE AND EQUIPMENT	72,662.97	
91-1651	MACHINERY AND EQUIPMENT	660,305.26	
91-1661	AUTOMOBILES AND TRUCKS	926,647.50	
91-1711	CONSTRUCTION WORK IN PROGRESS	2,927.14	
91-1750	ACCUMULATED DEPRECIATION	( 8,571,951.98)	
	TOTAL PROPERTY AND EQUIPMENT		44,525,636.91
	TOTAL ASSETS		44,525,636.91

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	44,525,636.91	
	BALANCE - CURRENT DATE	44,525,636.91	
	TOTAL FUND EQUITY		44,525,636.91
	TOTAL LIABILITIES AND EQUITY		44,525,636.91

WEST POINT CITY CORPORATION  
BALANCE SHEET  
DECEMBER 31, 2023

FUND 92

ASSETS

92-1501	NET PENSION ASSET	905.00	
92-1502	DEFERRED OUTFLOWS OF RESOURCES	214,196.00	
	TOTAL CURRENT ASSETS		215,101.00
	TOTAL ASSETS		215,101.00

LIABILITIES AND EQUITY

LIABILITIES

92-2000	LONG TERM DEBT ACCOUNT GROUP	6,438,000.00	
92-2141	COMPENSATED ABSCENCES PAYABLE	84,064.12	
92-2201	NET PENSION LIABILITY	112,270.00	
92-2202	DEFERRED INFLOWS OF RESOURCES	13,465.00	
92-2551	ACCRUED INTEREST PAYABLE	26,728.00	
	TOTAL LIABILITIES		6,674,527.12

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
92-2980	AMT TO BE PROVIDED FOR LT DEBT	( 7,032,870.36)	
	REVENUE OVER EXPENDITURES - YTD	573,444.24	
	BALANCE - CURRENT DATE	( 6,459,426.12)	
	TOTAL FUND EQUITY		( 6,459,426.12)
	TOTAL LIABILITIES AND EQUITY		215,101.00

# CITY COUNCIL STAFF REPORT



**Subject:** Code Enforcement Update  
**Author:** Bruce B. Dopp  
**Department:** Community Development  
**Date:** February 20, 2024

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## **Background**

In order to achieve the highest quality of health, safety, and the continuing beauty of the City of West Point it is necessary to establish achievable and measurable goals for the enforcement of the ordinances established for that purpose. These goals will change from time to time depending on seasons and circumstances. If properly applied these goals will assure the continuing quality of life for the residents of the City. The day to day operation of code enforcement is driven by the following objectives:

1. Timely acknowledgement of citizen complaints with follow up to ensure satisfaction.
2. Establish priorities to make sure that health and safety issues are addressed as a top priority.
3. Ensure that staff is always courteous and respectful in dealing with complaints.
4. Pro-Active enforcement. Code Enforcement Officer spends at least 50% of working hours patrolling the City. Code Enforcement Officer is very visible to the residents.
5. Establish "Best Practices" for code enforcement through communication with other cities, continuing education and involvement with county and state agencies.

## **Analysis**

During September, October, November, December 2023 and January 2024 Code Enforcement has been focused on the following areas.

### **Winter Parking**

Education of Residents was the primary consideration for actions taken in November, December and January. Newsletter articles were published in the West Point City Newsletter alerting residents of the requirements to refrain from parking on the streets from Nov 1<sup>st</sup> until the end of February. The articles also instructed residents to trim trees so that snow plows could clean streets without damaging equipment and trees. Articles also alerted residents to refrain from blowing snow back onto City streets.

During the first week of November, 357 Courtesy Notices were placed on wind shields of vehicles during early morning patrols informing residents that it is illegal to park on the street after November 1<sup>st</sup>. All of these vehicles were illegally parked. The notices also warned residents that citations could follow if they continue to park illegally. These notices also inform residents that winter parking restrictions continue until the last day in February. This is the highest number of warning notices that I have ever given out and reflects the population in the new subdivisions in the City.

Beginning on December 1 of each year Davis County Sheriff's deputies begin patrolling the City streets and issuing parking citations for violations of winter parking restrictions.

### **Tree Trimming Project**

During the early fall of each year I do a sweep of the City to find and correct any trees that are not in compliance with trimming requirements. The City Code requires that all trees be trimmed to 13.5 feet

above the curb. This trimming allows snowplows to pass safely without damage to plowing equipment and the trees.

This year I completed this project on Oct 2 to Oct 5, 2023. 17 trees were found to be in non-compliance. I served each resident with a courtesy notice and 15 complied. The remaining residents received a 14 Day Notice and all complied.

**Fall Cleanup**

The semi-annual fall cleanup was held in Oct 2023. This effort continues to be a popular event each year. Our new refuse hauler Ace Disposal does an excellent job in supporting us in the cleanup. I always receive much positive feedback from many of citizens. This event will continue to grow in popularity and number of participants as the City populations grows. I noticed that the number of participants is increasing and will continue to grow with the population growth. Several new residents commented that they really appreciate the event and will continue to use it each spring and fall.

**Xeriscaping Project**

We became aware of non-compliance with the Code requirements for Xeriscaping. I canvassed the City and determined that there were 15 yards that did not meet the code requirements. Courtesy Notices were given and a follow up letter was sent to each resident. We required an approved Residential Landscaping Application with the actual improvements, (Plantings) to be completed this spring. We will place more emphasis on this issue as a part of new development applications and meetings with developers as a part of our Welcome Packet.

**Other Miscellaneous Complaints and Issues (Yard Debris, Business Licensing, Illegal Parking, Watering)**

Courtesy Notices Issued-----101  
Courtesy Notices Complied With-----87  
14 Day Notices issued-----14  
14 Day Notices Complied with-----13  
14 Day Notices outstanding-----1

**Recommendations**

Winter parking will continue to be a priority for the rest of this month. A cooperative effort with the Davis County Sheriff's will insure better compliance. While we will never completely eliminate the problem, I believe the educational efforts have been very effective.

**Significant Impacts**

None

**Attachments**

None

# CITY COUNCIL STAFF REPORT



**Subject:** Rezone to R-3 with a PRUD (Planned Residential Unit Development) – Hall Haven Subdivision  
**Author:** Bryn MacDonald  
**Department:** Community Development  
**Date:** February 20, 2024

## **Background**

Capital Reef Management has submitted an application to rezone 3.641 acres located at 3230 and 3250 W 300 North. The request is to rezone from R-2 Residential (2.7 units/acre) to R-3 Residential (3.6 units/acre). The application includes a request to add the Planned Residential Unit Development (PRUD) overlay zone. The applicant has also submitted a draft development agreement for the property.

The City Council had discussions regarding this application on December 19, 2023, January 16 and February 6, 2024. The applicant has now submitted a revised plan based on feedback from the Council.

## **Process**

Rezone requests are legislative decisions. In legislative matters, the Planning Commission and City Council have broad discretion, provided that it can be demonstrated that their action will promote or protect the overall welfare of the community. The rezone requires a public hearing and recommendation from the Planning Commission before a final decision can be made by the City Council. The Planning Commission held a public hearing on October 26, 2023. During their meeting on November 9, 2023, the PC recommended denial of the rezone. The City Council can now hold a public hearing and approve, deny, or modify the request.

## **Analysis**

The applicant is requesting a rezone from R-2 to R-3. The current zone would allow up to 10 units on the property. The R-3 zone (3.6 units per acre) would allow up to 13 units on the property. The applicant is also asking for the PRUD overlay zone. The PRUD overlay zone is a special zoning designation that allows for greater flexibility and increased density in exchange for higher development standards. To qualify for the PRUD zone, a development must meet certain requirements, including providing a minimum of 5% amenity bonus. West Point City Code 17.60.160 states:

*“Developments seeking flexibility, but not necessarily increased density, may do so under the provisions of this chapter. Base density developments in a PRUD overlay zone can provide a degree of flexibility that would not normally be allowed under the base zoning code. Developments seeking such flexibility must propose a minimum of a five percent amenity bonus as outlined in subsection [\(G\)\(2\)](#) of this section.”*

The amenity bonus is achieved by providing features or improvements that go above and beyond the minimum requirements for residential development. Examples of bonus amenities include parks, playgrounds, street trees, and trails. These amenities provide benefits to both the residents and the community as a whole.

The PRUD overlay zone requires the applicant to submit a concept plan along with a detailed description of the proposed density calculation and bonus amenities. The current concept plan proposes 13 lots, which complies with the R-3 density of 3.6 units per acre.

The revised plan would comply with the R-3 density and not require any bonus density. However, the PRUD still requires a minimum of 5% bonus amenities to allow for other flexibility, such as lot size and lot width. The applicant has indicated they will qualify for the exceptions in the following ways:

*1. Under Subsection G.3.a.i., we are landscaping all of the lots in a manner that will provide unity and interest to PRUD. The subdivision doesn't really have sufficient frontage to provide two street trees per dwelling, we are providing 18 street trees and other trees, as per the landscape plan. Because we are not providing two street trees per dwelling, we may not qualify for the full five percent available under this subsection, we should qualify for most of it, so let's assume for discussion purposes that the City Council will grant three or four percent for the landscaping.*

*2. Under Subsection G.3.e.i., we should qualify for a full five percent for designing the storm water detention facility to have multiple purposes that blend into the overall theme of the open space design. This is going to be a really nice amenity for the neighborhood, with a path, a firepit with benches, horseshoe pits and other random bench seating.*

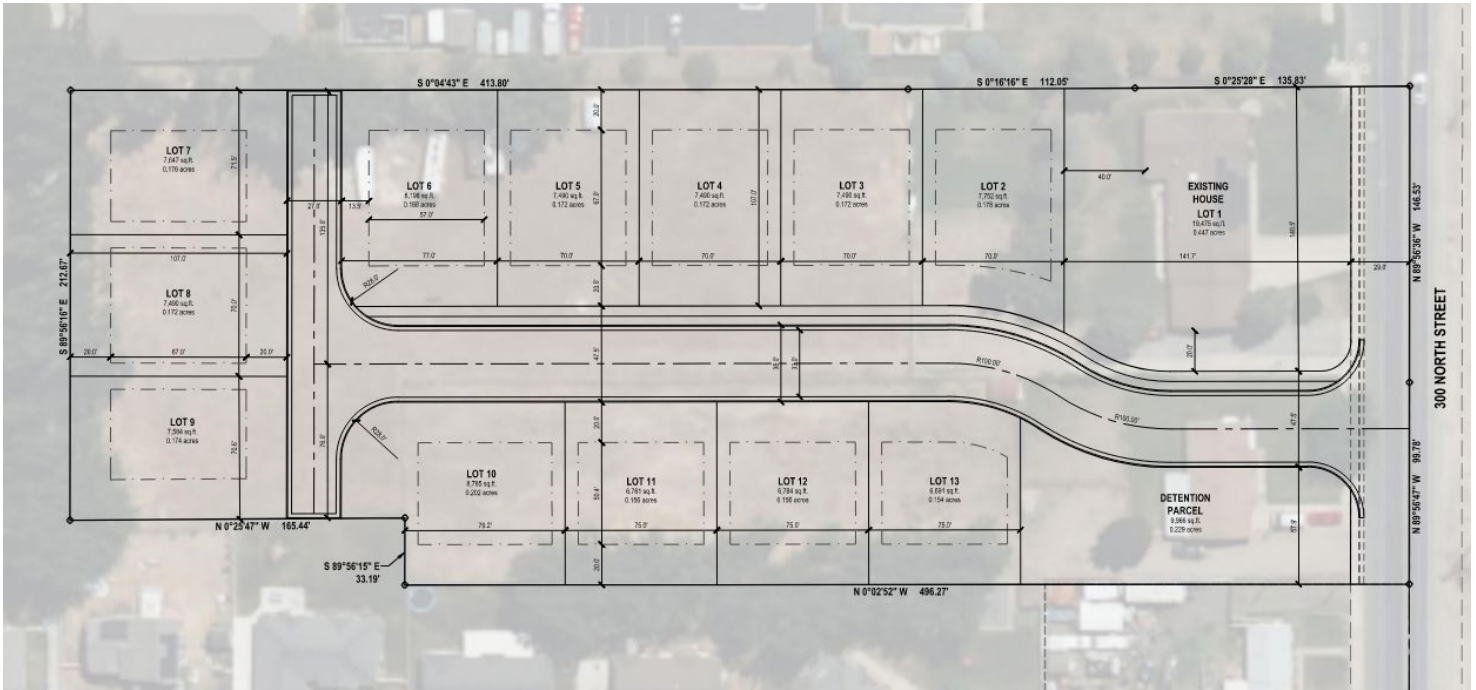
*3. Under Subsection G.3.f., we believe that the full landscaping and amenities described above could qualify for a five percent bonus under this catch all, in lieu of the categories described above.*

The current proposed plan will need exceptions for lot depth, road standards, and lot size. These exceptions can be approved as part of the PRUD bonus amenities.

	R-3 PRUD	Request
Front Setback (Minimum distance to garage)	25'	20'
Rear Setback	25'	20'
Minimum Lot Depth	100'	90'
Side yard- lot 6	20'	13.5'
Minimum Lot Size (lots 11, 12, and 13)	7,000sq ft	6,781sq ft

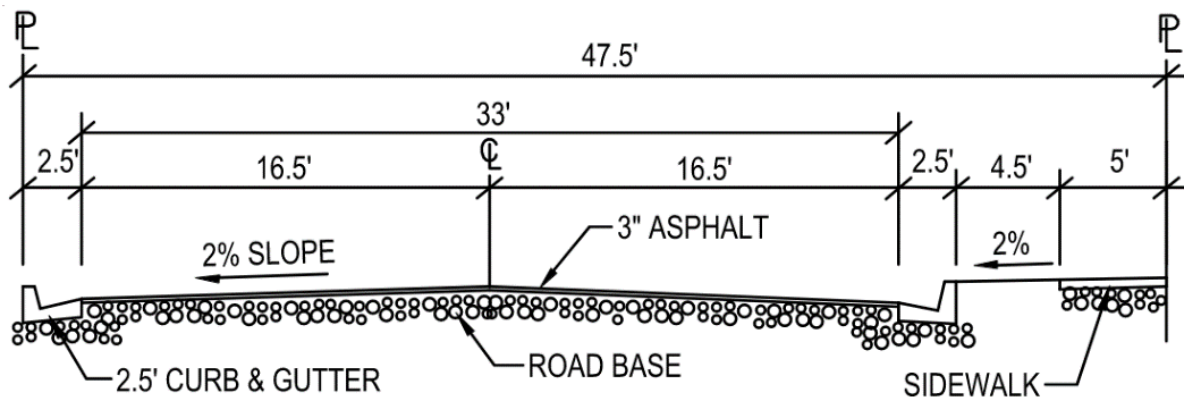


Updated Plan



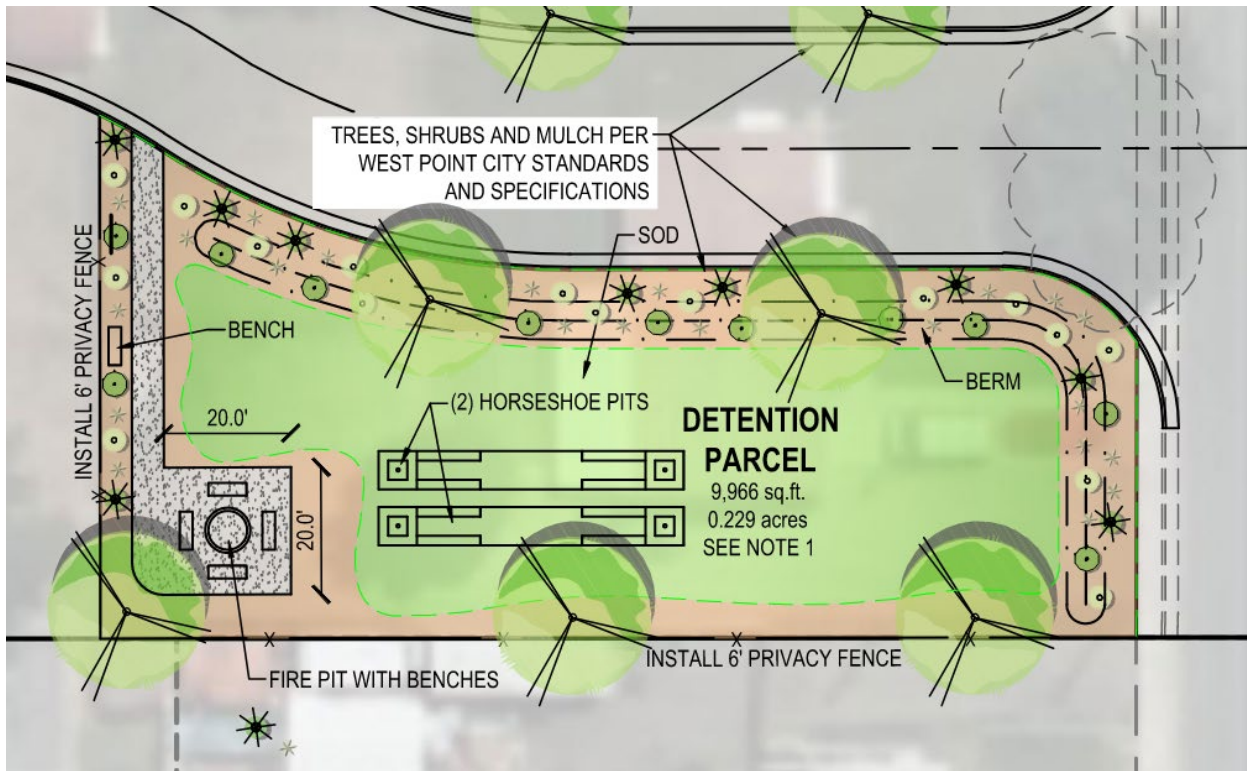
The revised plan has removed the existing home on 300 North and has a 47.5-foot road with a sidewalk on one side. The plans indicate that this 47.5-foot road would be private, however, this would be an exception to a standard 50-foot private road.

Proposed Road



A revised landscape plan has been submitted that shows a fire pit, benches, and two horseshoe pits, along with grass, trees, and shrubs.

## Revised Landscaping



*Maintenance:* The PRUD requires that all common areas, including open space, shall be maintained by a homeowners association. Perimeter fencing will also be required.

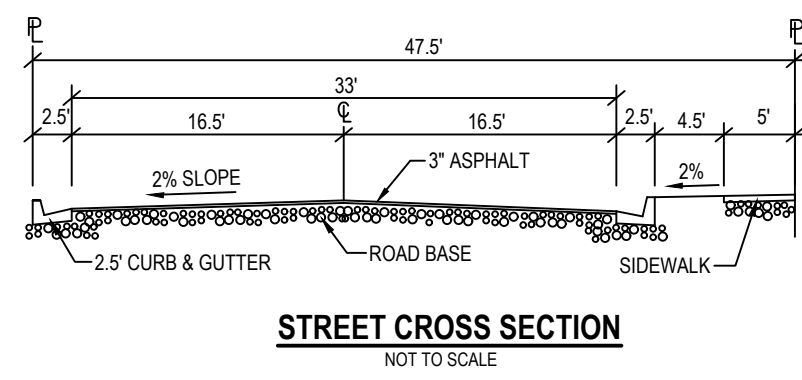
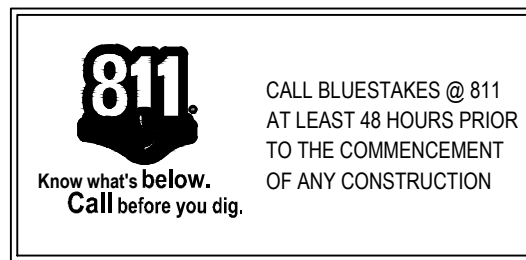
### **Recommendation**

The Planning Commission recommended denial of the rezone request, due to the private road and numerous exceptions being requested. The City Council can now approve, deny, or modify the request to rezone to R-3 with a PRUD overlay zone. Rezone requests are legislative decisions that are subject to broad discretion by the City Council to promote or protect the community's overall well-being.

If the rezone is approved, the development agreement should also be approved to ensure the property is developed in accordance with the concept plans that have been proposed as part of the rezone.

### **Attachments**

Revised Plans



LAND USE TABLE	
OVERALL AREA	156,800 sq.ft. / 3.59 acres
TOTAL LOTS	13
DENSITY	3.62 UNITS/ACRE

**ENSIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

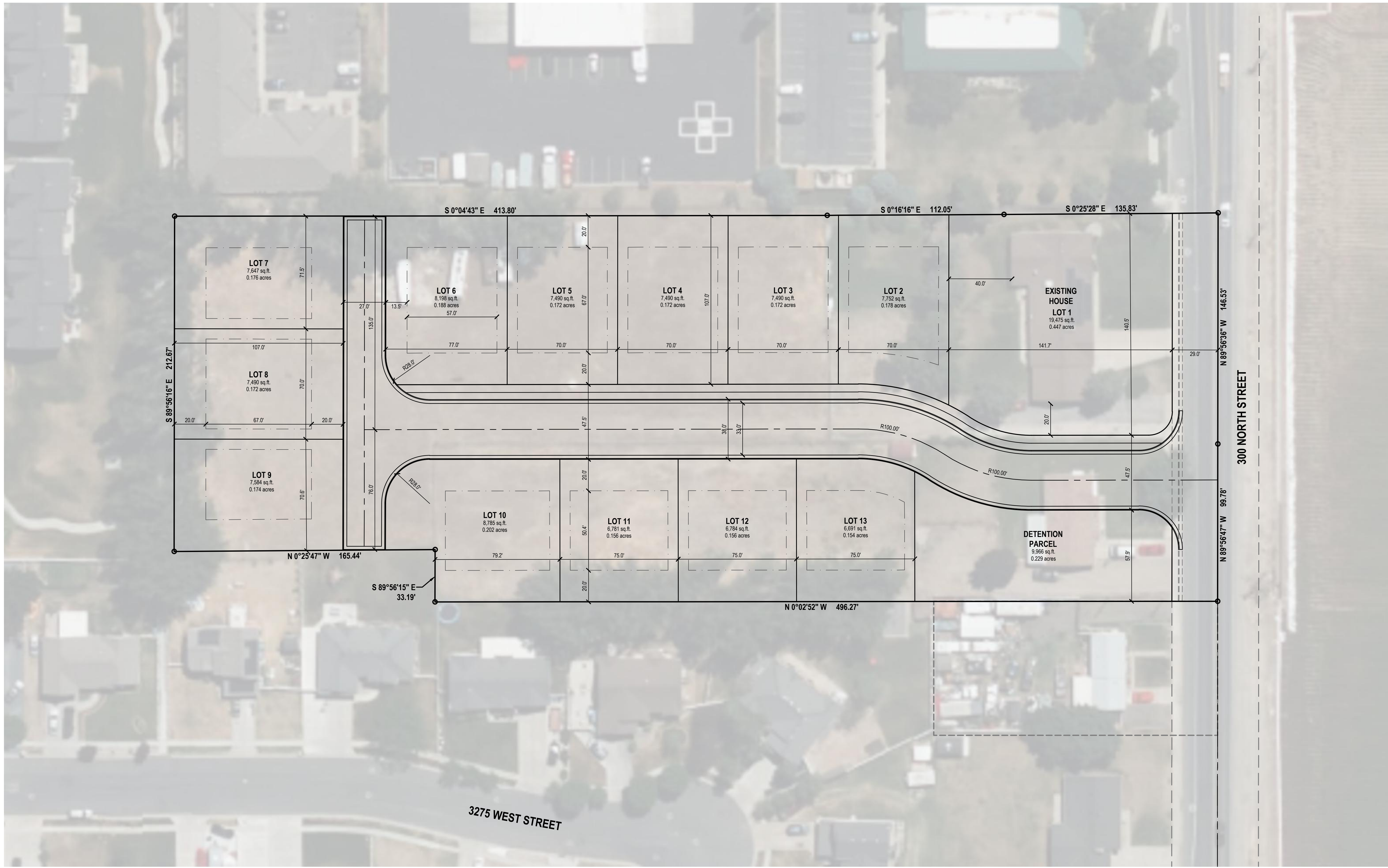
**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

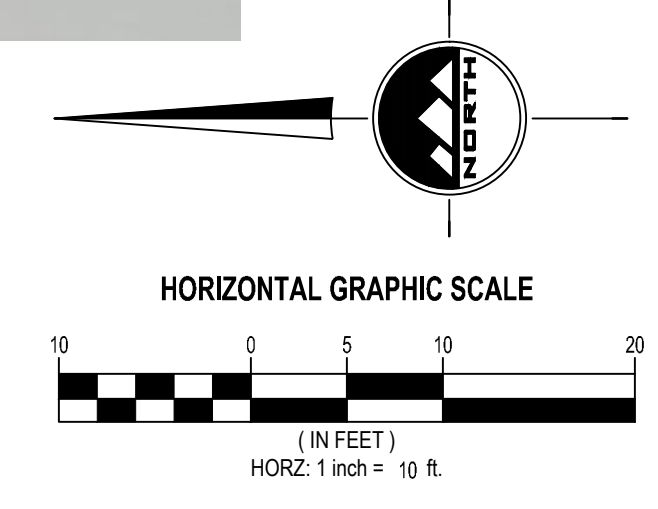


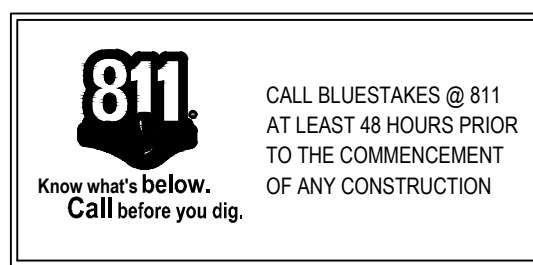
**HALL HAVEN**  
**3230 WEST 300 NORTH**  
**WEST POINT, UTAH**

**CONCEPT PLAN**

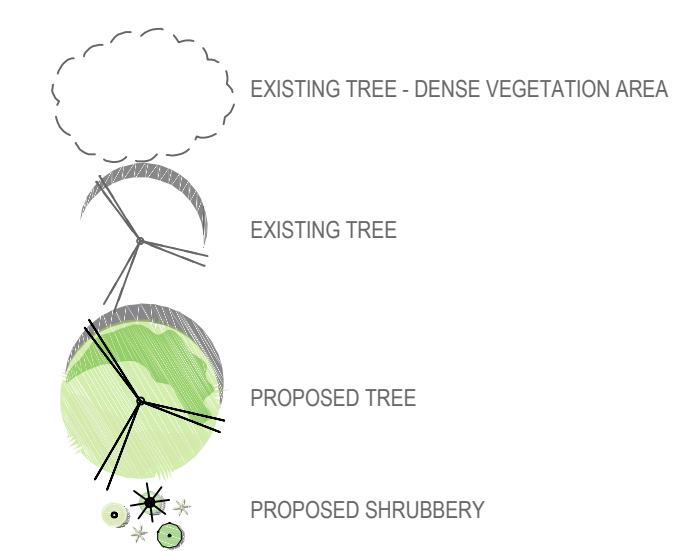
PROJECT NUMBER: 12565  
PRINT DATE: 2/15/24  
PROJECT MANAGER: C. PRESTON  
DESIGNED BY: M. ELMER

**1 OF 2**





**NOTES**  
 1. DETENTION POND TO HAVE A ZERO EDGE ALONG SIDEWALK AND FIRE PIT (NORTH AND WEST) TO PROVIDE USABLE OPEN SPACE FOR RESIDENCE



**ENSIGN**  
 THE STANDARD IN ENGINEERING

**LAYTON**  
 919 North 400 West  
 Layton, UT 84041  
 Phone: 801.547.1100

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 Phone: 801.255.0529

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**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
 CAPITOL REEF MANAGEMENT, LLC  
 498 NORTH KAYS DRIVE  
 KAYSVILLE, UTAH 84037

CONTACT:  
 BRAD FROST  
 PHONE: 801-564-3898



**HALL HAVEN**

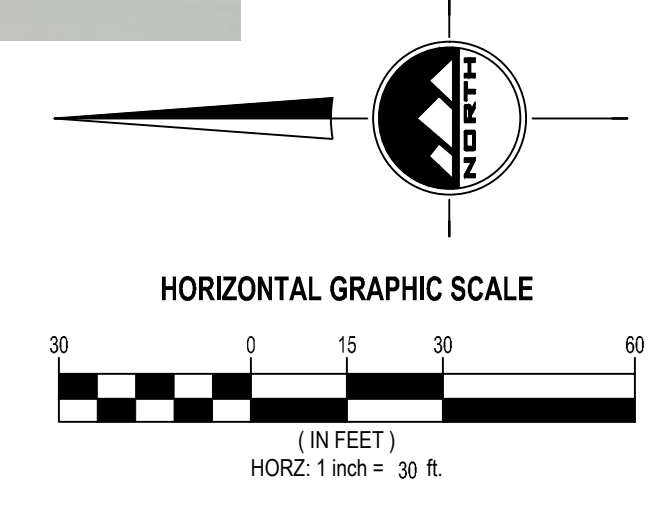
**3230 WEST 300 NORTH**

**WEST POINT, UTAH**

**CONCEPTUAL LANDSCAPE PLAN**

PROJECT NUMBER: 12565  
 PRINT DATE: 2/15/24  
 PROJECT MANAGER: C. PRESTON  
 DESIGNED BY: M. ELMER

**2 OF 2**



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

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN WEST POINT CITY AND CAPITAL REEF MANAGEMENT, LLC FOR THE DEVELOPMENT OF PROPERTY LOCATED AT 3240 W 300 N**

**WHEREAS**, Capital Reef Management, LLC (“*Owner*”) is the owner of the real property located at 3240 W 300 N and identified as Davis County parcel identification numbers 14-048-0041 and 14-048-0120; and

**WHEREAS**, West Point City desires to enter into a development agreement with Owner; and

**WHEREAS**, West Point City and the Owner have jointly prepared the written agreement, attached hereto; and

**WHEREAS**, the West Point City Council has reviewed said agreement and finds it acceptable to the City.

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the City Council of West Point City as follows:

1. The Development Agreement, which is attached hereto and incorporated by this reference, is hereby approved.
2. The Mayor is hereby authorized to sign and execute said agreement.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of February, 2024.

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN  
WEST POINT CITY AND CAPITAL REEF MANAGEMENT, LLC  
(Hall Haven, approximately 3240 West 300 North)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “**Agreement**”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as “**City**”), and CAPITAL REEF MANAGEMENT, LLC, (hereinafter referred to as “**Master Developer**”). City and Master Developer are collectively referred to herein as the “**Parties**” and separately as “**Party**.”

**RECITALS**

WHEREAS, the City has considered an application for a zone change from the present zoning of R-2 (Residential) to R-3 (Residential) with a Planned Residential Unit Development (PRUD) overlay zone for certain property located at approximately 3240 W 300 N and contained by the following tax identification numbers: 14-048-0041 and 14-048-0120 (hereinafter the “**Subject Area**”); and

WHEREAS, the overall Subject Area consists of 3.641 acres; and WHEREAS, the overall Subject Area is described in legal descriptions in more detail in “**Exhibit A**” attached hereto; and

WHEREAS, Master Developer is the current owner of the Subject Area and has presented a proposal to the City for development of the Subject Area as an Active Adult community, as that term is defined in the Fair Housing Act, and which proposal further provides for development in a manner consistent with the overall objectives of West Point City’s General Plan, and is depicted in more detail on “**Exhibit B**” attached hereto (the “**Concept and Landscape Plans**”); and

WHEREAS, the City has considered the overall benefits of developing the Subject Area as R-3 PRUD to allow for reduced lot size, setbacks and a private road, in exchange for the creation of an Active Adult community, with bonus amenities as required as part of the PRUD, as set forth below; and

WHEREAS, City believes that entering into the Agreement with Master Developer is in the best interest of the City and the health, safety, and welfare of its residents.

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

**ARTICLE I  
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, in this Agreement:

1.1 “City” shall mean West Point City, a body corporate and politic of the State of Utah. The principal office of City is located at 3200 West 300 North, West Point, Utah 84015.

1.2 “City’s Undertakings” shall mean the obligations of the City set forth in Article III.

1.3 “Master Developer” shall mean Capital Reef Management, LLC, except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Master Developer or any successor in interest to the Master Developer’s interest hereunder. In the interest of advancing the development of the Subject Property, however, any responsibility under this Agreement may be completed by any Project Developer so that the completing Project Developer may proceed with their Project on their respective parcel.

1.4 “Master Developer’ Undertakings” shall have the meaning set forth in Article IV.

1.5 “Project” means a separate phase or area of the Subject Property to be developed by a Project Developer pursuant to the terms of this Agreement.

1.6 “Project Developer” means the developer of a separate phase or area of the Subject Property that has received assumed the rights and obligation of Master Developer under this Agreement with respect to a Project.

1.7 “Subject Area” shall mean the 3.641 acres as legally described in Exhibit A.

## **ARTICLE II CONDITIONS PRECEDENT**

2.1 The zoning of the Subject Area consistent with the Concept Plan is a condition precedent to Master Developer’ Undertakings in Article IV. The zoning of the Subject Area shall reflect the general concept and schematic layout of the Concept Plan, which means 3.641 acres of R-3 PRUD zoning.

2.2 With respect to all zoning designations, Master Developer agrees to design and construct superior quality structures and amenities and to comply with all landscaping provisions of the West Point City Ordinances and specific setback and landscaping requirements of Article IV of this agreement.

2.3 This Agreement shall not take effect until City has approved this Agreement pursuant to an ordinance of the West Point City Council.

## **ARTICLE III CITY’S UNDERTAKINGS**

3.1 Subject to the satisfaction of the conditions set forth in Article II, the City shall accept an application for a subdivision of the Subject Area from the Developer. The subdivision reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

3.2 City shall allow the following exceptions as allowed in West Point City Code 17.60.160 Planned Residential Unit Development depicted in the Concept Plan, attached as Exhibit A, and listed below:

- 3.2.1 The front yard setback shall be reduced from 25 feet to 20 feet.
- 3.2.2 The rear yard setback shall be reduced from 25 feet to 20 feet.
- 3.2.3 The corner side yard setback for lot 6 shall be reduced to 13.5 feet.
- 3.2.4 The depths of lots 10, 11, 12, and 13 shall be reduced to a minimum of 90 feet.
- 3.2.5 The lot size for lots 11, 12, and 13 shall be reduced from a minimum of 7,000 square feet to a minimum of 6,691 square feet as depicted on Exhibit A

Commented [BM1]: The PRUD allows a lot width of 70 feet.

3.3 City shall allow a private road that is 47.5 feet in width, including sidewalk and park strip on the east side, and improved by the developer as depicted on Exhibit B.

Commented [BM2]: The side yard setback in a PRUD is only 5 feet.

#### **ARTICLE IV MASTER DEVELOPER' UNDERTAKINGS**

Conditioned upon City's performance of its undertakings set forth in Article III, and provided Master Developer has not terminated this Agreement pursuant to Section 8.8, Master Developer agrees to the following:

4.1 HOA and CCRs. Master Developer shall record Covenants, Conditions and Restrictions providing for the following:

- 4.1.1 The creation of an Active Adult home owners' association with bylaws to enforce the CCRs and maintain all common areas of the applicable subdivision.
- 4.1.2 The following restrictions on single-family homes built in the subdivision:
  - i. Front facades to be at least 40% brick, rock or stone, with the remainder of the front façade to be fiber cement board or stucco.
  - ii. Sides of the home to have a three-foot wainscot of brick or stone and the remainder to be fiber cement board or stucco.
  - iii. Minimum square footage of 1,500 sq. ft. for one story, slab on grade style homes.
  - iv. All homes must have a minimum 6-12 pitched roof.
  - v. All homes will have a minimum 2 car garage.
  - vi. No vinyl siding will be allowed.

4.2 Street Trees. Master Developer shall provide at least 18 street trees consistent with the Landscape Plan attached as Exhibit B. Trees shall be installed at the time the front yards are landscaped.

4.3 Landscaped Yards. Master Developer shall install front, rear and side yard landscaping on all lots, to include sprinkling systems, grass and shrub/flower planting areas, such



landscaping to be completed within one year following closing on each home. Water-wise landscaping may be installed subject to West Point City Code 17.70.040.

4.4 Park Area/Detention. Master Developer shall provide a landscaped park area within the open area, integrated into the detention basin, with fire pit, two horseshoe pits, walking path and at least five benches, as depicted in the Landscape Plan attached as Exhibit B. These amenities and landscaping shall be installed prior to fifty percent of the building permits in the project receiving certificates of occupancy.

4.5 Access. Master Developer must receive approval from UDOT for the private road access onto 300 North. UDOT must also give approval for the driveway on Lot 1 to remain in its current location. Approval from UDOT must be received prior to preliminary plat approval.

4.6 Amendments. Master Developer agrees to limit development of the Subject Area to the residential and open space uses provided for herein. If other uses are desired, Master Developer agrees to seek an amendment of this Agreement providing for such additional uses.

4.7 Conflicts. Except as otherwise provided, any conflict between the provisions of this Agreement and the City's standards for improvements, shall be resolved in favor of the stricter requirement.

## **ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF THE CITY**

5.1 Issuance of Permits - Master Developer. Master Developer, or the applicable Project Developer, shall have the sole responsibility for obtaining all necessary building permits in connection with Master Developer' Undertakings pertaining to the applicable Project and shall make application for such permits directly to West Point City and other appropriate agencies having authority to issue such permits in connection with the performance of Master Developer' Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Master Developer or applicable Project Developer shall, in good faith, reasonably pursue completion of the applicable Project or Projects. Each phase or completed portion of a Project must independently meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto, such that it will stand alone, if no further work takes place on the Project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Master Developer and their contractor, representatives of City shall have the right to access the Subject Area without charges or fees during the period of performance of the Master Developer' Undertakings.

5.4 Federal and State Requirements. If any portion of the Property is located in areas with sensitive lands that are regulated by state and federal laws, development of that portion of the Property shall comply with all such regulations, which pertain to issues including but not limited to wetlands, sensitive lands, flood plains, and high-water tables.

## **ARTICLE VI REMEDIES**

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot be reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default is pursued, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If Master Developer or the applicable Project Developer fails to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities within the applicable Project cease and desist, that all work therein be stopped, also known as a “Stop Work” order.

6.2 Enforced Delay Beyond Parties’ Control. For the purpose of any other provisions of this Agreement, neither City nor Master Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party’s performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Master Developer. In the event of a default by a Project Developer, Master Developer may elect, in their discretion, to cure the default of such Project Developer, provided, Master Developer’s cure period shall be extended by thirty (30) days.

**ARTICLE VII  
VESTED RIGHTS—INFRASTRUCTURE IMPROVEMENTS**

7.1 Vested Rights. Master Developer shall have the vested right to have preliminary and final subdivision plats, or preliminary and final site plans, as applicable, approved and to develop and construct the Subject Area in accordance with and subject to compliance with the terms and conditions of this Agreement and applicable provisions of the City Code. Where any conflict or ambiguity exists between the provisions of the Code and this Agreement (including the exhibits to this Agreement), this Agreement shall govern. Notwithstanding the foregoing, however, the rights vested as provided in this Agreement are not exempt from the application of the Code and to subsequently enacted ordinances to the extent such exemption would impair City’s reserved legislative powers under Section 7.2, below.

7.2 Reserved Legislative Powers. The Parties acknowledge that City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to City those police powers that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation shall only be applied to modify any development standards that are applicable to the Project under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine of the State of Utah. Any such proposed legislative changes shall be of general application to all development activity in City. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

7.3 Infrastructure and the Provision of Municipal Services.

7.3.1 Construction of Necessary Infrastructure. Master Developer shall have the obligation to construct or cause to be constructed and installed all of the public or private infrastructure which are located on and/or necessary to service any portion of each applicable Project, including, without limitation, roads, utilities and any off-site improvements necessary to connect to existing utilities.

7.3.2 Third Party Service Providers. City will only be the service provider of the water and storm drainage facilities to service each applicable Project. Master Developer or the applicable Project Developer shall be responsible to obtain the approval and incur the costs of constructing any off-site and on-site infrastructure and improvements from third party service providers (including, but not limited to, Rocky Mountain Power, and Dominion) that are necessary to service any Project. City shall reasonably cooperate, as necessary, in seeking approval and permits from such third party service providers.

**ARTICLE VIII  
GENERAL PROVISIONS**

8.1 Successors and Assigns of Master Developer. This Agreement shall be binding upon Master Developer and its successors and assigns, and where the term “Master Developer” is used in this Agreement it shall mean and include the successors and assigns of Master Developer. The City shall not unreasonably withhold or delay its consent to any assignment or change in Master Developer (successor or assign of Master Developer) of the Subject Area.

8.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the “Notices”) must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Master Developer: Capital Reef Management, LLC  
Craig Jacobsen  
craig@ovationhomesutah.com  
520 North Kays Drive  
Syracuse, UT 84037

To City: WEST POINT CITY CORPORATION  
3200 West 300 North  
West Point, Utah 84015

Upon at least ten (10) days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted electronically, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of transmission.

8.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Master Developer.

8.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

8.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Master Developer or Project Developer affected by the amendment.

8.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

8.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

8.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

8.8.1 With regard to Master Developer' Undertakings, performance of the Master Developer' Undertakings as set forth herein.

8.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon Master Developer's request (or the request of Master Developer' assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

8.9 Recordation. This Agreement shall be recorded upon approval and execution of this Agreement by the Master Developer and the City's granting of the zoning approvals contemplated in Article II.

**IN WITNESS WHEREOF,** the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

**WEST POINT CITY CORPORATION**

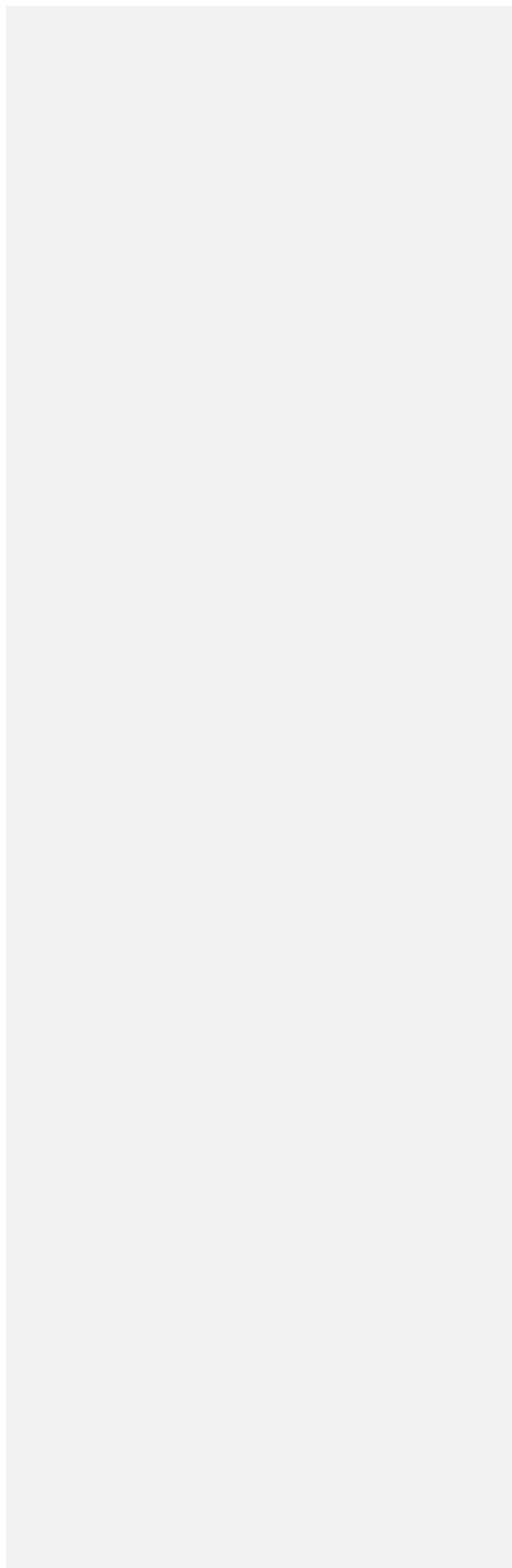
\_\_\_\_\_  
BRIAN VINCENT, Mayor

ATTEST:

\_\_\_\_\_  
CASEY ARNOLD, City Recorder

**CAPITAL REEF MANAGEMENT,  
LLC, a Utah limited liability company**

\_\_\_\_\_  
Craig Jacobsen, Authorized Agent



**EXHIBIT A**

Legal Description of Property

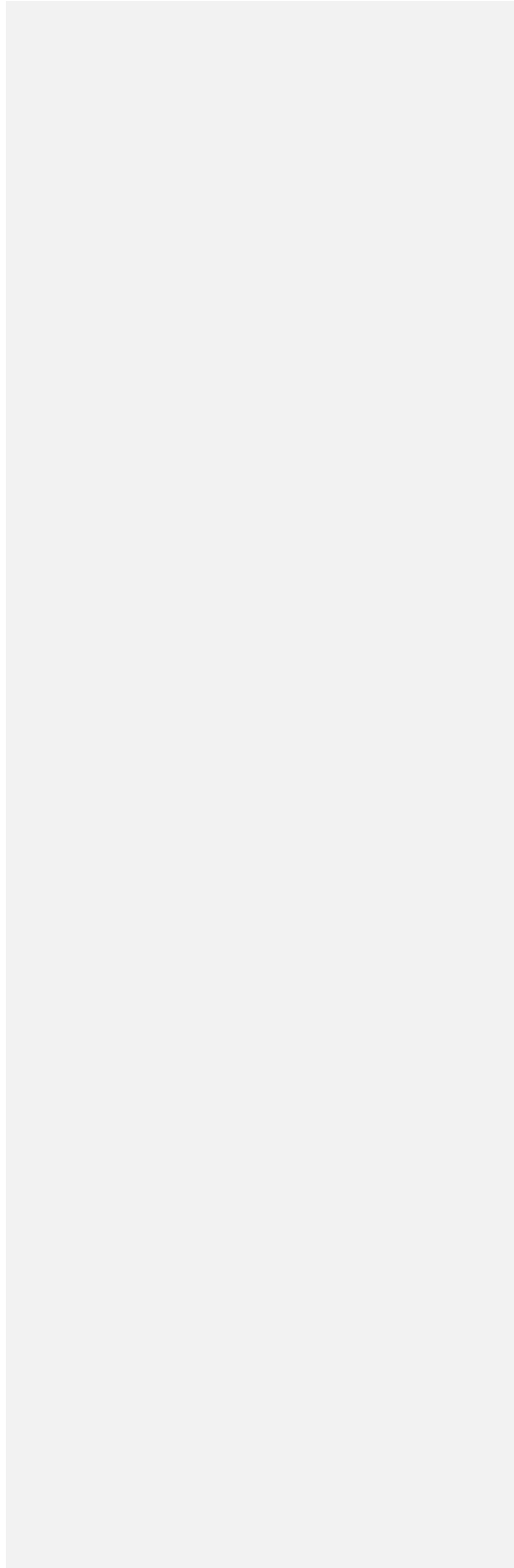
**PARCEL 1:**

**BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED SOUTH 89°56'47" EAST 1327.98 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; AND RUNNING THENCE NORTH 00°02'49" WEST TO AND ALONG THE EAST LINE OF LAKE POINT MEADOWS AT WEST POINT SUBDIVISION, AS RECORDED WITH THE DAVIS COUNTY RECORDER, 496.27 FEET; THENCE SOUTH 89°56'15" EAST ALONG SAID SUBDIVISION AND ITS EXTENSION AND ALSO ALONG AN EXISTING FENCE 98.35 FEET TO A FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING TWO (2) CALLS: 1) SOUTH 00°19'15" EAST 300.59 FEET, 2) SOUTH 00°02'49" EAST 195.67 FEET TO SECTION LINE; THENCE NORTH 89°56'47" WEST ALONG SECTION LINE 99.78 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED SOUTH 89°56'47" EAST 1427.76 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; AND RUNNING THENCE TO AND ALONG AN EXISTING FENCE THE FOLLOWING THREE (3) CALLS: 1) NORTH 00°02'49" WEST 195.67 FEET, 2) NORTH 00°19'15" WEST 300.59 FEET, 3) NORTH 89°56'16" WEST 65.15 FEET TO THE EAST LINE OF LAKE POINT MEADOWS AT WEST POINT SUBDIVISION, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE NORTH 00°02'47" WEST ALONG SAID SUBDIVISION 165.44 FEET TO THE SOUTH LINE OF THE LAKE POINT VILLAGE PUD SUBDIVISION, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE SOUTH 89°56'16" EAST ALONG SAID SUBDIVISION 212.67 FEET TO THE EXTENSION OF AN EXISTING FENCE AND BOUNDARY LINE AGREEMENT, RECORDED AS ENTRY# 2834035, BOOK 6146, PAGE 239-245 WITH THE DAVIS COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND FENCE THE FOLLOWING THREE CALLS: 1) SOUTH 00°04'43" EAST 413.80 FEET; 2) SOUTH 00°16'16" EAST 112.05 FEET; 3) SOUTH 00°25'28" EAST 135.83 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°56'47" WEST ALONG SAID SOUTH LINE 147.65 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT B**  
Concept and Landscaping Plans





**ORDINANCE NO. 02-20-2024B**

**AN ORDINANCE REZONING PROPERTY LOCATED AT  
3230 W and 3250 W 300 N**

**WHEREAS**, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City” has determined to rezone certain properties; and

**WHEREAS**, a public hearing was duly held and the interested parties were given an opportunity to be heard; and

**WHEREAS**, the City Council has duly considered said rezone; and,

**WHEREAS**, the City Council, after due consideration of said rezone, has concluded that it is in the best interest of the City and the inhabitants thereof that said rezone be adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:**

**Section One:**

That the subject properties as shown on the current West Point City Zoning Map shall be and the same is hereby rezoned and the Zoning Map amended by removing the property from the R-2 Residential zones and placing the properties in R-2 (Residential) zone with a Planned Unit and Variety (PRUD) Overlay Zone.

**Legal Description:**

Parcel ID’s: 14-048-0041 and 14-048-0120.

**Section Two:**                    **ORDINANCES TO CONFORM WITH AMENDMENTS**

The West Point City Director of Community Development is hereby authorized and directed to make all necessary changes to the West Point City Zoning Map to bring it into conformity with the changes adopted by this Ordinance.

**Section Three:**                    **Severability**

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

**Section Four:**                    **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this 20<sup>th</sup> day of February, 2024.

WEST POINT CITY, a Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent  
Mayor

ATTEST:

\_\_\_\_\_  
Casey Arnold  
City Recorder

# CITY COUNCIL STAFF REPORT

**Subject:** Sewer Expansion Project Amendments  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** February 20, 2024

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## **Background**

The sewer expansion project is moving forward, and we expect construction on project 1 to begin within a few weeks. The design of the other phases of the project, including the two lift stations, is nearly complete and it is estimated that the design work will be nearly \$400K under budget leaving a significant amount of money that can be put towards other portions of the project.

## **Analysis**

Staff is proposing that the additional funds be used to cover the costs of construction management services. We are required to have oversight of the construction and will need to use our consultants to accomplish that work. We would propose that the contract with Bowen Collins and Associates (BCA) be amended to include construction management services. We will use the remaining \$400K in the design budget to pay for the services, but there will be additional costs that will come from the construction budget. The total estimated cost for construction management for all projects that are planned to be bid out is \$1.7MM, of which \$400K will come from the first grant (design) and \$1.3MM will come from the second grant (construction).

In order to move forward with the construction management, we will need to amend the current contract with BCA and amend the subrecipient agreement with Davis County. We have discussed this with Davis County and they are very willing to amend the agreement.

In addition to amending the contract for the construction management services, there are few other small items that need to be amended. First, the insurance limits for subconsultants needs to be amended to reduce the required limits for small contracts. We have two subconsultants whose total cost is under \$50,000 and cannot meet the insurance limits.

Second, we need to amend the contract to include an additional subconsultant that did a wetland study for the two lift station sites and some of the pipelines. We were required to do the study, but it was not part of the original contract. The cost of the study was approximately \$10,000.

## **Recommendation**

Staff recommends approval of the amendments by resolution.

## **Significant Impacts**

An additional \$400K will be spent on construction management, but this is offset by a decrease in the design budget. There is also an additional \$10,000 spent on a wetland study, but this fit within the design budget.

**Attachments**

Resolution No. 02-20-2024A

Amendment No. 1 to the BCA Contract

Resolution No. 02-20-2024B

Amendment No. 1 to the Davis County Agreement

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

**A RESOLUTION APPROVING AN  
AMENDMENT TO THE AGREEMENT  
BETWEEN WEST POINT CITY AND  
BOWEN COLLINS AND ASSOCIATES**

**WHEREAS**, West Point City, on November 16, 2022, executed an agreement with Bowen Collins and Associates for the design of the sewer expansion project; and

**WHEREAS**, It has become necessary to amend said agreement to include additional tasks that were not approved in the original agreement; and

**WHEREAS**, other items such as insurance limits for small contracts and an adjustment to the approved budget need to be amended to include the additional tasks.; and

**WHEREAS**, other minor text changes are needed in the agreement to adequately reflect the additional task; and

**WHEREAS**, the City Council has reviewed said agreement and finds it acceptable and in good order.

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED**, by the City Council of West Point City as follows:

1. The City Council hereby accepts the Agreement, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said easement.

**PASSED AND ADOPTED** this 20<sup>th</sup> Day of February, 2024.

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

**AMENDMENT NO. 1 TO AMERICAN RESCUE PLAN ACT OF 2021 CORONAVIRUS  
STATE AND LOCAL FISCAL RECOVERY FUNDS SUBAWARD AGREEMENT  
BETWEEN  
WEST POINT, UTAH  
AND  
BOWEN COLLINS & ASSOCIATES, INC**

THIS AMENDMENT NO. 1 TO AMERICAN RESCUE PLAN ACT OF 2021 CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS SUBAWARD AGREEMENT (“**Amendment No. 1**”) is between the City of West Point, Utah, a body politic and political subdivision of the State of Utah (“**West Point**”), and Bowen Collins & Associates, Inc, a corporation organized in the State of Utah (“**Bowen Collins**”, “**Contractor**”).

**RECITALS:**

A. The parties previously entered into an *American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds Subaward Agreement Between West Point, Utah* and Bowen Collins & Associates (“**Original Agreement**”) for the purpose of providing engineering design services for sewer pipelines and sewer lift stations for the West Point Sewer Expansion project. This project covers areas of West Point City and unincorporated areas of Davis County.

B. The Original Agreement included an Approved Activities and Detailed Task Budget, also known as the Scope of Services. The Scope of Services listed several projects to be designed by the Contractor and were designated as approved work activities. Due to adjustments made by West Point not all the projects will be designed, namely projects 3, 6, and 7. The scope of services also included engineering services during construction, which is also known as Construction Management Services, but was not designated as an approved activity in the Original Agreement due to budget constraints. It is the parties intention to now designate Construction Management Services as an approved activity.

C. The Exhibit C of Original Agreement included an approved budget for the design of the various projects. There have been some scope modifications, additional tasks added and some tasks eliminated from the scope of services resulting in an overall net savings in the design budget.

D. After the Original Agreement was executed, it became necessary to add additional tasks to complete a wetland study, permitting, and a cultural survey.

E. The required insurance limits listed in the Original Agreement were determined to be too high and cumbersome for some of the sub-consultants and prevented some portions of the design work from being completed.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, stipulations and agreement herein contained in this Amendment No. 1, the parties hereby agree as follows:

1. Recitals; Defined Terms. The above recitals are incorporated herein and made a part of this Amendment No. 1. All terms used herein with initial capital letters which are not otherwise defined herein shall have the meanings ascribed to them in the Original Agreement.

2. Exhibit B; Approved Activities and Detailed Task Budget. Notwithstanding anything to the contrary contained in the Original Agreement, from and after the effective date of Amendment No. 1, Exhibit B, attached hereto and incorporated herein by this reference, shall replace Exhibit B of the Original Agreement.

3. Exhibit C: Approved Budget. Notwithstanding anything to the contrary contained in the Original Agreement, from and after the effective date of Amendment No. 1, Exhibit C, attached hereto and incorporated herein by this reference, shall replace Exhibit C of the Original Agreement.

4. Sub-Section VIII(A) Insurance. Contractor shall require all sub-contractors to maintain insurance limits as listed in Section VIII(A) of the Original Agreement. An exception shall be granted to small sub-contracts under \$50,000. For said small sub-contracts the following minimum insurance limits shall apply:

1)	Workers Compensation State Employer's Liability	Statutory \$100,000
2)	Comprehensive General Liability Bodily Injury and Property Damage Combined Single Limit	\$1,000,000 \$1,000,000
3)	Automobile Liability Combined Single Limit	\$1,000,000
4)	Professional Liability	\$1,000,000

5. Sub-Section I(C) Source of Funding: This subsection of the Original Agreement shall be changed to read as follows: C. Source of Funding. This agreement is funded by a portion of the \$24,000,000.00 allocated to West Point by Davis County from their Coronavirus State and Local Fiscal Recovery Fund awards created under section 603 of the American Rescue Plan Act of 2021 (“ARPA/CSLFRF”).

6. Effective Date. The effective date of this Amendment No. 1 is the date that this Amendment No. 1 is signed by both parties.

7. Continuing Effect. Except as specifically modified by this Amendment No. 1, the Original Agreement is in full force and effect and is ratified as amended hereby.

8. Counterparts; digital Signatures; Electronically Transmitted Signatures. This Amendment No. 1 may be executed in counterparts, each of which will be deemed an original but all counterparts together will constitute one agreement. If the parties sign this Amendment No. 1 or electronically transmit signatures by email, such signatures will have the same force and effect as original signatures.

[Signature page follows.]



IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Subaward Agreement as of the date first set forth above.

**WEST POINT CITY:**

**BOWEN COLLINS & ASSOCIATES:**

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

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

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

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

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

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

**Dated:** \_\_\_\_\_

**Dated:** \_\_\_\_\_

**Attest**

**Attest and Countersign**

\_\_\_\_\_

\_\_\_\_\_

**Dated:** \_\_\_\_\_

**Dated:** \_\_\_\_\_

# EXHIBIT B

## AMENDMENT 1 SEWER EXPANSION PROJECT SCOPE OF SERVICES WEST POINT CITY

### WORK PLAN JANUARY 26, 2024

#### PROJECT UNDERSTANDING

West Point City has retained engineering services to design sewer improvements for a large area of land within and adjacent to the City's boundaries. Originally, this included up to 4 lift stations, approximately 21,000 LF of gravity sewer pipeline, and approximately 17,000 LF of sewer force mains. Through the design process, the scope has changed to only include the full design of 2 lift stations, their associated forcemains, and the entirety of the originally proposed gravity design. This amendment is intended to modify the scope to incorporate these design requirement changes. In addition, the overall project is now proceeding to the construction phase and this amendment provides for tasks to complete engineering services during construction including site observation and Public involvement during construction. The following work plan below details these proposed amended tasks.

#### WORK PLAN

The scope changes included in this amendment are summarized in the tasks of the work plan below. These tasks correlate to the original scope tasks.

#### WORK PLAN TASKS

Task	Description	Primary Components
Task 1	Additional Project Management and Coordination	<ul style="list-style-type: none"><li>• <b>Credit</b> – Unused BCA original project management and meeting fee</li><li>• Additional client bi-weekly meetings throughout 2024</li><li>• Ongoing project management coordination through construction phases</li></ul>
Task 2	Pipeline Design	<ul style="list-style-type: none"><li>• <b>Credit</b> – Area 7&amp;8 pipeline design not required (Project 3)</li><li>• Project 1 additional agency coordination</li></ul>
Task 3	Sewer Lift Station Design	<ul style="list-style-type: none"><li>• <b>Credit</b> – Lift Station 3 and forcemain design not required (Projects 7)</li><li>• <b>Credit</b> – Lift Station 4 design not required (Project 6)</li><li>• Lift Station 1&amp;2 (Projects 5&amp;8) design adjustment</li><li>• Environmental services (wetland, biological, and cultural)</li></ul>
Task 4	Bidding Services	<ul style="list-style-type: none"><li>• No changes</li></ul>
Task 5	Construction Period Services	<ul style="list-style-type: none"><li>• Project 1 Engineering Services During Construction (ESDC)</li><li>• Lift Station 1 (Project 8) ESDC</li><li>• Lift Station 2 (Project 5) (ESDC)</li><li>• Public Involvement During Construction</li></ul>

The following sections detail the work plan for each of these tasks.

**ORIGINAL PROJECT SCOPE CREDITS**

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**Task 1 Project Management, Contract Administration and Coordination:** A portion of the overall project management budgeted fee that was unused during the 2023 design window will be credited back. The credited amount is **\$10,000**.

**Task 2 Pipeline Design:** Due to limited available construction funding and the ongoing annexation uncertainty related to Areas 7&8, the City and County decided to not proceed with the design of Project 3. This includes the gravity and forcemain design within Areas 7&8. A full design credit of **\$108,880** is applied.

**Task 3 Sewer Lift Station Design:** Due to limited available construction funding Lift Station 3&4 (Projects 7&6 respectively) were not selected as projects to proceed through final design. A partial credit is applied for Lift Station 3, as 30% lift station design was developed prior to the decision to not proceed with final design. A partial credit amount of **\$145,346** of the original \$156,993 is applied from the Lift Station 3 design. A full design credit of **\$141,328** is applied from the Lift Station 4 design. A total credit of **\$286,674** is applied from the original Task 3.

A summary of the total design credits as part of Amendment 1 are shown below in Table 1.

**Table 1  
Amendment 1 Credit Summary**

Task Description	Credits
<b>Task 1 – Project Management Credit</b>	\$10,000
<b>Task 2 – Pipeline Design</b> Project 3 – Area 7&8 Gravity and Forcemain	\$108,880
<b>Task 3 – Lift Station Design</b>	
Lift Station 3 (Project 7 – Area 3)	\$145,346
Lift Station 4 (Project 6 – Area 7&8)	\$141,328
<b>Credit Subtotal</b>	<b>\$405,554</b>

**TASK 1 – ADDITIONAL PROJECT MANAGEMENT AND COORDINATION**

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**Objective:** Continue bi-weekly project management meetings with the City to the end of 2024. Provide ongoing contract administration and coordination to ensure the project is well coordinated through the remaining design and construction period of the project.

**Deliverables:** Bi-weekly minutes.

**Tasks:**

**1-1 Project Management, Contract Administration and Coordination:** Provide overall project management and contract administration services. This will include regular internal coordination and progress meetings with team members and subconsultants to ensure project deliverables are on schedule and complete.

**1-2 Bi-Weekly Client Coordination Meetings:** To include coordination meetings every two-weeks throughout the one-year design and construction period ending December 2024. Meetings to include the City and members of the design Team as required (28 total coordination meetings). It is assumed 50% of the meetings will be virtual, with in-person meetings held periodically as required.

## **TASK 2 – PIPELINE DESIGN (ADDITIONAL AGENCY COORDINATION)**

During the design phase of Project 1, there was extensive agency coordination that was required that was not included in the original scope. This additional effort is summarized below:

**2-1 Additional Design Coordination with UDOT:** UDOT required extensive coordination, meetings, design revisions, and traffic control coordination for approval of the new sewer line in the UDOT roadway in 5000 West. This covers the time required to obtain the UDOT approval for the project.

**2-2 – Additional Design Coordination with NDSD:** The project has required extensive coordination with NDSD for the potential of NDSD taking ownership of the sewer line, design of the Hobas pipe, prequalification of contractors, NDSD construction specifications. This covers the additional time required to coordinate with NDSD.

## **TASK 3A – SEWER LIFT STATION DESIGN ADJUSTMENTS**

Design scope adjustments within Task 3 (e.g. elimination of Lift Stations 3 and 4 design, addition of offsite utility design and additional analysis and optimization) have resulted in additional design effort and reduced economy of scale in the design. The additional effort required to accommodate these design adjustments is summarized below.

The following explains the reason for the additional design cost for Lift Stations 1 and 2:

1. Economy of Scale: The original scope included designing 4 lift stations of nearly the same type, layout, and configuration. The original estimated hours were distributed over 4 lift stations providing an economy of scale. Reducing the number of lift stations from 4 to 2, increased the time spent per lift station. For example, the majority of the design time of the project was developing the “prototype” of the station designing the configuration of the grinder vault, wet well, pump room, and electrical room. The time spent on the “prototype” is now spread over fewer lift stations than originally planned, increasing the design time per station.
2. Offsite Street and Utility Design: Both Lift Stations 1 and 2 include more offsite street and utility design than originally anticipated.

Lift Station 1 included gravity sewer, forcemain, and street design for the Howard Slough Bird Refuge Road, which was not included in the original scope.

Lift Station 2 included waterline, gravity sewer, forcemain, and street design for the 1925 North street extension to the lift station site. Additional design was needed for designing driveway improvements for the Johnston property, corral improvements for the Fowers property, and fencing leading up to the lift station within the Fowers property outside of the lift station site.

3. Additional Analysis: During the course of the design, additional time was spent reevaluating the number of forcemains (single versus double) to minimize the potential impact to the septicity issues of the sewer lines and lift stations. This included calculations, documenting calculations, conducting a meeting with city staff, etc.
4. Optimizing the Lift Station: There was some rework of the Revit model of the sewer lift station when the decision was made to reduce 4 pumps to 3 pumps for Lift Stations 1 and 2. This is a benefit to the city because it reduces the construction cost of the lift stations.
5. Surge Analysis: A surge analysis was not scoped in the original design, but now after design has better defined the pumped systems a transient analysis is now being recommended. The analysis will be completed for a power failure event for Lift stations 1 and 2 and their respective forcemains. A surge model will be built for each list station and forcemain system to determine the impact of transients on the pipeline

and lift station. If damaging levels of transients are found in the modeling process, surge mitigating options will be modeled to determine what improvements are to be added into the final design of either the forcemain or lift station projects.

### ***TASK 3B – ENVIRONMENTAL SERVICES***

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**Objective:** Bowen Collins & Associates (BC&A) is providing engineering services for West Point City's sewer improvements including 3-4 lift stations. The proposed lift station sites and associated pipelines are in an area known for wetlands and waterways (natural and manmade) connected to the Great Salt Lake. As such, an aquatic resource delineation is necessary to determine the presence and extents of wetlands so that potential impacts may be avoided during the planning and design phase or permitted appropriately if needed. The proposed tasks are divided into two phases, one for the delineation and one for the permitting as described below.

**Deliverables:** Various environmental technical memorandums documenting findings (biological, wetland and cultural)

#### **Tasks:**

**3B-1. Site Visit & Data Collection:** BC&A environmental staff will conduct a site visit to collect data and identify current wetlands and/or waterway boundaries. Boundaries will be identified using a sub-meter accuracy GPS and data collection will include soil samples, vegetative species, and hydrological features as needed to identify wetlands per the U.S. Army Corps of Engineers (USACE) standards for aquatic resource delineations. BC&A will also investigate the source of hydrology on the property, the flow path off the property, and possible connections to jurisdictional waters downstream.

**3B-2. Delineation Report:** BC&A will prepare a delineation report per the USACE standards to include a report of fieldwork and recommendations for potential jurisdiction or non-jurisdiction. A Request for Jurisdictional Determination application may be submitted to the USACE with the delineation report for concurrence if needed. There are no fees required by the USACE for this review.

**3B-3. USACE Nationwide Permit (NWP).** BC&A will prepare a 404 Nationwide Permit 58 for the U.S. Army Corps of Engineers (USACE). It is assumed that the project will not impact over ½-acre of wetlands to qualify for a nationwide permit, nor will it impact over 1/10th-acre of wetlands to avoid mitigation. This task includes coordination with the assigned USACE project manager. There are no permitting fees required by the USACE for this application.

**3B-4. Biological Assessment.** As part of the anticipated permitting with USACE, a biological assessment is required to review any potential threatened or endangered species or habitat effects. The USACE submits this report to the U.S. Fish & Wildlife Service (USFWS) for consultation and concurrence of any identified effects. USFWS has provided two potential TES for your project area including the candidate insect monarch butterfly and the threatened plant Ute ladies'-tresses (ULT) with habitat potential at the project site as follows:

- Monarch butterflies are dependent on milkweed plants, the presence of which will be determined during the site visit and plant data from the wetland delineation.
- ULT are found in wetland meadows and along slow flowing water, both of which are present in or near the project area. They do not do well in shaded areas or compete with other dense or tall vegetation. If suitable ULT habitat is found, BC&A recommends conducting surveys immediately during the 2023 blooming season (typically late July – August) as explained in the optional Task 3-1 below.

**3B-5. Cultural Resource Report – Class III Pedestrian Survey.** As part of the NWP for the USACE, a cultural resource report is required for the project to assess potential historical or cultural resource impacts. This includes a site visit of the project area by an archaeologist to identify any potential cultural or historic sites. The USACE submits the cultural report to the State of Utah Historical Preservation Office for concurrence of any identified cultural resources and potential impacts.

**3B-6. State Stream Alteration Permit.** If any impacts are expected to the unnamed channel near Lift Station 1, a Utah State Stream Alteration permit will be required. The permitting application fee of \$500 for government entities

is included as part of this task.

**3B-7. Site Visit & Data Collection:** BC&A will conduct an additional wetland survey to include additional areas related to Project 1's environmental impact. These findings will be compiled with the area previously surveyed as Task 3B-1.

**3B-8. Delineation Report:** BC&A will update the previously prepared report completed as Task 3B-2 to include the additional impacts associated with Project 1. ***TASK 5 – CONSTRUCTION SERVICES (CURRENTLY ONLY SCOPED FOR PROJECTS 1, 5 AND 8)***

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**Objective:** Assist the City with the construction process, including construction management services as detailed by project assumptions, assistance through any changes to the contract requirements, and record drawing documentation.

**Deliverables:** Record drawings, construction contract documents, and other documentation related to changes during construction.

**5-1 Pre-Construction Meeting:** Engineer will schedule, prepare an agenda for, attend, and document a pre-construction meeting with the successful contractor.

**5-2 Services during construction (submittals, payments, claims, and CO):** We will provide engineering services during construction of the project. Services will include shop drawing, submittal and schedule reviews, response to RFIs, evaluation of field changes and change orders, and review of contractor pay requests. We will provide a cloud-based construction management software (VPO) for administration of the construction contract to allow efficient coordination between the City, design team, and contractor.

**5-3 Project Observation and Special Inspections:**

We will provide a construction manager for each the projects. The onsite representative(s) will observe construction activities, will coordinate with the City and will coordinate field issues. Our CM will conduct regular construction progress and meetings. Specific tasks include:

- Provide field observations during construction to assist in assessing compliance with the contract documents.
- Review and prepare monthly pay requests to assess accuracy. Make recommendations to the Project Manager for action on the pay requests.
- Meet with the Contractor to complete a final review and walk-through of the project
- Prepare final punch lists for the Contractor with items that must be completed, repaired, replaced, or modified prior to formal project completion.
- Prepare monthly progress reports including summary of work performed, photographs and history of progress payments.
- Meet regularly with contractor, City, Design team and others as necessary to coordinate construction
- Complete Rebar and Concrete special inspection for Project 8&5, (lift station 1&2).

**Assumptions:**

- **Project 1** – Full time project observation (40 hours per week) is assumed for a project duration of 20 weeks. Meet every week with the Contractor to coordinate work efforts for the week, and identify monitoring and testing needs on the project.
- **Project 5** - ½ time project observation (20 hours per week) is assumed for a project duration of 72 weeks. Meet every two weeks with the Contractor to coordinate work efforts for the week and identify monitoring and testing needs on the project.
- **Project 8** - ½ time project observation (20 hours per week) is assumed for a project duration of 72 weeks. Meet every two weeks with the Contractor to coordinate work efforts for the week and identify monitoring and testing needs on the project.

- On-site observation by TEAM's Construction Manager has been included in the budget for the project durations assumed. Based upon our previous experience with projects of similar size and scope, part time observation is often sufficient, but it is highly variable depending upon the skill, experience, responsiveness and effectiveness of the contractor and ultimately upon overall construction duration of the project. The Team will work with the City to adjust our level of effort for this task as needed to reflect the changing needs of each construction project.
- Special inspections are assumed to be limited to rebar and concrete.

**5-4 Construction Staking:** Construction staking for the projects will be done by our licensed surveyors. The construction staking done in the following manner.

1. Construction staking notification seven (7) days in advance.
2. Gravity Sewer Lines: One offset stake for each manhole and one stake 100' out of manhole. Manholes and 100' alignment stake will only be staked one time.
3. Force Mains: one offset stake to center line with flow line grade every 500'. Force main to be staked one time.
4. Lift Stations: Staking of offsets to corners of building. Lift station to be staked twice.

**5-5 Public Involvement – Construction Phase.** TLG will keep the public informed during the construction process. Public messages and flyers will be delivered to residents and potential business owners that may be impacted throughout the construction phase of the project. These public involvement services during construction will include services for the following projects: Project 1, Project 5, and Project 8.

1. Oversee and Manage Public Involvement and Stakeholder Outreach:
  - Regularly meet with the city and project team throughout all project phases
  - Focus on continuous engagement with stakeholders throughout the construction of pipelines and lift stations.
2. Communication with the Public:
  - Set up and manage a 24/7 phone hotline and dedicated email for stakeholder and public inquiries, issues and questions.
  - Develop, update, and maintain a dedicated project webpage, linked to the city website, providing essential project information.
3. Stakeholder Engagement and Management:
  - Continue collaboration with stakeholders involved in Right of Way (ROW) acquisition and those impacted by the project.
  - Identify key stakeholders and the broader public.
  - Create and maintain a stakeholder database for tracking and documenting engagement efforts.
4. Information Dissemination:
  - Develop and distribute a general mailer to identified impacted stakeholders, including:
    - Project overview.
    - Detailed map of the project area.
    - City's objectives for the project.
    - Overall project schedule.
    - Contact information of TLG representatives.
  - Prepare and deliver more targeted mailers and/or door hangers for specific project areas or impacted zones.
5. Facilitate Direct Stakeholder Engagement:
  - Coordinate and conduct face-to-face meetings with impacted and/or interested stakeholders.
  - Meet with property owners to discuss concerns and provide resolutions.
  - Engage with stakeholders to gather information vital for the design team, such as easements, connections, and coordination of ingress and egress.
  - Determine the number of meetings based on the number of properties and the extent of negotiations required.

**5-6 Project Documentation:** We will produce final record drawings for the project. Redlines from the contractor, the City, as well as our on-site representatives redlines will be incorporated in the final record drawings. Record drawings

will be delivered in PDF format.

**5-7 SCADA Integration Programming:** This task includes coordination efforts only for BC&A to coordinate with SKM for the SCADA integration of Projects 5&8 (lift station 1&2). SKM is the City’s preferred SCADA integrator and will be contracted directly by the contractor under the construction contracts to perform the actual programming work.

A summary of the additional scope items is shown below in table 2.

**Table 2  
Amendment 1 Additional Scope Items**

Description	Cost
<b>Task 1 – Additional Project Management Services</b>	\$137,406
<b>Task 2 – Pipeline Design</b>	
Project 1 – Addition Agency Coordination	\$26,061
<b>Task 3 – Lift Station Design</b>	
Lift Station Design Adjustments	\$137,539
Environmental Services	\$26,219
<b>Task 5 – Construction Services</b>	
Project 1 ESDC	\$334,436
Project 5 ESDC	\$459,541
Project 8 ESDC	\$459,541
Public Involvement During Construction	\$198,671
<b>Credit Subtotal</b>	<b>\$1,779,415</b>

**EXCLUSIONS**

The following items are not currently included in our work plan. If these additional services are later desired by the City, BC&A/JUB has the staff and qualified subconsultants to complete these additional tasks.

1. **Equipment or Material Pre-Purchase Documents:** This scope of services assumes that adequate schedule will be available for design and construction of the project without the need to accelerate material or equipment delivery by pre-purchase. Development of pre-purchase documents can be added to the project at a later time if determined to be necessary.
2. **Traffic Control Plans.** Our typical approach to design is to delegate the preparation of all traffic control plans to the contractor. This is because the plans are highly dependent on the means and methods of construction which are under the direction of the contractor. It has been assumed contractors will complete their own traffic control plans.
3. **Prequalification of contractors.** Contractor qualification requirements will be included with the bid packages. If separate contractor pre-qualification packages are found to be needed, they may be added to the project.
4. **Materials Testing Services.** Materials testing services and compaction testing services are assumed to be paid for by the contractor, by the City, or be added to the consultant contract as needed during the construction phases of the work.



Total contract amendment credits and additions are summarized in Table 3. Amendment 1 additional scope items minus the available credit from the original contract equates to **\$1,354,452**. Refer to Attachment A for a detailed cost breakdown for each of the additional scope items.

**Table 3  
Amendment 1 Summary**

Description	Cost
<b>Design Credits</b>	<b>(\$405,554)</b>
<b>Amendment 1 Additional Scope Items</b>	<b>\$1,779,415</b>
<b>Amendment 1 Grand Total</b>	<b>\$1,373,861</b>
<b>Original Contract Amount</b>	<b>\$1,998,007</b>
<b>Amended Contract Grand Total</b>	<b>\$3,371,868</b>

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task 1 - Additional PM Services**

Revised 1/29/2024

	Bowen Collins and Associates					J-U-B Engineers					SUBTOTAL	SUBTOTAL	SUBTOTAL	TOTAL
	ENGINEERS AND TECHNICIANS					ENGINEERS AND TECHNICIANS								
LABOR	Eng VII	Eng V	Eng VII	Eng IX	Eng X	Row Specialist	PI Specialist	Pipeline Eng.	Pipeline Lead	Pro. Manager	HOURS	COST	EXPENSES	COST
Hourly Rate	\$192.00	\$170.00	\$192.00	\$218.00	\$229.00	\$150.00	\$225.00	\$176.00	\$176.00	\$240.00				
<b>Preliminary Design</b>														
<b>Task 1 - Additional Project Management Services (2024)</b>	<b>10</b>	<b>112</b>	<b>106</b>	<b>95</b>	<b>35</b>	<b>28</b>	<b>66</b>	<b>52</b>	<b>52</b>	<b>106</b>	<b>662</b>	<b>\$132,831</b>	<b>\$4,575</b>	<b>\$137,406</b>
1-1 Project Management, Contract Administration and Coordination		28	50	25	10		10	10	10	50	193	\$39,870		
1-2 Bi-Weekly Client Coordination Meetings	10	84	56	70	25	28	56	42	42	56	469	\$92,961		
<b>Subtotals</b>	<b>10</b>	<b>112</b>	<b>106</b>	<b>95</b>	<b>35</b>	<b>28</b>	<b>66</b>	<b>52</b>	<b>52</b>	<b>106</b>	<b>662</b>	<b>\$132,831</b>	<b>\$4,575</b>	<b>\$137,406</b>
<b>Expenses include:</b>											<b>TOTAL LABOR COST</b>		\$132,831	
Mileage reimbursement at \$0.625/mile											<b>EXPENSES</b>		\$4,575	
5% Markup on JUB Teaming subconsultant services											<b>TOTAL COST</b>		<b>\$137,406</b>	
Billing rates updated annually														

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task3B-Environmental**

Revised 1/29/2024

**Lift Stations Wetlands & Permitting**

**West Point City  
Environmental Services**

LAST UPDATED: 6/9/23



							Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
Labor Category	Accounting	Tech Writer	Sr. Biologist	Enviro. LA	Engineer IV					
Staff	Skousen	Hilbert	Davis	Glabau	Seamons					
Labor Rate	\$105	\$106	\$145	\$120	\$153					
<b>Task No. 3B</b>	<b>Task Description</b>									
	<b>Wetland Delineation</b>									
3B-1	Site Visit and Data Collection	0.5		12	14	0.5	27	\$3,549	\$338	\$ 3,887
3B-1a	Wetland Figures	0.5		3	8	0.5	12	\$1,524	\$0	\$ 1,524
3B-2	Delineation Report	0.5	1	8	10	0.5	20	\$2,595	\$0	\$ 2,595
	<b>Delineation Sub-Total</b>	<b>1.5</b>	<b>1</b>	<b>23</b>	<b>32</b>	<b>1.5</b>	<b>59</b>	<b>\$7,668</b>	<b>\$338</b>	<b>\$ 8,006</b>
	<b>Wetland Permitting</b>									
3B-3	USACE Nationwide Permit			15	15		30	\$3,975	\$0	\$ 3,975
3B-4	Biological Assessment			15	10		25	\$3,375	\$0	\$ 3,375
3B-5	Cultural Resource Clearance			5			5	\$725	\$2,838	\$ 3,563
3B-6	Stream Alteration Permit*			6	10		16	\$2,070	\$500	\$ 2,570
	<b>Permitting Sub-Total</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>35</b>	<b>0</b>	<b>76</b>	<b>\$10,145</b>	<b>\$3,338</b>	<b>\$ 13,483</b>
	<b>Additional Wetland Delineation for Sewer Line</b>									
3B-7	Site Visit and Data Collection	0.5		6	8	0.5		\$1,959	\$338	\$ 2,297
3B-7a	Wetland Figures	0.5		2	4	0.5		\$899	\$0	\$ 899
3B-8	Delineation Report	0.5	1	4	6	0.5		\$1,535	\$0	\$ 1,535
	<b>Delineation Sub-Total</b>	<b>1.5</b>	<b>1</b>	<b>12</b>	<b>18</b>	<b>1.5</b>	<b>34</b>	<b>\$4,393</b>	<b>\$338</b>	<b>\$ 4,731</b>
	<b>Total Hours</b>	<b>3</b>	<b>2</b>	<b>76</b>	<b>85</b>	<b>3</b>	<b>169</b>			
	<b>Total Cost</b>							<b>\$ 22,206</b>	<b>\$ 4,013</b>	<b>\$ 26,219</b>

**Expenses include:**

Mileage reimbursement at \$0.625/mile

10% Markup on other project related expenses

Billing rate reflects 2023 annual rate

<b>TOTAL LABOR COST</b>	<b>\$ 22,206</b>
<b>EXPENSES</b>	<b>\$ 4,013</b>
<b>TOTAL COST</b>	<b>\$ 26,219</b>

\* A Stream Alteration Permit will be required by the State on the unnamed channel near Lift Station 1 if they intend to pipe any of the channel or if permanent impacts are within 30 feet of the channel

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task 2&5 - P1 (Add Design & CM)**

Revised 1/29/2024

J-U-B Engineers													
ENGINEERS AND TECHNICIANS													
	Admin Assist.	Project Finance Adm	Constr. Observ.	Constr. Grp. Lead	Survey Tech	Survey Lead	Project Engineer.	Project Manage		SUBTOTAL	SUBTOTAL	SUBTOTAL	TOTAL
LABOR	L. Affleck		J. Morgan	A. Hess	M. Gillins	D. Strong	A. Nielson	B. Wilcox	HOURS	COST	EXPENSES	COST	
Hourly Rate	\$59.00	\$117.00	\$165.00	\$209.00	\$162.00	\$220.00	\$176.00	\$240.00					
<b>Project 1 - Gravity Sewer for Areas 4, 5 and 6 Construction Services</b>													
<b>Task 2 - Additional Design Services</b>													
	0	0	0	20	0	10	40	40	118	\$24,820	\$1,241	\$26,061	
2-1 Additional Design Coordination with UDOT				20		5	20	20	69	\$14,500			
2-2 Additional Design Coordination with NDSD						5	20	20	49	\$10,320			
<b>Subtotals</b>	0	0	0	20	0	10	40	40	118	\$24,820	\$1,241	\$26,061	
<b>Task 5 - Construction Services</b>													
	10	10	1200	190	130	50	120	94	1804	\$315,210	\$19,226	\$334,436	
5-1 Pre-Construction Meeting / Activities			8	8			20	20	56	\$11,312			
5-2 Construction Engineering Management (Submittals, Payments, Claims, and CO)			40	82			40	40	202	\$40,378			
5-3 Project Observation and Field Inspections (5 Months Full Time )			1080	30			20	10	1140	\$190,390			
5-4 Construction Staking / Survey Verification					130	50	20	4	204	\$36,540			
5-5 Project Administration / Documentation	10	10	72	70			20	20	202	\$36,590			
<b>Subtotals</b>	10	10	1200	190	130	50	120	94	1804	\$315,210	\$19,226	\$334,436	
Expenses include:													
Mileage reimbursement at \$0.625/mile													
10% Markup on Outside Services													
5% Markup on JUB Teaming subconsultant services													
Billing rates updated annually													
										<b>TOTAL LABOR COST</b>		\$340,030	
										<b>EXPENSES</b>		\$20,467	
										<b>TOTAL COST</b>		<b>\$360,497</b>	

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task 5 - Project 5 CM**

Revised 2/2/2024

Bowen Collins and Associates																
ENGINEERS AND TECHNICIANS																
LABOR	Tech VI	Const Mngr	Eng III	Eng VI	Struct II	Struct VI	Elec II	Elec VI	Eng IV	Eng VI	Eng IX	Eng X	SUBTOTAL	SUBTOTAL	SUBTOTAL	TOTAL
	T. Anderson	C. Woodward	W. Andersen	S. Meyer	S. Pugh	P. Baxter	J. Lake	S. Cavanaugh	T. Seamons	C. Nelson	B. Packer	K. Larson	HOURS	COST	EXPENSES	COST
Hourly Rate	\$152.00	\$159.00	\$152.00	\$192.00	\$156.00	\$187.00	\$156.00	\$200.00	\$170.00	\$192.00	\$218.00	\$229.00				
<b>Project 5 - Lift Station 2 Construction Services</b>																
<b>Task 5 - Construction Services</b>	<b>40</b>	<b>1560</b>	<b>34</b>	<b>288</b>	<b>40</b>	<b>30</b>	<b>60</b>	<b>40</b>	<b>5</b>	<b>24</b>	<b>183</b>	<b>13</b>	<b>2317</b>	<b>\$392,123</b>	<b>\$46,832</b>	<b>\$438,955</b>
5-1 Pre-Construction Meeting and Progress Meetings (37)				148						12	75	8	243	\$48,902	\$0	\$48,902
5-2 Services During Construction (50 Submittals, Payments, Claims, and CO)			30	100	40	10	50	20	5	12	20	5	292	\$52,329	\$14,000	\$66,329
5-3 Project Observation and Special Inspections (1/2 time for 18 months)		1560				20		20			60		1660	\$268,860	\$26,532	\$295,392
5-4 Construction Staking			4								8		12	\$2,352	\$6,300	\$8,652
5-6 Project Documentation	40			40							10		90	\$15,940	\$0	\$15,940
5-7 SCADA Integration Programming							10				10		20	\$3,740	\$0	\$3,740
<b>Subtotals</b>	<b>40</b>	<b>1560</b>	<b>34</b>	<b>288</b>	<b>40</b>	<b>30</b>	<b>60</b>	<b>40</b>	<b>5</b>	<b>24</b>	<b>183</b>	<b>13</b>	<b>2317</b>	<b>\$392,123</b>	<b>\$46,832</b>	<b>\$438,955</b>

<u>Expenses include:</u> Mileage reimbursement at \$0.625/mile 10% Markup on Outside Services 5% Markup on JUB Teaming subconsultant services	<u>Assumptions include:</u> Billing rates updated annually. Assumed 5% annual rate increase. Assumed 25% hours billed in 2024, 50% hours billed in 2025 and 25% hours billed in 2026
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<b>TOTAL LABOR COST</b>	<b>\$392,123</b>
<b>BC&amp;A 2025-2026 Labor Rate Adjustment</b>	<b>\$20,586</b>
<b>EXPENSES</b>	<b>\$46,832</b>
<b>TOTAL COST</b>	<b>\$459,541</b>

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task 5 - Project 8 CM**

Revised 2/2/2024

Bowen Collins and Associates																
ENGINEERS AND TECHNICIANS																
LABOR	Tech VI	Const Mngr	Eng III	Eng VI	Struct II	Struct VI	Elec II	Elec VI	Eng IV	Eng VI	Eng IX	Eng X	SUBTOTAL	SUBTOTAL	SUBTOTAL	TOTAL
	T. Anderson	C. Woodward	W. Andersen	S. Meyer	S. Pugh	P. Baxter	J. Lake	S. Cavanaugh	T. Seamons	C. Nelson	B. Packer	K. Larson	HOURS	COST	EXPENSES	COST
Hourly Rate	\$152.00	\$159.00	\$152.00	\$192.00	\$156.00	\$187.00	\$156.00	\$200.00	\$170.00	\$192.00	\$218.00	\$229.00				
<b>Project 5 - Lift Station 2 Construction Services</b>																
<b>Task 5 - Construction Services</b>	<b>40</b>	<b>1560</b>	<b>34</b>	<b>288</b>	<b>40</b>	<b>30</b>	<b>60</b>	<b>40</b>	<b>5</b>	<b>24</b>	<b>183</b>	<b>13</b>	<b>2317</b>	<b>\$392,123</b>	<b>\$46,832</b>	<b>\$438,955</b>
5-1 Pre-Construction Meeting and Progress Meetings (37)				148						12	75	8	243	\$48,902	\$0	\$48,902
5-2 Services During Construction (50 Submittals, Payments, Claims, and CO)			30	100	40	10	50	20	5	12	20	5	292	\$52,329	\$14,000	\$66,329
5-3 Project Observation and Special Inspections (1/2 time for 18 months)		1560				20		20					1660	\$268,860	\$26,532	\$295,392
5-4 Construction Staking			4								8		12	\$2,352	\$6,300	\$8,652
5-6 Project Documentation	40			40							10		90	\$15,940	\$0	\$15,940
5-7 SCADA Integration Programming							10				10		20	\$3,740	\$0	\$3,740
<b>Subtotals</b>	<b>40</b>	<b>1560</b>	<b>34</b>	<b>288</b>	<b>40</b>	<b>30</b>	<b>60</b>	<b>40</b>	<b>5</b>	<b>24</b>	<b>183</b>	<b>13</b>	<b>2317</b>	<b>\$392,123</b>	<b>\$46,832</b>	<b>\$438,955</b>

<u>Expenses include:</u> Mileage reimbursement at \$0.625/mile 10% Markup on Outside Services 5% Markup on JUB Teaming subconsultant services	<u>Assumptions include:</u> Billing rates updated annually. Assumed 5% annual rate increase. Assumed 25% hours billed in 2024, 50% hours billed in 2025 and 25% hours billed in 2026
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<b>TOTAL LABOR COST</b>	<b>\$392,123</b>
<b>BC&amp;A 2025-2026 Labor Rate Adjustment</b>	<b>\$20,586</b>
<b>EXPENSES</b>	<b>\$46,832</b>
<b>TOTAL COST</b>	<b>\$459,541</b>

**West Point City  
Sewer System Expansion Project 2022  
Engineering Fee Estimate**

**Amendment 1  
Task 5 - Public Involvement**

Revised 1/29/2024

J-U-B Engineers														
ENGINEERS AND TECHNICIANS														
	Admin Assist.	PI Assistant	PI Practitioner	PI Specialist	Row Specialist	Project Engineer.	Project Engineer.	Project Manage	GIS Analyst		SUBTOTAL	SUBTOTAL	SUBTOTAL	TOTAL
LABOR	L. Affleck	J. Goff	P. Yocom	J. King	T. Cunningham	T. Stauffer	A. Nielson	B. Wilcox			HOURS	COST	EXPENSES	COST
Hourly Rate	\$59.00	\$140.00	\$162.00	\$225.00	\$149.00	\$176.00	\$176.00	\$240.00	\$0.00					
<b>Project 1 -Construction Services</b>														
<b>Task 5-5 - Construction Public Involment Services</b>	20	574	25	282	55	50	40	50	0		1096	\$185,075	\$13,596	\$198,671
1 Public Involvement Project Management		10		52		20	20	20			122	\$24,940		
2 Overall Project Coordination - Website, flyers, hotline		104	5	30	5						144	\$22,865		
3 Project 1 Public Involvement (20 Week Construction)	10	300	20	120	30	10	20	20			530	\$87,380		
4 Lift Station Public Involvement (84 Week Construction)	10	160		80	20	20		10			300	\$49,890		
											0	\$0		
											0	\$0		
<b>Subtotals</b>	20	574	25	282	55	50	40	50	0		1096	\$185,075	\$13,596	\$198,671

**Expenses include:**  
 Mileage reimbursement at \$0.625/mile  
 10% Markup on Outside Services  
 5% Markup on JUB Teaming subconsultant services  
 Billing rates updated annually

<b>TOTAL LABOR COST</b>	\$185,075
<b>EXPENSES</b>	\$13,596
<b>TOTAL COST</b>	<b>\$198,671</b>

**C: Approved Budget**

Consult West Point’s Allowable Costs and Cost Principles Policy and the ARPA/CSLFRF Final Rule for specific directives and limitations on cost items. Detailed Task Budget is available in Exhibit B.

<b>REVENUES</b>		<b>Total Revenue</b>
Bowen Collins & Associates, Inc. Coronavirus State and Local Fiscal Recovery Funds Awarded		\$ 3,371,868
<b><u>Budget Cost Categories</u></b>	<b>OMB Uniform Guidance Federal Awards Reference 2 C.F.R. Part 200</b>	<b>Total Expenditures</b>
1. Personnel (Salary and Wages)		\$
2. Fringe Benefits		\$
3. Travel		\$
4. Equipment		\$
5. Supplies		\$
6. Contractual Services and Subawards		\$ 11,592,453.00
7. Consultant (Professional Service)		\$
8. Construction Services		\$ 1,779,415.00
9. Occupancy (Rent and Utilities)		\$
10. Research and Development (R&D)		\$
11. Telecommunications		\$
12. Training and Education		\$
13. Direct Administrative Costs		\$
14. Miscellaneous Costs a. Advertising and public relations costs b. Materials and supplies costs, including costs of computing devices		\$
15. Add additional cost items as needed		
16. Total Direct Costs (add lines 1-15)		\$ 3,371,868.00
17. Total Indirect Costs		\$ 0
Rate %: Base*:		\$
18. Total Costs Federal Grant Funds (Lines 16 and 17) <b><u>MUST EQUAL REVENUE TOTALS ABOVE</u></b>		\$ 3,371,868.00

\* The Base is modified total direct costs (MTDC) of the subaward project. Pursuant to 2 C.F.R. § 200.1, MTDC means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first \$25,000 of each subaward (regardless of the period of performance of the subawards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each subaward in excess of \$25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.



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

**A RESOLUTION APPROVING AN  
AMENDMENT TO THE AGREEMENT  
BETWEEN DAVIS COUNTY AND  
WEST POINT CITY**

**WHEREAS**, West Point City, on October 4, 2022, executed a sub-recipient agreement with Davis County for the funding of the design work for the sewer expansion project; and

**WHEREAS**, It has become necessary to amend said agreement to include additional tasks that were not approved in the original agreement; and

**WHEREAS**, other items such as insurance limits for small contracts and an adjustment to the approved budget need to be amended to include the additional tasks.; and

**WHEREAS**, other minor text changes are needed in the agreement to adequately reflect the additional task; and

**WHEREAS**, the City Council has reviewed said agreement and finds it acceptable and in good order.

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED**, by the City Council of West Point City as follows:

1. The City Council hereby accepts the Agreement, which is attached hereto and incorporated by this reference.
2. The Mayor is hereby authorized to sign and execute said easement.

**PASSED AND ADOPTED** this 20<sup>th</sup> Day of February, 2024.

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

**AMENDMENT NO. 1 TO AMERICAN RESCUE PLAN ACT OF 2021 CORONAVIRUS  
STATE AND LOCAL FISCAL RECOVERY FUNDS SUBAWARD AGREEMENT**  
**BETWEEN**  
**DAVIS COUNTY, UTAH**  
**AND**  
**WEST POINT, UTAH**

THIS AMENDMENT NO. 1 TO AMERICAN RESCUE PLAN ACT OF 2021 CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS SUBAWARD AGREEMENT (“**Amendment No. 1**”) is between the City of West Point, Utah, a body politic and political subdivision of the State of Utah (“**West Point**”), and Davis County, Utah, a body politic and political subdivision of the State of Utah (“**Davis County**”).

**RECITALS:**

A. The parties previously entered into an *American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds Subaward Agreement Between Davis County, Utah and West Point, Utah* (“**Original Agreement**”) for the purpose of providing funding for engineering design services for sewer pipelines and sewer lift stations for the West Point Sewer Expansion project. This project covers areas of West Point City and unincorporated areas of Davis County.

B. The Original Agreement included an Approved Activities and Detailed Task Budget, also known as the Scope of Services. The Scope of Services listed several projects to be designed by the Contractor and were designated as approved work activities. Due to adjustments made by West Point and Davis County not all the projects will be designed, namely projects 3, 6, and 7. The scope of services also included engineering services during construction, which is also known as Construction Management Services, but was not designated as an approved activity in the Original Agreement due to budget constraints. It is the parties intention to now designate Construction Management Services as an approved activity.

C. Exhibit C of Original Agreement included an approved budget for the design of the various projects. There have been some budget overruns, additional tasks added and some tasks eliminated from the scope of services resulting in an overall net savings in the budget. It is the parties intention to use the savings to fund a portion of the Construction Management Services.

D. After the Original Agreement was executed, it became necessary to add additional tasks to complete a wetland study and a cultural survey.

E. The required insurance limits listed in the Original Agreement were determined to be too high and cumbersome for some of the sub-consultants and prevented some portions of the design work from being completed.

F. The parties desire to amend the Original Agreement as set forth in this Amendment No. 1.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, stipulations and agreement herein contained in this Amendment No. 1, the parties hereby agree as follows:

1. Recitals; Defined Terms. The above recitals are incorporated herein and made a part of this Amendment No. 1. All terms used herein with initial capital letters which are not otherwise defined herein shall have the meanings ascribed to them in the Original Agreement.

2. Exhibit B; Approved Activities and Detailed Task Budget. On page 1 of the Sewer Expansion Project Scope of Services of Exhibit B of the Original Agreement, projects 1, 2, and 5 under Task 5 Construction Services shall be amended to include projects 5-1, 5-2, 5-3, 5-4, 5-5, 5-6 and 5-7 under Task 5 (Construction Services), shall be deemed an approved activity and shall also be expanded to include 5-8 Construction Management Services for all projects that will be bid out for construction. An additional task, 5-9 shall also be added to the list for a wetland study and a cultural survey. All other activities listed will remain approved activities.

3. Exhibit C: Approved Budget. Notwithstanding anything to the contrary contained in the Original Agreement, from and after the effective date of Amendment No. 1, Exhibit C, attached hereto and incorporated herein by this reference, shall replace Exhibit C of the Original Agreement.

4. Sub-Section VIII(A) Insurance. Contractor shall require all sub-contractors to maintain insurance limits as listed in Section VIII(A) of the Original Agreement. An exception shall be granted to small sub-contracts under \$50,000. For said small sub-contracts the following minimum insurance limits shall apply:

1)	Workers Compensation State Employer's Liability	Statutory \$100,000
2)	Comprehensive General Liability Bodily Injury and Property Damage Combined Single Limit	\$1,000,000 \$1,000,000
<hr/>		
3)	Automobile Liability Combined Single Limit	\$1,000,000
4)	Professional Liability	\$1,000,000

5. Effective Date. The effective date of this Amendment No. 1 is the date that this Amendment No. 1 is signed by both parties.

6. Continuing Effect. Except as specifically modified by this Amendment No. 1, the Original Agreement is in full force and effect and is ratified as amended hereby.

7. Counterparts; digital Signatures; Electronically Transmitted Signatures. This Amendment No. 1 may be executed in counterparts, each of which will be deemed an original but all counterparts together will constitute one agreement. If the parties sign this Amendment No. 1 or electronically transmit signatures by email, such signatures will have the same force and effect as original signatures.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Subaward Agreement as of the date first set forth above.

**DAVIS COUNTY:**

**WEST POINT CITY:**

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

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

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

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

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

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

**Dated:** \_\_\_\_\_

**Dated:** \_\_\_\_\_

**Attest**

**Attest and Countersign**

\_\_\_\_\_  
**Brian McKenzie**  
**Davis County Clerk**  
**Dated:** \_\_\_\_\_

\_\_\_\_\_

**C: Approved Budget**

Consult West Point’s Allowable Costs and Cost Principles Policy and the ARPA/CSLFRF Final Rule for specific directives and limitations on cost items. Detailed Task Budget is available in Exhibit B.

<b>REVENUES</b>		<b>Total Revenue</b>
Bowen Collins & Associates, Inc. Coronavirus State and Local Fiscal Recovery Funds Awarded		\$ 2,000,000.00
<b><u>Budget Cost Categories</u></b>	<b>OMB Uniform Guidance Federal Awards Reference 2 C.F.R. Part 200</b>	<b>Total Expenditures</b>
1. Personnel (Salary and Wages)		\$
2. Fringe Benefits		\$
3. Travel		\$
4. Equipment		\$
5. Supplies		\$
6. Contractual Services and Subawards		\$ 1,592,453.00
7. Consultant (Professional Service)		\$
8. Construction <b>Management Services</b>		\$ 407,547.00
9. Occupancy (Rent and Utilities)		\$
10. Research and Development (R&D)		\$
11. Telecommunications		\$
12. Training and Education		\$
13. Direct Administrative Costs		\$
14. Miscellaneous Costs		\$
a. Advertising and public relations costs		
b. Materials and supplies costs, including costs of computing devices		
15. <i>Add additional cost items as needed</i>		
16. Total Direct Costs (add lines 1-15)		\$ 2,000,000.00
17. Total Indirect Costs		\$ 0
Rate %:		\$
Base*:		
18. Total Costs Federal Grant Funds (Lines 16 and 17) <b><u>MUST EQUAL REVENUE TOTALS ABOVE</u></b>		\$ 2,000,000.00

\* *The Base is modified total direct costs (MTDC) of the subaward project. Pursuant to 2 C.F.R. § 200.1, MTDC means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first \$25,000 of each subaward (regardless of the period of performance of the subawards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each subaward in excess of \$25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.*

# CITY COUNCIL STAFF REPORT

**Subject:** Public Works Standards  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** February 20, 2024



## **Background**

Over the past several months, staff has been working to update and revise the Public Works Standard Specifications and Drawings. These standards govern the installation of public infrastructure within the city and apply to both city funded construction projects and developer funded projects. The standards must be adopted and published according to state code which requires the legislative body to hold a public hearing and adopt the standards by ordinance or resolution.

## **Analysis**

The current city code has construction specifications written in the code in chapter 15.25. In addition, the City has a set of standard drawings that include details of items such as streets, sidewalks, water system components, etc. Both the specifications and drawings are important documents that we rely on to regulate construction within the City. The current standards have served us well but need to be updated.

Many cities in the state have adopted a common set of standards that are published by the Utah Chapter of the American Public Works Association (APWA). These standards were created by a committee of experts and are updated regularly to stay current with new construction practices and materials. Staff is recommending that the APWA standards be adopted as the standards for West Point City.

In addition, many cities have a set of supplementary standards that address items specific to each city. Staff has worked with Gardner Engineering to prepare a set of supplementary standards. The supplementary standards include items such as asphalt paving requirements, culinary water system specifications, and street light details that are specific to West Point City. Staff recommends that these supplementary standards also be adopted.

The current standards are codified in the City Code. Staff is recommending that the new standards and specifications be kept as a separate document that is referenced in the code.

## **Recommendation**

Staff recommends approval of the ordinance which will repeal the current standards and replace them with the APWA standards and the supplementary standards.

**Significant Impacts**

None.

**Attachments**

Ordinance

Supplementary Standards



**ORDINANCE NO. 2-20-2024A**

**AN ORDINANCE AMENDING WEST POINT  
CITY CODE CHAPTER 15.25 ADOPTING  
NEW PUBLIC WORKS STANDARD  
SPECIFICATIONS AND DRAWINGS**

**WHEREAS**, the West Point City Council for and on behalf of West Point City, State of Utah (hereinafter referred to as the “City”) has determined to amend Chapter 15.25 of the West Point City Code, and

**WHEREAS**, a public hearing was duly held and the interested parties were given an opportunity to be heard; and,

**WHEREAS**, the City Council has duly considered said amendments; and,

**WHEREAS**, the City Council, after due consideration of said amendments, has concluded that it is in the best interest of the City and the inhabitants thereof that said amendments be adopted;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:**

**Section One: Repeal of Existing Chapter**

The existing Title 15, Chapter 25 of the West Point City Code is hereby repealed.

**Section One: Adoption of New Provisions**

The following section of the West Point City Code is adopted to read as follows: (Strike through text indicates text being removed from the code, and underlined text indicates new additions).

Chapter 15.25

PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS

15.25.010 Adoption of the APWA Standard Plans and Specifications.

The provisions of the current edition of the Manual of Standard Specifications and the Manual of Standard Plans prepared and published by the Utah Chapter of the American Public Works Association (APWA) are hereby adopted and incorporated herein by reference.

15.25.020 Adoption of Supplementary Standard Specifications and Drawings

The provisions of the current edition of the West Point City Public Works Standard Specifications and Drawings are hereby adopted and incorporated herein by reference.

**Section Three:**            **ORDINANCES TO CONFORM WITH AMENDMENTS**

The West Point City Recorder is hereby authorized and directed to make all necessary changes to the West Point City Code to bring the text into conformity with the changes adopted by this Ordinance.

**Section Four:**            **Severability**

In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

**Section Five:**            **Effective Date**

This Ordinance shall take effect immediately upon passage and adoption and publication of a summary as required by law.

DATED this \_\_\_ day of \_\_\_\_\_, 20\_\_.

WEST POINT CITY, a Municipal Corporation

By: \_\_\_\_\_  
      Brian Vincent  
      Mayor

ATTEST:

\_\_\_\_\_  
Casey Arnold            City Recorder



West Point City

Public Works Standard Specifications and Drawings

2024

All public works improvements within West Point City shall adhere to the latest Edition of the Manual of Standard Specifications and the latest Edition of the Manual of Standard Plans by the Utah Chapter of APWA unless modified by the latest modification referenced hereafter.

# West Point City Overview

- Variances other than what is specifically identified in this document may be allowed or directed in writing by the City Engineer on a case-by-case basis.

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# SECTION 1

# SPECIFICATION

# MODIFICATIONS

# CITY ASPHALT SURFACING REQUIREMENTS

## SECTION 32 12 05

### 1.2 REFERENCES

American Public Works Association (APWA) 2017 Specification or Latest Edition

### 2.3 ADDITIVES

- A. Mineral Filler:
  - 1. None
  
- B. Recycle Agent:
  - 2. None
  
- C. RAP or ROSP (By weight or binder, whichever is lesser):
  - 3. Allowed up to 15%
  - 4. Plant production reports showing the RAP percentage must be reported to the city prior to paving.

### 2.4 MIX DESIGN

- A. Road Category.
  - 1. III
  
- B. Mix Designator:
  - 2. 50 Blow
  
- C. Binder Grade:
  - 3. PG 58-28
  
- D. Master Grading Band:
  - 4. DM-1/2"

# ASPHALT SURFACE TREATMENT - AP4 ASPHALT POLYMER SURFACE TREATMENT

*Last Updated: February 01, 2023*

## DOCUMENT

### INCLUDES:

- A. Product Description
- B. References
- C. Quality Assurance
- D. Submittals
- E. Weather
- F. Asphalt Binder
- G. Aggregate
- H. Mix Design
- I. Additives and Dilution
- J. Preparation
- K. Application
- L. Tolerances
- M. Pavement Markings and Paint
- N. Opening to Traffic
- O. Warranty

### A. Product Description

AP4 is an asphalt preservation treatment system carefully applied after the pavement is washed clean. AP4 is applied through specialty equipment capable of pre-wetting the pavement and utilizing autonomous rate control. AP4 is a high-performance, high-density, emulsion-based asphalt polymer surface treatment. It consists of cutting-edge polymers for added durability and resistance to ultraviolet rays, oxidation, water, and chemicals. AP4 incorporates industry leading aggregates, providing unmatched mix stability, size gradation, hardness, mineralogy, and chemical compatibility. These characteristics result in unparalleled friction and longevity of the fixative film and AP4 is always manufactured and applied at a minimum of 58% residual solids.

### B. References

1. **ASTM/AASHTO/ISSA Standards**
  - a. AASHTO T59 Standard Method of Test for Emulsified Asphalts
  - b. AASHTO T49 Standard Method of Test for Penetration of Bituminous Materials
  - c. AASHTO T51 Standard Method of Test for Ductility of Asphalt Materials
  - d. AASHTO T44 Standard Method of Test for Solubility of Bituminous Materials
  - e. ASTM C128 Standard Method of Test for Relative Density

- f. ASTM C170 Standard Method of Test for Compressive Strength of Dimension Stone
- g. ASTM C114 Standard Method of Test for Dimension Stone (Loss on Ignition)
- h. ASTM D2216 Standard Method of Test for Determining Water Content of Stones by Mass
- i. ASTM C616 Standard Method of Test for Dimension Stone (Determining Moisture Content)
- j. ASTM C2216 Standard Method of Test for Dimension Stone (MOHS Hardness)
- k. ASTM C136 Standard Method of Test for Sieve Analysis of Fine and Coarse Aggregates
- l. ASTM D2172 Standard Method of Test for Quantitative Extraction of Asphalt Binder from Asphalt Mixtures
- m. ASTM D244 Standard Method of Test for Emulsified Asphalt Determining Solids Content
- n. ASTM D95 Standard Method of Test for Determining Density of Asphalt Mixtures
- o. AASHTO T111 Standard Method of Test for Mineral Matter of Ash in Asphalt Materials
- p. ASTM D2196 Standard Method of Test for Rheological Properties
- q. ASTM E70 Standard Method of Test for PH of Aqueous Solutions
- r. ASTM D3960 Standard Method of Test for Determining Volatile Organic Compound Content of Coatings
- s. ASTM D2939 Standard Method of Test for Emulsified Bitumen used as Protective Coatings (Resistant to Re-emulsification)
- t. ISSA TB1000 (Modified) Standard Method of Test for Scrub Resistance of Protective Coatings
- u. ASTM D8099 / D8099M-17, Standard Specification for Asphalt Emulsion Pavement Sealer (Mineral Colloid or Chemically Stabilized Type)

## **C. Quality Assurance**

### **1. Contractor Quality Control**

- a. Ensure equipment is clean and properly serviced according to the owner's manual.
- b. All filtration must be cleaned and spray systems must be flushed with water daily.
- c. Pumps must be routinely serviced and be operating at proper capacity to handle coverage requirements.
- d. Truck or machine must be calibrated prior to each job with proof of documentation.
- e. Every pass with a spray bar must be checked with a wet mil thickness gauge to ensure coverage rate is met.
- f. Edge spraying and cut-in hand spraying must be verified with a mil gauge.
- g. Verify mixture delivered to site contains the same emulsion specified in the mix design.
- h. Reject product that does not meet the requirements in this specification.
- i. On site viscosity, residue, and WPG tests of mix design must be performed for each load.



## 2. Supplier Quality Control

- a. Use a UDOT qualified laboratory to test materials.
- b. Do not change the source of the asphalt emulsion without supporting changes in the mix design.
- c. Manufacturer must provide a certificate of analysis certifying material is within specification.

## D. Submittals

1. **Mix Design:** If required, provide the following and allow the Engineer/Property Engineer the requested time to evaluate the submittal.
  - a. Date of mix design - If older than 60 days, manufacturer must recertify mix design.
  - b. Proportions of aggregate, water, polymer and emulsion in mix.
  - c. Certificate from supplier stating material meets requirements in this document.
  - d. Residual asphalt binder content in pounds per 10 square yards.
  - e. Residual aggregate/mineral solids content in pounds per 10 square yards.
  - f. Total minimum gallons per square yard.
  - g. Thickness target for each application coat in wet mil thickness.
  - h. Results of wet track wear resistance test current within one calendar year of the mix design.
  - i. Results of british pendulum test current within one calendar year of the mix design.
2. **Process:**
  - a. Traffic control plan and communication with residents.
  - b. List of surface preparation steps.
  - c. List steps and methods to cover existing structures (curbs, gutters, manhole, etc) and ensure crisp start and stop lines.
  - d. Process of material application.
3. **Equipment:**
  - a. Surface preparation equipment to be used to achieve 100% removal of dirt and debris on surface and inside pores of the pavement.
  - b. List of rate controlled construction equipment to be used to apply material to edges and center of pavement. List how rate is measured autonomously.
  - c. Spray bar filtration specifications.
4. **Reports:**
  - a. List of (5) projects that have successful product applications on bituminous surfaces, with a minimum of 5 years since application. Include references for each project.
  - b. Source and field quality control testing reports performed by contractor and suppliers.

## E. Weather Limitations

1. **Temperature**
  - a. Apply only when pavement and air temperature in the shade is at 55° F and rising.
  - b. Cease application if weather is forecasted to drop below 45° F within 48 hours.
2. **Moisture and wind**

- a. Do not apply on wet pavement, in the rain, 24 hours prior to forecasted rain, or in windy weather.

**F. Asphalt Binder**

- 1. Perform asphalt emulsion verification in accordance with **UDOT** specification, **Section 02745 AASHTO T59, AASHTO R 5, ASTM D977**
- 2. AP4 meets all requirements in **TABLE 1, 2, 3.**

<b>TABLE 1 - EMULSIFIED ASPHALT PROPERTIES</b>			
<b>CRITERION</b>	<b>STANDARD</b>	<b>MIN</b>	<b>MAX</b>
Sybot Furol Viscosity	AASHTO T59	35	100
Storage Stability 24 Hour, %	AASHTO T59		0.5
Cement Mixing, %	AASHTO T59		2.0
Sieve Test, %	AASHTO T59		0.05
Residue	AASHTO T59	59	63
Particle Charge of Base Emulsion	AASHTO T59	8	

<b>TABLE 2 - RESIDUE FROM DISTILLATION</b>			
<b>CRITERION</b>	<b>STANDARD</b>	<b>MIN</b>	<b>MAX</b>
Penetration, 100g, 5s, dmm	AASHTO T49	50	60
Ductility, (5cm/min.), cm	AASHTO T51	30	
Solubility In Trichloroethylene	AASHTO T44	95.5	

<b>TABLE 3 - POLYMER MODIFIED ASPHALT AND SPECIALTY POLYMERS</b>		
	<b>MIN</b>	<b>MAX</b>
Polymer, Blended Pre-Mill, Percent of Total Asphalt Binder	4%	
Polymer solids content of asphalt binder by weight, added post mill	2%	

High performance polymer additives will be added at an **additional 2%** solids of polymer content, by weight of asphalt binder added post mill to achieve proper mix design, adding bonding properties, improved dried film strength, color retention, flexibility, added UV protection.

**G. Aggregate Properties**

- 1. Aggregate must meet physical properties of custom aggregate blend.
- 2. Aggregate must be free from organic material and other contaminants. The mineral aggregate must consist of natural crushed stone such as slate, limestone, or sand.
  - a. Total sand in aggregate blend shall not exceed 6% of total aggregate weight.
- 3. Gradation annualized according to **AASHTO T27** on dry weight and percent passing.

<b>TABLE 4 – SLATE PHYSICAL PROPERTIES</b>			
<b>CRITERION</b>	<b>STANDARD</b>	<b>MIN.</b>	<b>MAX.</b>
Specific Gravity	ASTM C128		2.7
Compressive Strength of Dimension Stone	ASTM C170	11,000	
Loss on Ignition at 1000 deg. C, Percent	ASTM C 114		5
Determining Moisture Content, Percent	ASTM D 2216		1
MOHS Hardness	ASTMC 616	6.5	

<b>TABLE 5 –SPECIALITY AGGREGATE PHYSICAL PROPERTIES</b>			
<b>CRITERION</b>	<b>STANDARD</b>	<b>MIN.</b>	<b>MAX.</b>
Specific Gravity	ASTM C128	3.6	
MOHS Hardness	ASTM 616	8	
Bulk Density	-----	100-120 Lbs/cu.ft.	
Absorption %	T185		0.05%
LA Abrasion	AASHTO T 96	5% at 100 revolutions	
Fractured Faces	-----	100%	
Shape	-----	Uniform and angular	

<b>TABLE 6 - GRADATION (A)</b>		
<b>SIEVE</b>	<b>STANDARD</b>	<b>JOB MIX GRADATION BAND</b>
# 8	AASHTO T 27	100
# 16	AASHTO T 27	75-95
# 30	AASHTO T 27	65-85
# 60	AASHTO T 27	40-80
# 100	AASHTO T 27	35-75
# 200	AASHTO T 27	20-50
Slate and Specialty Aggregate blend content %		>40%

NOTES:

(A) Gradation “BAND” analyzed to AASHTO T27 on dry weight and percent passing basis.

**H. Mix Design**

1. AP4 meets all requirements in **Table 6.**

<b>TABLE 6 - AP4 MIX DESIGN</b>			
<b>CRITERION</b>	<b>STANDARD</b>	<b>MIN.</b>	<b>MAX.</b>

Asphalt Content % by Weight	ASTM D2172	25	30
Solids Content % by Weight	ASTM D244	58	65
Density, Lbs./gal	ASTM D95	10.7	14
Total Inorganic Aggregate % by Weight	AASHTO T111	20	40
Total Sand Content, % by Weight			6

Initial Brookfield Viscosity (Spindle 4 @ 20 RPM)	ASTM D2196	7,500	8,000
Ph	ASTM E70	6	8
Maximum VOC, g/L	ASTM D3960		5
Resistance to Re-emulsification	ASTM D2939	Very-good	
(A) Wet-Track Abrasion six-day soak	ISSA TB100	<80	
Adhesion, PSI	ASTM D7234	>170 PSI	
Low Temperature Flexibility @ 50 Wet Mils Drawdown	1 Inch Mandrel Bend at -10 C	No cracking, flaking, or loss of adhesion to substrate.	
British Pendulum Test Number (a) (b)	ASTM E 303-93	>90 percent of base value	
Dynamic Friction Test Number @ 20 km/h (a) (b)	ASTM E 1911	>90 percent of base value	

Notes:

(a) The British Pendulum Number ratio, or the Dynamic Friction Test Number ration should indicate that after application of the AP4, the surface retains the required minimum percentage of the original pavement surface test number. Based on a minimum of three (3) measurements per slab. Use value for information only. Value is not to be used for project control.

(b) Only one friction testing method is required. Use either the Dynamic Friction Test or the British Pendulum

Test shown above.

AP4 meets all requirements within ASTM D8099/D8099M Refer to **Table 7**.

**TABLE 7 - ASTM D8099/899M-17 MIX PROPERTIES**

		ASTM D8099/D8099M-17		AP4	
Property	ASTM Designation	MIN.	MAX.	MIN.	MAX.
Uniformity	D2939	No separation, coagulation, or settlement that cannot be overcome by moderate stirring.		No separation, coagulation, or settlement that cannot be overcome by moderate stirring.	
Wet Film Continuity	D2939	Uniform homogeneous consistency.		Uniform homogeneous consistency.	
Density @25 C 77 F b/MI lbs/gal	D2939	1.0 [9]	1.5 [12]	1.31 [11]	1.37 [11.5]
Residue by Evaporation %	D2939	30	...	59	61
Water Content %	D95	...	70	30	40
Ash Content of Residue %	D2939	10	70	20	40
Drying Time, Film Set, Hours	D2939		8	2	8
Resistance to Heat	D2939	No blistering or slipping.		No blistering or slipping.	
Resistance to Water (A)	D2939	No loss of adhesion, blistering, or tendency to re-emulsify.		1	2
Flexibility (B)	D2939	No flaking, cracking, or loss of adhesion to the substrate.		1	2

**Notes:**

(A) Report the rating number that describes the condition of the film or description of the film.

- 1 No softening, loss of adhesion, or re-emulsification.
- 2 Slight softening, no loss of adhesion or re-emulsification
- 3 Evidence of softening and loss of adhesion. No re-emulsification. 4 Evidence of softening, loss of adhesion and re-emulsification.

(B) Immediately after bending, examine the coating for cracking. The following crack rating table is to be used for assessment of the film's condition.

- 1 Perfect, no cracks hairline or otherwise, no loss of adhesion.
- 2 Hairline cracks present, no loss of adhesion
- 3 Slight cracking present, no loss of adhesion, hairline cracks may or not be present.
- 4 Moderate cracking and/or loss of adhesion. Slight cracking, hairline cracking, may or may not be present.

## **I. Additives and Dilution**

1. Dilution, additional polymers and aggregate may be added to achieve mix design requirements.
  - a. Use clean potable water that is free from contaminants; a maximum of 5% water for dilution.

## **J. Asphalt Pavement Surface Preparation**

### **1. Surface Repair**

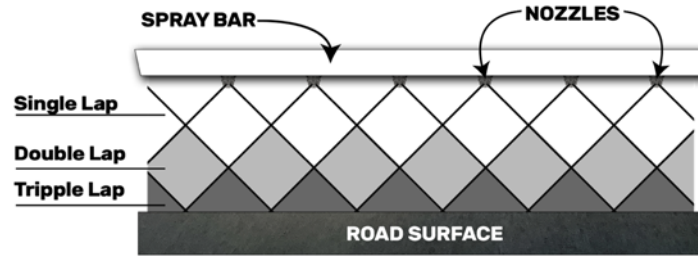
- a. Tack coat on highly absorbent, oxidized, polished, or raveled asphalt.
- b. Crack sealing and patching must be completed before applying the surface treatment application.
- c. Removal of weeds in cracks or joints.
- d. Severe oil spots should be either thoroughly cleaned then treated with an oil spot primer or cut out and patched.
- e. All manholes are to be individually covered to the exact size of collar.

### **2. Cleaning**

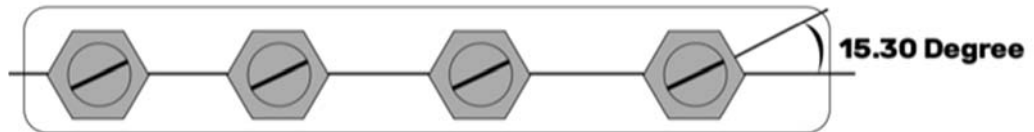
- a. Remove loose material, mud, sand, vegetation with high powered brooms/blowers and sweeper trucks.
- b. High pressured water (minimum of 20 GPM @ 4000 PSI) must be used to clean the surface after large debris has been removed. There shall be no dirt or debris on pavement surface or in any pores of the pavement prior to sealing.

## **K. Application Tolerances**

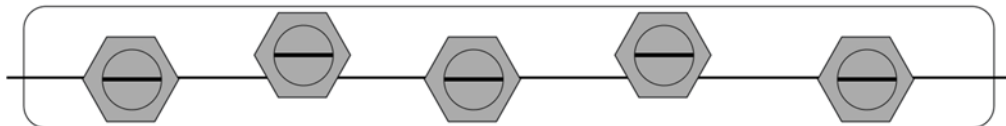
1. A two coat application shall cover a minimum of .40 gallons per square yard (70 wet mils).
2. Two separate application coats are required. The first application coat must be thoroughly set and free from any damp or wet areas before the second application begins.
3. Target application must be applied evenly across first and second coats.
4. Water fogging systems must be used directly ahead of spray application at a rate of .025 gallons per square yard.
5. Keep material delivery at a constant rate.
6. Pump output and truck speed must work autonomously to hit target application rate. Machine output rate control is required.
7. Application on roadways and parking lots must be applied with the use of a spray bar.
8. Triple lap is required as shown:



9. Spray nozzles must be evenly spaced and angled as shown:



10. If nozzles are square they must be offset as shown:



11. Must not reduce application rate along curb edges or around manholes.
12. AP4 must be applied with proper filtration (no clogging tips).
13. Edges must be properly shielded to prevent overspray and provide a clean appearance.
14. Mask all starting and stopping points to provide a clean and square transition.

#### L. Application Equipment Requirements

1. Spray equipment must have autonomous rate control with pressure sensing technology to allow the operator to precisely control the application rate.
2. Spray bar filtration must have a minimum of 2,000 cubic inches of volume with a minimum of 1,500 square inches of filter face.
3. Spray equipment must have a pavement water fogging system to fog directly ahead of spray pass.
4. Equipment must be able to produce a minimum output of 20,000 square yards daily.

#### M. Pavement Marking and Paints

1. Do not paint or restripe until AP4 has had ample time to dry.
2. It is recommended to follow paint manufacturers specifications on recommended film thickness, etc.

**N. Opening to Traffic**

1. Do not open to traffic until AP4 has had ample time to dry, typically 24 hours. Cure time depends on pavement condition, mixture characteristics and weather. Keep traffic off until material does not track out.

**O. Warranty**

1. Both the contractor and supplier provide a five (5) year minimum written warranty when the existing pavement is in an appropriate condition (contractor and supplier to determine condition). Warranty covers delamination, peeling, and premature wear.
2. Before placement, notify the engineer if pavement condition or application condition voids the warranty.
3. Engineers may allow or cancel product application at no cost to the owner if warranty cannot be given.
4. Acceptable performance after a five (5) year period is no delamination or inter aggregate loss in surface wear. Mechanical disturbances by snow plow chatter, studded tires, etc. are excluded from warranty. Repair defective coverage at no additional cost to the owner.

**END OF DOCUMENT**



# West Point City Culinary Water System

## Construction Specifications

### SECTION 5. SITE WORK REQUIREMENTS

5.1. Pipeline Trench Excavation and Backfill .....	Refer to APWA Standard Plans and Specifications (APWA)
5.2. Placement, Removal, and Restoration of Surface Improvements .....	APWA
5.3. Culinary Waterline and Appurtenances .....	16
5.4. Disinfection and Testing of Water Lines .....	APWA
5.5. PVC AWWA C-900 Water Pipe .....	24
5.6. Ductile Iron Pipe .....	26
5.7. AWWA C-906 Fused HDPE Piping for Potable Water .....	29
5.8. Portland Cement Concrete .....	APWA
5.9. Earthwork .....	APWA

## CULINARY WATERLINE AND APPURTENANCES

### SECTION 5.3

**5.3.1 DESCRIPTION:** The CONTRACTOR shall install all pipe, furnish and install: Valves, valve boxes, fire hydrants, service connects, meter boxes, check valves, air release valves, pipe bedding material; furnish and install all couplings, fittings, bolts, nuts, gaskets, jointing materials, and appurtenances as shown and specified, and as required for a complete and workable piping system.

**5.3.1.1.1 GOVERNING DESIGN NOTES:** The City is regulated by and intends to adhere to the Utah Division of Drinking Water Rules found in the 100 and 500 series of R309 (DDW Rules). Any conflicts between these written specifications and the DDW Rules shall be resolved by adherence to the more stringent requirements.

**5.3.1.1.2 PROTECTING WATER QUALITY:** The City does not allow any connection to its system which may jeopardize water quality and integrity. Cross connections are not allowed unless controlled by an approved and properly operating backflow prevention assembly or device. The requirements of the International Plumbing Code and its amendments as adopted by the Department of Commerce shall be met with respect to cross connection control and backflow prevention.

All pipes and pipe fittings installed after January 4, 2014, shall be "lead-free" in accordance with Section 1417 of the federal Safe Drinking Water Act. They shall be certified meeting the ANSI/NSF 372 or Annex G of ANSI/NSF 61.

**5.3.1.1.3 DEAD ENDS:** To provide increased reliability of service and reduce head loss, dead ends shall be minimized by making appropriate tie-ins whenever practical. Where dead-end mains occur, they shall be provided with a fire hydrant if flow and pressure are sufficient, or with an approved flushing hydrant or blow-off for flushing purposes. Flushing devices shall be sized to provide flows that will give a velocity of at least 2.5 fps in the water main being flushed. No flushing device shall be directly connected to a sewer.

**5.3.1.1.4 AIR RELIEF:** At high points in water mains where air can accumulate, provisions shall be made to remove air by means of hydrants or air relief valves.

***All products incorporated into the project shall be new. All materials and products in contact with culinary water shall be certified compliant with NSF standard 60 or 61, as applicable.***

### 5.3.2 MATERIALS:

**5.3.2.1 PVC C-900 PIPE:** City standard (Refer to Sec. 5.5, "PVC AWWA C-900 Water Pipe").

**5.3.2.2 DUCTILE IRON PIPE:** Allowed only on a case-by-case basis with written approval of the City Engineer (Refer to Sec. 5.6, "Ductile Iron Pipe").

**5.3.2.3 HDPE PIPE:** Allowed only on a case-by-case basis with written approval of the City Engineer (Refer to Sec. 5.7, "AWWA C-906 Fused HDPE Piping for Potable Water").

**5.3.2.4 FIRE HYDRANTS:** Fire hydrants shall be of a "traffic model" type design conforming to AWWA C-502 Specifications. Hydrants shall be supplied with two 2-1/2-inch and one 4-1/2-inch nozzles. All

nozzles shall have national standard threading. A one cubic yard gravel sump shall be provided at each hydrant for drainage. Fire hydrants shall be Mueller Super Centurion or City-approved equal.

**5.3.2.5 ISOLATION VALVES:** All main line isolation valves shall conform to Standard AWWA C509 or C515 for Resilient-Seated Gate Valves in line sizes up through 10" or C504 for Rubber-Seated Butterfly Valves in line sizes 12" or larger, unless noted otherwise. All valves shall be designed for 150 psi working pressure or above. The valves shall be mechanical joint unless otherwise indicated on the plans.

**5.3.2.6 AIR VALVES:** Unless noted otherwise on the plans, air relief valves in the distribution system shall be combination air/vacuum release valves conforming to AWWA C512, Air-Release, Air/Vacuum, and Combination Air Valves for Water and Wastewater Service. Air valves shall be manufactured by A.R.I., USA, San Diego, California, Val-Matic Valve & Mfg. Corp., Elmhurst, Illinois, or approved equal.

**5.3.2.7 VALVE BOX AND COVER:** All buried valves shall be installed complete with two-piece, cast iron, screw slip, 5-1/4-inch shaft valve box with adjustable height to bring the top of the valve box flush with the ground surface. The valve box and top section shall be from the same manufacturer, intended for use together and within the published dimension tolerances. The valve box shall not be less than 5 inches in diameter and shall have a minimum thickness of 3/16 inch. Valve boxes shall be "Tyler" or equal.

All valve boxes shall be provided with suitable base cover. The word "WATER" shall be cast on the cover.

**5.3.2.8 FITTINGS:** Fittings shall be ductile iron of the short body design and shall conform to AWWA Standards C-110 or C-153. Fittings inside structures or where otherwise noted on the drawings shall be ANSI Class 125 flanged design with full face rubber gaskets. All exterior surfaces of pipe and fittings shall be coated with a petroleum asphaltic coating.

**5.3.2.9 COUPLINGS:** Pipe couplings shall be equal to the product of Romac, JCM, Smith-Blair, or Dresser with cast iron couplings being used on all ductile iron pipe. Couplings shall be of the straight, transition, or reducing style as required by the specific installation. All steel fittings shall be coated with a non-oxide coating and bolts shall be coated with a fluoropolymer in accordance with these specifications.

Service lateral couplings, only when lateral couplings are specifically allowed by the City, shall be all brass, with compression x compression end connections.

**5.3.2.10 SERVICE SADDLES:** Stainless steel, dual strap, nylon-coated with IPS threads, Romac 202NS, SaddleCorp 3450AS PowerJoint or approved equal. Not required on ductile iron pipe when ductile iron pipe is allowed.

**5.3.2.11 CORPORATION STOPS:** Connections to main lines shall be made through all-metallic ball valve corporation stops with MNPT inlet by CTS compression end connections. Ford FB11003QNL or approved equal.

**5.3.2.12 PIPE FOR SERVICE CONNECTIONS:** Pipe for water services shall be minimum 3/4" diameter 200 PSI type K copper for potable water service complying with AWWA Standard C800, Underground Service Line Valves and Fittings or SDR 9 CTS HDPE complying with AWWA Standard C901, Polyethylene (PE) Pressure Pipe and Tubing 3/4 In. (19 mm) Through 3 In. (76 mm) for Water Service.

**5.3.2.13 METER SETTER ASSEMBLY:** A typical meter assembly (5/8 x 3/4) shall consist of a copper setter, 18-inch riser with angle ball valve on the inlet side and Utah State approved dual check valve on the outlet side, Ford VBHC72-18W-44-33-Q-NL or approved equal. Connection to service lines at the base of the setter shall be made with compression connections. The water meter shall be paid for by the customer and supplied and installed by the City.

Non-typical meter assemblies shall be of like construction with equal components and shall be approved by the City inspector.

**5.3.2.14 METER BOXES AND LIDS:** Meter boxes shall not be located in traffic areas, shall be of the dimensions shown on the standard details, plastic with smooth white interior, manufactured and marketed as a meter box. Mueller Thermal Shell, Hancor meter pit, or approved equal.

Lids for meter boxes shall come with a recess for a Master Meter Allegro-system antenna and a 2" hole ("universal") to accommodate meter reading and shall be cast iron with a lifter worm lock, operated by a large pentagon head bolt. Meter box lids shall be D&L L-2240 or approved equal.

All meter boxes shall be installed and inspected in accordance with the approved drawings.

**5.3.2.15 THRUST RESTRAINT:** The material for thrust blocks shall be concrete which shall have a compressive strength of no less than 2,000 psi in 7 days. Rebar for valve and vertical elbow tie-downs shall be 60-ksi steel. Mechanical joint restraints shall be compatible with the pipe material on which they will be installed, and of standard manufacture by EBAA Iron, ROMAC or approved equal. Fluoropolymer-coated hardware.

**5.3.2.16 UNDERGROUND WARNING TAPE AND LOCATION WIRE:** The tape shall be a 2-inch metallic core with a polyethylene cover, blue in color, and have the words "Caution Water Line Buried Below" imprinted on it. The tape shall be Style No. 2WAT as manufactured by Seton Name Plate Company of New Haven, Connecticut, or approved equal. Copper location wire shall be at least #14 plastic coated solid wire.

**5.3.2.17 CHECK VALVES:** Check valves shall prevent reverse flow in the pipelines. The check valves shall have steel or ductile iron body with bronze trim, stainless steel spring, and resilient seat. The valves shall be Class 125 or better. The check valve shall be manufactured by Val-Matic or approved equal.

**5.3.2.18 CONNECTION HARDWARE:** Except where otherwise shown or specified, acceptable bolts and nuts are:

- 1) Below grade or subject to high humidity or non-potable submergence: Carbon steel:
  - a) Conforming to the requirements of ASTM A307 Grade A or higher yield and tensile strengths. The corresponding nuts shall conform to ASTM A563 Grade A or higher yield and tensile strengths.
  - b) All bolts and nuts shall be coated with fluoropolymer, TRIPAC 2000 coating system, or approved equal. Anti-seize compound shall not be utilized with the blue nuts.
- 2) Submerged service, potable: Stainless steel:
  - a) Conforming to the requirements of ASTM F593. The corresponding nuts shall conform to ASTM F594.
  - b) Nuts shall be finished with fluoropolymer, TRIPAC 2000 coating system, or approved equal. Anti-seize compound shall not be utilized with the blue nuts.
- 3) Above-grade, non-humid, non-submerged: Carbon steel:

- a) Conforming to the requirements of ASTM A307 Grade A or higher yield and tensile strengths. The corresponding nuts shall conform to ASTM A563 Grade A or higher yield and tensile strengths.
- b) All bolts and nuts shall be zinc plated in accordance with ASTM F1941 (Fe/Zn 5A).
- c) Coatings shall not be applied to nuts or bolts except with the City's written approval.
- 4) Above-grade, weather-exposed, non-submerged: Carbon steel:
  - a) Conforming to the requirements of ASTM A307 Grade A or higher yield and tensile strengths. The corresponding nuts shall conform to ASTM A563 Grade A or higher yield and tensile strengths.
  - b) All bolts and nuts shall be hot-dip galvanized in accordance with ASTM A153.
  - c) Coatings shall not be applied to nuts or bolts except with the City's written approval.

**5.3.2.19 SAMPLING STATION:** Sampling Stations shall be a meter re-setter design. It is intended to be installed in an existing meter pit in place of the existing meter and the meter is reinstalled in the new re-setter. The sampling point is on the side of the re-setter. Model 1500-5834-NL, WaterPlus Corporation, Pensacola, Florida 32506.

The unit consists of a meter re-setter, a dual check backflow preventer, a quick connect sampling port, and a protective cover for the sampling port and shall be constructed of bronze, brass and copper.

Water samples are taken through the side-mounted quick connect fitting using a Sampling Rod, which is carried from site to site by the operator. The City will provide its own Sampling Rod.

**5.3.2.20 BLOW OFF:** Permanent (intended for use after construction and commissioning of the water line) blow off valves shall be premanufactured, below-grade, self-draining and non-freezing in standard 5 ¼" valve box with lid labeled "WATER". Blowoffs shall be a Model #TF500 by Kupferle Foundry.

**5.3.2.21 BACKFLOW DEVICES:** Backflow devices shall be of the type required to mitigate the hazard posed by potential back flow and shall be verified of the correct type by the City's cross connection control program.

Backflow prevention devices (reduced pressure backflow preventers) shall be installed by the developer in accordance with the requirements of the plumbing code. Such devices may be inspected annually by the city public works department.

**5.3.2.22 OTHERS:** Other materials as specified on the drawings.

### **5.3.3 CONSTRUCTION:**

**5.3.3.14 PVC C-900 PIPE:** (Refer to Sec. 5.5, "PVC AWWA C-900 Water Pipe").

**5.3.3.15 DUCTILE IRON PIPE:** (Refer to Sec. 5.6, "Ductile Iron Pipe").

**5.3.3.16 HDPE PIPE:** (Refer to Sec. 5.7, "AWWA C-906 Fused HDPE Piping for Potable Water").

**5.3.3.17 DELIVERY, STORAGE AND HANDLING:** Load and unload pipe, fittings, specials, valves, and accessories by lifting with hoists or skidding so as to avoid shock or damage. Do not skid or roll pipe on skidways against pipe already on the ground. Lifting of pipe during unloading and placing into the trench shall be done using two nylon slings placed at the quarter points of the pipe sections. The slings shall bear uniformly against the pipe. Under no circumstances shall the pipe or accessories be dropped into the trench. When not being handled, the pipe shall be supported on timber cradles or on properly prepared ground, graded to eliminate all rock being transported, the pipe shall be supported at all times

in a manner which will not permit distortion or damage to the lining or coating. Any unit of pipe that, in the opinion of the ENGINEER, is damaged beyond repair by the CONTRACTOR shall be removed from the site of the work and replaced with another unit. No payment will be made for damaged pipe or for repairs to such damaged pipe. The use of chains or cables for handling the pipe is not permitted. Each length of pipe shall be unloaded opposite or near the place where it is to be laid in the trench.

**5.3.3.18 CONNECTIONS TO EXISTING MAINS:** Connections to existing mains shall be made where indicated on the plans. The CONTRACTOR shall determine the exact pipe size and material and provide applicable valves, fittings, and couplings to make a smooth and straight transition into the existing pipeline(s). All connections shall be made and visually inspected by the City for leakage with the line under pressure prior to backfilling. Connections will normally be made with a tee, cross, or other similar type connector.

The CONTRACTOR must uncover the connection area and determine the needs for the connection prior to turning off the water. The water may be turned off Monday through Friday between the hours of 9:00 am and 4:00 pm only, with planned shutdowns starting only on Monday through Thursday. The OWNER must be given 24 hours notice prior to turning off the water to any portion of the system. The CONTRACTOR must make reasonable efforts to avoid disruption of water service.

No interconnection with another drinking water system shall be made without City and State approval.

**5.3.3.19 WATER MAINS:** Water mains shall be installed in accordance with the AWWA standard for the type of pipe and as may be further referenced in Section 5.3.2. The open ends of all pipelines under construction shall be covered and effectively sealed at the end of the day's work. All mainlines shall terminate with either a fire hydrant or appropriately sized permanent blowoff.

Water mains in public rights-of-way shall be a minimum of 8" nominal diameter.

All water mains installed in non-public rights-of-way (e.g., in easements on private property) and intended for a perpetual transmission line without service lateral connections shall be HDPE as specified in these specifications. City shall be consulted to verify material type and waterline intent prior to installation.

**5.3.3.20 FIRE HYDRANTS:** All fire hydrants shall be installed with a 1 cubic yard gravel sump and concrete thrust block. See Construction Drawings for thrust blocking. Concrete shall not be placed around joints, bolts, or drain holes. Ensure that drain holes are free to drain to sump. Cover all metal contact areas with a poly wrap material prior to concrete placement. All hydrants shall be installed with the upper safety flange at least 2-1/2 inches and not more than 6 inches above ground level. All hydrants shall be installed with the steamer nozzle facing the street unless otherwise approved by the OWNER.

The location of fire hydrants shall be consistent with the requirements of the State-adopted fire code and as determined by the local fire code official.

Hydrant drains shall not be connected to, or located within, 10 feet of sanitary sewers. Where possible, hydrant drains shall not be located within 10 feet of storm drains.

**5.3.3.21 ISOLATION VALVES:** The CONTRACTOR shall furnish and install isolation valves at the locations shown on the drawings. The valves shall include either valve and valve box with lid, or valve with hand wheel as indicated on the drawings. The valves shall have flanged or mechanical joint ends, non-rising

stem, O-ring, seals, operating nut and extension as required, or hand wheel, and iron body-bronze resilient seat. The valves shall meet or exceed AWWA Standard C-504 or C-509.

Valves will be inspected, cleaned, set in line, and jointed to pipe with mechanical or flanged joints as indicated on the plans. All mainline valves shall have a concrete base poured in place onto which the valve is anchored against movement by straps on both sides of the valve housing. Steel anchor rods shall be rust-proofed or painted.

Valves shall be located at not more than 500-foot intervals in commercial Cities and at not more than one block or 800-foot intervals in other Cities. Where customers are widely scattered and where future development is not expected, the valve spacing shall not exceed one mile.

At tees and crosses, a valve shall be installed in each main line, out of the intersection, at the extension of property lines.

An exception to the number of valves may be made by the City when following the standard will put main line valves within 250' of each other.

An isolation valve shall be installed in main lines on each end of an easement through private property.

**5.3.3.22 AIR VALVES:** Air valves shall be located in the main line to evacuate entrapped air, at local high points, or as otherwise called for on the plans. Valves shall be connected to the main line through a tapping saddle. Refer to the City's standard drawings for a typical air valve installation detail.

**5.3.3.23 VALVE BOX AND COVER:** All buried valves shall be installed complete with two-piece, cast iron, 5-1/4-inch shaft valve box with locking lid. The lid shall have the work "WATER" cast in the metal. Valves and valve boxes shall be installed where shown on the drawings. Valves and valve boxes shall be set plumb. Valve boxes shall be centered directly over the valve. Valves shall be aligned with property lines where possible. Earth fill shall be carefully tamped around the valve box to a distance of 4 feet on all sides of the box, or to the undisturbed trench face if less than 4 feet. Valve boxes shall have the interiors cleaned of all foreign matter before installation.

All valve boxes located in streets shall be installed as nearly to grade as possible. After the pavement is in place, the valve boxes shall be raised to grade, the surrounding asphalt shall be neatly cut to form a circular opening 2 feet and 6 inches in diameter with the valve box centered, and a concrete collar shall be cast around the box. Valve boxes and collars in off-road areas shall extend 2 inches above grade.

When the valve box is in a roadway with posted speeds over 40 MPH, an extra deep valve box cover shall be installed.

**5.3.3.24 FITTINGS:** Bends, tees, reducers, flange adapters, and adaptor couplings shall be inspected, cleaned, and jointed to pipe as specified by the manufacturer. Reaction or thrust blocking shall be applied at bends of 11-1/4 degrees and more, at plugs, caps, and at tees.

**5.3.3.25 COUPLINGS:** Couplings shall be installed where connecting two segments of pipe of the same nominal diameter in the same alignment, when repairing or making final connections. Mechanical restraint shall be provided at the coupling if the two pipes are different nominal diameters.

**5.3.3.26 WATER SERVICE CONNECTIONS:** Make service connections in conformance with the State-adopted plumbing code and local jurisdictional standards through a service saddle and install service lines as shown on the Construction Drawings, or as directed by the OWNER's representative. Use teflon

tape on all taps. Locate service taps in the upper quadrant of the main line, approximately 45 degrees. The minimum distance between taps is 24 inches, with a 5 degree stagger. Do not make service taps within 24 inches of the end of the main line.

Excavate and backfill in accordance with APWA Plans 381 and 382 and related APWA specifications. All work must be inspected by the City prior to backfilling. Pressure test all services before backfilling. Make no service connections until main line is fully accepted by the OWNER. Extend service line to meter and 5 feet beyond meter and plug as indicated on the contract drawings. Service lines shall be capped until connected for service.

Install a tracer wire with all service laterals. Ensure physical and electrical connectivity with the wire at the mainline. The wire shall be terminated with a neatly wound coil at least 4 feet long in the meter box, with the end secured between the meter box and ring. All meter setter assemblies shall be no more than 20 inches and not less than 18 inches from finish ground level. The water meter shall be paid for by the customer and supplied and installed by the City.

Each meter box within 20' of another meter box, identify unit being served. Furnish and install a 304 or 316 stainless steel tag stamped with House/Building # and if needed for further identification, the Unit # being served by the meter. Text shall be no less than 1/4" tall on a tag no less than 2" x 2", no less than 0.040" thick. Secure with SS tie to meter setter.

Service saddle and meter box shall be located by the City with GPS before backfilling. Record station of service connection to main line and record location and depth of end of service line, tying distances to at least two surface landmarks. Sketch information on an 8-1/2 x 11 inch form and record any particular problems and submit to City Inspector before demobilizing from site.

All meter boxes shall be protected against wind entry at the box/lid interface by placing and compacting well graded, clean, earthen material to a depth of 12 inches below the top of the lid, extending at least 12 inches radially from the meter box.

Individual booster pumps shall not be allowed for individual service from the public water supply mains. Exceptions to the rule may be granted by the State if it can be shown that the granting of such an exception will not jeopardize the public health.

**5.3.3.27 THRUST RESTRAINT:** Thrust blocks shall be provided at reducers and valves where shown on the drawings, at all tees, plugs, and caps, and at bends deflecting 11-1/4 degrees or more.

Reinforcement bar shall be pre-bent before placement around valve or elbow, then temporarily spread apart for installation. Form hooks in both ends of rebar to extend completely under the valve or fitting.

Thrust blocks shall be placed between solid ground and the fitting to be anchored; the area of bearing on the pipe and on the ground in each instance shall be that shown on the drawings. The block shall, unless otherwise shown or directed, be so located as to contain the resultant thrust force and so that the pipe and fitting joints will be accessible for repair.

Mechanical thrust restraints shall also be used at all locations where thrust blocks are called for.

Mechanical thrust restraints, fittings and connection hardware shall be securely wrapped with 8 mil or greater polywrap and taped to prevent contact with concrete.



**5.3.3.28 UNDERGROUND WARNING TAPE AND LOCATION WIRE:** The CONTRACTOR shall furnish and install an underground warning tape as the trench is backfilled. The tape shall be placed directly over the waterline and to a depth of 24 inches below the finished ground surface.

A copper trace wire shall be in the bottom of the main line or service lateral pipe trench (when a new service lateral is pulled through an existing lateral, a tracer wire shall also be pulled with the new lateral) and accessible from the surface at each valve box including blowoffs (bring the wire up the outside of the bottom of each box and bring it inside the top section) and at each fire hydrant. At fire hydrants, neatly coil 4' of trace wire around the hydrant barrel below the traffic flange.

All mainline trace wires must be interconnected in intersections, at mainline tees and mainline crosses. At tees, the three wires shall be joined using a single 3-way lockable connector. At crosses, the four wires shall be joined using a 4-way connector. Use of two 3-way connectors with a short jumper wire between them is an acceptable alternative. Direct bury wire connectors – shall include 2- and 3-way lockable connectors and mainline to lateral lug connectors specifically manufactured for use in underground trace wire installation. Connectors shall be dielectric silicon filled to seal out moisture and corrosion and shall be installed in a manner to prevent any uninsulated wire exposure. Non- locking friction fit, twist on or taped connectors are prohibited.

**5.3.3.29 SEPARATION OF WATER MAINS FROM SANITARY SEWER:** The horizontal distance between pressure water mains and sanitary sewer lines shall be at least ten feet. Where a water main and a sewer line must cross, the water main shall be at least 18 inches above the sewer line. Separation distances shall be measured edge-to-edge (i.e. from the nearest edges of the facilities). Water mains and sewer lines shall not be installed in the same trench. When a new sewer force main crosses under an existing water main, all portions of the sewer force main within 10 feet (horizontally) of the water main shall be enclosed in a continuous sleeve. Where local conditions make it impossible to install water or sewer lines at the separation distances required above, an exception to the standard may be possible. The entity seeking the exception shall initiate and pursue a request for a separation exception with the State Division of Drinking Water, in accordance with R309-550-7 of the State of Utah Administrative Rules.

When a new water main crosses over an existing sewer force main, the water main shall be constructed of pipe materials with a minimum rated working pressure of 200 psi or equivalent pressure rating.

**5.3.3.30 BLOW OFF:** A permanent blow off meeting City standards shall be installed at all dead-end main lines that otherwise do not terminate at a fire hydrant.

**5.3.3.31 SAMPLING STATION:** One sampling station shall be installed in each new development or phase thereof, as determined by the City Engineer.

**5.3.3.32 BACKFLOW DEVICES:** Installation of Backflow devices shall conform to the State-adopted plumbing code.

**5.3.4 MEASUREMENT AND PAYMENT:** As specified in Section 1.4 of the Contract Documents.

End of Section

## PVC AWWA C-900 WATER PIPE

### SECTION 5.5

**5.5.1 DESCRIPTION:** The work includes providing and installing PVC water pipe with integral bell and spigot joints. All pipes and fittings shall be lead free, meeting the requirements of ANSI/NSF 372 or Annex G of ANSI/NSF 61.

**Note: All new culinary water main lines in the City shall be PVC unless directed otherwise by the City Engineer.**

#### 5.5.2 MATERIALS:

**5.5.2.1 PIPE:** Pipe shall comply with the latest version of AWWA Standard C-900, with material compound being 12454A, per ASTM D1784. Pipe shall be DR18 with a minimum diameter of 8" unless shown otherwise on the plans.

**5.5.2.2 JOINTS:** The Elastomeric Seal (gasket) shall conform to ASTM F477. The gasketed joint assembly shall conform to ASTM D3139, and the installation of the C900 pipe shall conform to Uni-Bell-3, AWWA M23 installation guide.

**5.5.2.3 FITTINGS:** Fittings shall be cast iron or ductile iron, iron pipe size for PVC application, and in accordance with AWWA C-110 (flanged fittings) or AWWA C-153 (MJ fittings). They shall be capable of withstanding, without bursting, hydrostatic tests of three times the rated water working pressure. The fittings shall be furnished with gasketed mechanical- or flange-joint conforming to AWWA C-111.

**5.5.2.4 SERVICE CONNECTIONS:** Service connections to PVC plastic pressure pipe shall be by nylon coated, ductile iron, double stainless-steel strap service saddles, Romac 202NS, or approved equal specifically designed for type of mainline pipe.

**5.5.2.5 QUALITY ASSURANCE:** Each standard and random length of pipe is to be tested to three times the class pressure of the pipe for a minimum of 5 seconds. The integral bell is to be tested with the pipe. Randomly selected samples shall be tested in accordance with ASTM D1599 to withstand, without failure, pressures listed below when applied in 60 to 70 seconds: DR-18, a minimum burst pressure of 775 PSI; DR-14, a minimum burst pressure of 985 psi.

#### 5.5.3 CONSTRUCTION:

**5.5.3.1 INSTALLATION:** The trench bottom shall be stable, smooth and free of frozen material, clodded dirt, and stones over 3/4 inch in diameter. Bell holes should be provided at each joint for easier assembly and uniform support. Large rocks must be removed to provide 6 inches clearance in all directions from pipe and accessories. The pipe shall be installed with proper bedding providing uniform support under the pipe. Backfill materials shall be worked under the pipe to provide adequate haunching. Initial backfill material should be placed to a minimum of 12 inches over the pipe. All pipe embedment material shall be selected and placed carefully, avoiding stones over 3/4-inch, frozen lumps, and debris.

**5.5.4 MEASUREMENT AND PAYMENT** Section 1.4.9 takes precedence over the following if there is a discrepancy between the two sections.

PVC pipe measurement shall be per lineal foot installed piping of the type, size and class shown on the drawings and in the bidding schedule (payment shall be made as part of another Bid Item if PVC pipe is not specifically included as a bid item). Measurement shall be along the centerline of the pipe as measured in the field following construction. No deduct in length for payment will be made for valve & fittings.

Payment will be made per Bid Item only after the surface restoration, including, but not limited to, gravel and asphalt restoration, has been completed and accepted.

Payment to install pipelines shall be at the unit price in the Bid Schedule. Payment shall be full compensation for mobilization, cutting asphalt pavement; unclassified excavation; trench backfill when excavated materials are suitable when determined in consultation with the City inspector (when needed, suitable trench backfill material shall be imported, placed and compacted under a separate bid item), location tape; tracer wire, storing and installing the pipe, fittings, elbows and couplings not specifically identified as a separate bid item; removal and disposal of excess or rejected excavated materials; thrust blocks; pressure testing; disinfecting, dechlorination, flushing and other materials, equipment and labor related to placing the line into service that are not specifically mentioned in this or other bid items. Payment shall also include compensation for restoration of miscellaneous improvements damaged during construction.

End of Section

## DUCTILE IRON PIPE

### SECTION 5.6

**5.6.1 DESCRIPTION:** This section covers the requirements for ductile iron pressure pipe materials, installation and inspection. All pipes and fittings shall be lead free, meeting the requirements of ANSI/NSF 372 or Annex G of ANSI/NSF 61.

**Note: All new culinary water main lines in the City shall be PVC unless directed otherwise by the City Engineer.**

### 5.6.2 MATERIALS:

**5.6.2.1 DUCTILE IRON PIPE:** Ductile iron pipe shall conform to all requirements of AWWA C-151 and ANSI A-21.51 "Ductile Iron Pipe, Centrifugally Cast in Metal Molds or Sand Lined Molds, For Water or Other Liquids." Minimum pressure class shall be 250 PSI.

### 5.6.2.2 JOINTS:

- **MECHANICAL JOINTS:** All mechanical joints shall meet requirements of ANSI A-21.6 and ANSI 21.11. All gaskets surfaces shall be smooth and free from imperfections. All mechanical joint gaskets shall be less than one year old. Bolts shall meet all requirements of the above specifications, honoring all characteristics, tolerances, and tests. All bolts shall be of the proper size and length to match the size of pipe fitting as per drawings.
- **PUSH-ON JOINTS:** Push-on joints shall be used for main line ductile iron pipe for this project. All push-on joints shall meet the requirements of ANSI 21.11. Gaskets shall be free from defects and not over one year old. Lubricants shall be non-toxic and have no deteriorating effects on gasket materials. It shall not impart taste, odor or flavor to water in a pipe.
- **FLANGED JOINTS:** Flanged joints shall be bolted firmly with machine, stud or cap bolts of proper size. Flanges may be cast integrally with the pipe or may be screwed or threaded pipe. Flanges shall be faced and drilled and of proper dimensions and class, for size and pressure required. All flanges shall meet requirements of ANSI A 21.10, "American National Standard for Ductile Iron and Gray Iron Fittings."  
  
Bolts and nuts, unless otherwise specified, shall be meet the requirements of 5.3.2.16. Bolts will be provided with standard hexagonal nuts and standard hexagonal heads. Bolts shall be of the diameter required for each flange and, when installed, shall be of length so that no more than 3/8 inch or less than 1/8 inch extends past face of nut. Gaskets shall be 1/16 inch thick, made of best quality sheet gasket material or equal and be certified to meet the requirements of NSF Standard 61. A gasket for each flange joint of proper size, ring type or full face shall be installed.
- **COMPRESSION JOINTS:** Compression joints shall be mechanical joint cast iron sleeve with armor guard gaskets, Rockwell 441 or Flange adaptor Rockwell Type 900 or approved equal, as specified on approved drawings.

### 5.6.2.3 FITTINGS:

- **MECHANICAL JOINT FITTINGS:** Mechanical Joint Fittings shall conform to ANSI A 21.10, "American National Standard for Ductile Iron and Gray Iron Fittings."
- **PUSH-ON FITTINGS:** Push-on fittings shall conform to ANSI A 21.10 with bells, sockets, and plain ends per ANSI A 21.11.
- **FLANGED FITTINGS:** Flanged fittings shall conform to ANSI 21.10.  
All flanges shall be faced and drilled. Where cap screws or stud bolts are needed, flanges shall be tapped to support cap screws or stud bolts as per approved drawings.

**5.6.2.4 CEMENT MORTAR LINING:** Ductile iron pipe and fittings shall be lined with cement mortar in accordance with the requirements of the "American National Standard for Cement Mortar Lining for Cast Iron and Ductile Iron Pipe and Fittings for Water" (ANSI A21.4 AWWA C104).

**5.6.2.5 ASPHALTIC COATING:** Ductile iron pipe shall be supplied with an exterior asphaltic coating approximately 1 mil thick per applicable AWWA standards for ductile iron pipe and fittings, EXCEPT THAT all pipe and fittings installed above grade or in pipe galleries shall be supplied without an asphaltic coating or otherwise prepared for a primer and 2 coats of durable epoxy coating.

**5.6.2.6 INTERIOR PIPING COATING:** All interior piping shall be prepared for and coated with a suitable primer and at least 2 coats of liquid epoxy to a DFT of at least 10 mil. TNEMEC N140 or equal. Color as determined by Owner.

**5.6.2.7 COATING OF PIPES INSIDE STORAGE TANKS:** Pipe inside storage tanks shall NOT have a coal tar coating on the exterior, but shall be externally coated with a two-part epoxy at least 12 mil DFT, meeting the requirements of NSF Standard 61. TNEMEC N140 or equal. Interior lining shall be the same as specified in 5.6.2.4 above.

### 5.6.3 CONSTRUCTION:

**5.6.3.1 INSTALLATION:** Ductile iron pipe shall be installed in accordance with the "Installation of Ductile Iron Mains and Their Appurtenances" (ANSI/AWWA C600).

Tees, elbows, crosses, and reducers shall be used for changes in direction and outlets, unless otherwise specified on the drawings.

Anchors, thrust bolts, thrust blocks and mechanical joint restraints shall be placed at valves, elbows, tees, etc., as shown on the approved drawings or as directed by the ENGINEER.

All ductile iron pipe installation shall proceed on a stable foundation, with joints closely and accurately fitted. Joints shall be clean and dry, and a non-toxic joint lubricant, as recommended by the pipe supplier, shall be applied uniformly to the mating joint and gasket surfaces to facilitate easy, positive joint closure.

All pipe shall be installed with uniform bearing under the full length of the barrel, with suitable excavations being made to receive pipe bells and fittings.

Bedding material shall be compacted around the pipe to firmly bed the pipe in position. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejoined as for new pipe installation. In addition to the above requirements, all pipe installation shall comply with the specific requirements of the pipe manufacturer.

Each pipe shall be laid true to line and grade and in such a manner as to form a close concentric joint with adjoining pipe and to prevent sudden offsets to the flow line. All joint offsets shall be made as specified in AWWA Standard for "Installation of Water Mains", C600. As work progresses, the interior of the pipe shall be cleared of dirt and superfluous materials. Where cleaning after laying is difficult because of small pipe size, a suitable swab or drag shall be kept in the pipe and pulled forward past each joint immediately after jointing as set, and pipe shall not be laid when conditions of the trench or weather is unsuitable for such work. At all times when work is in progress, all open ends of the pipe and fittings shall be securely closed to the satisfaction of the ENGINEER, so that no water, earth, or other substance will enter the pipe or fittings.

**5.6.3.2 MEASUREMENT AND PAYMENT:** Section 1.4.9 takes precedence over the following if there is a discrepancy between the two sections.

Ductile iron pipe measurement shall be per lineal foot installed piping of the type, size and class shown on the drawings and in the bidding schedule. Measurement shall be along the centerline of the pipe as measured in the field following construction. No deduct in length for payment will be made for valve fittings, manholes or structures.

Payment will be made per Bid Item only after the surface restoration, including gravel and asphalt restoration, has been completed and accepted.

Payment to install pipelines shall be at the unit price in the Bid Schedule. Payment shall be full compensation for mobilization, traffic control signs, devices and flag persons; cutting asphalt pavement; unclassified excavation; imported material for pipe bedding; trench backfill; location tape; storing and installing the pipe, fittings, elbows and couplings; removal and disposal of excess or rejected excavated materials; compaction; thrust blocks; pressure testing; and disinfecting, flushing and placing the line into service. Payment shall also include compensation for restoration of miscellaneous improvements damaged during construction.

No classification of excavated materials shall be made other than solid rock requiring blasting. Excavation shall include the removal and subsequent handling of all water, earth, shale, loose or cemented gravel, loose rock, and other materials of whatsoever nature excavated or otherwise removed in the performance of contract work.

End of Section

## AWWA C-906 FUSED HDPE PIPING FOR POTABLE WATER

### SECTION 5.7

#### 5.7.1 General Terms and Conditions

**5.7.1.1 Scope.** This specification covers requirements for PE 4710 high-density polyethylene piping for potable water distribution and transmission mains. All pipes and fittings shall be lead free, meeting the requirements of ANSI/NSF 372 or Annex G of ANSI/NSF 61. All work shall be performed in accordance with these specifications.

**Note: All new culinary water main lines in the City shall be PVC unless directed otherwise by the City Engineer.**

**5.7.1.2 Engineered and Approved Plans.** Potable water distribution and transmission main construction shall be performed in accordance with engineered construction plans for the work prepared under the direction of a Professional Engineer.

**5.7.1.3 Referenced Standards.** Where all or part of a Federal, ASTM, ANSI, AWWA, etc., standard specification is incorporated by reference in these Specifications, the reference standard shall be the latest edition and revision.

**5.7.1.4 Licenses and Permits.** A licensed and bonded Contractor shall perform all potable water distribution and transmission main construction work. The Contractor shall secure all necessary permits before commencing construction.

**5.7.1.5 Inspections.** All work shall be inspected by an Authorized Representative of the Owner who shall have the authority to halt construction if, in his opinion, these specifications or standard construction practices are not being followed. Whenever any portion of these specifications is violated, the Project Engineer or his Authorized Representative, shall, by written notice, order further construction to cease until all deficiencies are corrected. A copy of the order shall be filed with the Contractor's license application for future review. If the deficiencies are not corrected, performance shall be required of the Contractor's surety.

**5.7.1.6 Submittals.** Pipe specifications, stamping description, manufacturer's recommended joining procedures and certification of fusing technicians by pipe manufacturer as having fused, or been trained to fuse, pipe of the size specified within the 6 months preceding the commencement of work under this contract.

## 5.7.2 Polyethylene Pipe and Fittings

**5.7.2.1 Qualification of Manufacturers.** The Manufacturer shall have manufacturing and quality assurance facilities capable of producing and assuring the quality of the pipe and fittings required by these Specifications. The Manufacturer's production facilities shall be open for inspection by the Owner or his Authorized Representative. The ENGINEER shall approve qualified Manufacturers.

**5.7.2.2 Materials.** Black PE materials used for the manufacture of polyethylene pipe and fittings shall be PE 3408 or 4710 high density polyethylene meeting ASTM D 3350 cell classification 345464C or 445574C, respectively, and shall be listed in the name of the pipe and fitting Manufacturer in PPI (Plastics Pipe Institute) TR-4 with a standard grade HDB rating of 1600 psi at 73°F. Color material, when used, shall be the same except for meeting ASTM D 3350 cell classification 345464E. The material shall be listed and approved for potable water in accordance with NSF Standard 61. When requested on the order, the Manufacturer shall certify that the materials used to manufacture pipe and fittings meet these requirements.

**5.7.2.3 Interchangeability of Pipe and Fittings.** The same Qualified and Approved Manufacturer shall produce polyethylene pipe and fittings. Products such as fittings or flange adapters made by sub-contractors or distributors are prohibited.

**5.7.2.4 Polyethylene Pipe.** Polyethylene pipe shall be manufactured in accordance with AWWA C901-96 for sizes 1-1/4" thru 3" IPS diameters and to the requirements of ASTM D3035. Pipe 4" IPS and DIPS sizes 4" and above shall be manufactured to the requirements of ASTM F714 and AWWA C906-99.

**5.7.2.5 Optional Service Identification Stripes for IPS Sized Pipe.** IPS pipes shall be black. When requested as an option, IPS pipes shall have four, equally spaced, blue color stripes co-extruded into the pipe outside surface. Stripes printed on the pipe outside surface shall not be acceptable.

**5.7.2.6 Service Identification Stripes for DIPS Sized Pipe.** DIPS sized pipes shall have three equally spaced pairs of longitudinal blue color stripes co-extruded into the pipe outside surface. Stripes printed on the outside surface shall not be acceptable.

**5.7.2.7 Optional Color Shell.** When requested as an option, a blue color shell co-extruded into the pipe outer surface shall permanently identify IPS or DIPS pipes.

**5.7.2.8 Polyethylene Fittings & Custom Fabrications.** Polyethylene fittings and custom fabrications shall be molded or fabricated by the Approved Pipe Manufacturer. All fittings and custom fabrications shall be pressure rated for the same internal pressure rating as the mating pipe.



**5.7.2.9 Molded Fittings.** Molded fittings shall be manufactured and tested in accordance with ASTM D 3261 and shall be so marked. Molded fittings shall be tested in accordance with AWWA C906.

5.7.2.9.1 X-Ray Inspection. The Manufacturer shall submit samples from each molded fittings production lot to x-ray inspection.

**5.7.2.10 Fabricated Fittings.** Fabricated fittings shall be made by heat fusion joining specially machined shapes cut from pipe, polyethylene sheet stock or molded fittings. Fabricated fittings shall be rated for internal pressure service at least equal to the full service pressure rating of the mating pipe. Fabricated fittings shall be tested in accordance with AWWA C906.

**5.7.2.11 Polyethylene Flange Adapters.** Flange adapters shall be made with sufficient throughbore length to be clamped in a butt fusion-joining machine without the use of a stub-end holder. The sealing surface of the flange adapter shall be machined with a series of small v-shaped grooves (serrations) to promote gasketless sealing, or restrain the gasket against blowout.

**5.7.2.12 Back-up Rings & Flange Bolts.** Flange adapters shall be fitted with back-up rings that are pressure rated equal to or greater than the mating pipe. The back-up ring bore shall be chamfered or radiused to provide clearance to the flange adapter radius. Flange bolts and nuts shall be Grade 3 or higher.

**5.7.2.13 MJ Adapters.** MJ Adapters 4" thru 16" may be provided with optional Stainless Steel Stiffener upon request. MJ Adapters 14" and above shall be provided with Heavy Duty Back-up Ring Kits. All MJ adapters 18" and above must be provided with Stainless Steel stiffeners.

**5.7.2.14 Compliance Tests.** Manufacturer's inspection and testing of the materials. In case of conflict with Manufacturer's certifications, the Contractor, Project Engineer, or Owner may request retesting by the Manufacturer or have retests performed by an outside testing service. All retesting shall be at the requestor's expense and shall be performed in accordance with these Specifications.

### **5.7.3 Joining**

**5.7.3.1 Heat Fusion Joining.** Joints between plain end pipes and fittings shall be made by butt fusion. Joints between the main and saddle branch fittings shall be made using saddle fusion. The butt fusion and saddle fusion procedures used shall be procedures that are recommended by the pipe and fitting Manufacturer. The Contractor shall ensure that persons making heat fusion joints have received training in the Manufacturer's recommended procedure. The Contractor shall maintain records of trained personnel, and shall certify that training was received not more than 6 months before commencing construction. External and internal beads shall not be removed.

5.7.3.1.1 **Butt Fusion of Unlike Wall Thickness.** Butt fusion shall be performed between pipe ends, or pipe ends and fitting outlets that have the same outside diameter and are not different in wall thickness by more than one Standard DR, for example, SDR 13.5 to SDR 17, or SDR 11 to SDR 13.5. Transitions between unlike wall thickness greater than one SDR shall be made with a transition nipple (a short length of the heavier wall pipe with one end machined to the lighter wall) or by mechanical means or electrofusion. SDR's for polyethylene pipe are 7.3, 9, 11, 13.5, 17, 21, 26, 32.5 and 41.

5.7.3.1.2 **Heat Fusion Training Assistance.** Upon request and at the requestor's expense, training personnel from the Manufacturer or his Representative shall be made available.

**5.7.3.2 Joining by Other Means.** Polyethylene pipe and fittings may be joined together or to other materials by means of (a) flanged connections (flange adapters and back-up rings), (b) mechanical couplings designed for joining polyethylene pipe or for joining polyethylene pipe to another material, (c) MJ Adapters or (d) electrofusion. When joining by other means, the installation instructions of the joining device manufacturer shall be observed.

5.7.3.2.1 **ID Stiffener and Restraint.** A stiffener shall be installed in the bore of the polyethylene pipe when an OD compression mechanical coupling is used and when connecting plain end PE pipe to a mechanical joint pipe, fitting or appurtenance. External clamp and tie rod restraint shall be installed where PE pipe is connected to the socket of a mechanical joint pipe, fitting or appurtenance except where an MJ Adapter is used.

**5.7.3.3 Branch Connections.** Branch connections to the main shall be made with saddle fittings or tees. Polyethylene saddle fittings shall be saddle fused to the main pipe per 3.1.

## **5.7.4 Installation**

**5.7.4.1 General.** When delivered, a receiving inspection shall be performed and any shipping damage shall be reported to the manufacturer within 7 days. Installation shall be in accordance with ASTM D 2774, Manufacturer's recommendations and this specification. All necessary precautions shall be taken to ensure a safe working environment in accordance with all applicable safety codes and standards.

**5.7.4.2 Excavation.** Trench excavations shall conform to the plans and drawings, as authorized in writing by the Project Engineer or his Approved Representative and in accordance with all applicable codes. The Contractor shall remove excess groundwater. Where necessary, trench walls shall be shored or reinforced, and all necessary precautions shall be taken to ensure a safe working environment.

**5.7.4.3 Large Diameter Fabricated Fittings.** Not more than one plain-end connection of 16" IPS and larger fabricated directional fittings (elbows, tees, etc.) shall be butt fused to the end of a pipe length before placing the assembly into the trench. The remaining fitting connections shall be made in the trench using butt fusion, flange or other connection means in accordance with 3.2. Flange and other mechanical connections shall be assembled, and tightened in accordance with the connection manufacturer's instructions and 4.4. Handling, lifting, moving or lowering a 16" IPS or larger fabricated fitting that is connected to more than one pipe length is prohibited. The installing contractor at his expense shall correct fitting damage caused by such improper handling.

**5.7.4.4 Mechanical Joint & Flange Installation.** Mechanical joint and flange connections shall be installed in accordance with the Manufacturer's recommended procedure. Primed ductile iron backup rings shall be furnished and installed at all connections permitting such. MJ Adapters and flanges shall be centered and aligned to the mating component before assembling and tightening bolts. In no case shall MJ gland or flange bolts be used to draw the connection into alignment. Bolt threads shall be lubricated, and flat washers should be used under the nuts. Bolts shall be evenly tightened according to the tightening pattern and torque step recommendations of the Manufacturer. At least 1 hour after initial assembly, flange connections shall be re-tightened following the tightening pattern and torque step recommendations of the Manufacturer. The final tightening torque shall be as recommended by the Manufacturer. Bolts, nuts and washers shall be stainless steel and shall be liberally coated with a rubberized undercoating prior to placing backfill.

**5.7.4.5 Foundation & Bedding.** See Section 5.1, PIPELINE TRENCH EXCAVATION AND BACKFILL.

**5.7.4.6 Pipe Handling.** When lifting with slings, only wide fabric choker slings capable of safely carrying the load shall be used to lift, move, or lower pipe and fittings. Wire rope and chain are prohibited. Slings shall be of sufficient capacity for the load, and shall be inspected before use. Worn or damaged equipment shall not be used.

**5.7.4.7 Backfilling.** See Section 5.1, PIPELINE TRENCH EXCAVATION AND BACKFILL. During embedment placement and compaction, care shall be taken to ensure that the haunch areas below the pipe springline are completely filled and free of voids.

**5.7.4.8 Protection against shear and bending loads.** In accordance with ASTM D 2774, connections shall be protected where an underground polyethylene branch or service pipe is joined to a branch fitting such as a service saddle, branch saddle or tapping tee on a main pipe, and where pipes enter or exit casings or walls. The area surrounding the connection shall be embedded in properly placed, compacted backfill, preferably in combination with a protective sleeve or other mechanical structural support to protect the polyethylene pipe against shear and bending loads.

**5.7.4.9 Final Backfilling.** See Section 5.1, PIPELINE TRENCH EXCAVATION AND BACKFILL.

## Testing.

**5.7.4.10 Fusion Quality.** The Contractor shall ensure the field set-up and operation of the fusion equipment, and the fusion procedure used by the Contractor's fusion operator while on site. Upon request by the Owner, the Contractor shall verify field fusion quality by making and testing a trial fusion. The trial fusion shall be allowed to cool completely; then test straps shall be cut out and bent strap tested in accordance with ASTM D 2657. If the bent strap test of the trial fusion fails at the joint, the field fusions represented by the trial fusion shall be rejected. The Contractor at his expense shall make all necessary corrections to equipment, set-up, operation and fusion procedure, and shall re-make the rejected fusions.

**5.7.4.11 Hydrostatic Leak Testing.** This hydrostatic leak test procedure consists of filling, an initial expansion phase, a test phase, and depressurizing. There are two alternatives for the test phase. Leak testing shall be observed by the OWNER or ENGINEER.

5.7.4.11.1 Filling. Fill the restrained test section completely with water.

*WARNING – Ensure that there is no air trapped in the test section. Failure with entrapped air can result in explosive release and result in death or serious bodily injury. Use equipment vents at high points to remove air.*

5.7.4.11.2 Initial Expansion Phase. Gradually pressurize the test section to test pressure, and maintain test pressure for three (3) hours. During the initial expansion phase, polyethylene pipe will expand slightly. Additional test liquid will be required to maintain pressure. It is not necessary to monitor the amount of water added during the initial expansion phase.

5.7.4.11.3 Test Phase – Alternate 1. Immediately following the initial expansion phase, reduce test pressure by 10 psi, and stop adding test liquid. If test pressure remains steady (within 5% of the target value) for one (1) hour, no leakage is indicated.

5.7.4.11.4 Test Phase – Alternate 2. This alternative is applicable when the test pressure is 150% of the system design pressure.

Immediately following the initial expansion phase, monitor the amount of make-up water required to maintain test pressure for one (1), or two (2), or three (3) hours. If the amount of make-up water needed to maintain test pressure does not exceed the amount given below, no leakage is indicated.

<i>Make-Up Water Allowance for Test Phase – Alternate 2, (U.S. Gal/100 ft of pipe)</i>			
<i>Nominal Pipe size (in.)</i>	<i>1-Hour Test</i>	<i>2-Hour Test</i>	<i>3-Hour Test</i>
8	0.50	1.00	1.50
10	0.75	1.30	2.10
12	1.10	2.30	3.40
14	1.40	2.80	4.20
16	1.70	3.30	5.00
18	2.20	4.30	6.50
20	2.80	5.50	8.00

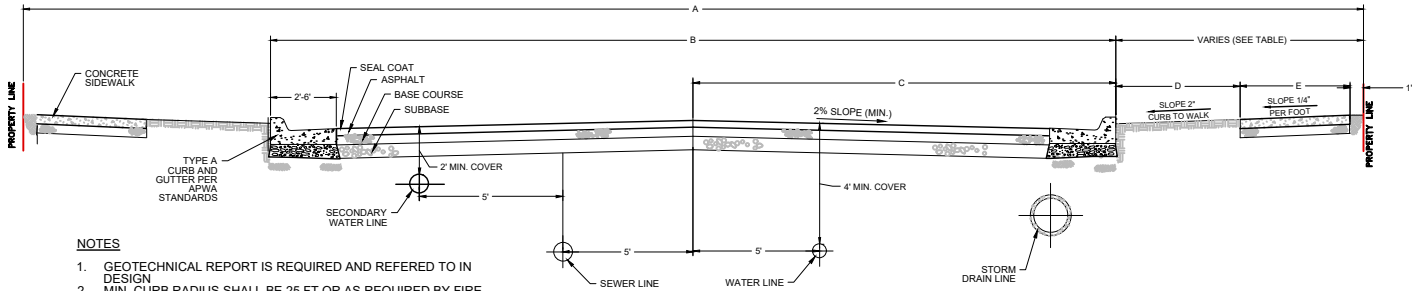
End of Section

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# SECTION 2 PLAN MODIFICATIONS







**NOTES**

1. GEOTECHNICAL REPORT IS REQUIRED AND REFERRED TO IN DESIGN
2. MIN. CURB RADIUS SHALL BE 25 FT OR AS REQUIRED BY FIRE MARSHAL
3. REFER TO TRANSPORTATION MASTER PLAN FOR LANE CONFIGURATION
4. CITY ENGINEER MAY SPECIFY INCREASED MINIMUMS TO PAVEMENT THICKNESS, BASE/SUBBASE, HIGHBACK CURB, ETC. AS NEEDED
5. PRIVATE LANES, ALLEYS, AND RESIDENTIAL DRIVEWAYS CAN NOT CONNECT TO A COLLECTOR OR ARTERIAL

**PIPE REQUIREMENTS TABLE**

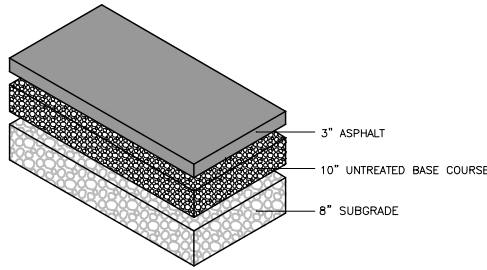
PIPE CLASSIFICATION	MIN SIZE	TYPE	COLOR	APWA
WATER	8"	PVC	BLUE	-
LAND DRAIN	6"	PVC SDR 35	WHITE	--
STORM DRAIN	15"	RCP or DUAL WALL HP POLYPROPYLENE PIPE (for 24" or smaller)	N/A	33 41 00
SEWER	8"	PVC SDR 35	GREEN	33 31 00
SECONDARY WATER	-	-	PURPLE	-

**STREET CLASSIFICATION TABLE**

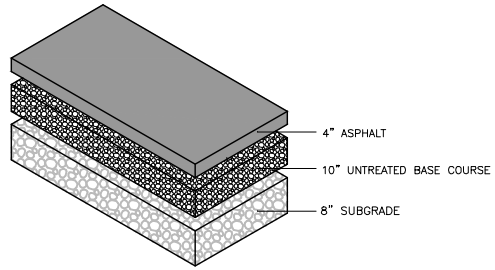
STREET CLASSIFICATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	CL TO T.B.C. (C)	PARK STRIP (D)	SIDEWALK (E)
MAJOR COLLECTOR (MEDIAN INCLUDED) SEE FIGURE 1 BELOW	66'	47'	23.5'	4.5'	5'
MINOR COLLECTOR (NO MEDIAN) SEE FIGURE 1 BELOW	66'	47'	23.5'	4.5'	5'
LOCAL*	60'	41'	20.5'	4.5'	5'
LOCAL (32' ASPHALT)**	60'	37'	18.5'	6.5'	5'
PRIVATE ROAD	50'	31'	15.5'	4.5'	5'
ALLEY/PRIVATE LANE	25'	25'	12.5'	-	-

REFER TO WEST POINT TRANSPORTATION MASTER PLAN FOR CLASSIFICATION DIRECTION

- \* ALL RESIDENTIAL ROADS REQUIRE ON STREET PARKING
- \*\* LOCAL (32' ASPHALT) ARE SUBJECT TO THE CRITERIA IN SECTION 10-9A-508 OF THE UTAH STATE CODE



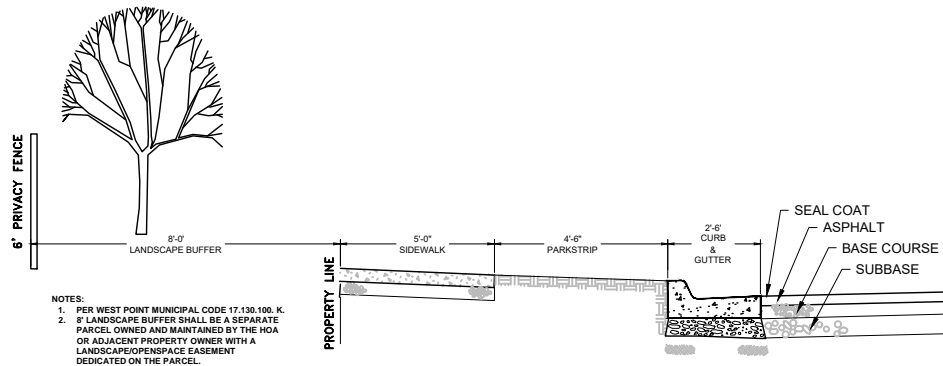
\*CITY RESERVES THE RIGHT TO USE THIS SECTION OR REFERENCE SITE SPECIFIC GEOTECH REPORT



\*CITY RESERVES THE RIGHT TO USE THIS SECTION OR REFERENCE SITE SPECIFIC GEOTECH REPORT

**A LOCAL/PRIVATE ROAD PAVEMENT SECTION**  
Scale: (NOT TO SCALE)

**B COLLECTOR ROAD PAVEMENT SECTION**  
Scale: (NOT TO SCALE)



- NOTES:**
1. PER WEST POINT MUNICIPAL CODE 17.130.100. K.
  2. 8' LANDSCAPE BUFFER SHALL BE A SEPARATE PARCEL OWNED AND MAINTAINED BY THE HOA OR ADJACENT PROPERTY OWNER WITH A LANDSCAPE/OPENSPACE EASEMENT DEDICATED ON THE PARCEL.

**C FIGURE 1**  
Scale: (NOT TO SCALE)

**1A SUBDIVISION ROAD SECTION**  
NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



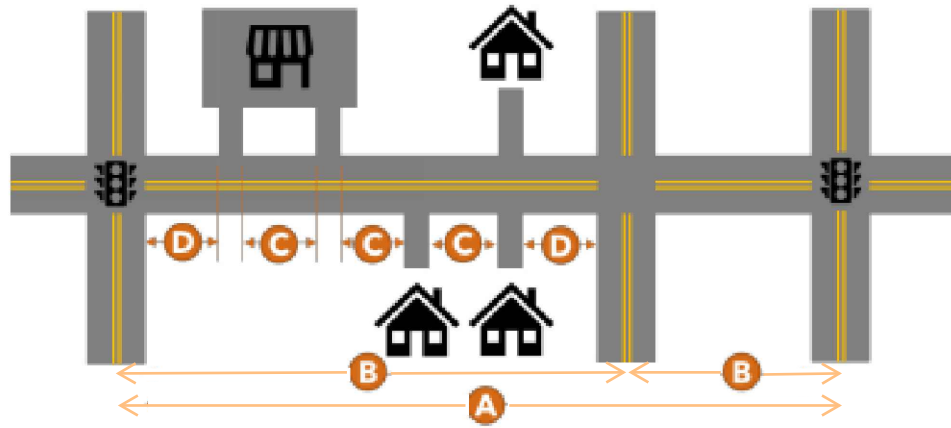
**PLAN MODIFICATIONS**  
**WEST POINT CITY**

**ROAD SECTION - SUBDIVISION ROAD**

**SHEET 1A**

**GARDNER ENGINEERING**  
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1889 W 2100S, WEST HAVEN, UT 84405  
P 801.476.0202 F 801.476.0066

R:\West Point\Subdiv\2023 - Update\Project\Subdivs\and Plan Modification\WP - Details - 2023.dwg RD 1 A 1/25/2023 3:29:26 PM ANS eng\ard A B 50 x 11.00 (sheet).11



CLASSIFICATION	SIGNAL SPACING (A)	STREET SPACING (B)	DRIVEWAY SPACING (C)	DRIVEWAY SPACING FROM CORNER (D)
MAJOR COLLECTOR	1320 FEET	660 FEET	300 FEET	300 FEET
MINOR COLLECTOR	1320 FEET	330 FEET	150 FEET	150 FEET
LOCAL	N/A	250 FEET	10 FEET	50 FEET
PRIVATE	N/A	250 FEET	10 FEET	50 FEET

## NOTES

- STANDARD RESIDENTIAL STREETS SHALL APPROACH THE ARTERIAL OR COLLECTOR STREETS AT AN ANGLE OF NOT LESS THAN 80 DEGREES.
- PRIVATE LANES, ALLEYS, AND DRIVEWAYS SERVING RESIDENTIAL AREAS SHALL NOT CONNECT TO A COLLECTOR OR ARTERIAL STREET. EXCEPTIONS MAY BE GRANTED BY THE PLANNING COMMISSION.
- ALL ACCESS ROADS AND DRIVEWAYS MUST COMPLY WITH THE SPACING STANDARDS. EXCEPTIONS MAY BE GRANTED BY THE PLANNING COMMISSION.
- DRIVEWAY SPACING SHALL NOT APPLY IN THE TURN-AROUND PORTION OF A CUL-DE-SAC NOR IN MULTI-FAMILY DEVELOPMENTS.
- COMBINED DRIVEWAYS THAT SERVE TWO PROPERTIES SHALL BE COUNTED AS ONE DRIVEWAY.
- SPACING SHALL BE MEASURED FROM THE CENTER OF THE RIGHT-OF-WAY FOR STREETS AND FROM THE EDGE OF PAVEMENT FOR DRIVEWAYS.

## DRIVEWAY STANDARDS

### MINIMUM STANDARDS FOR DRIVEWAYS:

- COMMERCIAL DRIVE WIDTH: 24 FEET MINIMUM, 40 FEET MAXIMUM
- DRIVEWAY ACCESS MAY BE RESTRICTED TO RIGHT-IN / RIGHT-OUT MOVEMENTS ONLY TO ADDRESS SAFETY OR CONGESTION CONCERNS ASSOCIATED WITH THE ACCESS. CONCERNS MAY INCLUDE:
  - DOCUMENTED CRASH HISTORY
  - POOR / LIMITED SIGHT DISTANCE
  - CONGESTION: LOS D OR WORSE EXITING THE DRIVEWAY
  - CONGESTION: LEFT TURN 95TH PERCENTILE QUEUING FROM MAINLINE INTERFERES WITH THROUGH TRAFFIC PROGRESSION ON MAINLINE OR BLOCKS OTHER ROADWAYS / DRIVEWAYS

1B

## ACCESS MANAGEMENT

NTS

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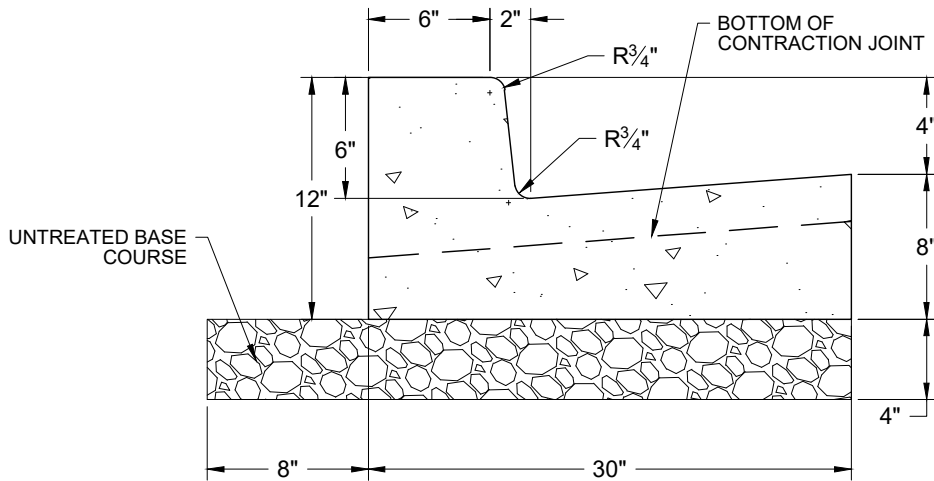
### PLAN MODIFICATIONS

WEST POINT CITY

ACCESS MANAGEMENT

SHEET 1B





**NOTES**

1. TYPE A CURB AND GUTTER PER APWA STANDARD DRAWING PLAN NO. N05
2. UNTREATED BASE COURSE MATERIAL SPECIFIED IN APWA SECTION 32 11 23.
3. CLASS 4000 PER APWA SECTION 0330 04
4. DESIGN EXPANSION JOINTS VERTICAL, FULL DEPTH,  $\frac{1}{2}$  INCH WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 12 73.
5. DESIGN CONTRACTION JOINT VERTICAL
6. REINFORCEMENT: ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL PER APWA SECTION 03 20 00

2

**TYPE A CURB & GUTTER**

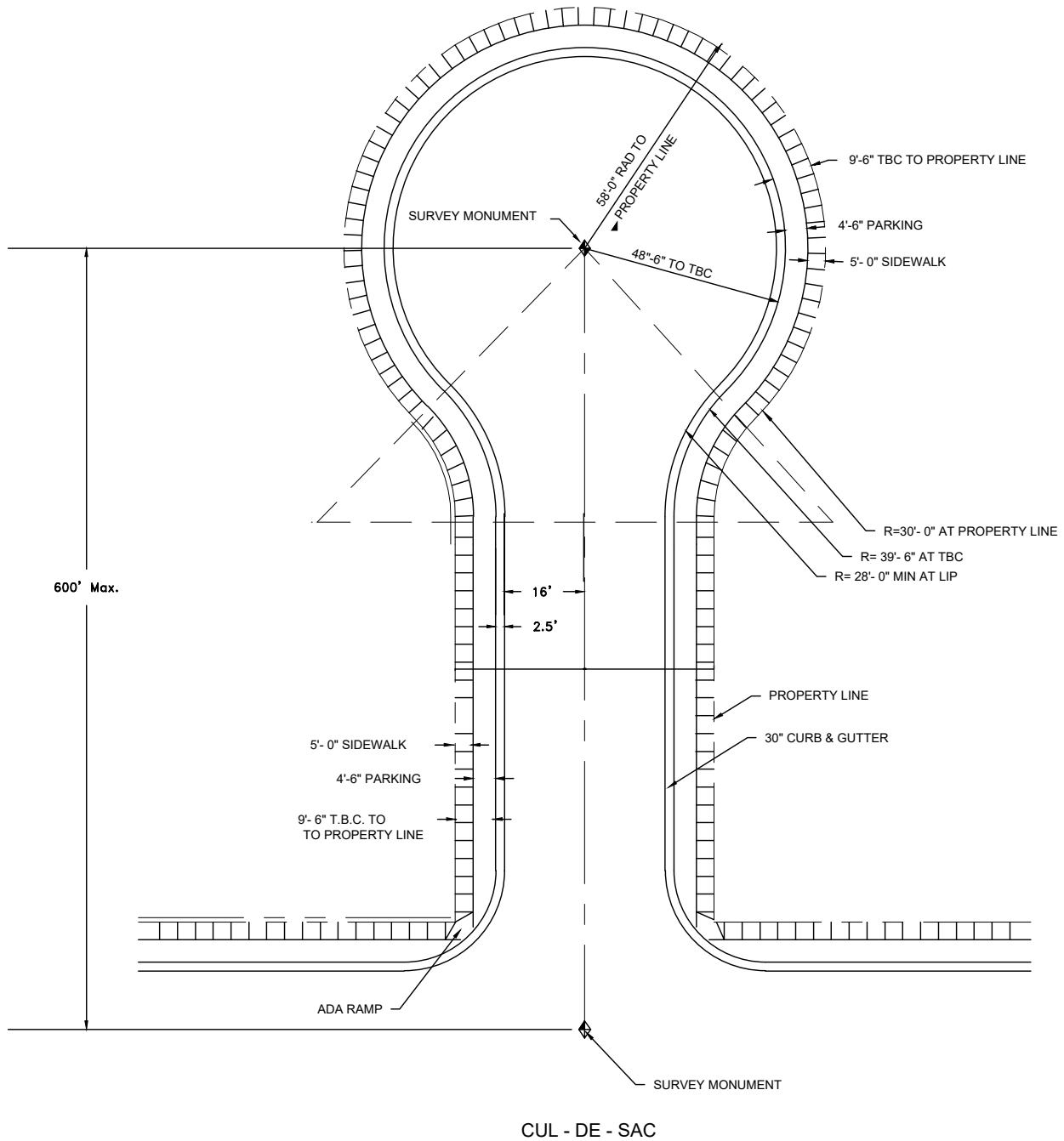
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PLAN MODIFICATIONS	
WEST POINT CITY	
TYPE A CURB + GUTTER	SHEET 2





**3** CUL-DE-SAC DETAIL

NTS

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PLAN MODIFICATIONS	
WEST POINT CITY	
CUL-DE-SAC DETAIL	SHEET 3

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TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW/ 1BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
	90°	45°	22 1/2°	11 1/4°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

\*SIZE IS BRANCH SIZE

FOR 300 P.S.I. INTERNAL STATIC PRESSURE AND 2000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

\*ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUG OR ROMA GRIP WITH FLUOROPOLYMER COATED BOLTS AND NUTS.

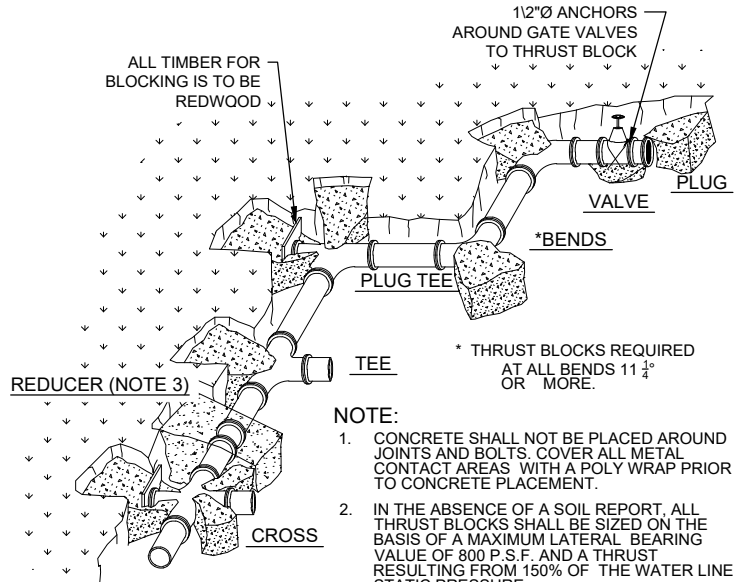
BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8°-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PE SQ. FT.

$$F = 1.5 / 3 = 0.5 \text{ TABULATED VALUE} = 7.1 \text{ SQ. FT.}$$

$$0.5 \times 7.1 = 3.56 \sim 4 \text{ SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)}$$



NOTE:

1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.
3. THRUST BLOCK AT REDUCER SHALL BE KEYPED INTO UNDISTURBED TRENCH WALL AND BOTTOM, AND REINFORCED WITH #4 BARS 3" OFF SMALL SIDE FACE. KEY DEPTH = 12" FOR 4"-12" MINUS, AND 18" FOR > 12" MINUS

4

THRUST BLOCK DETAIL

APPLIES TO ALL PRESSURE PIPE

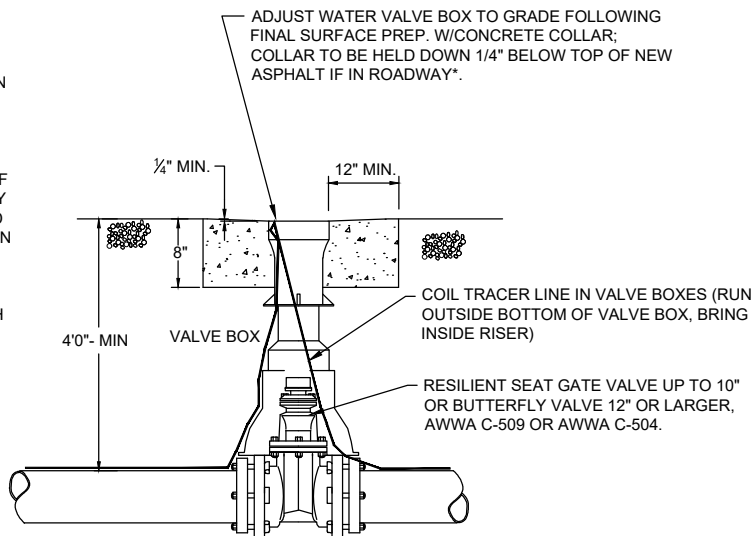
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VALVE LOCATION STANDARD:

AT TEES AND CROSSES, A VALVE SHALL BE INSTALLED IN EACH MAIN LINE, OUT OF THE INTERSECTION, AT THE EXTENSION OF PROPERTY LINES.

AN EXCEPTION TO THE NUMBER OF VALVES MAY BE MADE BY THE CITY WHEN FOLLOWING THE STANDARD WILL PUT MAIN LINE VALVES WITHIN 250' OF EACH OTHER.

AN ISOLATION VALVE SHALL BE INSTALLED IN MAIN LINES ON EACH END OF AN EASEMENT THROUGH PRIVATE PROPERTY.



\*: VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR., BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSION TOLERANCES. IF LOCATED IN ROADWAY W/ SPEED LIMIT OF 40 MPH OR GREATER, LID SHALL BE HEAVY AND EXTRA DEEP.

5

TYPICAL VALVE DETAIL

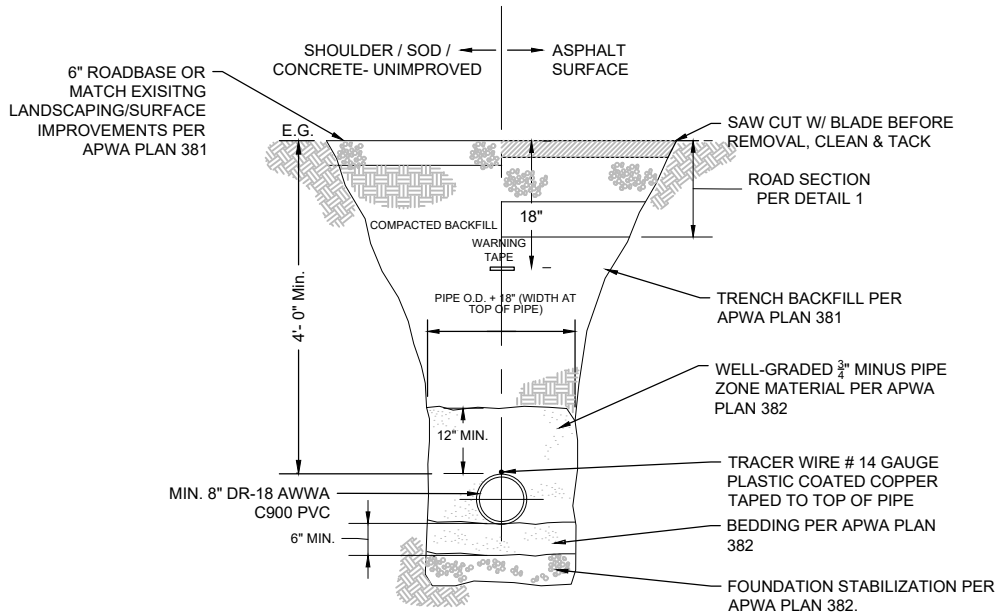
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PLAN MODIFICATIONS	
WEST POINT CITY	
THRUST BLOCK TYPICAL VALVE	SHEET 4

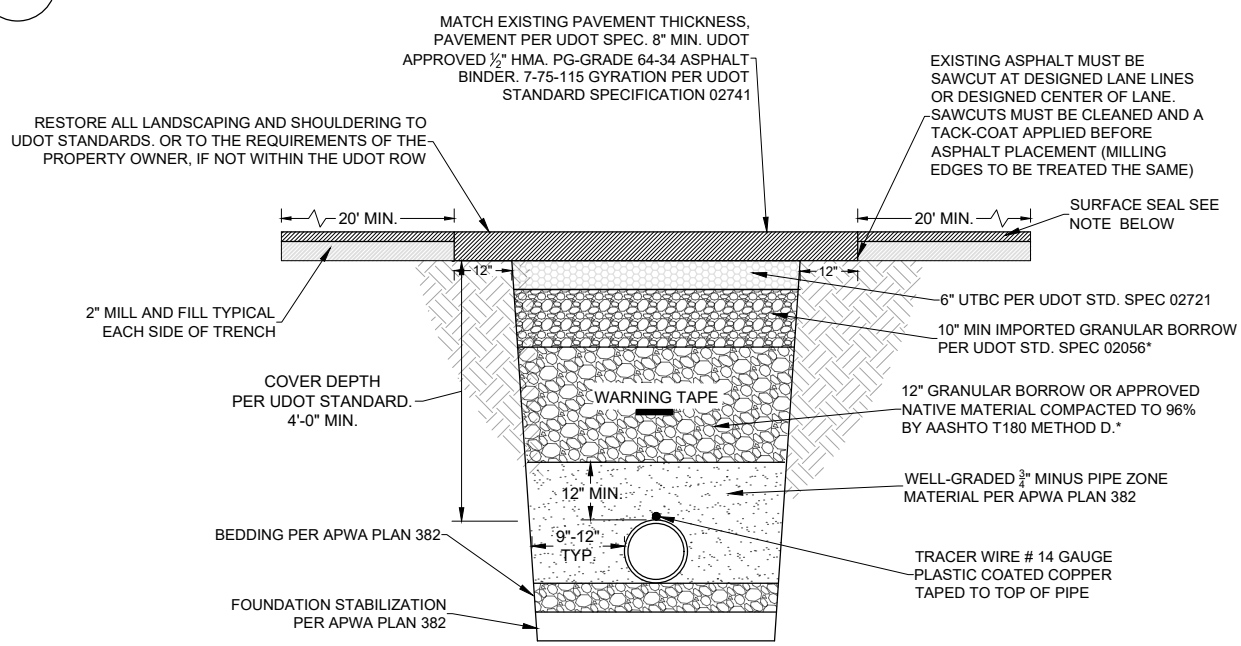
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- NOTE:
- WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
  - WHERE A WATER MAIN AND A SEWER MAIN MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE SEWER MAIN.
  - SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
  - WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
  - IF THESE STANDARDS CANNOT BE MET, SECURE DIRECTION FROM THE CITY ENGINEER.

**6A** TYPICAL TRENCH SECTION

NTS



NOTE: **CONTRACTOR SHALL OBTAIN UDOT PERMIT PRIOR COMMENCING WORK**



CHIP SEAL TYPE II WITH EMULSION LMCRS PER UDOT STD. SPEC 02785 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SY) IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN THE UDOT RIGHT-OF-WAY.

ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD DRAWING AND SPECIFICATIONS.

\* FLOWABLE FILL MAY BE REQUIRED BY UDOT PERMIT.

**6B** UDOT TRENCH DETAIL

NTS

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CHECKED: RC		<b>TYPICAL TRENCH SECTION</b>		<b>SHEET 5</b>	
DATE: 03/2023		<b>UDOT CROSSING TRENCH DETAIL</b>			
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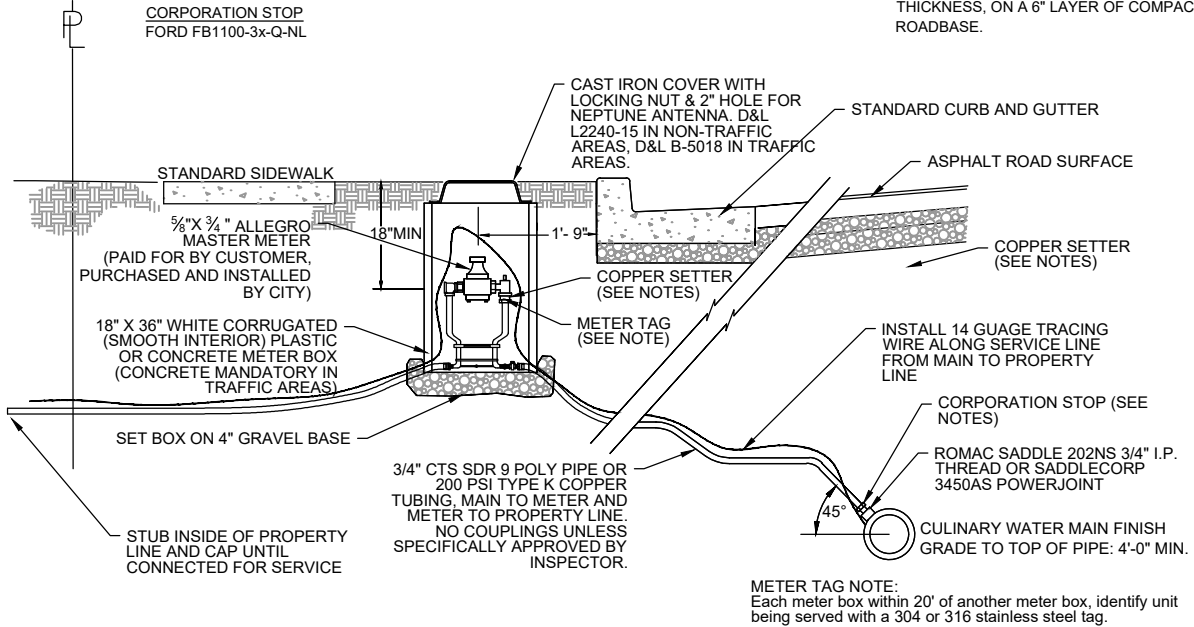
NOTES:

COPPER SETTER  
FORD VBHC72-18W-44-33-Q-NL

ALL COMPRESSION FITTINGS:  
SHALL HAVE STAINLESS STEEL INSERTS  
FORD 52

AREA SUSCEPTIBLE TO VEHICULAR TRAFFIC:  
INSTALL A FLAT METER BOX LID, D+L B-5018.  
COLLAR METER BOX WITH A 4' X 4' 3,500 PSI  
CONCRETE COLLAR WITH A 4" MIN.  
THICKNESS, ON A 6" LAYER OF COMPACTED  
ROADBASE.

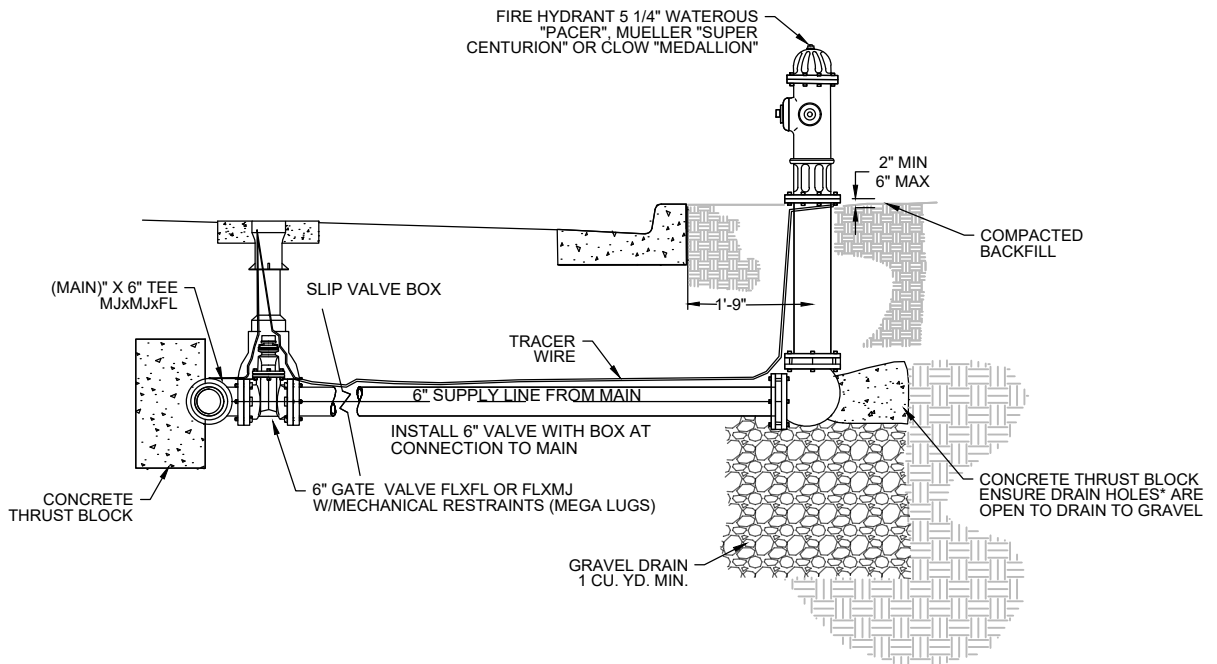
CORPORATION STOP  
FORD FB1100-3x-Q-NL



METER TAG NOTE:  
Each meter box within 20' of another meter box, identify unit being served with a 304 or 316 stainless steel tag.

7 TYPICAL WATER CONNECTION\RE-CONNECTION

NTS



\*NOTE: HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

8 FIRE HYDRANT DETAIL

NTS

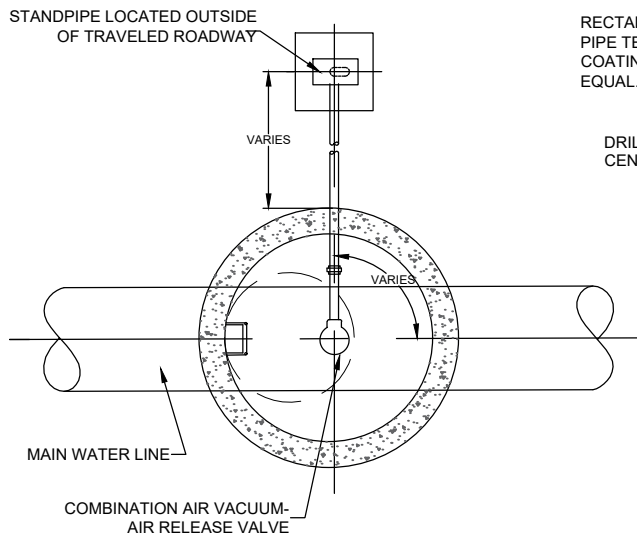
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PLAN MODIFICATIONS  
WEST POINT CITY  
TYPICAL WATER CONNECTION DETAIL  
FIRE HYDRANT DETAIL

SHEET 6

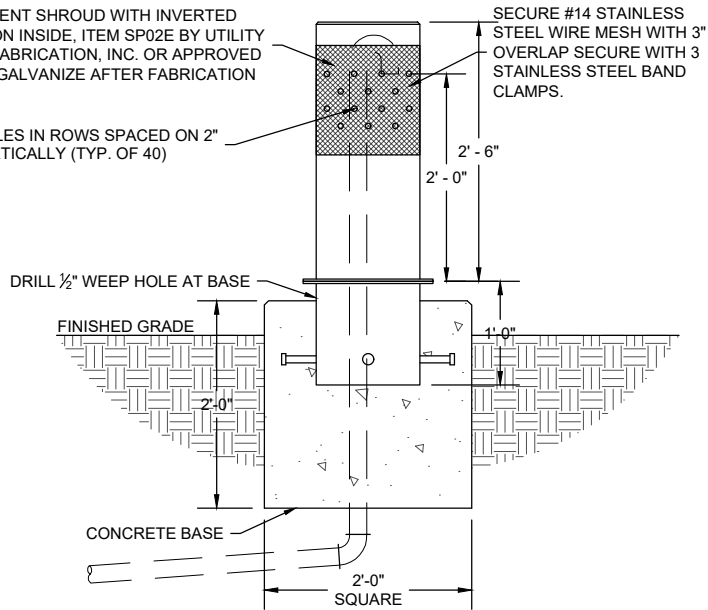
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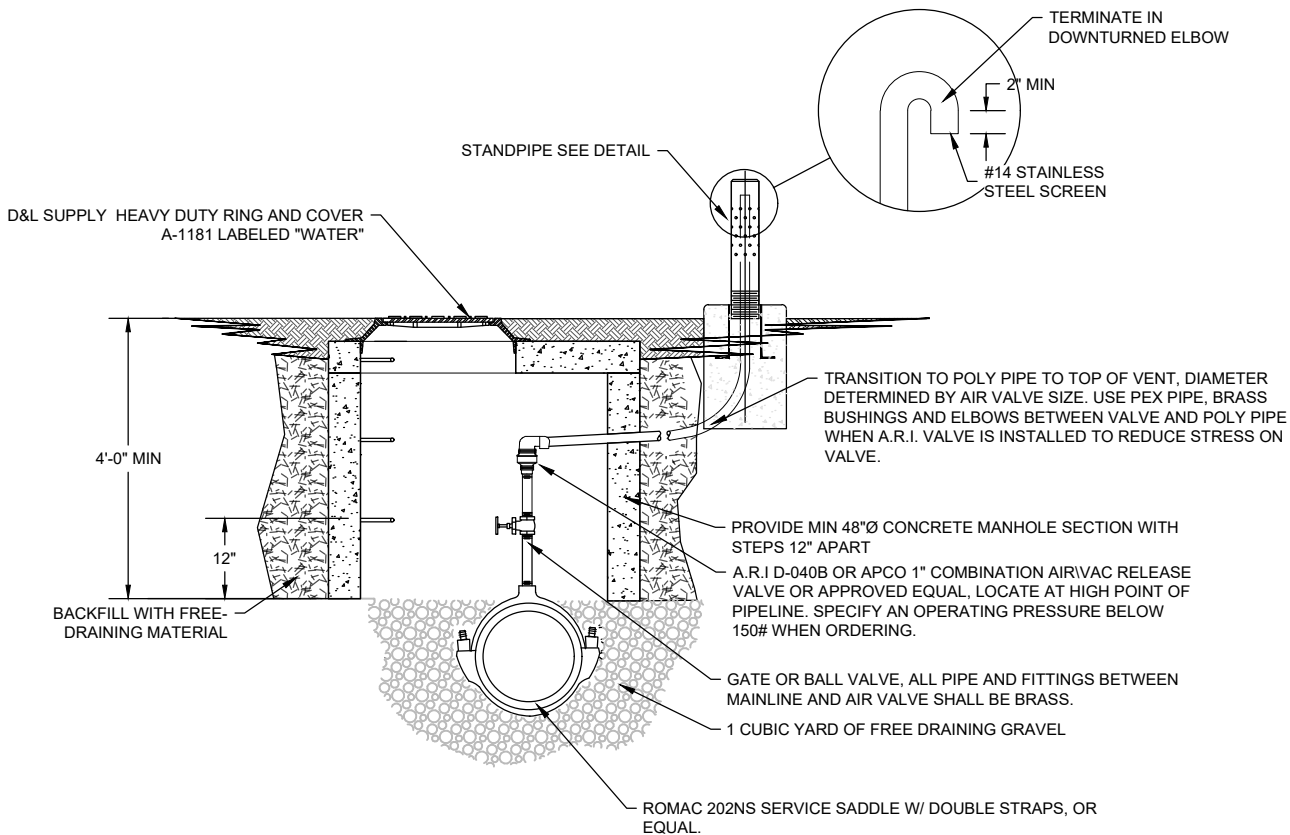
**AIR VALVE PLAN VIEW**  
NTS

RECTANGULAR VENT SHROUD WITH INVERTED PIPE TERMINATION INSIDE, ITEM SP02E BY UTILITY COATINGS AND FABRICATION, INC. OR APPROVED EQUAL. HOT DIP GALVANIZE AFTER FABRICATION

DRILL 1/2" Ø HOLES IN ROWS SPACED ON 2" CENTERS VERTICALLY (TYP. OF 40)



**STANDPIPE DETAIL**  
NTS



**AIR/VAC VALVE DETAIL**  
NTS

9

**COMBINATION AIR/VAC VALVE DETAILS**

NTS

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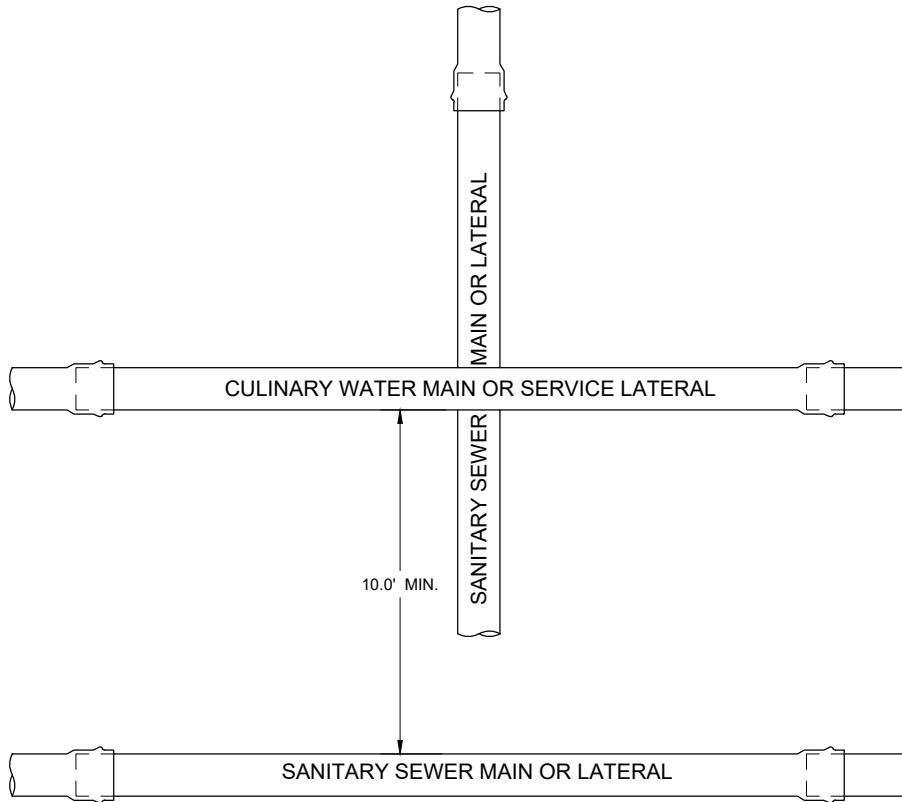
<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
<b>COMBINATION AIR/VAC VALVE DETAIL</b>	<b>SHEET 7</b>

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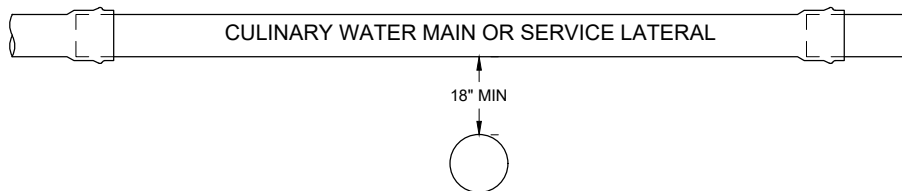


**NOTE:**

WATER MAINS AND SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH. WHERE LOCAL CONDITIONS MAKE IT IMPOSSIBLE TO INSTALL WATER OR SEWER LINES AT THE SEPARATION DISTANCES REQUIRED ABOVE, AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.



PLAN VIEW



PROFILE VIEW

**10** TYPICAL SEWER CROSSING DETAIL

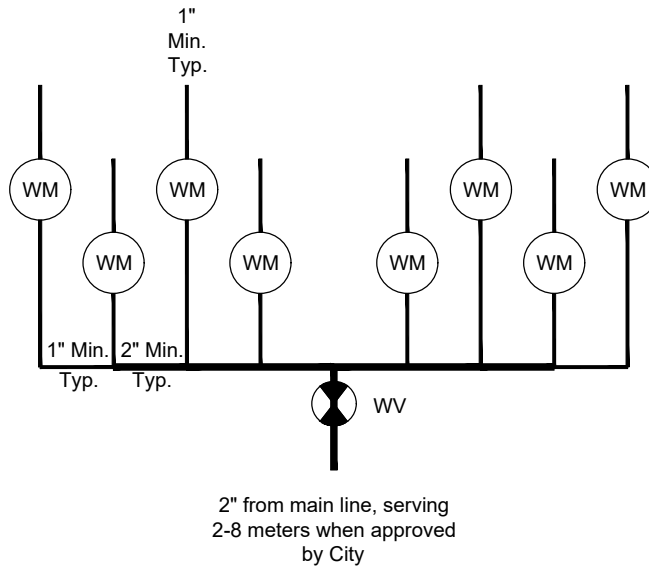
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PLAN MODIFICATIONS	
WEST POINT CITY	
TYPICAL SEWER CROSSING	SHEET 8

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**SPECIFICATIONS FOR MULTIPLE METER MANIFOLDS:**

1. All piping shall be SDR 9 CTS HDPE or brass.
2. Maintain right angles in piping through use of brass tees, crosses or 90s
3. 2" pipe when more than 1 meter is served, single service size beyond meter determined by home builder.
4. Stagger meter boxes as needed to enable proper compaction
5. Keep meter boxes near roadway
6. No meter boxes in roads or driveways.
7. Mark and wire a waterproof tag to each meter to identify which lot/unit is served by each meter.
8. 2" curb valve and valve box with concrete collar required. Locate in non-traffic area.
9. See also Detail 4 on Sheet 3.

**11 MULTIPLE METER MANIFOLD**

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<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
<b>SKewed SEWER CROSSING</b>	<b>SHEET 9</b>

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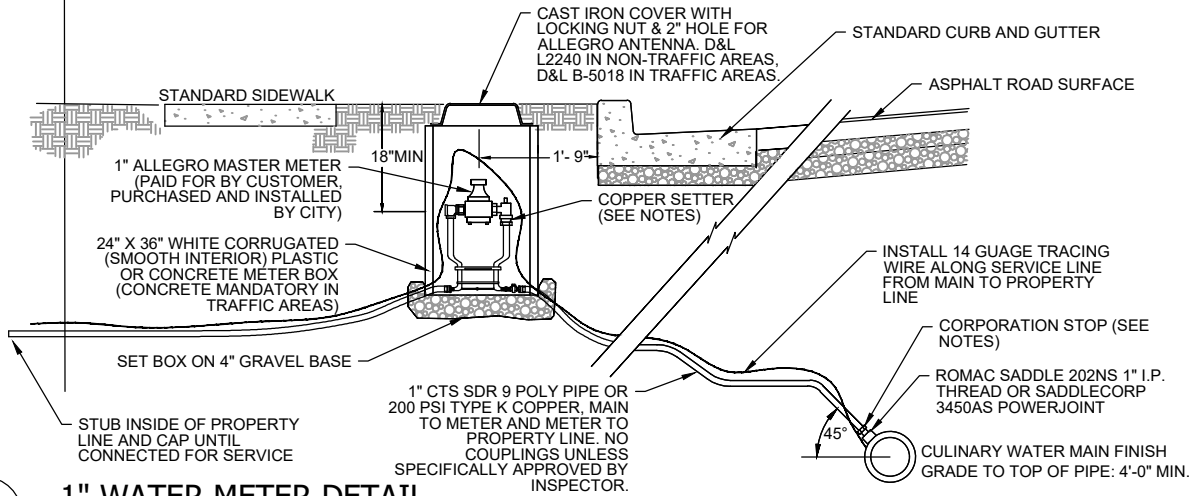
**NOTES:**

**COPPER SETTER**  
FORD VBHC74-18W-44-44-Q-NL

**CORPORATION STOP**  
FORD FB1100-4-Q-NL

ALL COMPRESSION FITTINGS:  
SHALL HAVE STAINLESS STEEL INSERTS  
FORD 52

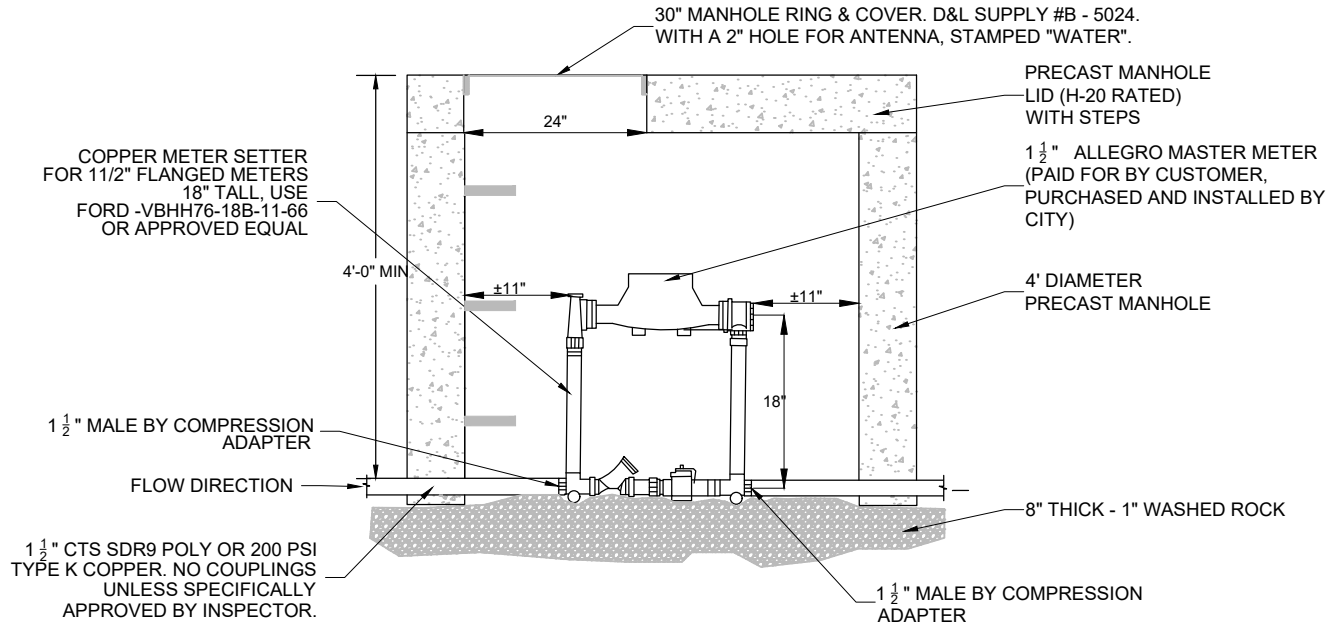
AREA SUSCEPTIBLE TO VEHICULAR TRAFFIC:  
INSTALL A FLAT METER BOX LID, D+L B-5024.  
COLLAR METER BOX WITH A 4' X 4' 3,500 PSI  
CONCRETE COLLAR WITH A 4" MIN.  
THICKNESS OR GREATER TO SATISFY  
AUTHORITY HAVING JURISDICTION, ON A 6"  
LAYER OF COMPACTED ROADBASE.



12

**1" WATER METER DETAIL**

NTS



- NOTES:**
- SERVICE LINE COVER UNDER CURB AND GUTTER MUST BE ADJUSTED BETWEEN THE LIMITS OF 36" AND 48". COVER OF SERVICE LINE IN THE STREET MUST NOT BE GREATER THAN 48"
  - DISTRICT MANAGER OR FOREMAN MUST APPROVE LOCATION OF METER BOX IF DISTANCE FROM TOP BACK CURB & GUTTER EXCEEDS 1' -0".
  - METER SETTER, CONSISTS OF 2 DUAL CHECK VALVES, 2 LOCKING KEY VALVES, FITTINGS & SPOOLS, COMPLETE.
  - ALL PIPING, VAULT, & MISCELLANEOUS ITEMS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR, COMPLETE. COST OF METER SHALL BE BORNE BY SERVICED CUSTOMER.
  - ANY CHANGES MUST BE APPROVED BY CITY MANAGER OR INSPECTOR.
  - IF SERVICE LINE IS NOT 1 1/2" CTS POLY THEN INSTALLER WILL HAVE TO INSTALL TRANSITION FITTINGS.

13

**1 1/2" WATER METER DETAIL**

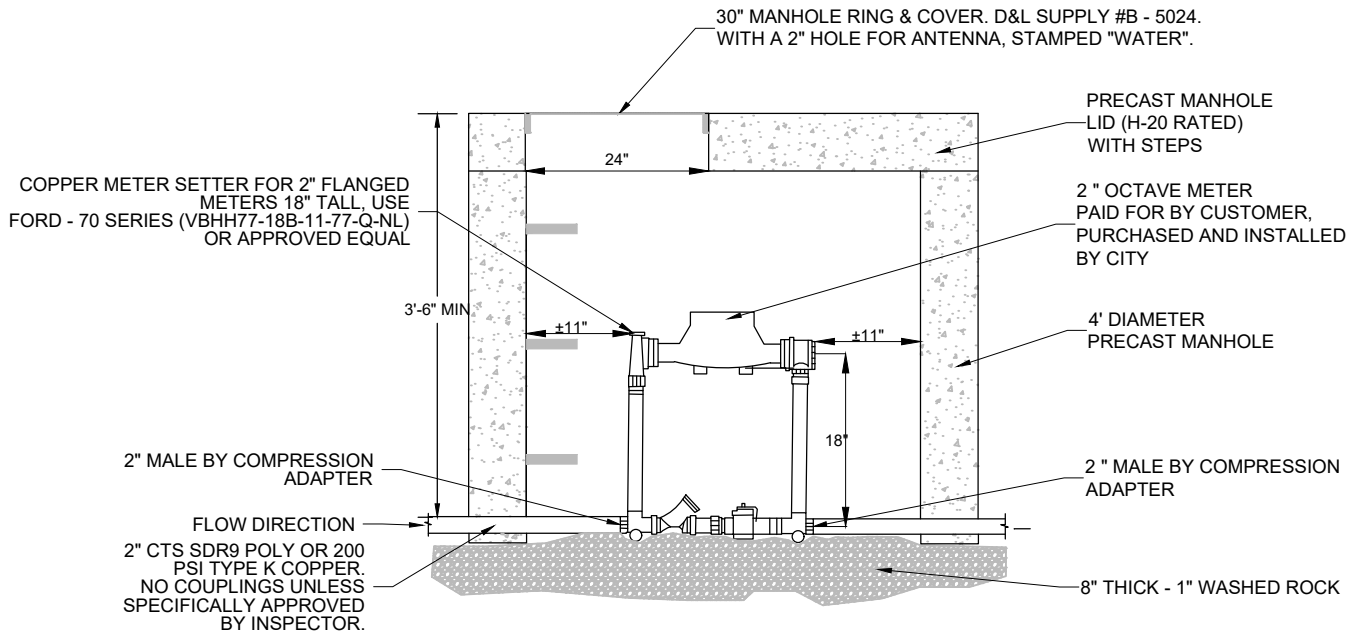
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<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
1" METER DETAIL	SHEET 10
1 1/2" METER DETAIL	

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**NOTES**

1. SERVICE LINE COVER UNDER CURB AND GUTTER MUST BE ADJUSTED BETWEEN THE LIMITS OF 36" AND 48". COVER OF SERVICE LINE IN THE STREET MUST NOT BE GREATER THAN 48"
2. DISTRICT MANAGER OR FOREMAN MUST APPROVE LOCATION OF METER BOX IF DISTANCE FROM TOP BACK CURB & GUTTER EXCEEDS 1' -0".
3. METER SETTER, CONSISTS OF 2 DUAL CHECK VALVES, 2 LOCKING KEY VALVES, FITTINGS & SPOOLS, COMPLETE.
4. ALL PIPING, VAULT, & MISCELLANEOUS ITEMS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR, COMPLETE. COST OF METER SHALL BE BORNE BY SERVICED CUSTOMER.
5. ANY CHANGES MUST BE APPROVED BY CITY MANAGER OR INSPECTOR.
6. IF SERVICE LINE IS NOT 2" CTS POLY THEN INSTALLER WILL HAVE TO INSTALL TRANSITION FITTINGS.
7. BACKFLOW PREVENTION DEVICES (REDUCED PRESSURE BACKFLOW PREVENTERS) SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE. SUCH DEVICES MAY BE INSPECTED ANNUALLY BY THE CITY PUBLIC WORKS DEPARTMENT.

**14** 2" METER DETAIL

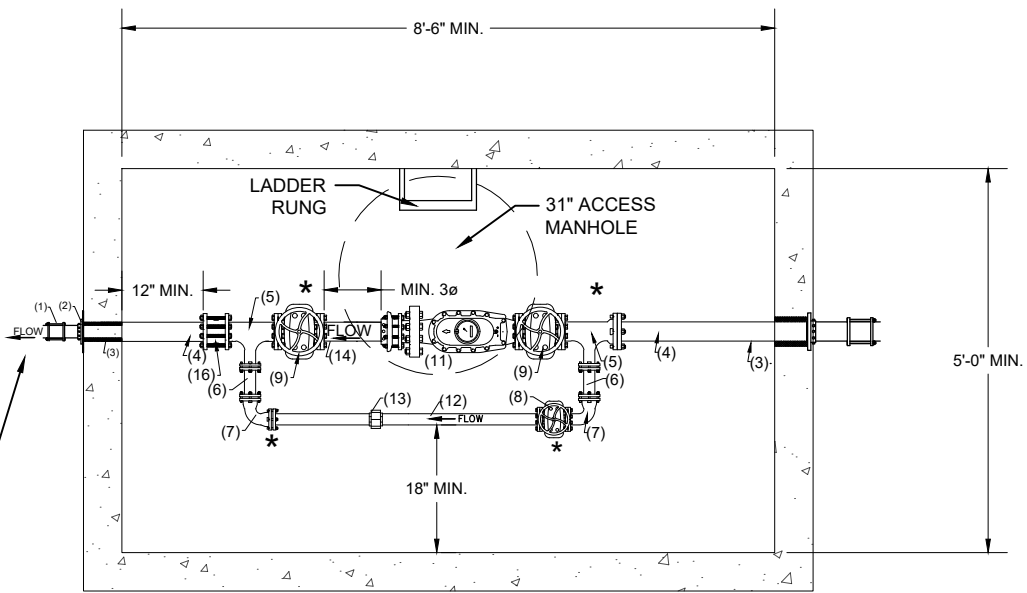
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PLAN MODIFICATIONS	
WEST POINT CITY	
2" METER DETAIL	SHEET 11

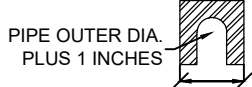
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PLAN VIEW

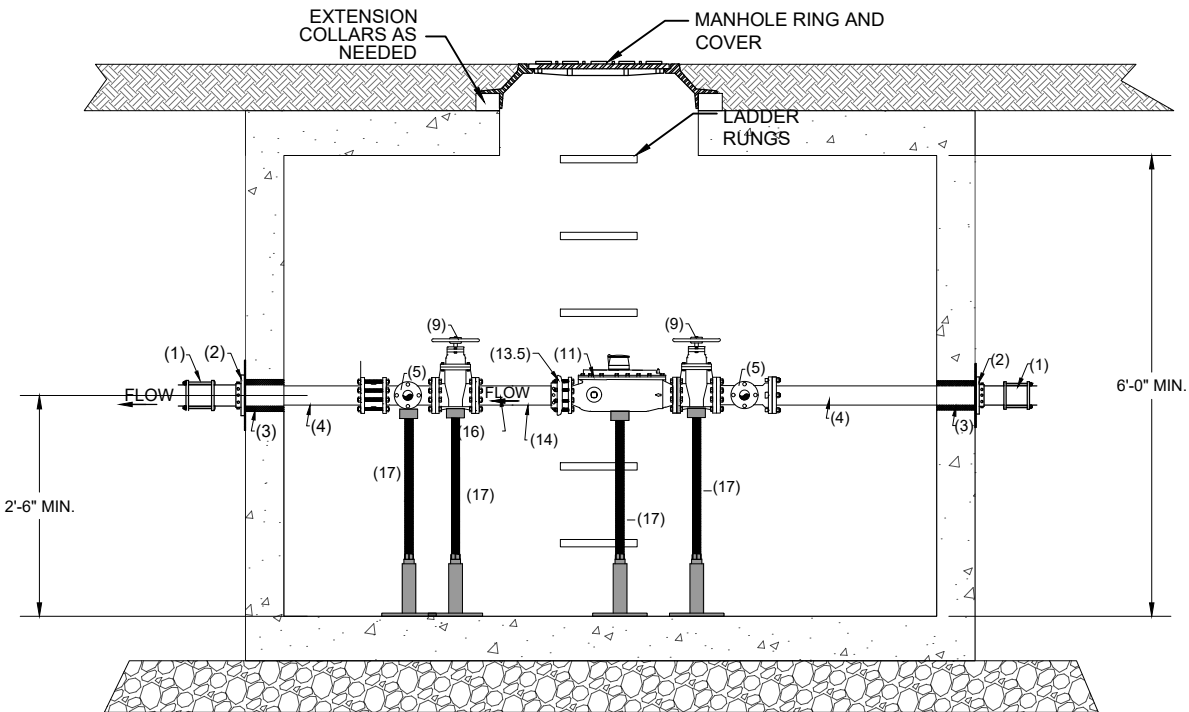
\* PIPE STAND LOCATIONS

1/4" THRUST PLATE & FIELD FLANGE



PIPE OUTER DIA. PLUS 1 INCHES

PIPE OUTER DIAMETER PLUS 6" (SQUARE)



SECTION A-A

15A

3" WATER METER DETAIL

1"=2.5'

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS	
WEST POINT CITY	
3" WATER METER DETAIL	SHEET 12A

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1680 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066

## Bill of Materials - 3" Meter

#	Qty	Item	Note
1	2	3" COUPLING	
2	2	FIELD FLANGE AND 1/4" STEEL THRUST PLATE	
3	2	CORED HOLE AND GROUT PACK	
4	2	3" PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH
5	2	3" X 2" TEE	
6	2	2" FL X PE PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH, USE DIP OR GSP
7	2	2" 90° ELBOW	END CONNECTIONS AS NEEDED
8	1	2" GATE VALVE WITH HANDWHEEL	PROVIDE A STAINLESS STEEL CHAIN AND BRASS LOCK
9	2	3" GATE VALVE WITH HANDWHEEL	PROVIDE 1 ONLY STAINLESS STEEL CHAIN AND BRASS LOCK
10	1	3" STRAINER	
11	1	3" ULTRASONIC OCTAVE BY MASTER METER	PROVIDE WITH REGISTER AND ANTENNA, ETC.
12	1	2" PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH, USE DIP OR GSP
13	1	2" UNION	FITTING TO PROVIDE EASE OF MAINTENANCE
13.5	1	3" RFCA	
14	1	3" PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH
15	1	INTENTIONALLY BLANK	
16	1	3" CHECK VALVE	VALMATIC WAFER STYLE CHECK VALVE 1400 SERIES OR APPROVED EQUAL
17	4	ADJUSTABLE PIPE STAND	BOLT TO FLOOR WHEN ADJUSTMENTS COMPLETE, USE SS HARDWARE
18	1	CONCRETE UTILITY VAULT WITH RING AND COVER	PRECAST OR CAST IN PLACE VAULT WITH MIN INSIDE DIMENSIONS OF 5' X 10' X 6', H-20 LOADING, WATER TIGHT JOINTS

**NOTE:**

ALL PIPE AND FITTINGS MUST BE EITHER DUCTILE IRON OR GALVANIZED STEEL FOR POTABLE WATER USE (FOR REFERENCE, PLUMBING AND VAULT ARE SHOWN TO SCALE USING DUCTILE IRON).  
ALL CONNECTIONS WITHIN THE VAULT MUST BE RESTRAINED.

BACKFLOW PREVENTION DEVICES (REDUCED PRESSURE BACKFLOW PREVENTERS) SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE. SUCH DEVICES MAY BE INSPECTED ANNUALLY BY THE CITY PUBLIC WORKS DEPARTMENT.

15B

### 3" WATER METER BOM

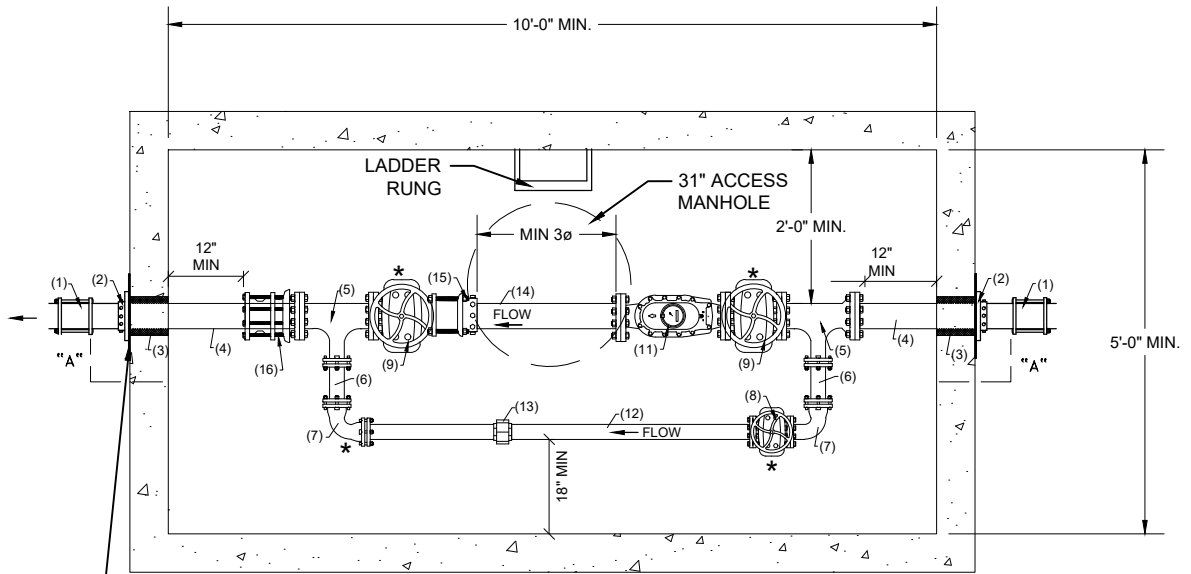
NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



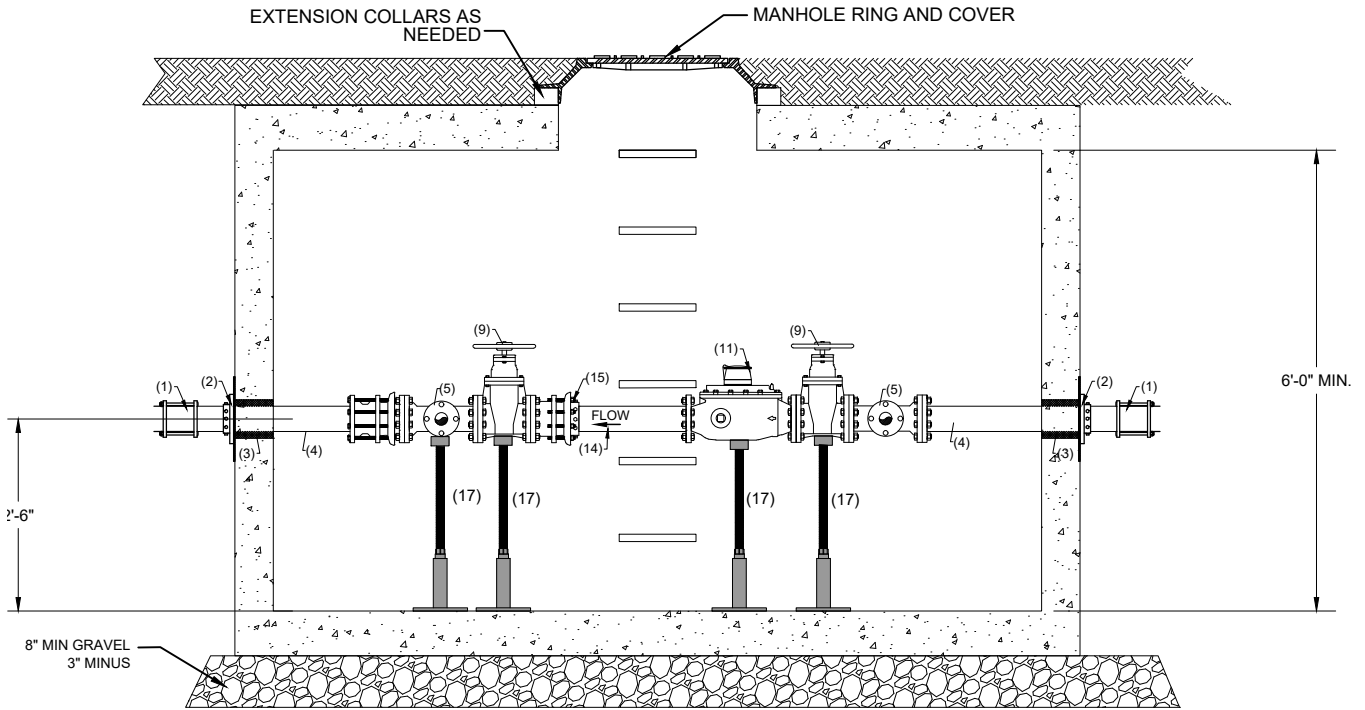
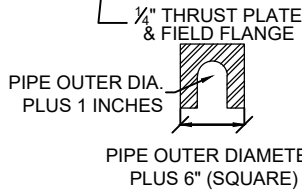
<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
<b>3" WATER METER BOM</b>	<b>SHEET 12B</b>





PLAN VIEW

\* PIPE STAND LOCATIONS



SECTION A-A

16A

4" WATER METER DETAIL

1" = 2.5'

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS
WEST POINT CITY
4" WATER METER DETAIL
SHEET 13A

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1680 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066

### Bill of Materials - 4" Meter

#	Qty	Item	Note
1	2	4" COUPLING	
2	2	FIELD FLANGE AND 1/4" STEEL THRUST PLATE	
3	2	CORED HOLE AND GROUT PACK	
4	2	4" FL X PE PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH
5	2	4" X 2" FL TEE	
6	2	2" FL X PE PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH, USE DIP
7	2	2" 90° ELBOW	END CONNECTIONS AS NEEDED
8	1	2" FL GATE VALVE WITH HANDWHEEL	
9	2	4" FL GATE VALVE WITH HANDWHEEL	
10	1	INTENTIONALLY BLANK	
11	1	4" ULTRASONIC OCTAVE BY MASTER METER	PROVIDE WITH REGISTER AND ANTENNA, ETC.
12	1	2" FL X PE PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH, USE DIP
13	1	2" UNION	
14	1	4" FL X PE PIPE	FIELD MEASURE AND CUT TO FINAL LENGTH
15	1	4" RESTRAINED FLANGED COUPLING ADAPTER	
16	1	4" CHECK VALVE	VALMATIC WAFER STYLE CHECK VALVE 1400 SERIES OR APPROVED EQUAL
17	4	ADJUSTABLE PIPE STAND	BOLT TO FLOOR WHEN ADJUSTMENTS COMPLETE, USE SS HARDWARE
18	1	5' X 10' CONCRETE UTILITY VAULT WITH RING AND COVER	AMCOR PRECAST, H-20 LOADING, WATER TIGHT JOINTS

**NOTE:**

GATE VALVE WITH HANDWHEEL SHALL INCLUDE A STAINLESS STEEL CHAIN AND BRASS LOCK

BACKFLOW PREVENTION DEVICES (REDUCED PRESSURE BACKFLOW PREVENTERS) SHALL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE. SUCH DEVICES MAY BE INSPECTED ANNUALLY BY THE CITY PUBLIC WORKS DEPARTMENT.

**16B** 4" WATER METER BOM

NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
<b>4" WATER METER BOM</b>	<b>SHEET 13B</b>

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
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 1680 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066



# TRUFLO TF-500 SPEC SHEET

TRUFLO TF-500 BELOW GRADE BLOW-OFF HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A DEPTH OF BURY. HYDRANT SHALL BE FURNISHED WITH A 2" VERTICAL (SHOWN) OR HORIZONTAL FIP INLET CONNECTION, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. OUTLET SHALL BE 2" MIP WITH PLUG AND BE HOUSED IN A STANDARD 5-1/4" VALVE BOX.

ALL WATER FLOW SHALL PASS THRU A 2" STEEL PIPE AND CAST LOW LEAD BRASS WATERWAY. THE OPERATING DRIVE MECHANISM SHALL RAISE AND LOWER A PLUNGER TO CONTROL THE FLOW OF WATER AND SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED. SAID OPERATING DRIVE SHALL OPERATE WITH A 3/4" SQUARE DRIVE WRENCH. WHEN OPEN THE FLOW OF WATER SHALL BE UNOBSTRUCTED AND THE DRAIN HOLE SHALL BE COVERED.

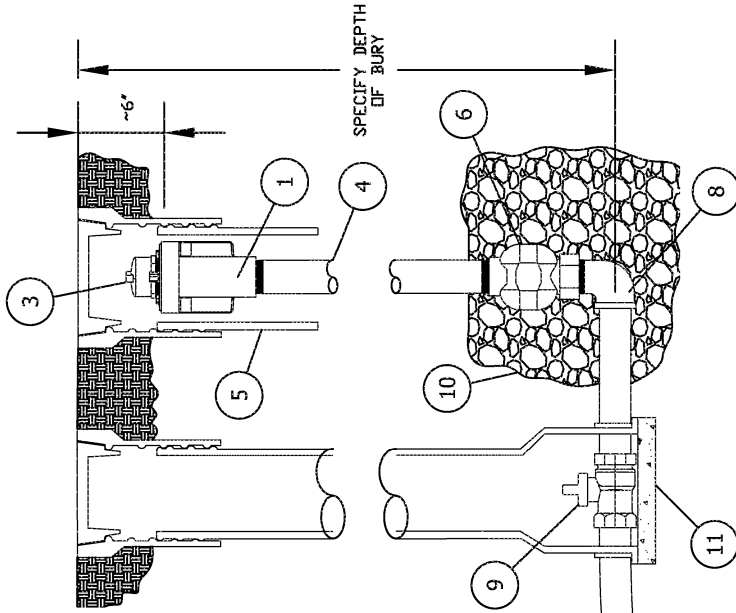
HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT. RECOMMENDATION OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

THE TRUFLO TF-500 BELOW GRADE BLOW-OFF HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102 OR APPROVED EQUAL.

TRUFLO TF-500 MANUAL BLOW-OFF HYDRANT SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

**NOTES:**

- 1) PIPING BY OTHERS
- 2) KUPFERLE RECOMMENDS USAGE OF A RISER PIPE AND A VALVE WRENCH.



ITEM	ITEM / DESCRIPTION	NOTES
1	TOP CAP	
2	9/16" OPERATING SCREW	
3	2" MIP OUTLET	SHOWN CAPPED
4	2" STEEL PIPE	
5	METER BOX	BY OTHERS
6	INLET VALVE	
7	DRAIN HOLE	
8	90° STREET ELBOW	BY OTHERS
9	HYDRANT SHUT-OFF VALVE	BY OTHERS
10	CRUSHED ROCK	BY OTHERS
11	SOLID CONCRETE BLOCK	BY OTHERS
12	RISER PIPE	OPTIONAL
13	OPERATING SCREW WRENCH	OPTIONAL

INITIALS	DATE
DRAWN DJL	12/11/17
APPROVED DJL	12/11/17
MODIFIED KJW	06/29/21
SCALE	1"=1'-0"

TF-500 TRUFLO (VERTICAL INLET) SPEC SHEET

2511 NORTH 9TH STREET  
ST. LOUIS, MO 63102  
1-800-231-3990  
FAX 314-231-2820  
www.hydrants.com

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS
WEST POINT CITY
BLOW OFF DETAIL
SHEET 14

1800 W 2100 S, WEST JORDAN, UT 84088  
P 801.476.6292 F 801.476.0066

BLOW OFF DETAIL

17

NTS

**COVER (MIN.)**

LAYTON CANAL	4'-0"
HOOPER CANAL	2'-0"
DAVIS COUNTY DRAIN	4'-0"
UDOT ROAD	SEE TABLE 1

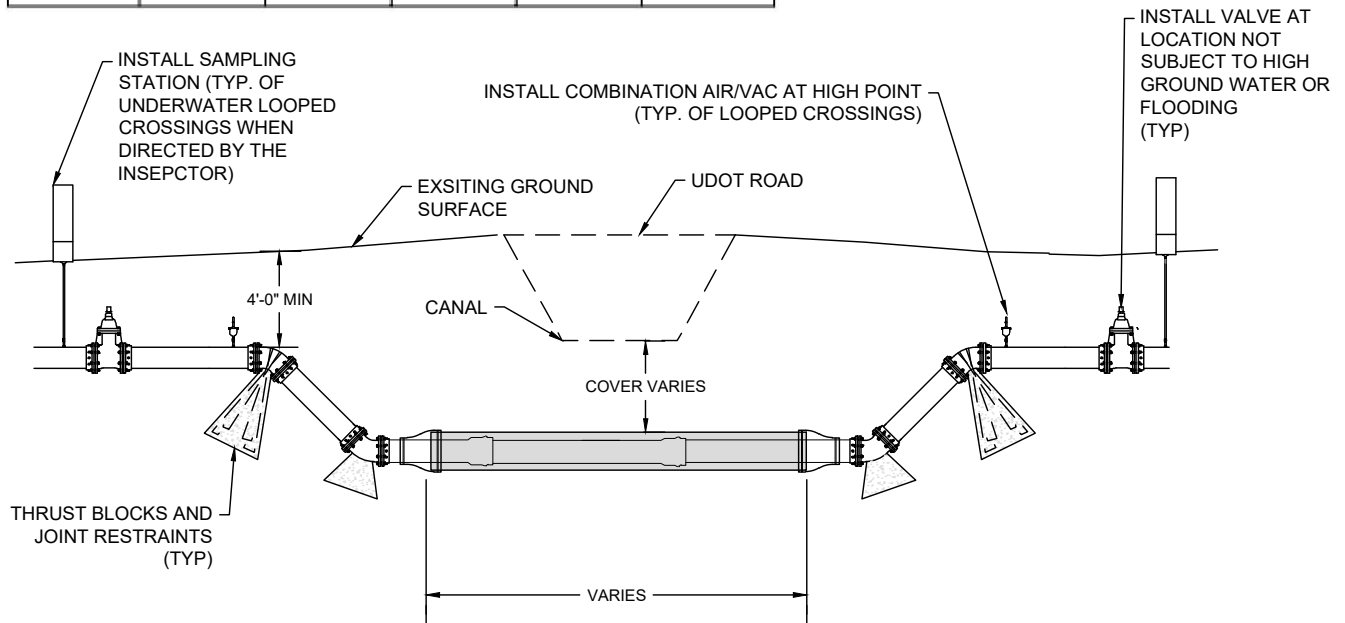
**PIPE SIZE**

**CASING SIZE\***

8"	16"
10"	18"
12"	24"
14"	30"
16"-20"	30"

\* CASING WALL THICKNESS (0.375") MIN.  
 \* -METHOD OF INSTALLATION MAY REQUIRE THICKER WALL

LOCATION	UNDER PAVEMENT	UNDER SIDEWALK	UNDER DITCH (NOTE B)	LOCATION < 20 FT FROM EDGE OF PAVEMENT	LOCATION > 20 FT FROM EDGE OF PAVEMENT
DEPTH	4 FT BELOW TOP OF PAVEMENT	3 FT BELOW TOP OF SIDEWALK	3 FT BELOW FLOWLINE	5 FT BELOW NATURAL GRADE	3 FT BELOW NATURAL GRADE



**NOTE:**

- CASINGS REQUIRE CENTRALIZING SPACERS AND END SEALS W/ S.S. BAND CLAMPS SUBMITTED TO INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION.
- PVC PIPE REQUIRES SELF- RESTRAINING GASKETS ON PIPE JOINTS INSIDE OF CASING AND ONE PIPE JOINT EACH SIDE OF CASING.
- ISOLATION VALVE INSTALLATION IS REQUIRED ON EACH SIDE OF CASING.
- COMBINATION AIR/VAC VALVE INSTALLATION IS REQUIRED ON EACH SIDE OF LOOPED CROSSINGS.
- INSTALLATION OF A SAMPLING TAP OR OTHER ACCEPTABLE MEANS OF SAMPLING WILL BE REQUIRED TO ALLOW FOR REPRESENTATIVE WATER QUALITY TESTING ON THE UPSTREAM AND DOWNSTREAM SIDE OF THE CROSSING IF THE CITY INSPECTOR DETERMINES THAT ANOTHER MEANS OF SAMPLING DOES NOT EXIST NEAR THE GIVEN LOCATION.
- CROSSINGS SHALL BE COMMISSIONED AS AN INTEGRAL PART OF THE SURROUNDING PIPE SYSTEM (FLUSH, DISINFECT, PRESSURE TEST).

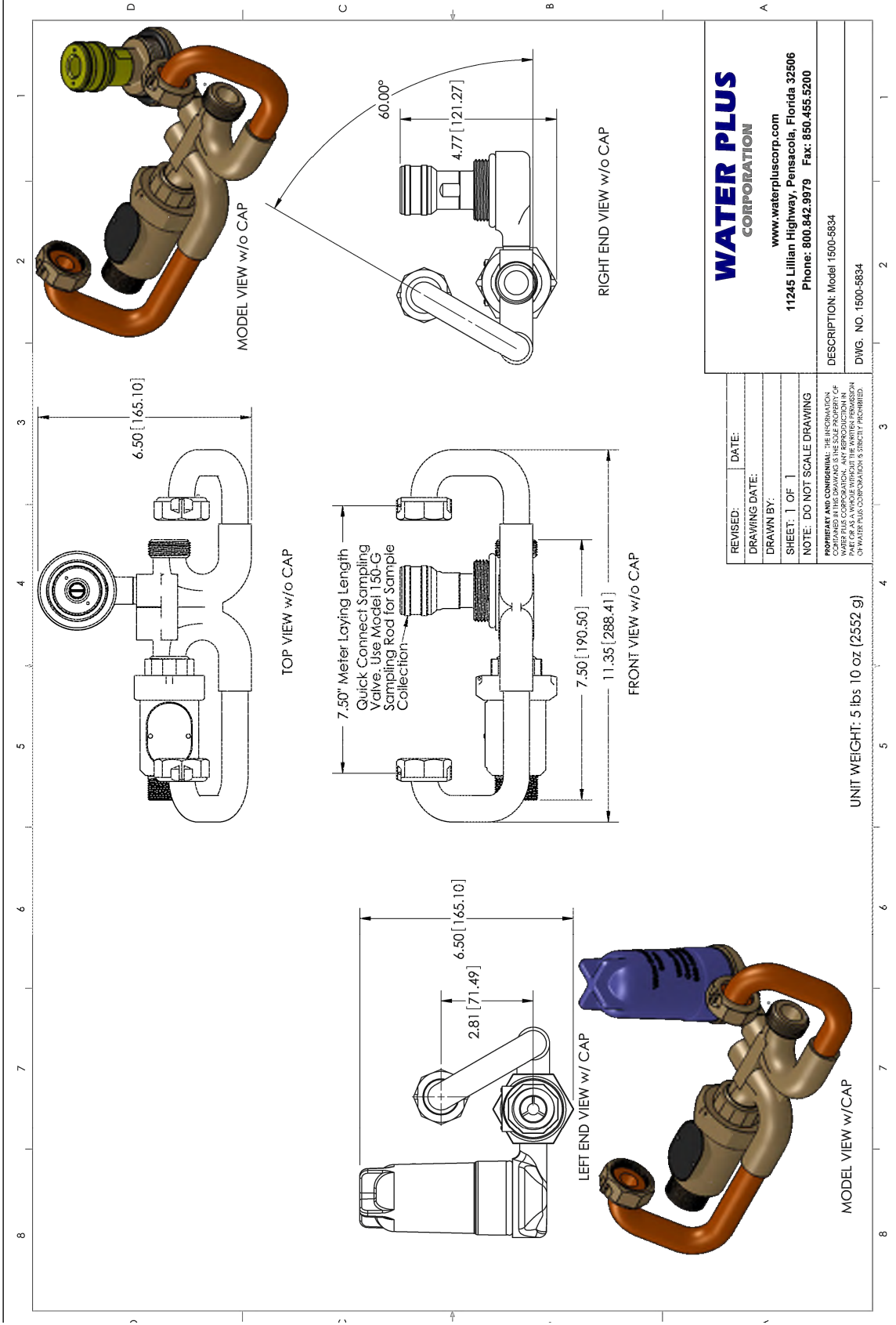
**18 CANAL/UDOT CROSSING DETAIL**

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



<b>PLAN MODIFICATIONS</b>	
<b>WEST POINT CITY</b>	
<b>CANAL/UDOT CROSSING DETAIL</b>	<b>SHEET 15</b>

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1989 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066



**WATER PLUS CORPORATION**  
 www.waterpluscorp.com  
 11245 Lillian Highway, Pensacola, Florida 32506  
 Phone: 800.842.9979 Fax: 850.455.5200

DESCRIPTION: Model 1500-5834  
 DWG. NO. 1500-5834

REVISED:	DATE:
DRAWING DATE:	
DRAWN BY:	
SHEET: 1 OF 1	
NOTE: DO NOT SCALE DRAWING	
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WATER PLUS CORPORATION. NO PART OF THIS DRAWING OR WATER PLUS CORPORATION'S DESIGN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF WATER PLUS CORPORATION'S STRICTLY PROHIBITED.	

UNIT WEIGHT: 5 lbs 10 oz (2552 g)

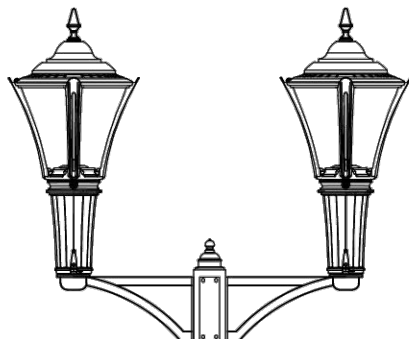
**19** SAMPLING STATION DETAIL

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS
WEST POINT CITY
SAMPLING STATION
SHEET 16

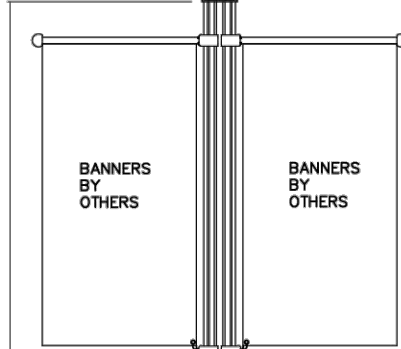
**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1800 W 2100 S, WEST JORDAN, UT 84088  
 P 801.476.8202 F 801.476.0066



FIXTURE PROVIDED BY STEVENS SALES  
MPTR-1914-1675WW-RCD7-TN3-BK  
DUAL BRACKET PROVIDED BY STEVENS SALES  
HADCO CA4103. TO INCLUDE  
GFCI OUTLET

FAWS POSITION	LUMEN MULTIPLIER	SYSTEM WATTAGE
1	.30	.29
2	.50	.50
3	.60	.59
4	.68	.67
5	.77	.76
6	.84	.82
7	.90	.89
8	.94	.93
9	.99	.98
10	1.00	1.00

\*Factory set to position 10\*  
6,209 STARTING LUMENS



Hood: Made of die cast A360.1 Aluminum alloy  
0.100 (2.5mm) minimum thickness, mechanically  
assembled to the cast aluminum heat sink.

Lens: UV-stabilized optical grade lens  
with molded micro-optics.

LED Module: Composed of 48 high performance  
white LEDs. Color temperature as per  
ANSI/NEMA bin Warm White, 3000 Kelvin nominal,  
CRI 70 Min. 75 Typical.

Optical System: (LE5, LE3), IES type V, or III.  
Edge lit optical system, no substitutions\*.  
Optical system is rated IP66. 0% uplight  
and U0 per IESNA TM 15. Dark sky complaint.

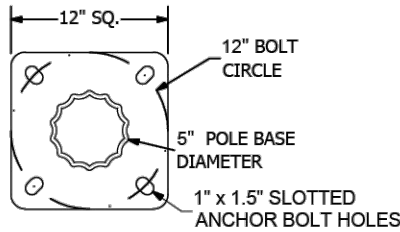
Driver: Electronic driver, Auto adjusting  
universal voltage input from 120 to 277

Surge Protector: Surge protector 10kV/10kA.

Lumens: 6,209 lumens in type III, FAWS dial at 10\*.

Wattage: Max 75 watts.

FAWS: Field Adjustable Wattage Switch.  
No substitutions\*



14'

POLE BY STEVENS SALES  
14' FLUTED ALUMINUM POLE.

BASE BY STEVENS SALES  
2 PIECE CLAM SHELL,  
DECORATIVE ALUMINUM  
BASE WITH LOGO IN  
SANDED ALUMINUM WITH  
CLEAR COAT FINISH

25.75"

18"

DRAWN BY	CJF
CHECKED BY	CJF
FINISH COLOR	BLACK
KELVIN COLOR	3000K
REVISION	----
DATE	2/20/20



CONTACT: CARSON FILLIN WITH STEVENS SALES COMPANY  
CELL: 801-682-5893 EMAIL: CARSON@SSCO.NET  
INSIDE SUPPORT: DANA ZAMORA. EMAIL: DANA@SSCO.NET

DWG #(S) R-052318-1S C4103-DWG03

DESC. WEST POINT CITY. LP-1

SHEET  
1/1

20

STREET LIGHT 1

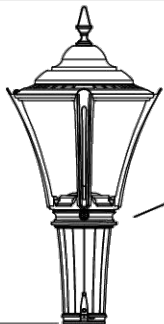
STREET LIGHT 1

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY WEST POINT CITY.
DESIGNED: DW	
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS	
WEST POINT CITY	
STREET LIGHT 1	SHEET 17





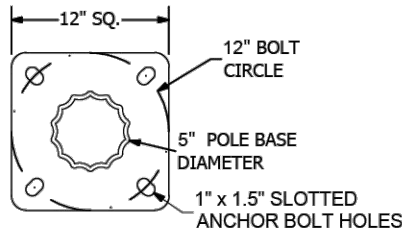
FIXTURE PROVIDED BY STEVENS SALES  
MPTR-1914-1675WW-RCD7-TN3-BK

FAWS POSITION	LUMEN MULTIPLIER	SYSTEM WATTAGE
1	.30	.29
2	.50	.50
3	.60	.59
4	.68	.67
5	.77	.76
6	.84	.82
7	.90	.89
8	.94	.93
9	.99	.98
10	1.00	1.00

\*Factory set to position 10\*  
6,209 STARTING LUMENS

POLE BY STEVENS SALES  
14' FLUTED ALUMINUM POLE.

14'



BASE BY STEVENS SALES  
2 PIECE CLAM SHELL,  
DECORATIVE ALUMINUM  
BASE WITH LOGO IN  
SANDED ALUMINUM WITH  
CLEAR COAT FINISH

25.75"

18"

Hood: Made of die cast A360.1 Aluminum alloy  
0.100 (2.5mm) minimum thickness, mechanically  
assembled to the cast aluminum heat sink.

Lens: UV-stabilized optical grade lens  
with molded micro-optics.

LED Module: Composed of 48 high performance  
white LEDs. Color temperature as per  
ANSI/NEMA bin Warm White, 3000 Kelvin nominal,  
CRI 70 Min. 75 Typical.

Optical System: (LE5, LE3), IES type V, or III.  
Edge lit optical system, no substitutions\*.  
Optical system is rated IP66. 0% uplight  
and U0 per IESNA TM 15. Dark sky complaint.

Driver: Electronic driver, Auto adjusting  
universal voltage input from 120 to 277

Surge Protector: Surge protector 10kV/10kA.

Lumens: 6,209 lumens in type III, FAWS dial at 10\*.

Wattage: Max 75 watts.

FAWS: Field Adjustable Wattage Switch.  
No substitutions\*

Photocell Receptacle: 7 pin.

DRAWN BY	CJF
CHECKED BY	CJF
FINISH COLOR	BLACK
KELVIN COLOR	3000K
REVISION	----
DATE	2/20/20



CONTACT: CARSON FILLIN WITH STEVENS SALES COMPANY  
CELL: 801-682-5893 EMAIL: CARSON@SSCO.NET  
INSIDE SUPPORT: DANA ZAMORA. EMAIL: DANA@SSCO.NET

DWG #(S) R-1254041218-3S

DESC. WEST POINT CITY. LP-2

SHEET  
1/1

21

STREET LIGHT 2

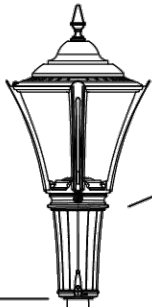
NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS
WEST POINT CITY
STREET LIGHT 2
SHEET 18





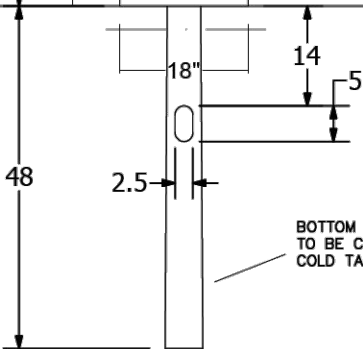
FIXTURE PROVIDED BY STEVENS SALES  
MPTR-1914-1675WW-RCD7-TN3-BK

12'

FAWS POSITION	LUMEN MULTIPLIER	SYSTEM WATTAGE
1	.30	.29
2	.50	.50
3	.60	.59
4	.68	.67
5	.77	.76
6	.84	.82
7	.90	.89
8	.94	.93
9	.99	.98
10	1.00	1.00

POLE BY STEVENS SALES  
12' TAPERED STEEL POLE  
DIRECT BURIAL (16' OVERALL  
HEIGHT)

26"  
BASE BY STEVENS SALES  
2 PIECE CLAM SHELL,  
DECORATIVE ALUMINUM  
BASE WITH LOGO IN  
SANDED ALUMINUM WITH  
CLEAR COAT FINISH



BOTTOM 4' OF POLE  
TO BE COVERED IN  
COLD TAR EPOXY

Hood: Made of die cast A360.1 Aluminum alloy  
0.100 (2.5mm) minimum thickness, mechanically  
assembled to the cast aluminum heat sink.

Lens: UV-stabilized optical grade lens  
with molded micro-optics.

LED Module: Composed of 48 high performance  
white LEDs. Color temperature as per  
ANSI/NEMA bin Warm White, 3000 Kelvin nominal,  
CRI 70 Min. 75 Typical.

Optical System: (LE5, LE3), IES type V, or III.  
Edge lit optical system, no substitutions\*.  
Optical system is rated IP66. 0% uplight  
and U0 per IESNA TM 15. Dark sky complaint.

Driver: Electronic driver, Auto adjusting  
universal voltage input from 120 to 277

Surge Protector: Surge protector 10kV/10kA.

Lumens: 6,209 lumens in type III, FAWS dial at 10\*.

Wattage: Max 75 watts.

FAWS: Field Adjustable Wattage Switch.  
No substitutions\*

Photocell Receptacle: 7 pin.

DRAWN BY	CJF
CHECKED BY	CJF
FINISH COLOR	BLACK
KELVIN COLOR	3000K
REVISION	----
DATE	2/20/20



CONTACT: CARSON FILLIN WITH STEVENS SALES COMPANY  
CELL: 801-682-5893 EMAIL: CARSON@SSCO.NET  
INSIDE SUPPORT: DANA ZAMORA. EMAIL: DANA@SSCO.NET

DWG #(S) R-052318-2S

DESC. WEST POINT CITY. LP-3

SHEET  
1/1

22

STREET LIGHT 3

NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS

WEST POINT CITY

STREET LIGHT 3

SHEET 19







NOTE

- REFER TO APWA PLAN 292

24

STREET SIGN

NTS

DRAFTED: LZ	DEVIATIONS FROM STANDARDS MUST BE
DESIGNED: DW	APPROVED BY WEST POINT CITY.
CHECKED: RC	
DATE: 03/2023	
REV	
REV	
REV	



PLAN MODIFICATIONS	
WEST POINT CITY	
STREET SIGN STANDARD	SHEET 21

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1580 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066



# CITY COUNCIL STAFF REPORT



**Subject:** Amended Budget  
**Author:** Ryan Harvey  
**Department:** Administrative Services  
**Meeting Date:** February 20, 2024

## **Background**

The City Council adopted the Final Budget for Fiscal Year 2024 in August, 2023. In order to make changes to that Budget, the City Council needs to adopt an Amended Budget by Resolution. This report summarizes the items that need to be amended in the current year budget.

## **Analysis**

### **New Positions**

As part of the Budget Process for Fiscal Year 2024, at the Council Meeting on May 2, 2023, Staff proposed adding a new position to the budget. This position was entitled Parks & Recreation Director. The idea was that the City would combine the Parks portion of the Public Works Department and the Recreation Department to create the Parks and Recreation Department. The Budget for the position was \$141,400 - \$91,400 for Salary and \$50,000 for Benefits.

As the year has progressed, Staff has come to the determination that it makes more sense to keep Parks and Recreation separate. Instead, staff would like to take the money originally proposed for the Director position, and hire two new positions, one for each department. The position for Parks would be the Sports Field Coordinator, while the position for Recreation would be another Recreation Coordinator.

At that same meeting, Staff asked for \$10,000 for an intern for the Recreation Department. Even though the Council approved these positions, they never made it into the final adopted budget for the year. Staff is asking that the Council fund these new positions at 50% for this year, and then 100% in Fiscal Year 2025. The total for this year would be \$101,750, and the total in Fiscal Year 2025 would be \$192,500.

The budget for the three positions would be as follows:

	Salary (FY2025)	Salary (FY2024)	Benefits (FY2025)	Benefits (FY2024)
Sports Field Coordinator	\$48,000	\$24,000	\$36,000	\$18,000
Recreation Coordinator	\$57,500	\$28,750	\$40,000	\$20,000
Recreation Intern	\$10,000	\$10,000	\$1,000	\$1,000
<b>TOTAL</b>	<b>\$115,500</b>	<b>\$62,750</b>	<b>\$77,000</b>	<b>\$39,000</b>

Staff is asking that the Council adopt the amended budget adding a total of \$42,000 to the Parks Budget, and a total of \$59,750 to the Recreation Department Budget.

**Recommendation**

Staff recommends that the Council adopt the Fiscal Year 2024 Amended Budget.

**Significant Impacts**

Parks Budget - \$42,000

Recreation Budget - \$59,750

**Attachments**

Fiscal Year 2024 Amended Budget

Resolution – Fiscal Year 2024 Amended Budget

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

**A RESOLUTION ADOPTING A REVISED BUDGET FOR WEST POINT CITY  
FOR FISCAL YEAR 2024**

**WHEREAS**, the City Council of West Point City, County of Davis, State of Utah (hereinafter referred to as the “City”) is required by law to adopt any amendments to the budget for the 2024 Fiscal Year in accordance with the provisions of the “Uniform Fiscal Procedures Act for Utah Cities,” § 10-6-101 through § 10-6-160, UCA, 1953, as amended; and,

**WHEREAS**, the West Point City Manager has heretofore caused to be prepared and submitted to the City Council amendments to the Budget for the City for the 2024 Fiscal Year; and,

**WHEREAS**, said Budget appears to be in proper form, subject to minor modifications, and appears correctly to set forth the anticipated disbursements and anticipated receipts of the City for the 2024 Fiscal Year; and,

**WHEREAS**, a Public Hearing on said Amended Budget was duly advertised and held according to law,

**NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED**, by the City Council of West Point City as follows:

SECTION 1 - REVISED BUDGET FOR FY 2024. The hereto attached Revised Budget for Fiscal Year 2024 is hereby adopted.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of February, 2024

**WEST POINT CITY,**  
A Municipal Corporation

By: \_\_\_\_\_  
Brian Vincent, Mayor

**ATTEST:**

\_\_\_\_\_  
Casey Arnold, City Recorder

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>GENERAL FUND</b>					
<b>TAXES</b>					
10-31-10	Property Taxes	618,708.10	623,661.21	729,728.93	728,503.00
10-31-25	Vehicle - In lieu of prop. tax	41,152.62	40,670.93	40,937.45	40,000.00
10-31-30	General Sales and Use Taxes	1,937,039.55	2,166,784.40	2,327,595.75	2,300,000.00
10-31-40	Cable TV	58,756.19	51,007.60	49,161.02	50,000.00
10-31-50	Energy Sales and Use	386,234.66	460,374.10	572,723.89	450,000.00
10-31-60	Telecommunications	33,356.89	28,340.68	28,502.75	25,000.00
Total TAXES:		3,075,248.01	3,370,838.92	3,748,649.79	3,593,503.00
<b>LICENSES AND PERMITS</b>					
10-32-10	Bus. License/Cond. Use Permits	25,758.00	15,876.95	49,685.52	5,000.00
10-32-21	Building Permits	472,263.95	593,467.16	283,504.73	250,000.00
Total LICENSES AND PERMITS:		498,021.95	609,344.11	333,190.25	255,000.00
<b>INTERGOVERNMENTAL REVENUE</b>					
10-33-56	Class C Roads	454,247.78	485,347.33	523,608.37	500,000.00
10-33-70	Cares Act Revenue	454,694.08	182,029.92	.00	.00
10-33-71	ARPA West Point City Direct	.00	7,435.00	1,289,333.00	.00
Total INTERGOVERNMENTAL REVENUE:		908,941.86	674,812.25	1,812,941.37	500,000.00
<b>CHARGES FOR SERVICES</b>					
10-34-10	Zoning and Subdivision Fees	14,775.00	40,315.24	19,311.03	50,000.00
10-34-60	Recreation Fees	73,465.00	108,245.54	127,520.00	100,000.00
10-34-78	Park & City Hall Reservations	4,900.00	6,280.00	5,970.00	5,000.00
10-34-79	City Celeb. & Sponsorships	10,052.00	16,647.00	20,295.00	10,000.00
10-34-82	Cemetery Interment	14,700.00	14,950.00	10,925.00	8,000.00
10-34-90	Misc. Income & Concessions	10,399.89	6,934.41	15,462.14	5,000.00
Total CHARGES FOR SERVICES:		128,291.89	193,372.19	199,483.17	178,000.00
<b>MISCELLANEOUS REVENUE</b>					
10-36-10	Interest Earnings	8,430.91	13,927.01	129,653.62	100,000.00
10-36-20	Donations	4,866.00	3,115.00	.00	.00
10-36-30	Arts Council Revenue	.00	.00	.00	5,000.00
10-36-90	Miscellaneous	12,936.59	1,704.56	15.00-	.00
Total MISCELLANEOUS REVENUE:		26,233.50	18,746.57	129,638.62	105,000.00
<b>CONTRIBUTIONS &amp; TRANSFERS</b>					
10-39-10	Beginning Balance	.00	.00	.00	800,000.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	.00	800,000.00
<b>GENERAL GOVERNMENT</b>					
10-41-10	Mayor and Council Wages	52,059.09	53,895.59	52,891.96	53,676.00
10-41-11	Executive	807.69	.00	1,471.63	.00
10-41-13	Employee Benefits	6,744.12	7,465.19	7,829.88	8,273.00
10-41-33	Training and Education	7,900.22	12,714.40	12,226.34	11,000.00
10-41-35	Community Service Contracts	1,275.00	2,000.00	3,690.24	4,000.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>Total GENERAL GOVERNMENT:</b>		<b>68,786.12</b>	<b>76,075.18</b>	<b>78,110.05</b>	<b>76,949.00</b>
<b>ADMINISTRATIVE SERVICES</b>					
10-44-11	Salaries and Wages	105,702.46	111,934.19	133,014.78	159,598.00
10-44-13	Employee Benefits	44,041.47	48,593.17	57,688.21	71,890.00
10-44-20	Mileage Reimbursement	.00	763.69	597.50	800.00
10-44-21	Books, Subscrip. & Memberships	136.24	1,580.50	933.95	1,000.00
10-44-24	Postage	2,604.95	3,140.71	2,522.43	5,000.00
10-44-25	Equipment & Supplies	912.88	427.98	458.45	1,000.00
10-44-26	Equipment Lease & Maintenance	8,197.42	9,810.33	9,669.45	16,500.00
10-44-33	Training & Education	324.66	3,491.58	4,731.11	4,000.00
10-44-38	Auditor & Accounting Support	14,278.00	13,365.00	13,736.25	16,500.00
10-44-40	Accounting Software Support	.00	.00	.00	6,000.00
10-44-63	IT Support & Contracts	4,163.74	4,591.26	5,303.50	7,100.00
10-44-65	Emergency Management	400.00	.00	.00	2,000.00
10-44-69	Office Supplies & Expense	3,004.17	2,318.34	2,887.37	4,000.00
10-44-75	Risk Management	25,235.97	24,152.85	23,180.51	45,000.00
10-44-95	Credit Card Processing Fees	1,246.69	1,740.51	2,021.51	1,000.00
10-44-98	Bank Service Charges	1,029.84	1,063.00	434.62	1,000.00
<b>Total ADMINISTRATIVE SERVICES:</b>		<b>211,278.49</b>	<b>226,973.11</b>	<b>257,179.64</b>	<b>342,388.00</b>
<b>PUBLIC WORKS</b>					
10-48-11	Salaries and Wages	105,528.96	126,589.38	145,113.29	208,867.00
10-48-13	Employee Benefits & Retirement	62,397.50	72,135.79	81,002.39	125,994.00
10-48-15	On call pay	5,462.12	2,707.76	5,012.00	5,950.00
10-48-20	Overtime	13,152.28	23,643.11	34,821.51	14,000.00
10-48-23	Travel and Education	.00	886.35	.00	360.00
10-48-25	Equipment, Supplies & Maint.	7,289.88	6,640.46	7,149.94	9,000.00
10-48-26	Municipal Bldgs. Oper. & Maint	18,463.77	21,559.72	26,842.27	24,260.00
10-48-54	Prot. Clothing & Equipment	3,617.32	5,330.60	3,234.58	3,000.00
10-48-65	Fleet Operations & Maintenance	6,685.74	8,995.46	12,626.83	4,250.00
10-48-67	Fleet Fuel	9,030.48	14,256.29	14,472.93	12,865.00
10-48-69	Office Supplies & Expense	477.59	1,722.70	749.16	1,300.00
10-48-70	Fleet Leases	.00	.00	6,480.00	10,000.00
10-48-75	Crosswalk Power	663.43	662.09	668.52	900.00
10-48-77	Public Facilities Heating	5,495.06	6,321.98	9,253.56	5,000.00
10-48-82	Public Facilities Power	13,932.02	14,645.02	14,552.85	14,000.00
10-48-84	Street Lighting Pwr & Mnt.	57,437.29	51,320.02	64,856.49	52,000.00
<b>Total PUBLIC WORKS:</b>		<b>309,633.44</b>	<b>357,416.73</b>	<b>426,836.32</b>	<b>491,746.00</b>
<b>EXECUTIVE</b>					
10-49-11	Salaries and Wages	174,483.64	185,251.74	255,730.25	297,512.00
10-49-13	Employee Benefits	85,920.27	88,240.00	111,545.33	166,068.00
10-49-20	Mileage Reimbursements	29.99-	.00	.00	750.00
10-49-21	Books, Subscrip. & Memberships	2,799.23	3,068.30	4,948.94	3,000.00
10-49-23	Travel and Education	3,070.08	9,988.41	14,934.05	6,000.00
10-49-25	New Equipment Purchase	21,096.93	7,152.67	14,196.87	22,500.00
10-49-37	Attorney	35,376.50	39,468.50	34,683.50	33,000.00
10-49-62	Miscellaneous	858.11	222.40	1,808.00	12,000.00
10-49-63	IT Support & Contracts	25,580.27	26,247.86	27,999.59	36,000.00
10-49-65	Emp. Awards, Rec. & Events	10,863.08	13,758.45	14,894.26	13,000.00
10-49-66	Education Reimb. Program	3,007.15	831.00	705.00	6,000.00
10-49-67	Emp. Benefits & Bonus Program	.00	13,432.62	13,953.83	13,000.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
10-49-68	Wellness Program	.00	150.00	340.36	2,000.00
10-49-69	Office Supplies & Expense	4,180.66	5,678.26	5,303.74	5,000.00
10-49-70	Cellular & Radio Serv. & Equip	9,276.50	12,265.40	11,501.52	12,000.00
10-49-72	Legal Advertising	2,643.40	6,313.86	2,789.80	9,000.00
10-49-80	Utah League Membership	5,446.40	5,711.66	6,369.95	7,000.00
10-49-82	City Newsletter	4,344.99	5,278.94	10,644.53	4,500.00
10-49-83	Economic Development	.00	.00	.00	5,000.00
10-49-85	Volunteerism Program	.00	.00	.00	2,000.00
10-49-86	HR Background Checks	.00	.00	115.55	500.00
10-49-87	HR Position Posting	.00	.00	.00	500.00
10-49-88	Recorders Office	4,325.17	5,423.72	9,221.11	8,000.00
10-49-89	Elections	684.00	19,583.09	60.56	20,000.00
10-49-90	City Celebrations & Events	27,856.96	61,596.48	92,456.89	78,500.00
10-49-91	Youth Council	4,571.55	6,426.22	5,743.47	8,000.00
10-49-92	Miss West Point Pageant	13,865.35	17,445.68	11,776.97	19,600.00
10-49-93	Senior Program	.00	5,699.31	9,185.49	.00
10-49-94	Community Garden	.00	.00	.00	300.00
10-49-96	Youth Court	.00	.00	2,016.50	5,000.00
10-49-97	COVID-19 Expenses	443,271.02	180,432.13	.00	200,000.00
10-49-98	Arts Council	.00	.00	746.94	5,000.00
Total EXECUTIVE:		883,491.27	719,666.70	663,673.00	1,000,730.00
<b>COMMUNITY DEVELOPMENT</b>					
10-52-11	Salaries and Wages	206,319.57	188,444.65	190,908.58	301,059.00
10-52-13	Employee Benefits & Retirement	88,257.62	84,559.03	76,735.38	165,320.00
10-52-21	Books, Subscrip. & Memberships	268.00	1,169.00	903.00	1,500.00
10-52-23	Travel, Education & Certificat	1,338.87	4,404.23	3,960.79	5,000.00
10-52-25	Equipment & Supplies	3,052.20	2,364.79	668.22	2,000.00
10-52-51	GIS	1,619.84	722.00	.00	1,750.00
10-52-62	Contract Planning & Insp Serv	27,205.00	1,762.11	76,010.00	4,000.00
10-52-63	IT Support & Contracts	.00	862.43	7,324.63	10,500.00
10-52-65	State Building Surcharge	2,610.17	4,528.93	3,574.28	1,000.00
10-52-68	Planning Comm/Board of Adj.	61.00	3,054.37	2,459.77	3,500.00
10-52-69	Office Supplies & Expense	856.44	812.12	492.15	500.00
10-52-85	Code Enforcement	1,343.20	1,504.98	2,082.39	4,000.00
10-52-90	County Recording Fees	.00	.00	308.00	4,000.00
Total COMMUNITY DEVELOPMENT:		332,931.91	294,188.64	365,427.19	504,129.00
<b>ENGINEERING</b>					
10-53-11	Salaries and Wages	.00	46,194.59	52,443.10	55,984.00
10-53-13	Emp. Benefits & Retirement	.00	19,696.89	20,406.10	25,676.00
10-53-21	Books, Subscrip. & Memberships	.00	417.16	174.00	1,000.00
10-53-23	Travel, Education & Certificat	.00	2,283.66	1,400.30	4,000.00
10-53-25	Equipment & Supplies	.00	2,721.72	598.70	5,500.00
10-53-51	GIS	.00	3,772.91	4,659.50	3,000.00
10-53-63	IT Support & Contracts	.00	1,232.55	20,174.84	42,150.00
10-53-69	Office Supplies & Expense	.00	.00	77.59	500.00
10-53-70	Engineering Services	851.25	970.50	4,642.50	22,000.00
Total ENGINEERING:		851.25	77,289.98	104,576.63	159,810.00
<b>PUBLIC SAFETY &amp; EMERGENCY PLAN</b>					
10-54-11	Crossing Guards	29,313.64	44,481.52	53,181.24	76,328.00
10-54-13	Employee Benefits & Retirement	2,843.25	4,467.31	5,170.93	7,564.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
10-54-15	Crossing Guard Supplies/Equip.	528.02	188.00	799.46	1,000.00
10-54-60	Animal Control	47,345.50	49,501.56	26,394.36	.00
10-54-62	Police Services	262,800.00	270,684.00	278,808.00	476,958.00
10-54-65	Narcotics Strike Force	8,743.68	8,743.68	8,743.68	9,700.00
10-54-71	Emergency Manger	.00	.00	.00	25,000.00
10-54-75	Hometown Security (EPRT)	689.31	.00	.00	4,000.00
Total PUBLIC SAFETY & EMERGENCY PLAN:		352,263.40	378,066.07	373,097.67	600,550.00
<b>PARKS AND CEMETERY</b>					
10-70-11	Salaries and Wages	50,798.01	57,630.69	74,303.60	162,389.00
10-70-13	Employee Benefits & Retirement	12,804.22	18,676.39	20,180.72	31,714.00
10-70-20	Uniforms	.00	600.00	1,422.57	600.00
10-70-25	Equipment & Supplies	20,339.43	15,839.00	10,535.07	14,000.00
10-70-26	Building and Grounds	81,877.91	75,823.54	89,799.05	68,600.00
10-70-29	Park & Cemetery Lights	3,959.40	3,661.75	3,773.79	4,500.00
10-70-61	Misc. Services and Supplies	.00	343.01	160.04	1,200.00
10-70-69	Office Supplies & Expense	.00	.00	137.20	500.00
10-70-70	Gateways & Public Properties	622.14	8,487.50	12,300.30	4,000.00
Total PARKS AND CEMETERY:		170,401.11	181,061.88	212,292.26	287,503.00
<b>RECREATION</b>					
10-71-11	Salaries and Wages	139,177.72	166,042.10	246,602.38	250,250.00
10-71-13	Employee Benefits & Retirement	62,524.38	68,659.60	77,050.76	112,769.00
10-71-20	Recreation Program Marketing	511.59	2,239.57	712.56	1,000.00
10-71-23	Travel & Education	.00	3,733.43	377.81	3,200.00
10-71-25	Equipment and Supplies	.00	.00	261.47	25,000.00
10-71-26	Building and Grounds	1,721.14	423.37	3,175.03	7,800.00
10-71-30	Background Checks	882.50	754.60	462.20	2,000.00
10-71-60	Soccer	15,047.12	27,587.13	21,965.44	13,000.00
10-71-67	Junior Jazz	14,425.78	21,162.83	26,465.85	23,500.00
10-71-68	Football	25,639.36	34,285.39	53,995.69	35,000.00
10-71-69	Office Supplies & Expense	206.40	582.28	3,416.91	1,050.00
10-71-71	Baseball/Softball	7,396.37	29,785.08	40,237.44	21,000.00
10-71-73	Volleyball	2,034.40	2,783.45	4,012.45	5,500.00
10-71-80	Senior Programs	.00	.00	.00	7,700.00
Total RECREATION:		269,566.76	358,038.83	478,735.99	508,769.00
<b>TRANSFERS, CONT. &amp; OTHER USES</b>					
10-90-63	Class C Trans. to Special Rev.	454,247.78	485,347.33	508,857.46	450,000.00
10-90-70	Trans. Debt. Serv. City Hall	107,000.00	.00	.00	.00
10-90-86	TRANSFER TO CAP. PROJ. FUND	885,500.00	1,510,000.00	1,028,000.00	432,929.00
10-90-95	Transfer Out to CDRA	.00	.00	.00	576,000.00
10-90-97	Transfer to Water Fund	.00	.00	500,000.00	.00
10-90-98	Transfer to Waste Fund	.00	.00	500,000.00	.00
10-90-99	ARPA Transfer to Waste Fund	.00	7,435.00	292,565.00	.00
Total TRANSFERS, CONT. & OTHER USES:		1,446,747.78	2,002,782.33	2,829,422.46	1,458,929.00
GENERAL FUND Revenue Total:		4,636,737.21	4,867,114.04	6,223,903.20	5,431,503.00
GENERAL FUND Expenditure Total:		4,045,951.53	4,671,559.45	5,789,351.21	5,431,503.00





Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>SPECIAL REVENUE FUND</b>					
<b>DEVELOPMENT FEES</b>					
45-30-57	Road Impact Fees	301,213.00	338,519.00	223,243.02	152,900.00
45-30-70	Park and Trails Impact Fees	469,029.42	537,600.18	225,377.62	238,086.00
45-30-75	North Davis Sewer Impact Fees	647,944.00	811,432.00	386,456.01	352,600.00
45-30-80	N.D. Fire Impact Fees	68,522.62	47,625.64	17,670.99	13,868.00
45-30-99	Beginning Balance	.00	.00	.00	1,146,505.00
Total DEVELOPMENT FEES:		1,486,709.04	1,735,176.82	852,747.64	1,903,959.00
<b>OTHER FINANCING SOURCES</b>					
45-33-46	Grants (Road Projects)	434,527.78	.00	.00	.00
45-33-47	Grants	126,435.72	.00	.00	.00
45-33-90	Transfer from Other Funds	454,247.78	485,347.33	508,857.46	450,000.00
45-33-93	Local Option Roads	161,650.55	182,499.42	198,077.47	125,000.00
Total OTHER FINANCING SOURCES:		1,176,861.83	667,846.75	706,934.93	575,000.00
<b>Source: 36</b>					
45-36-10	Interest Income	16,941.85	23,950.98	236,419.01	.00
Total Source: 36:		16,941.85	23,950.98	236,419.01	.00
<b>SPECIAL FUND PROJECTS</b>					
45-51-15	Parks/Trails Impact Fee Proj.	.00	.00	1,626.80	1,648.00
45-51-71	Roads/Ped. Walkways Impact Fee	30,000.00	42,862.50	12,455.25	.00
45-51-80	N.D. Sewer Impact Fees	630,972.00	797,140.00	350,021.26	352,600.00
45-51-85	N.D. Fire Impact Fees	64,234.72	34,176.63	18,559.72	13,868.00
45-51-93	Local Option Roads	6,087.00	.00	2,927.50	1,027,025.00
45-51-95	Class C Road Expenditures	238,032.39	269,446.11	241,037.09	1,061,355.00
45-51-97	Road & Sidewalk Grant Projects	350,548.89	.00	.00	22,463.00
Total SPECIAL FUND PROJECTS:		1,319,875.00	1,143,625.24	626,627.62	2,478,959.00
SPECIAL REVENUE FUND Revenue Total:		2,680,512.72	2,426,974.55	1,796,101.58	2,478,959.00
SPECIAL REVENUE FUND Expenditure Total:		1,319,875.00	1,143,625.24	626,627.62	2,478,959.00
Net Total SPECIAL REVENUE FUND:		1,360,637.72	1,283,349.31	1,169,473.96	.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>CAPITAL PROJECTS FUND</b>					
<b>REVENUE</b>					
48-30-39	Misc. revenue	232,089.10	124,009.00	49,052.83	.00
48-30-45	Cemetery Permit & Perpet. Care	29,520.00	47,565.00	43,260.00	223,062.00
48-30-90	Beginning Balance	.00	.00	.00	2,326,420.00
Total REVENUE:		261,609.10	171,574.00	92,312.83	2,549,482.00
<b>OTHER FINANCING SOURCES</b>					
48-33-10	Transfer from General Fund	885,500.00	1,510,000.00	1,028,000.00	432,929.00
48-33-20	Proceeds from Bonds	.00	.00	.00	15,000,000.00
48-33-25	Grants	.00	.00	.00	3,000,000.00
48-33-35	Interest	17,357.08	22,791.64	187,607.29	.00
Total OTHER FINANCING SOURCES:		902,857.08	1,532,791.64	1,215,607.29	18,432,929.00
<b>CAP. PROJ. FUND FINANCING USES</b>					
48-51-15	Buildings	105,108.19	8,965.60	1,988,978.16	15,161,185.00
48-51-20	Road Projects	162,722.30	7,361.00	14,760.00	3,277,521.00
48-51-25	Park Improvement Projects	14,635.50	592,089.76	114,426.01	1,083,996.00
48-51-43	Capital Equipment Replacement	.00	15,493.90	35,268.00	22,142.00
48-51-44	Vehicle Replacement	29,573.00	.00	8,696.80	77,700.00
48-51-53	5 Year CIP	.00	22,708.00	55,537.00	1,172,292.00
48-51-70	Cemetery Perpetual Care	.00	4,501.95	30,984.99	187,575.00
Total CAP. PROJ. FUND FINANCING USES:		312,038.99	651,120.21	2,248,650.96	20,982,411.00
CAPITAL PROJECTS FUND Revenue Total:		1,164,466.18	1,704,365.64	1,307,920.12	20,982,411.00
CAPITAL PROJECTS FUND Expenditure Total:		312,038.99	651,120.21	2,248,650.96	20,982,411.00
Net Total CAPITAL PROJECTS FUND:		852,427.19	1,053,245.43	940,730.84-	.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>WASTE FUND</b>					
<b>OPERATING REVENUE</b>					
51-37-17	Penalties	1,677.50	1,510.00	632.50	1,500.00
51-37-26	Sewer Fees	1,133,584.31	1,185,453.22	1,244,990.55	1,200,000.00
51-37-50	Garbage Collection Fees	541,443.84	567,961.85	700,244.08	690,000.00
51-37-60	Greenwaste Collection Fees	117,188.87	122,076.29	124,805.67	125,000.00
51-37-70	Recycle Collection Fees	135,364.95	143,358.68	156,482.25	150,000.00
Total OPERATING REVENUE:		1,929,259.47	2,020,360.04	2,227,155.05	2,166,500.00
<b>OTHER FINANCING SOURCES</b>					
51-38-05	Sewer Impact Fees	169,890.84	239,003.00	88,431.11	82,700.00
51-38-15	Can Purchase	33,660.00	41,735.00	17,680.00	17,000.00
51-38-49	Transfer from General Fund	.00	.00	500,000.00	.00
51-38-50	ARPA Transfer from General	.00	7,435.00	292,565.00	.00
51-38-65	ARPA NEU Davis County	.00	.00	601,558.69	25,000,000.00
51-38-80	Interest Earnings	2,996.04	3,661.13	39,774.68	10,000.00
51-38-91	DEVELOPER CONTRIBUTIONS	776,246.00	1,572,580.00	176,394.00	.00
51-38-99	Pension	.00	.00	.00	20,000.00
Total OTHER FINANCING SOURCES:		982,792.88	1,864,414.13	1,716,403.48	25,129,700.00
<b>TRANSFERS</b>					
51-39-95	Beginning Fund Balance	.00	.00	.00	699,633.00
51-39-96	Sewer Impact Fee Balance	.00	.00	.00	77,875.00
Total TRANSFERS:		.00	.00	.00	777,508.00
<b>PRIMARY OPERATING EXPENSES</b>					
51-81-11	Salaries and Wages	176,204.60	206,303.51	234,257.66	271,444.00
51-81-13	Benefits and Bonus	66,157.45	50,829.26	82,852.07	151,630.00
51-81-15	On call pay	780.30	386.97	716.00	850.00
51-81-20	Overtime	.00	.00	73.95	2,000.00
51-81-27	Lift Station Pumps	1,913.02	6,599.67	8,795.77	10,900.00
51-81-42	Garbage	518,640.01	581,246.95	628,341.58	600,000.00
51-81-43	Greenwaste	112,586.61	123,020.10	105,549.11	113,000.00
51-81-44	Recycling	105,531.25	119,669.18	130,113.69	138,000.00
51-81-49	Sewer Collection and Disposal	849,649.94	884,904.54	964,236.86	668,000.00
51-81-55	Sewer Maintenance and Repair	24,561.35	30,740.23	41,141.11	30,000.00
51-81-63	IT Support & Contracts	14,800.88	17,634.74	17,722.09	23,825.00
51-81-65	Utility Refunds	.00	.00	.00	1,500.00
Total PRIMARY OPERATING EXPENSES:		1,870,825.41	2,021,335.15	2,213,799.89	2,011,149.00
<b>MATERIALS AND SUPPLIES</b>					
51-82-24	Utility Bills - Postage/Equip.	8,700.43	9,291.81	10,271.89	11,000.00
51-82-47	Can Purchase	37,105.89	55,974.08	36,920.10	27,000.00
51-82-60	Travel and Education	2,595.12	2,294.22	2,007.95	1,500.00
51-82-61	Misc. Supplies & Deposit Slips	.00	.00	.00	1,000.00
Total MATERIALS AND SUPPLIES:		48,401.44	67,560.11	49,199.94	40,500.00
<b>WASTE - OTHER EXPENSES</b>					
51-84-05	Sewer Impact Fee Projects	3,185.74	.02	.00	156,000.00
51-84-20	Risk Management	5,735.44	5,487.05	5,643.50	10,000.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
51-84-30	Depreciation	103,993.98	120,819.59	156,200.49	85,000.00
51-84-35	Credit Card Processing Fees	10,565.08	13,942.77	16,714.25	8,100.00
51-84-39	Auditor & Accounting Support	5,192.00	4,860.00	4,995.00	6,000.00
51-84-44	Vehicle Replacement	.00	.00	.00	129,050.00
51-84-81	IT	.00	1,776.64	2,600.00	4,000.00
51-84-82	ARPA Davis County Sewer Proj	.00	.00	.00	25,000,000.00
51-84-83	Capital Improvements	41,858.92	29,319.18	.00	584,909.00
51-84-84	Blue Stakes	1,183.03	2,027.95	969.36	1,000.00
51-84-90	Fleet	4,515.22	7,128.14	7,236.47	8,000.00
51-84-97	Fleet Leases	.00	.00	7,578.67	10,000.00
Total WASTE - OTHER EXPENSES:		176,229.41	185,361.34	201,937.74	26,002,059.00
<b>TRANSFERS &amp; CONTINGENCIES</b>					
51-90-99	Pension	.00	.00	.00	20,000.00
Total TRANSFERS & CONTINGENCIES:		.00	.00	.00	20,000.00
WASTE FUND Revenue Total:		2,912,052.35	3,884,774.17	3,943,558.53	28,073,708.00
WASTE FUND Expenditure Total:		2,095,456.26	2,274,256.60	2,464,937.57	28,073,708.00
Net Total WASTE FUND:		816,596.09	1,610,517.57	1,478,620.96	.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>WATER FUND</b>					
<b>OPERATING REVENUE</b>					
55-37-11	Metered Water Sales	823,382.45	830,053.76	840,354.52	800,000.00
55-37-13	Secondary Water Sales	837,177.85	873,512.60	987,187.49	870,000.00
55-37-14	Connection Fees - Water	10,150.00	33,290.00	17,950.00	11,500.00
55-37-17	Penalties	627.75	1,359.00	569.25	1,500.00
Total OPERATING REVENUE:		1,671,338.05	1,738,215.36	1,846,061.26	1,683,000.00
<b>OTHER FINANCING SOURCES</b>					
55-38-05	Water Impact Fees	32,248.00	103,416.00	80,664.40	36,696.00
55-38-45	Transfer from Spec Rev Fund	151,457.00	.00	.00	.00
55-38-49	Transfer From General Fund	.00	.00	500,000.00	.00
55-38-55	Miscellaneous Revenue	.00	88,618.00	7,083.50	.00
55-38-80	Interest Earnings	8,295.59	9,492.33	93,153.73	20,000.00
55-38-91	DEVELOPER CONTRIBUTIONS	.00	394,755.00	156,837.00	.00
55-38-95	Fund Reserves	.00	.00	.00	1,097,069.00
55-38-96	Water Impact Fee Balance	.00	.00	.00	291,531.00
55-38-99	Pension	.00	.00	.00	20,000.00
Total OTHER FINANCING SOURCES:		192,000.59	596,281.33	837,738.63	1,465,296.00
<b>PRIMARY OPERATING EXPENSES</b>					
55-81-11	Salaries and Wages	196,081.40	236,184.76	267,723.11	324,241.00
55-81-13	Benefits and Bonus	75,789.36	63,888.75	95,303.27	180,429.00
55-81-15	On call pay	1,560.61	773.94	1,432.00	1,700.00
55-81-20	Overtime	.00	.00	582.74	4,000.00
55-81-28	Wells & Water Tank Power	6,673.84	7,725.96	7,297.36	11,500.00
55-81-35	Hooper Water District	50.00	180.00	25.00	1,500.00
55-81-41	Water Maintenance	88,332.06	22,624.56	33,061.69	18,000.00
55-81-42	Water Sample Testing	3,587.00	2,357.00	2,042.99	5,000.00
55-81-43	Secondary Water	804,301.92	839,473.81	952,241.49	770,000.00
55-81-45	Registration & Other Expenses	160.00	75.00	.00	1,000.00
55-81-60	Travel and Education	4,661.28	2,085.82	4,372.84	4,140.00
55-81-63	IT Support & Contracts	12,510.59	99,731.01	18,120.44	24,000.00
Total PRIMARY OPERATING EXPENSES:		1,193,708.06	1,275,100.61	1,382,202.93	1,345,510.00
<b>WATER - MATERIALS AND SUPPLIES</b>					
55-82-24	Utility Bills - Postage/Equip	9,200.39	9,811.83	10,271.94	8,250.00
55-82-47	Misc. Supplies & Deposit Slips	.00	.00	.00	750.00
55-82-50	Water Meters	155,388.90	111,255.10	94,299.54	115,000.00
Total WATER - MATERIALS AND SUPPLIES:		164,589.29	121,066.93	104,571.48	124,000.00
<b>WATER - OTHER EXPENSES</b>					
55-84-05	Water System Impact Fee Proj.	.00	.00	.00	900,365.00
55-84-20	Risk Management	5,353.10	5,448.14	5,267.30	10,000.00
55-84-30	Depreciation	149,429.09	154,804.73	165,940.17	80,000.00
55-84-33	Capital Projects & Expenditure	750.00	6,482.04	21,551.94	288,269.00
55-84-35	Credit Card Processing Fees	11,467.76	14,915.56	17,880.38	8,800.00
55-84-38	Auditor & Accounting Support	5,192.00	4,860.00	4,995.00	6,000.00
55-84-40	Water Purchase - Weber Basin	205,865.00	213,620.00	218,402.00	218,402.00
55-84-44	Vehicle Replacement	.00	.00	.00	98,450.00
55-84-82	Blue Stakes	2,831.76	1,576.87	2,133.39	1,500.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
55-84-83	IT	.00	4,682.28	3,200.00	2,000.00
55-84-85	Engineering Studies & Planning	.00	.00	.00	20,000.00
55-84-90	Fleet	7,901.65	12,474.24	12,663.80	15,000.00
55-84-97	Fleet Leases	.00	.00	7,578.67	10,000.00
Total WATER - OTHER EXPENSES:		388,790.36	418,863.86	459,612.65	1,658,786.00
<b>TRANSFERS &amp; CONTINGENCIES</b>					
55-90-99	Pension	.00	.00	.00	20,000.00
Total TRANSFERS & CONTINGENCIES:		.00	.00	.00	20,000.00
WATER FUND Revenue Total:		1,863,338.64	2,334,496.69	2,683,799.89	3,148,296.00
WATER FUND Expenditure Total:		1,747,087.71	1,815,031.40	1,946,387.06	3,148,296.00
Net Total WATER FUND:		116,250.93	519,465.29	737,412.83	.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>STORM WATER UTILITY FUND</b>					
<b>OPERATING REVENUE</b>					
58-37-11	Storm Sys. Maint. & Const. Fee	192,575.81	191,808.60	207,722.89	195,000.00
58-37-17	Penalties	69.75	151.00	63.25	150.00
58-37-90	Fund Balance	.00	.00	.00	174,212.00
58-37-91	Storm Water Impact Fee Balance	.00	.00	.00	660,543.00
Total OPERATING REVENUE:		192,645.56	191,959.60	207,786.14	1,029,905.00
<b>OTHER FINANCING SOURCES</b>					
58-38-05	Storm Water Impact Fees	223,376.52	269,450.21	116,115.43	105,100.00
58-38-45	Transfer From Spec Rev Fund	56,208.00	.00	.00	.00
58-38-70	Interest Earnings	7,999.37	9,744.48	78,544.49	20,000.00
58-38-91	DEVELOPER CONTRIBUTIONS	776,003.00	1,761,091.00	143,974.00	.00
58-38-99	Pension	.00	.00	.00	20,000.00
Total OTHER FINANCING SOURCES:		1,063,586.89	2,040,285.69	338,633.92	145,100.00
<b>PRIMARY OPERATING EXPENSES</b>					
58-81-11	Salaries and Wages	85,674.40	92,613.32	102,261.44	100,456.00
58-81-13	Benefits	31,572.73	17,943.52	36,924.25	53,306.00
58-81-20	Overtime	.00	.00	54.48	.00
58-81-27	Storm Sys. Maint. & Repair	8,279.84	6,909.52	12,245.94	11,000.00
58-81-28	Construction	.00	.00	.00	10,000.00
58-81-34	Credit Card Fees	1,495.78	1,945.46	2,332.17	1,100.00
58-81-40	Sweeping & Preventative Care	5,985.86	14,713.92	13,482.14	12,000.00
58-81-42	Strm Sys Maint & Phs II Comp.	489.98	1,434.00	2,234.75	2,500.00
58-81-43	Secondary Water	.00	.00	.00	5,000.00
Total PRIMARY OPERATING EXPENSES:		133,498.59	135,559.74	169,535.17	195,362.00
<b>STORM WTR UTILITY - OTHER EXP.</b>					
58-84-05	Storm System Impact Fee Proj.	16,796.24	6,000.25	143,328.30	569,949.00
58-84-20	Risk Management	1,911.79	1,828.56	1,881.15	3,500.00
58-84-30	Depreciation	121,038.80	136,277.12	173,302.00	64,000.00
58-84-38	Auditor & Accounting Support	1,298.00	1,215.00	1,248.75	1,500.00
58-84-44	Vehicle Replacement	.00	.00	.01	92,550.00
58-84-83	Capital Projects	27,866.26	3,172.50	4,837.95	215,644.00
58-84-90	Fleet Expense	1,148.94	2,079.54	1,809.10	2,500.00
58-84-97	Fleet Leases	.00	.00	7,578.66	10,000.00
Total STORM WTR UTILITY - OTHER EXP.:		170,060.03	150,572.97	333,985.90	959,643.00
<b>Department: 90</b>					
58-90-99	Pension	.00	.00	.00	20,000.00
Total Department: 90:		.00	.00	.00	20,000.00
STORM WATER UTILITY FUND Revenue Total:		1,256,232.45	2,232,245.29	546,420.06	1,175,005.00
STORM WATER UTILITY FUND Expenditure Total:		303,558.62	286,132.71	503,521.07	1,175,005.00
Net Total STORM WATER UTILITY FUND:		952,673.83	1,946,112.58	42,898.99	.00

Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>DEBT SERVICE</b>					
<b>MISCELLANEOUS REVENUE</b>					
70-36-10	Interest Earnings	476.08	286.72	410.65	.00
Total MISCELLANEOUS REVENUE:		476.08	286.72	410.65	.00
<b>TRANSFERS AND CONTRIBUTIONS</b>					
70-39-20	General Fund Transfer	107,000.00	.00	.00	.00
Total TRANSFERS AND CONTRIBUTIONS:		107,000.00	.00	.00	.00
<b>FUNDING USES</b>					
70-84-10	Debt Service - City Hall	103,000.00	106,000.00	.00	.00
70-84-15	Interest on Bonds	3,208.27	1,084.00	.00	.00
Total FUNDING USES:		106,208.27	107,084.00	.00	.00
DEBT SERVICE Revenue Total:		107,476.08	286.72	410.65	.00
DEBT SERVICE Expenditure Total:		106,208.27	107,084.00	.00	.00
Net Total DEBT SERVICE:		1,267.81	106,797.28-	410.65	.00



Formatted Account Number	Account Title	2021 Actual	2022 Actual	2023 Actual	2024 Amended Budget
<b>CDRA FUND</b>					
<b>REVENUE</b>					
85-31-08	Interfund Loan	.00	.00	.00	576,000.00
85-31-09	Proceeds From Long-term Debt	.00	.00	6,055,000.00	.00
85-31-10	Property Tax Increment	149,947.00	193,251.00	201,272.00	140,000.00
Total REVENUE:		149,947.00	193,251.00	6,256,272.00	716,000.00
<b>Source: 38</b>					
85-38-80	Interest Earnings	159.34	328.59	4,822.52	.00
Total Source: 38:		159.34	328.59	4,822.52	.00
<b>EXPENDITURES</b>					
85-44-62	Project Expenses	.00	.00	6,011,280.00	.00
85-44-63	Administration	25.00	.00	.00	.00
85-44-65	Long-term Debt Expense	111,000.00	115,000.00	119,000.00	397,000.00
Total EXPENDITURES:		111,025.00	115,000.00	6,130,280.00	397,000.00
<b>Department: 84</b>					
85-84-15	Interest Expense	26,135.20	22,150.30	153,608.38	319,000.00
85-84-16	Cost of Issuance	.00	.00	51,022.14	.00
Total Department: 84:		26,135.20	22,150.30	204,630.52	319,000.00
CDRA FUND Revenue Total:		150,106.34	193,579.59	6,261,094.52	716,000.00
CDRA FUND Expenditure Total:		137,160.20	137,150.30	6,334,910.52	716,000.00
Net Total CDRA FUND:		12,946.14	56,429.29	73,816.00-	.00
Net Grand Totals:		4,703,585.39	6,557,876.78	2,848,822.54	.00

# CITY COUNCIL STAFF REPORT



**Subject:** Warranty – Wildfire Estates Phase 4  
**Author:** Boyd Davis  
**Department:** Engineering  
**Meeting Date:** February 20, 2024

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## **Background**

The Wildfire Estates Subdivision is located at 50 S 4500 W. The developer has completed all the required improvements in phase 4, with exception of the sidewalk and slurry seal, and is now asking that the subdivision be placed on a one-year warranty.

## **Analysis**

The subdivision has been inspected to ensure all the required improvements have been completed and are in good condition prior to beginning the warranty period. The subdivision will be placed on a one-year warranty as required by the State Code. The required guarantee amount will be retained in escrow for the duration of the warranty period.

## **Recommendation**

It is recommended that the City Council place the Wildfire Estates Subdivision Phase 4 on a one-year warranty.

## **Significant Impacts**

None

## **Attachments**

None