



CITY COUNCIL AGENDA

Tuesday, July 2, 2024, 6:00 PM
1020 E. Pioneer Road
Draper, Utah 84020
Council Chambers

6:00 PM STUDY MEETING

Update: Draper Days - Kellie Challburg and David Wilks

Council/Manager Reports

Closed Session - by Motion

The Draper City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, or the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.

7:00 PM BUSINESS MEETING

1. Call to Order

2. Pledge of Allegiance

3. Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

4. Consent Items

4.a [Approval of the June 4, 2024, City Council Meeting minutes.](#)

4.b [Approval of the June 18, 2024, City Council Meeting minutes.](#)

4.c [Approval of Resolution #24-34](#)

A Resolution authorizing the Draper City Mayor to appoint Kellie Challburg as Assistant City Manager.

5. Oath of Office

- Kellie Challburg as Assistant City Manager

- Mike Barker as Acting City Manager

6. Items for Council Consideration

6.a Action Item: Providing Local Consent for a Single Event Permit for Craft Culinary Concepts LLC dba Vermilion Hospitality Group.

Staff report by Travis DeJong

6.b Public Hearing: This is an opportunity for the public to address the council about the creation of a new school district. The boundary of the proposed new school district will include the cities of Lehi, American Fork, Cedar Hills, Highland, Alpine, and a section of Draper within Utah County boundaries.

Staff report by Mike Barker.

7. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **July 2, 2024**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Date Posted:



Laura Oscarson, MMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or laura.oscarson@draperutah.gov, at least 24 hours prior to the meeting.

MEMO



To: City Council

From:

Date: 2024-07-02

Re: Approval of the June 4, 2024, City Council Meeting minutes.

Comments:

ATTACHMENTS:

[CC 6.4 Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 4, 2024, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green, Bryn Heather Johnson, Tasha Lowery, Fred Lowry, and Cal Roberts

EXCUSED:

STAFF: David Dobbins, City Manager; Mike Barker, City Attorney; Kellie Challburg, Chief of Staff; Scott Cooley, City Engineer; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; and John Vuyk, Finance Director

Study Session

Training: Land Use Liability

City Attorney Mike Barker provided training on land use liability using a situation in Springdale, Utah as an example, and answered questions from the Council.

Discussion: Police Department Statistics and Special Teams

Police Chief Ferguson presented a 2023 Annual Report for the Police Department, and described proactive measures taken within the Department. Chief Ferguson encouraged the Council to remember that the Police Department would need to grow as the community continues to grow.

Discussion: Accessory Dwelling Units

Community Development Director Jennifer Jastremsky explained State law regarding accessory dwelling unit (ADU) regulations and presented staff recommendations for the City. A majority of the Council indicated a desire to include an owner occupancy requirement in City Code. The Council discussed the possibility of establishing parking requirements and the need for enforcement.

Closed Session

Councilmember T. Lowery moved to recess to a closed session to discuss litigation and property acquisition. Councilmember Green seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

Business Session

1. **Call to Order by Mayor Troy K. Walker**

2. **Pledge of Allegiance**

3. **Recognition: Miss Draper Royalty**

Mayor Walker expressed appreciation to Anna Page, Miss Draper 2023, and Attendants Belynn Borg, Jules Smith, and Sloane James. Mayor Walker introduced Sloane James, Miss Draper 2024, and Attendants Skylar Zamalloa, Laulea Tavakee and Kamryn Stuart. He recognized and expressed appreciation to Mandy Brady for five years as Director of the Miss Draper program. Anna Page reported on her year as Miss Draper and presented a video recap. The Council took the opportunity to take photographs.

4. **Public Comments**

None

5. **Consent Items**

5.a Approval of May 14, 2024, City Council Meeting Minutes.

5.b Approval of Resolution #24-18, a Resolution of the Draper City Council accepting the conveyance of a conservation easement from Lehi City.

5.c Approval of Resolution #24-24, a Resolution of the Draper City Council amending Section 8020 of the Personnel Policies and Procedures Manual regarding Vacation Leave.

Councilmember T. Lowery moved to approve the Consent Items. Councilmember Green seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6. **Items for Council Consideration**

6.a **Public Hearing: Fiscal Year 2024-2025 Tentative Budget**

Mayor Walker opened a public hearing for the FY 2025 Tentative Budget and closed the public hearing seeing no one come forward.

Finance Director John Vuyk answered questions from the Council and said the adoption of the budget was scheduled for June 18, 2024. The Council and staff discussed the City's vehicle fleet and Fleet Fund.

6.b **Public Hearing: Statutory Officer Compensation**

Finance Director John Vuyk explained that the Utah Code required cities to hold a public hearing on proposed budget increases for both executive and statutory officers.

Mayor Walker opened a public hearing for statutory officer compensation and closed the public hearing seeing no one come forward. Adoption of the budget was scheduled for June 18, 2024.

6.c **Public Hearing: Executive Municipal Officer Compensation**

Mayor Walker opened a public hearing for municipal officer compensation and closed the public hearing seeing no one come forward. Adoption of the budget was scheduled for June 18, 2024.

6.d **Public Hearing: Ordinances #1613 and #1614, an ordinance amending the official Land Use Map of Draper City for approximately 3.85 acres of property from Community Commercial to Residential High Density and an ordinance amending the official Zoning Map of Draper City for approximately 3.85 acres of property from A2 (Agricultural) to RM2**

(Residential, Multiple-Family), and approving a Development Agreement, for the property located at approximately 285 W. River Chapel Road, within Draper City, otherwise known as the Urbana Land Use Map Amendment, Zoning Map Amendment and Development Agreement.

Maryann Pickering, a Planner, showed a vicinity map, aerial map, and Land Use Map, and explained the request for a Land Use Map Amendment from Commercial to Residential High Density and Zoning Map Amendment from A2 to RM2. The RM2 Zone would allow up to 12 dwelling units per acre, and the average density proposed was 7.6 dwelling units per acre with up to 30 homes on private roads. No changes to development standards were proposed. The Planning Commission forwarded a positive recommendation.

Mayor Walker opened a public hearing.

Scott Pettit, a Draper resident, said his property backed up to the proposed development. Mr. Pettit said he supported the proposed development but had concerns about the RM2 designation. He suggested R3, R4, or R5 would be more appropriate in case the current developer pulled out before development.

Darrell Smith, a Draper resident, said he owned rentals that would back the proposed development. He said he hoped the quality of the proposed homes would be as good or better than the existing neighborhood. He said he had no objections to the proposed development.

Mayor Walker closed the public hearing.

Jacob Ballstaedt with Garbett Homes said the current intention was to sell the proposed units. Mayor Walker said he encouraged selling the units over renting. Mr. Ballstaedt said the possibility of grade change along the existing fence line was significantly limited by the Development Agreement. He said Garbett Homes would be willing to consider replacing the existing 6-foot fence with an 8-foot wall if the grade ended up needing to be significantly changed, but said he did not personally think 8-foot fences looked good. Mr. Ballstaedt said the properties would be fully landscaped, and a fence would be added if not currently existing on an adjoining property.

Referring to a public hearing comment, Mr. Ballstaedt said the Development Agreement limited development to 30 units and would remain with the

property if ownership changed. Responding to a question from the Council, staff indicated it was estimated the proposed development would have very little traffic impact.

Councilmember F. Lowry moved to approve Ordinances #1613 and #1614. Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.e Action Item: Resolution #24-27, a Resolution appointing a Council Member to the Board administering the interlocal agreement for the creation of a new school district in Utah County.

Councilmember Roberts moved to approve Resolution #24-27 and appoint Councilmember Johnson to the Board. Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

7. Recess to a Community Reinvestment Agency Meeting

Councilmember T. Lowery moved to recess to a Community Reinvestment Agency Meeting. Councilmember Green seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		

Councilmember T. Lowery	X
Councilmember F. Lowry	X
Councilmember Roberts	X

The Council resumed the City Council meeting at 8:06 pm.

Council/Manager Reports (continued from Study Session)

Councilmember Johnson expressed concern about the number of youth riding scooters without helmets and asked if there were something the City could do to address the safety issue. The Council discussed reposting a safety video made by the City the previous year. A member of staff said enforcement was occurring when possible.

Councilmember Johnson said the Historical Society expressed concern to her about a lack of current history being recorded in Draper. She said she got the impression the Historical Society would be willing to record and compile information given to them. A member of staff commented that the Draper Forward newsletter was archived, and suggested staff could work with the Historical Society to compile a summary for Historical Society records.

A majority of the Council indicated interest in posting “no parking” on the south side of 11400 South at the car dealership to clean up that entrance to the City. Responding to a request from Mayor Walker, a majority of the Council indicated support for a “Shop Draper” campaign in cooperation with the Miss Draper program.

8. Adjournment

Councilmember Green moved to adjourn the meeting.

Councilmember F. Lowry seconded the motion, which passed by unanimous vote (5-0).

The meeting adjourned at 8:17 p.m.

MEMO



To: City Council

From:

Date: 2024-07-02

Re: Approval of the June 18, 2024, City Council Meeting minutes.

Comments:

ATTACHMENTS:

[CC 6.18 Minutes.pdf](#)

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JUNE 18, 2024, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Mike Green, Bryn Heather Johnson, Tasha Lowery, Fred Lowry, and Cal Roberts

EXCUSED:

STAFF: David Dobbins, City Manager; Mike Barker, City Attorney; Kellie Challburg, Chief of Staff; Scott Cooley, City Engineer; Travis DeJong, Business License Official; Rich Ferguson, Chief of Police; Jennifer Jastremsky, Community Development Director; Malena Murray, Human Resources Director; Rhett Ogden, Parks and Recreation Director; Laura Oscarson, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; John Vuyk, Finance Director; and Alex Getts, Communications

Study Session

Presentation: Alpine School District Split

The Council watched a recorded presentation of a Financial Feasibility Report regarding possible school district creation involving Alpine, American Fork, Cedar Hills, Draper (Utah County portion), Highland, and Lehi.

Report: Parks and Recreation Capital Improvement Projects

Parks and Recreation Director Rhett Ogden reported on completed, ongoing, and planned Parks and Recreation Capital Improvement Projects, and answered questions from the Council. A majority of the Council indicated a desire to award the bid for design work as presented by staff.

Update: Draper Days

Kellie Challburg and David Wilks updated the Council regarding plans for upcoming Draper Days.

Business Session

1. **Call to Order by Mayor Troy K. Walker**
2. **Pledge of Allegiance led by Malena Murray**

3. **Oath of Office: Fire Department**

Fire Chief Clint Smith introduced one individual for promotion and five new firefighters. City Recorder Laura Oscarson administered the Oath of Office to the new firefighters.

4. **Public Comments**

Parry Jarman, Draper resident, reported increasingly dangerous conditions on the Point of the Mountain Bike Trail in the form of increased cycle and pedestrian traffic, and increased vehicle traffic going in and out of Geneva, especially in the morning. He suggested: that the City mark a trail crossing across three driveways; someone needed to be responsible for cleaning up debris where the trail crossed the driveways; and right-of-way needed to be established at the intersections of the trail.

5. **Consent Items**

5.a Approval of Resolution #24-26, a Resolution amending the Consolidated Fee Schedule for Draper City.

5.b Approval of Resolution #24-28, a Resolution of the Draper City Council appointing Mike Barker as Acting City Manager.

5.c Approval of Resolution #24-31, a Resolution adopting policies Section 8015 Donated Leave and 8090 Parental Leave of the Personnel Policies and Procedures Manual.

5.d Approval of Resolution #24-32, A Resolution authorizing the Mayor to execute a Real Estate Purchase Contract for the purchase of real property from the Canyons School District.

Councilmember Green moved to approve the Consent Items. Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6. **Items for Council Consideration**

6.a Public Comment: Ordinance #1616, an Ordinance adjusting municipal water rates for customers serviced by Draper City. The public is invited to comment on the proposed rate changes.

Finance Director John Vuyk explained that increased water costs had resulted in operating losses and the need for a change in the water rate structure. He said the base rate had not been raised since 2009. Mr. Vuyk presented the proposed water rate structure and showed the impact on an average customer.

Mayor Walker opened the meeting to public comments.

Matt Erickson, a Draper resident, thanked the City for the water services provided and said he believed a dollar a day seemed reasonable.

Mayor Walker closed the public comment period.

Mayor Walker explained that Draper City did not have its own water source, but purchased water from outside water sources and resold the water to residents. A member of the Council expressed the opinion that the City had probably waited too long to increase the water rates.

Councilmember F. Lowry moved to approve Ordinance #1616. Councilmember Roberts seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.b Public Hearing: Providing Local Consent for a Full-Service Restaurant License for Kompas Taqueria LLC.

Business License Official Travis DeJong explained a full-service restaurant license allowed a restaurant to store, sell, and serve all kinds of alcoholic beverages alongside food service. He said the applicant met established distance requirements.

Mayor Walker opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember Green moved to approve local consent for Kompas Taqueria LLC.

Councilmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.c Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Sushi Bomb LLC.

Travis DeJong explained a limited-service restaurant license allowed a restaurant to store, sell, and serve wine, beer, and heavy beer alongside food service. He said the applicant met established distance requirements.

Mayor Walker opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember T. Lowery moved to approve local consent. Councilmember Roberts seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.d Action Item: Resolution #24-29, a Resolution adopting the 2024 Fraud Risk Assessment for the City of Draper.

Finance Director John Vuyk reported the City received the same fraud risk score as last year on the 2024 Fraud Risk Assessment.

Councilmember T. Lowery moved to approve Resolution #24-29.
Councilmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.e Action Item: Resolution #24-30, a Resolution of the Draper City Council acting as the governing body of the Traverse Ridge Special Service District adopting and certifying a tax rate for the 2025 taxable year.

Finance Director John Vuyk reported no change was made to the FY 2025 certified tax rate for Traverse Ridge Special Service District (.000706).

Councilmember F. Lowry moved to approve Resolution #24-30.
Councilmember Roberts seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

6.f Action Item: Ordinance #1615, an Ordinance adopting the compensation schedule for statutory employees for Fiscal Year 2024-25.

Mr. Vuyk said a public hearing was held for statutory employee compensation at the June 4, 2024, Council meeting.

Councilmember Green moved to approve Ordinance #1615.
Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

Yes	No	Absent
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Councilmember Green	X
Councilmember Johnson	X
Councilmember T. Lowery	X
Councilmember F. Lowry	X
Councilmember Roberts	X

- 6.g Action Item: Resolution #24-33, a Resolution adopting the acting budget for the time period of July 1, 2024, to June 30, 2025, or until such time as the FY2024-2025 Budget contemplating an increase in property tax is adopted.

Mr. Vuyk said the acting budget would carry the City through until a truth in taxation hearing was held and the FY 2025 Budget adopted. He presented and explained changes made to the budget since the last review by the Council.

Councilmember Roberts moved to approve Resolution #24-33. Councilmember Green seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

7. Recess to a Community Reinvestment Agency Meeting.
Councilmember Green moved to recess to a Community Reinvestment Agency Meeting. Councilmember F. Lowry seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Roberts	X		

The Council resumed the City Council meeting at 7:41 pm.

Council/Manager Reports (continued from Study Session agenda)

Councilmember F. Lowry asked about the status of mitigation efforts for Ann's Trail with Edge Homes. Staff responded an update had been requested but not yet received. Councilmember F. Lowry requested an update every couple of weeks.

Councilmember Roberts asked for an update regarding trailers on 300 East. Staff said the property owner was cited, and the matter was going through the code enforcement process.

Closed Session (continued from Study Session agenda)

Councilmember Green moved to recess to a Closed Session to discuss litigation. Councilmember Roberts seconded the motion, which passed by unanimous vote (5-0).

The Council resumed the City Council meeting at 8:11 pm.

8. Adjournment

Councilmember Green moved to adjourn the meeting. Councilmember F. Lowry seconded the motion, which passed by unanimous vote (5-0).

The meeting adjourned at 8:11 pm.

MEMO



To: City Council
From: David Dobbins, City Manager
Date: 2024-07-02
Re: Approval of Resolution #24-34

Comments:

ATTACHMENTS:

[Resolution 24-34 Appointment of Assistant City Manager.pdf](#)

RESOLUTION NO. 24-34

**A RESOLUTION AUTHORIZING THE DRAPER CITY MAYOR
TO APPOINT KELLIE CHALLBURG AS ASSISTANT CITY MANAGER**

WHEREAS, the Mayor desires to appoint Kellie Challburg as Assistant City Manager for Draper City in accordance with the appointment procedures provided by law and city code; and

WHEREAS, Draper City Municipal Code 3-1-045 requires the Assistant City Manager be appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, Kellie Challburg has the credentials, experience, and professionalism necessary to be the Assistant City Manager.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
DRAPER CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Council Consent. The Draper City Council gives its advice and consent to the appointment of Kellie Challburg as Assistant City Manager.

Section 2. Appointment. The Mayor hereby appoints Kellie Challburg as Assistant City Manager in accordance with appointment procedures provided by law and city code.

Section 3. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses and words of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall take effect immediately upon passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF
UTAH, ON THIS 2nd DAY OF JULY 2024.**

ATTEST:

DRAPER CITY:

Laura Oscarson, CMC, City Recorder

Mayor, Troy K. Walker

VOTE TAKEN:	YES	NO
Councilmember Green	_____	_____
Councilmember Johnson	_____	_____
Councilmember T. Lowery	_____	_____
Councilmember F. Lowry	_____	_____
Councilmember Roberts	_____	_____
Mayor Walker	_____	_____

MEMO



To: City Council

From: Travis DeJong

Date: 2024-07-02

Re: Action Item: Providing Local Consent for a Single Event Permit for Craft Culinary Concepts LLC dba Vermilion Hospitality Group.

Comments:

Craft Culinary Concepts LLC dba Vermilion Hospitality Group will hold an event serving alcoholic beverages at 12033 S Lone Peak Pkwy July 13, 2024 from 7:00PM until 10:30PM. They are seeking Local Consent for a Single Event Permit.

They have provided the following:

- Liquor liability insurance.
- Bond payable to the Department of Alcoholic Beverage Services.
- Floor map showing where alcohol is to be served, stored, and consumed.
- A background check conducted by the Bureau of Criminal Identification.

The findings for Local Consent approval are as follows:

- Per Utah State Code 32B-9-201(5), single event permits do not have any proximity requirements to meet.
- DCMC 6-4-050 states that organizations are limited to four (4) single event permits per calendar year if at least one permit is a one hundred twenty (120) hours single event permit. Organizations may apply for up to twelve (12) single event permits per calendar year if they are all seventy-two (72) hour single event permits.
 - The applicant has applied for one seventy-two hour permit in calendar year 2024 and meets this requirement.
- DCMC 6-4-050 places no restrictions on the number of single event permits that can be granted by the City.

ATTACHMENTS:

[1k Bond.pdf](#)

ATTACHMENTS:

[Liquor Liability.pdf](#)

ATTACHMENTS:

[Craft Culinary Concepts.pptx](#)

ATTACHMENTS:

[Concert Floor Plan.pdf](#)

UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE SERVICES

1625 S 900 W • PO Box 30408 • Salt Lake City, UT 84130-0408 • Phone (801) 977-6800 • Fax (801) 977-6889

SINGLE EVENT BOND

BOND # 108080079

KNOW ALL PERSONS BY THESE PRESENTS:

That Principal, Craft Culinary Holdings LLC, a single event permittee, doing business as (DBA) Vermilion Hospitality Group, and Surety, Travelers Casualty and Surety Company of America, a corporation organized and existing under the laws of the state of CONNECTICUT and authorized to do business in Utah, are held and bound unto the Utah Department of Alcoholic Beverage Services in the sum of \$1,000, for which payment will be made, we hereby bind ourselves and our representatives, assigns, and successors firmly by these presents.

Dated this 27 day of June, 2024.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the above principal has made application to the Utah Alcoholic Beverage Services Commission for a single event permit pursuant to the provisions of 32B-9-304, Utah Code.

NOW, THEREFORE, if said principal, its officers, agents, and employees shall faithfully comply with the provisions of Title 32B, Utah Code, and the rules and directives of the Utah Alcoholic Beverage Services Commission and the Utah Department of Alcoholic Beverage Services, then this bond shall be void; but, if said principal, its officers, agents, and employees fail to comply with the provisions of the laws, rules and directives or orders as the commission or department may issue, then this bond shall be in full force and effect and payable to the Utah Department of Alcoholic Beverage Services. This bond shall run for a continuing term effective June 27, 2024 unless canceled by service of written notice upon the Utah Department of Alcoholic Beverage Services, which cancellation shall be effective 30 days after receipt of such notice; provided, however, that no part of this bond shall be withdrawn or canceled while violations, legal actions or proceedings are pending against said permittee/principal.

Travelers Casualty and Surety Company of America

Surety

Bonnie L. Rice
Attorney in fact

Bonnie L. Rice

Craft Culinary Holdings LLC dba Vermilion Hospitality Group

Principal / Licensee

Char Bustos
Authorized signature

Char Bustos / Corporate
Name / Title Controller

{ Corporate Seal }

STATUTORY AFFIDAVIT FOR CORPORATE SURETY

STATE OF: Tennessee

COUNTY OF: Knox

On the 27 day of June, 2024, personally appeared before me,
Bonnie L. Rice, who, being by me duly sworn, did say that he / she is
the attorney in fact of **Travelers Casualty and Surety Company of America**, Surety, and that said instrument
was signed in behalf of said surety by authority, and acknowledged to me that he / she as such attorney in
fact executed the same.



Notary Public Signature & Seal

Andrea Allman

Commission Expires: February 28, 2028



Note: *Corporate surety's own certificate/affidavit also acceptable*



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Bonnie L. Rice** of **KNOXVILLE, TN** their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond or undertaking, and any riders thereto:

Surety Bond No.: 108080079

Principal: Craft Culinary Holdings LLC dba Vermillion Hospitality Group

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

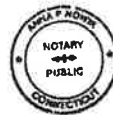
City of Hartford ss.

By: 
Bryce Grissom, Senior Vice President

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **27** day of **June, 2024**.




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/12/2024

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

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

PRODUCER MARSH USA LLC. 2325 E. Camelback Road Suite 600 Phoenix, AZ 85016 Attn: Phoenix.CertRequest@marsh.com / F: 212-948-4364 CN102576016-LL2-GAWUX-24-25	CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED Craft Culinary Concepts, LLC dba Vermilion Hospitality Group 1 Cardinals Drive Glendale, AZ 85305	INSURER(S) AFFORDING COVERAGE INSURER A: The Charter Oak Fire Insurance Company INSURER B: N/A INSURER C: N/A INSURER D: N/A INSURER E: INSURER F:
	NAIC # 25615 N/A N/A N/A

COVERAGES **CERTIFICATE NUMBER:** LOS-002706689-07 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			P6303Y022784COF24	05/01/2024	05/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			P6303Y022784COF24	05/01/2024	05/01/2025	Each Common Cause \$ 1,000,000 Aggregate \$ 2,000,000

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

Re: Location at 12033 South Lone Peak Parkway, Draper, UT 84020

CERTIFICATE HOLDER

Department of Alcohol Beverage Services
1625 S 900 W
Salt Lake City, UT 84104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA LLC

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Draper City Business Licensing Single Event Permit

Craft Culinary Concepts LLC
dba Vermilion Hospitality Group

12033 S Lone Peak Pkwy
Draper, UT 84020

Travis DeJong



Details



Single Event Permits allow the storage, sale, and consumption of alcohol for a limited duration (up to 120 hours).

Beer Garden

Nights Under Lights

Date(s) and time: July 13, 2024 7:00pm to 10:30pm



Qualifications

a. Number Of Permits: Qualifying organizations may apply for up to four (4) single event permits per calendar year if one or more of the single event permits is a one hundred twenty (120) hours single event permit; or up to twelve (12) single event permits per calendar year if each of the single event permits is a seventy-two (72) hour single event permit. ...

Applicant has only applied for one 72 hour event permit in 2024.



Action: Provide Local Consent or Deny Local Consent

DCMC 6-4-050: ON PREMISES LICENSES

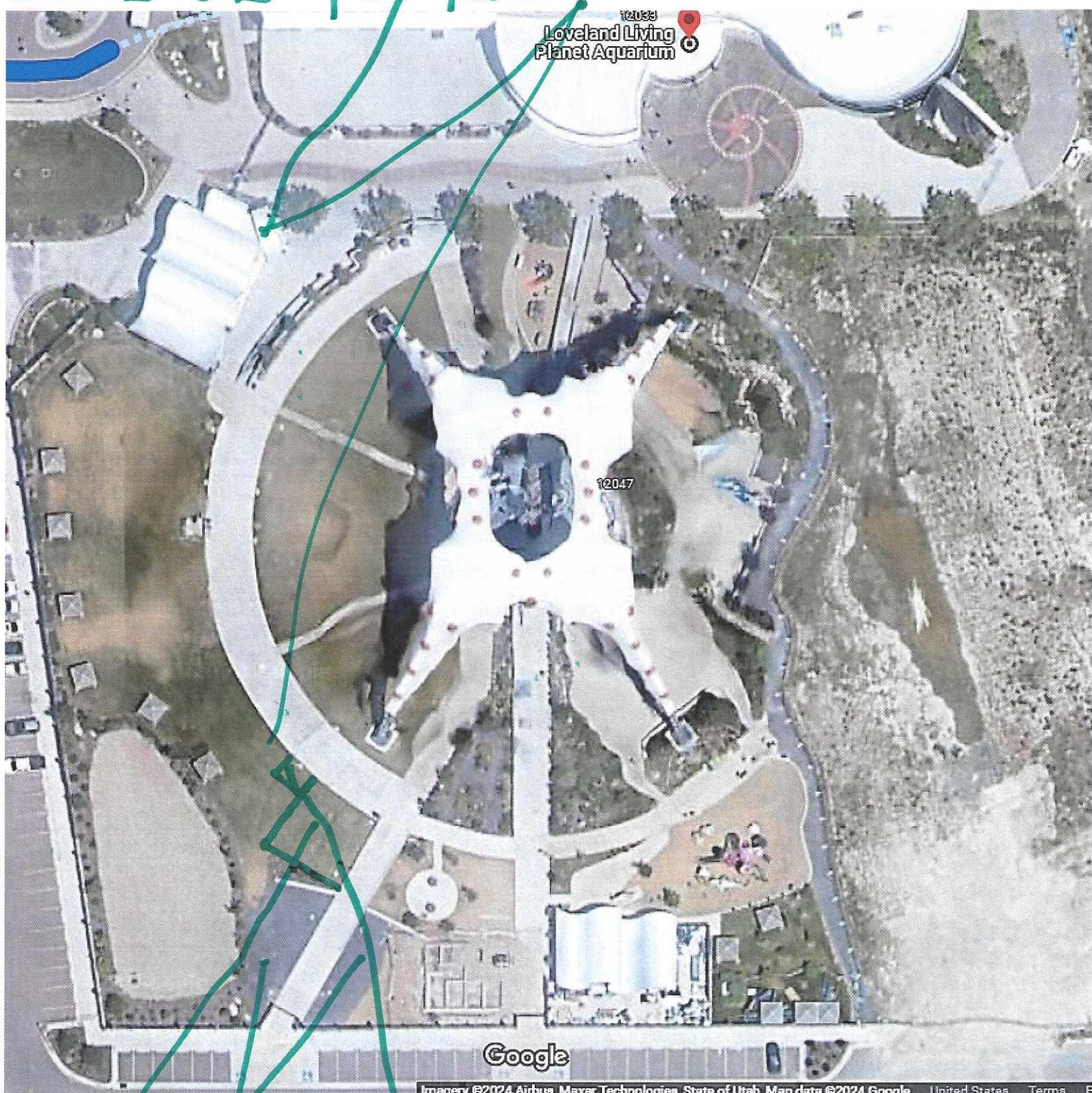
e. Restrictions On Licenses: There shall be no limitation on the number of single-event permits granted by the City.



Loveland
Living
Planet
Aquarium
concert
Aug 10
2024

Entrance
Exit

Draper
Polo
4



Beer
garden
food
services

Proof of
ID

MEMO



To: City Council

From:

Date: 2024-07-02

Re: Public Hearing: This is an opportunity for the public to address the council about the creation of a new school district. The boundary of the proposed new school district will include the cities of Lehi, American Fork, Cedar Hills, Highland, Alpine, and a section of Draper within Utah County boundaries.

Comments:

No action will be taken on this item.

ATTACHMENTS:

[New-Central-School-District-Findings-6.18.2024.pdf](#)

MEMORANDUM

To: David Bunker, David Dobbins, Chandler Goodwin, Shane Sorensen, Jason Walker, Erin Wells
From: LRB Public Finance Advisors
Date: June 18, 2024
RE: New Central School District Feasibility Study Findings

Pursuant to UCA 53G-3-301.4(7)(b), LRB was commissioned to assess the financial viability, the financial impact, and the tax impact of the creation of a new school district made up of the municipal boundaries of Lehi, Highland, Alpine, Cedar Hills, American Fork, and the portion of Draper that is within Utah County (the New Central District). This analysis focuses primarily on the impacts of creating a new school district and reviewing the impacts to major funds including the General Fund, Capital Projects Fund and Debt Service Fund. It outlines projections based on reasonable assumptions and available data from Alpine School District (ASD), the Utah State Board of Education (USBE) and other sources. This report also includes projections regarding start-up costs and the potential for new capital facilities as currently contemplated by ASD. The financial analysis concludes by outlining the tax burden on property owners within the proposed new school district.

This study assumes that a new district consisting of the municipalities of Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield (the New West District) will be created, as the New West District has entered into an Interlocal Agreement to begin the creation of a new school district.¹ Therefore, the Reorganized District in this study includes the cities of Lindon, Orem, Vineyard, and Pleasant Grove.

BASE FINANCIAL ASSUMPTIONS

The enrollment projections developed use FY 2023 projected enrollment growth from ASD as the base. For purposes of determining the projected enrollment, LRB evaluated historic enrollment data from ASD for each City within ASD and applied an annual average growth rate (AAGR) to subsequent years that aligns with those findings.

The ratio of enrollment for each district was used to forecast weighted pupil units (WPU). The number of WPUs provided to each school district within the State is based on number of students enrolled, number of special education students, and other weighted factors. Beginning in 2025, the forecasted WPUs are calculated based on an historic average of 0.996 WPUs per student (calculated using WPU data from ASD FY 2024 estimates). WPUs are calculated for each district based on percent enrollment and average WPUs per student.

TABLE 1.1: ENROLLMENT AND WPU PROJECTIONS

FISCAL YEAR	ASD (AS CURRENTLY CONSTITUTED)		NEW CENTRAL DISTRICT		REORGANIZED ^[2] ASD		NEW CENTRAL DISTRICT % OF TOTAL	REORGANIZED DISTRICT % OF TOTAL
	ENROLLMENT	WPUs	ENROLLMENT	WPUs	ENROLLMENT	WPUs		
2023 ^[1]	84,668	81,170	34,812	33,374	25,672	24,611	41.12%	30.32%
2024	84,250	83,939	34,606	34,478	24,964	24,872	41.08%	29.63%
2025	85,252	84,937	35,078	34,948	24,632	24,542	41.15%	28.89%
2026	86,323	86,005	35,579	35,448	24,311	24,221	41.22%	28.16%
2027	87,466	87,144	36,111	35,978	24,000	23,911	41.29%	27.44%

¹ Saratoga Springs. (May 21, 2024). *Notice of the Possible Creation of a New School District, Receipt of Feasibility Studies, the Beginning of a 45-Day Public Comment Period, and Public Hearings with the City Council*. <https://www.saratogasprings-ut.gov/492/Public-Notices>

FISCAL YEAR	ASD (AS CURRENTLY CONSTITUTED)		NEW CENTRAL DISTRICT		REORGANIZED ^[2] ASD		NEW CENTRAL DISTRICT % OF TOTAL	REORGANIZED DISTRICT % OF TOTAL
	ENROLLMENT	WPUs	ENROLLMENT	WPUs	ENROLLMENT	WPUs		
2028	88,682	88,355	36,674	36,539	23,698	23,610	41.35%	26.72%
2029	89,973	89,641	37,269	37,131	23,405	23,319	41.42%	26.01%

^[1] Projections reflect ASD projections (see *Alpine School District Reconfiguration Data, May 8, 2024*).

^[2] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

Taxable value is fundamental to projections of future fiscal impact on the New Central District and the division of assets and liabilities, including debt. Taxable value forms the basis for local revenues, as well as the ability of a district to bond for capital infrastructure.² Based on historic certified tax rate data for Lehi, Highland, Alpine, Cedar Hills, American Fork, and the portion of Draper, this analysis assumes the New Central District would experience an estimated three percent new growth multiplier, with the Reorganized District at 0.5 percent. To determine taxable value growth for ASD, new growth from the New Central District, New West District (Eagle Mountain, Saratoga Springs, Cedar Fort, and Fairfield) and the Reorganized District were added together to reflect total new growth for ASD. Based on these assumptions, it is estimated that the New Central District's taxable value will slightly decrease from 45 percent of the taxable value in 2025 to 44 percent by 2029, due to higher projected growth in the New West District.

TABLE 1.2: FORECASTED TAXABLE VALUE

FISCAL YEAR	ASD	NEW CENTRAL DISTRICT	REORGANIZED ^[1] ASD	NEW CENTRAL DISTRICT % OF TOTAL	REORGANIZED DISTRICT % OF TOTAL
2025	\$55,064,613,951	\$24,662,757,432	\$18,940,115,371	45%	34%
2026	\$56,816,136,543	\$25,402,640,155	\$19,034,815,948	45%	34%
2027	\$58,663,684,263	\$26,164,719,359	\$19,129,990,028	45%	33%
2028	\$60,613,793,784	\$26,949,660,940	\$19,225,639,978	44%	32%
2029	\$62,673,491,241	\$27,758,150,768	\$19,321,768,178	44%	31%
AAGR	3.29%	3.00%	0.50%		

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

A comparison of the taxable value per student illustrates that the New Central District is slightly higher than projected for the Reorganized ASD. The higher taxable value will provide the New Central District with more local revenues per pupil but will impact to some degree some decrease in State revenues relative to ASD, as discussed in the General Fund analysis of this report.

TABLE 1.3: COMPARISON OF TAXABLE VALUE RATIOS (FY 2023)

	TOTAL VALUE	TV % OF TOTAL	ENROLLMENT	% ENROLLMENT	TV PER STUDENT
ASD	\$50,111,489,706	100%	84,668	100%	\$591,859
New Central District	\$23,247,014,263	46%	34,812	41%	\$667,787
Reorganized ASD ^[1]	\$17,037,879,808	34%	25,672	30%	\$663,676

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

GENERAL FUND ANALYSIS

The General Fund includes all financial resources necessary for the general operation of the District, including instructional employment costs (72 percent of the 2024 budget). The General Fund is comprised of three major revenue sources: local, state and federal. Local funding is generated through the property taxes collected by

² UCA 53G-3-307(3)

the County. State Funds are distributed based on WPU assumptions and federal funds are earmarked for special purposes such as special education, special programs, vocational education, and nutrition services.

As a ratio of local revenues per pupil, the New Central District is projected to receive higher local revenues per pupil than the other scenarios due to a higher taxable value per student. It is anticipated that State funds³ will be decreased to account for increased local revenues as illustrated in Table 1.4.

TABLE 1.4: FORECASTED GENERAL FUND REVENUES

FY	LOCAL REVENUE	STATE REVENUE	STATE ADD-ON	FEDERAL	TOTAL	PER STUDENT					DIFFERENCE FROM ASD
						LOCAL	STATE	STATE ADD-ON	FEDERAL	TOTAL	
ASD											
2025	\$203,639,934	\$542,516,755	\$51,863,517	\$34,492,270	\$832,512,476	\$2,389	\$6,364	\$608	\$405	\$9,765	
2026	\$209,985,402	\$565,798,557	\$53,639,244	\$35,624,369	\$865,047,572	\$2,433	\$6,554	\$621	\$413	\$10,021	
2027	\$216,673,754	\$591,322,675	\$55,842,371	\$36,818,045	\$900,656,845	\$2,477	\$6,761	\$638	\$421	\$10,297	
2028	\$223,728,072	\$618,386,599	\$58,146,958	\$38,076,521	\$938,338,150	\$2,523	\$6,973	\$656	\$429	\$10,581	
2029	\$231,173,158	\$647,085,882	\$60,620,904	\$39,403,198	\$978,283,141	\$2,569	\$7,192	\$674	\$438	\$10,873	
NEW CENTRAL DISTRICT											
2025	\$91,203,898	\$220,728,779	\$22,100,242	\$14,192,223	\$348,225,143	\$2,600	\$6,293	\$630	\$405	\$9,927	\$162
2026	\$93,889,874	\$230,736,753	\$22,903,912	\$14,683,020	\$362,213,558	\$2,639	\$6,485	\$644	\$413	\$10,181	\$159
2027	\$96,656,679	\$241,724,834	\$23,918,653	\$15,200,569	\$377,500,735	\$2,677	\$6,694	\$662	\$421	\$10,454	\$157
2028	\$99,506,747	\$253,408,862	\$25,011,003	\$15,746,270	\$393,672,883	\$2,713	\$6,910	\$682	\$429	\$10,734	\$154
2029	\$102,442,584	\$265,833,418	\$26,213,959	\$16,321,599	\$410,811,559	\$2,749	\$7,133	\$703	\$438	\$11,023	\$150
REORGANIZED DISTRICT ^[1]											
2025	\$70,130,307	\$151,397,116	\$13,038,817	\$9,966,153	\$244,532,393	\$2,847	\$6,146	\$529	\$405	\$9,927	\$162
2026	\$70,539,843	\$153,976,526	\$13,081,693	\$10,032,868	\$247,630,929	\$2,902	\$6,334	\$538	\$413	\$10,186	\$165
2027	\$70,953,586	\$156,876,561	\$13,230,935	\$10,102,433	\$251,163,515	\$2,956	\$6,537	\$551	\$421	\$10,465	\$168
2028	\$71,371,629	\$159,871,121	\$13,387,711	\$10,174,893	\$254,805,354	\$3,012	\$6,746	\$565	\$429	\$10,752	\$171
2029	\$71,794,065	\$162,963,168	\$13,571,294	\$10,250,293	\$258,578,820	\$3,067	\$6,963	\$580	\$438	\$11,048	\$175

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

General fund expenditures for each district scenario have been estimated based on existing ASD budget expenditures. LRB used ASD FY 2024 budget growth rates, analyzed each expenditure function to determine any duplication of expenditures, and apportioned expenditures based on two financial scenarios.

SCENARIO 1

The first financial scenario primarily apportioned general fund expenditures on a percentage of enrollment basis for the following expenditure functions: instruction, student support services, instructional support services, and student transportation services. Operation and maintenance of plant expenditures are apportioned based on the percent of district facilities within each district, with district administration and central support functions primarily being based on the percent of full-time equivalent (FTE) employees, including duplicate administrative facilities. Last, school administration expenditures were determined using the percentage of schools within each district. Under this scenario, the most recent ASD budget estimates were

³ UCA 53F-3

used as the base (FY 2024) and LRB inflated expenditures for subsequent years,⁴ (2.5% for employment costs 1% for other) plus an additional enrollment multiplier based on WPU growth.

TABLE 1.5. GENERAL FUND EXPENSE ASSUMPTIONS COMPARISON

	2024 ENROLLMENT % OF TOTAL	WPU GROWTH MULTIPLIER	CURRENT SCHOOL COUNT % OF TOTAL	CURRENT FACILITIES COUNT % OF TOTAL	ALL FACILITIES COUNT % OF TOTAL	MGT STUDY EXPENSE ALLOCATION
ASD	100%	1.50%	100%	100%	100%	100%
New Central District	41%	1.70%	40%	60%	42%	43%
Reorganized ASD	30%	-1.20%	36%	20%	35%	34%

Under Scenario 1, it is anticipated that the division of ASD could result in a combined duplicated O&M cost of approximately \$4.9M in 2025 for all districts. This is a result of duplicate administrative expenses necessary for multiple districts. For the first financial scenario, the New Central District is projected to have higher per pupil expenditures relative to ASD in the early years. This is a result of the higher ratio of duplicate administrative costs as well as the enrollment multiplier, in which the New Central District has higher projection growth relative to the District as shown in **Table 1.6**.

TABLE 1.6. SCENARIO 1 GENERAL FUND SUMMARY

YEAR	TOTAL GF REVS	GF REVS PER STUDENT	TOTAL GF EXPENDITURES	GF EXPENDITURES PER STUDENT	NET GF	NET GF PER STUDENT
ASD						
2025 ²	\$832,512,476	\$9,765	\$849,702,675	\$9,967	(\$17,190,199)	(\$202)
2026	\$865,047,572	\$10,021	\$881,120,853	\$10,207	(\$16,073,281)	(\$186)
2027	\$900,656,845	\$10,297	\$913,731,490	\$10,447	(\$13,074,645)	(\$149)
2028	\$938,338,150	\$10,581	\$947,580,697	\$10,685	(\$9,242,548)	(\$104)
2029	\$978,283,141	\$10,873	\$982,716,394	\$10,922	(\$4,433,253)	(\$49)
NEW CENTRAL DISTRICT						
2025	\$348,225,143	\$9,927	\$355,054,804	\$10,122	(\$6,829,660)	(\$195)
2026	\$362,213,558	\$10,181	\$368,845,241	\$10,367	(\$6,631,683)	(\$186)
2027	\$377,500,735	\$10,454	\$383,184,751	\$10,611	(\$5,684,016)	(\$157)
2028	\$393,672,883	\$10,734	\$398,095,597	\$10,855	(\$4,422,714)	(\$121)
2029	\$410,811,559	\$11,023	\$413,600,958	\$11,098	(\$2,789,399)	(\$75)
REORGANIZED DISTRICT^[1]						
2025	\$244,532,393	\$9,927	\$251,283,519	\$10,201	(\$6,751,126)	(\$274)
2026	\$247,630,929	\$10,186	\$253,571,859	\$10,430	(\$5,940,929)	(\$244)
2027	\$251,163,515	\$10,465	\$255,890,244	\$10,662	(\$4,726,729)	(\$197)
2028	\$254,805,354	\$10,752	\$258,239,048	\$10,897	(\$3,433,695)	(\$145)
2029	\$258,578,820	\$11,048	\$260,618,648	\$11,135	(\$2,039,828)	(\$87)

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

^[2] ASD begins at a slight deficit due to changes in projected state funding and inflation in General Fund expenses. While ASD may adjust spending to mitigate this funding shortfall for comparison purposes, this analysis assumes the calculated funding and expense when making comparison between scenarios.

⁴ See ASD FY2024 Budget, p. 147 for inflationary increases utilized.

SCENARIO 2

Under the second financial scenario, expenditure functions are largely allocated based on the percentages used in the existing April 2024 MGT Reconfiguration Feasibility Study (see Table 1.5)⁵, with operation and maintenance of plant expenditure functions allocated based on the proportion of total education and district facilities within each district and student transportation services expenditures allocated on an enrollment basis. Similarly, the most recent ASD budget estimates were utilized as the base (FY 2024) and LRB inflated expenditures for subsequent years. However, this scenario does not apply the additional enrollment multiplier based on WPU growth to the expense projections. Instead, new operational and maintenance (O&M) costs were added to the projected cost to capture the additional costs of the proposed school buildings.⁶ New O&M costs were calculated using general fund expenditure by location data from the District.

Under Scenario 2, it is anticipated that the division of ASD could result in a combined duplicated O&M cost of approximately \$6.1M in 2025 for all districts. This is a result of duplicate administrative expenses necessary for multiple districts. Using the MGT allocation methodology, the New Central District is projected to have higher per pupil expenditures relative to ASD in the early years. Similar to the first scenario, this is a result of the higher ratio of duplicate administrative costs as well as the higher ratio of expense apportioned the New Central District as shown in **Table 1.7**.

TABLE 1.7. GENERAL FUND SUMMARY BASED ON MGT ALLOCATION

YEAR	TOTAL GF REVS	GF REVS PER STUDENT	TOTAL GF EXPENDITURES	GF EXPENDITURES PER STUDENT	NET GF	NET GF PER STUDENT
ASD						
2025	\$832,512,476	\$9,765	\$837,145,493	\$9,820	(\$4,633,016)	(\$54)
2026	\$865,047,572	\$10,021	\$877,152,177	\$10,161	(\$12,104,605)	(\$140)
2027	\$900,656,845	\$10,297	\$921,562,814	\$10,536	(\$20,905,970)	(\$239)
2028	\$938,338,150	\$10,581	\$949,871,962	\$10,711	(\$11,533,813)	(\$130)
2029	\$978,283,141	\$10,873	\$970,719,922	\$10,789	\$7,563,219	\$84
NEW CENTRAL DISTRICT						
2025	\$348,225,143	\$9,927	\$357,221,191	\$10,184	(\$8,996,048)	(\$256)
2026	\$362,213,558	\$10,181	\$371,481,067	\$10,441	(\$9,267,509)	(\$260)
2027	\$377,500,735	\$10,454	\$379,541,605	\$10,510	(\$2,040,871)	(\$57)
2028	\$393,672,883	\$10,734	\$387,789,982	\$10,574	\$5,882,901	\$160
2029	\$410,811,559	\$11,023	\$396,230,727	\$10,632	\$14,580,833	\$391
REORGANIZED DISTRICT^[1]						
2025	\$244,532,393	\$9,927	\$265,932,200	\$10,796	(\$21,399,808)	(\$869)
2026	\$247,630,929	\$10,186	\$271,646,582	\$11,174	(\$24,015,653)	(\$988)
2027	\$251,163,515	\$10,465	\$277,493,465	\$11,562	(\$26,329,950)	(\$1,097)
2028	\$254,805,354	\$10,752	\$283,476,037	\$11,962	(\$28,670,684)	(\$1,210)
2029	\$258,578,820	\$11,048	\$289,597,566	\$12,373	(\$31,018,745)	(\$1,325)

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

⁵ District Configuration Information, Alpine School District, <https://alpineschools.org/configuration/>

⁶ It is assumed that increases to O&M expenses due to the construction of new elementary and high schools are accounted for based on the first scenario's methodology based on enrollment. However, to capture the impacts of the new schools on ASD, the New District and the Reorganized District, additional O&M expenses are added to the pro forma for the second scenario.

While the New Central District is projected to have a fund deficit initially upon creation, both financial scenarios presented illustrate the New Central District may overcome the General Fund deficit within the study period or within the 10-year horizon.

CAPITAL PROJECTS ANALYSIS

Based on the current tax levies provided from ASD, LRB projected future capital outlay revenues for each scenario. The Capital Projects Fund can be augmented by state support programs titled Enrollment Growth and Foundation Guarantee. Through these funds, districts with a smaller tax base (per pupil) and higher growth can receive additional support revenues. LRB projected these funds using state allocation formulas provided by the Utah State Board of Education (USBE).

Expenditures are allocated to each district based primarily on the percentage of education buildings within each district, including technical and specialty schools, which are inflated at one percent. Land acquisition, land improvement, building acquisition and construction, and building improvement costs from the ASD budget were removed for future projections to prevent a duplication of costs as the known capital cost were accounted for in the Debt Service Fund (see **Table 1.6**). This results in a positive fund balance within the Capital Projects Fund for each district and thus there is no tax increase within the Capital Projects Fund.

DEBT SERVICE ANALYSIS

The majority of the Debt Service Fund revenues come from local property taxes, with a small portion of revenue coming from interest and other categories. The current ASD Debt Service tax rate is 0.001020. As a result of the Debt Service Fund revenue relying on local property tax, the feasibility of a New Central District will be influenced by the level of debt needed versus the taxable value available to assess the necessary revenues. Thus, the capital facility needs above the capital fund rates combined with each district's taxable value per pupil will likely result in a need to increase the rate necessary for the repayment of debt in the short term within the new school district.

There are three major components included in the analysis of this fund: the allocation of outstanding bonds, new bonding needs as identified by ASD, and start-up costs. Utah Code stipulates the transfer of outstanding debt is based on the adjusted assessed value of the new school district and reorganized district.⁷ For the purposes of this analysis the ratio of total taxable value in the year immediately preceding the creation of the New Central District, which is 2024, is applied to apportion debt to each district scenario. This approach is utilized as opposed to changing the percentage annually based on each district's adjusted assessed value given the uncertainty of future growth. As a result, the New Central District would be responsible for 45 percent of the outstanding debt.

TABLE 1.8: CAPITAL COST INCLUDED IN DEBT SERVICE CALCULATIONS

	ASD	NEW CENTRAL DISTRICT	NEW WEST DISTRICT	REORGANIZED ASD
Start Up Funds	\$0	\$2,556,812	\$10,029,512	\$0
High School Buildings	\$155,000,000	\$0	\$155,000,000	\$0
Middle School Buildings	\$0	\$0	\$0	\$0
Elementary Buildings	\$140,000,000	\$35,000,000	\$105,000,000	\$0
Renovation and Remodel	\$200,000,000	\$75,000,000	\$0	\$125,000,000
Land	\$9,000,000	\$0	\$9,000,000	\$0
Additional Projects	\$8,000,000	\$0	\$8,000,000	\$0

⁷ UCA 53G-3-307(3)(a)(ii)

New bonding in this analysis is based on existing ASD recommendations. ASD identified \$512M in capital needs for the district, with \$110M attributed to the New Central District, \$277M to the New West District, and \$125M to the Reorganized District. Last, start-up costs relative to legal fees, computer system, and moving costs were also identified. It is important to note that \$12.5M in unassigned fund balance from ASD was allocated to each district based on the ratio of enrollment for purposes of funding start-up costs, in which the New Central District makes up 41% of total ASD enrollment.⁸

TABLE 1.9: DEBT SERVICE SUMMARY

YEAR	AUTHORIZED DEBT	PROPOSED NEW DEBT	TOTAL	OBLIGATION PER STUDENT
ASD				
2025	\$68,255,190	\$37,956,410	\$106,211,600	\$1,246
2026	\$46,585,605	\$37,956,410	\$84,542,015	\$979
2027	\$44,711,305	\$37,956,410	\$82,667,715	\$945
2028	\$39,645,005	\$37,956,410	\$77,601,415	\$875
2029	\$39,652,255	\$37,956,410	\$77,608,665	\$863
NEW CENTRAL DISTRICT				
2025	\$30,603,715	\$8,344,243	\$38,947,959	\$1,110
2026	\$20,887,681	\$8,344,243	\$29,231,924	\$822
2027	\$20,047,297	\$8,344,243	\$28,391,540	\$786
2028	\$17,775,710	\$8,344,243	\$26,119,953	\$712
2029	\$17,778,961	\$8,344,243	\$26,123,204	\$701
REORGANIZED DISTRICT^[1]				
2025	\$24,087,199	\$9,266,702	\$33,353,901	\$1,354
2026	\$16,440,021	\$9,266,702	\$25,706,723	\$1,057
2027	\$15,778,582	\$9,266,702	\$25,045,284	\$1,044
2028	\$13,990,689	\$9,266,702	\$23,257,391	\$981
2029	\$13,993,248	\$9,266,702	\$23,259,949	\$994

^[1] Reorganized ASD assumes New West District creation due to the notice to begin the creation of a new school district.

TAX IMPACT

Pursuant to UCA 53G-3-102(4)(a)(ii)(C), the following tables address the tax impact on taxpayers within the boundaries of the proposed New Central District. In summary, this analysis combines the General Fund, Capital Projects Fund, and Debt Service Fund into a comprehensive table based on the tax impact per \$500,000 primary residential home. The tables below show the projected tax rate needed within the three funds analyzed should a district division occur, with both general fund expense scenarios shown in **Tables 1.10** and **1.11**. It is important to note that for the purposes of evaluating impacts, the study assumes a starting period of FY 2025.

TABLE 1.10: NEW CENTRAL DISTRICT GENERAL FUND TAX IMPACT SCENARIO 1

YEAR	TOTAL GF EXPENDITURES	TOTAL REVENUES	NET GENERAL FUND	BASELINE TAX RATE	TAX RATE UNDER ASD	TAX RATE NEEDED	TAX RATE INCREASE
2025	\$355,054,804	\$348,225,143	(\$6,829,660)	0.003495	0.003807	0.003772	(0.000035)
2026	\$368,845,241	\$362,213,558	(\$6,631,683)	0.003495	0.003778	0.003756	(0.000022)
2027	\$383,184,751	\$377,500,735	(\$5,684,016)	0.003495	0.003718	0.003712	(0.000006)
2028	\$398,095,597	\$393,672,883	(\$4,422,714)	0.003495	0.003647	0.003659	0.000012
2029	\$413,600,958	\$410,811,559	(\$2,789,399)	0.003495	0.003566	0.003595	0.000029

⁸ UCA 53G-3-302(4)(b)

TABLE 1.11: NEW CENTRAL DISTRICT GENERAL FUND TAX IMPACT SCENARIO 2

YEAR	TOTAL GF EXPENDITURES	TOTAL REVENUES	NET GENERAL FUND	BASELINE TAX RATE	TAX RATE UNDER ASD	TAX RATE NEEDED	TAX RATE INCREASE
2025	\$357,221,191	\$348,225,143	(\$8,996,048)	0.003495	0.003579	0.003860	0.000281
2026	\$371,481,067	\$362,213,558	(\$9,267,509)	0.003495	0.003708	0.003860	0.000152
2027	\$379,541,605	\$377,500,735	(\$2,040,871)	0.003495	0.003851	0.003573	(0.000278)
2028	\$387,789,982	\$393,672,883	\$5,882,901	0.003495	0.003685	0.003277	(0.000408)
2029	\$396,230,727	\$410,811,559	\$14,580,833	0.003495	0.003374	0.002970	(0.000404)

TABLE 1.12: NEW CENTRAL DISTRICT CAPITAL OUTLAY TAX IMPACT

YEAR	CAPITAL OUTLAY EXPENDS	TOTAL REVENUES	NET CAPITAL OUTLAY	BASELINE TAX RATE	TAX RATE UNDER ASD	TAX RATE NEEDED	TAX RATE INCREASE
2025	\$12,126,565	\$27,220,066	\$15,093,502	0.001065	0.001065	0.001065	-
2026	\$12,189,793	\$27,806,295	\$15,616,502	0.001065	0.001065	0.001065	-
2027	\$12,253,653	\$28,853,578	\$16,599,925	0.001065	0.001065	0.001065	-
2028	\$12,318,152	\$29,835,863	\$17,517,711	0.001065	0.001065	0.001065	-
2029	\$12,383,296	\$30,774,501	\$18,391,205	0.001065	0.001065	0.001065	-

TABLE 1.13: NEW CENTRAL DISTRICT DEBT SERVICE TAX IMPACT

YEAR	TOTAL DEBT	TAXABLE VALUE	TAX RATE UNDER ASD	TAX RATE NEEDED	TOTAL TAX RATE INCREASE
2025	\$38,947,959	\$24,662,757,432	0.0019290	0.0015790	(0.0003500)
2026	\$29,231,924	\$25,402,640,155	0.0014880	0.0011510	(0.0003370)
2027	\$28,391,540	\$26,164,719,359	0.0014090	0.0010850	(0.0003240)
2028	\$26,119,953	\$26,949,660,940	0.0012800	0.0009690	(0.0003110)
2029	\$26,123,204	\$27,758,150,768	0.0012380	0.0009410	(0.0002970)

When all major funds are considered (General Fund, Capital Projects and Debt Service), property owners within the New Central District may experience tax savings under both methodologies. This is primarily driven by the proportional allocation of new capital needs in the New Central District when compared to ASD as a whole.

VIABLE CONCLUSION

In conclusion, based on this analysis, we are of the opinion that the new school district is a viable alternative to the existing school district, providing the following benefits:

- Potential tax savings relative to ASD.
- The opportunity for more localized control.
- Allow the Central District greater control to meet the needs of students in the New District.

TABLE 1.14: NEW CENTRAL DISTRICT TOTAL TAX IMPACT (SCENARIO 1)

YEAR	TOTAL TAX RATE NEEDED	TAX PER HOUSEHOLD (\$500,000 RESIDENTIAL) (ANNUALLY)	TAX PER HOUSEHOLD (MONTHLY)
2025	(0.000385)	(\$105.88)	(\$8.82)
2026	(0.000359)	(\$98.73)	(\$8.23)
2027	(0.000330)	(\$90.75)	(\$7.56)
2028	(0.000299)	(\$82.23)	(\$6.85)
2029	(0.000268)	(\$73.70)	(\$6.14)

TABLE 1.15: NEW CENTRAL DISTRICT TOTAL TAX IMPACT (SCENARIO 2)

YEAR	TAX RATE NEEDED	TAX PER HOUSEHOLD (\$500,000 RESIDENTIAL) (ANNUALLY)	TAX PER HOUSEHOLD (MONTHLY)
2025	(0.000069)	(\$18.98)	(\$1.58)
2026	(0.000185)	(\$50.88)	(\$4.24)
2027	(0.000602)	(\$165.55)	(\$13.80)
2028	(0.000719)	(\$197.73)	(\$16.48)
2029	(0.000701)	(\$192.78)	(\$16.06)

APPENDIX A. EXISTING STUDY COMPARISON – OPERATIONAL COSTS

TABLE: MGT STUDY FINDINGS (BASE YEAR 2023)

DISTRICT	ENROLLMENT	% OF TOTAL ENROLLMENT	TAXABLE VALUE	% OF TOTAL TAXABLE VALUE	GF REVENUE	% OF TOTAL REVENUE	GF EXPENSES	% OF TOTAL EXPENSE	SURPLUS DEFICIT
ASD	84,414	100%	\$49,249,675,861	100%	\$767,657,401	100%	\$754,733,592	100%	\$12,923,809
West District	24,623	29%	\$9,144,295,315	19%	\$223,920,537	29%	\$196,397,796	26%	\$27,522,741
Central District	34,616	41%	\$22,203,419,402	45%	\$314,796,463	41%	\$323,009,732	43%	(\$8,213,269)
Reorganized District	25,175	30%	\$17,901,961,144	36%	\$228,940,402	30%	\$235,326,064	31%	(\$6,385,662)

TABLE: LRB STUDY FINDINGS (BASE YEAR 2024) – FACILITIES METHODOLOGY SCENARIO

DISTRICT	ENROLLMENT	% OF TOTAL ENROLLMENT	TAXABLE VALUE	% OF TOTAL TAXABLE VALUE	GF REVENUE	% OF TOTAL REVENUE	GF EXPENSES	% OF TOTAL EXPENSE	SURPLUS DEFICIT
ASD	84,250	100%	\$53,403,033,918	100%	\$806,124,568	100%	\$819,432,580	100%	(\$13,308,012)
West District	24,680	29%	\$10,612,723,286	20%	\$234,562,463	29%	\$215,543,686	26%	\$19,018,777
Central District	34,606	41%	\$23,944,424,691	45%	\$336,772,813	42%	\$349,678,842	43%	(\$12,906,030)
Reorganized District	24,964	30%	\$18,845,885,941	35%	\$242,817,360	30%	\$260,347,207	32%	(\$17,529,846)

TABLE: LRB STUDY FINDINGS (BASE YEAR 2024) – ENROLLMENT METHODOLOGY SCENARIO

DISTRICT	ENROLLMENT	% OF TOTAL ENROLLMENT	TAXABLE VALUE	% OF TOTAL TAXABLE VALUE	GF REVENUE	% OF TOTAL REVENUE	GF EXPENSES	% OF TOTAL EXPENSE	SURPLUS DEFICIT
ASD	84,250	100%	\$53,403,033,918	100%	\$806,124,568	100%	\$819,432,580	100%	(\$13,308,012)
West District	24,680	29%	\$10,612,723,286	20%	\$234,562,463	29%	\$234,750,930	29%	(\$188,467)
Central District	34,606	41%	\$23,944,424,691	45%	\$336,772,813	42%	\$341,792,052	42%	(\$5,019,239)
Reorganized District	24,964	30%	\$18,845,885,941	35%	\$242,817,360	30%	\$249,024,858	30%	(\$6,207,497)