



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, April 8, 2025, at 6:00 pm**, at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpineut.gov. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|---------------------|----------------------------|
| A. Roll Call | Mayor Carla Merrill |
| B. Prayer | Kelli Law |
| C. Pledge | Jason Thelin |

II. WORK SESSION

- A. FY 2026 Budget Discussion**

III. CONSENT CALENDAR

- A. Approval of Minutes for the March 25th City Council Meeting**
B. Final Payment – City Hall Roof Project, Mi Techo Roofing: \$42,271.26
C. Resolution R2025-08: Approval of Interlocal Agreement with Utah County for 2025 Elections
D. Resolution R2025-09: Municipal Wastewater Planning Program

IV. PUBLIC COMMENT

V. REPORTS & PRESENTATIONS

- A. Financial Report – 3rd Quarter**
B. Fraud Risk Assessment Report

VI. ACTION/ DISCUSSION ITEMS

- A. Box Elder South Annexation**
B. Consideration of Fast Cast Voting for 2025 Municipal Elections
C. Approval of Request for Proposals for Construction Manager/General Contractor Services – Alpine Fire Station

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

- IX. CLOSED MEETING:** Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel

Mayor Carla Merrill
April 4, 2025

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL AGENDA

SUBJECT: Work Session – FY2026 Budget Discussion

FOR CONSIDERATION ON: April 8, 2025

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Discuss priorities for the FY2026 Budget.

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

This work session is planned for approximately one hour budget work to discuss both staff and city council budget priorities for the FY2026 budget year. Included in the packet is a list of items to discuss from the staff. Staff request that council members be prepared to suggest projects or other items that they want the City Council to consider for the upcoming budget year.

STAFF RECOMMENDATION:

Discuss budget priorities for the FY2026 budget.

FY2026 Budget Work Session – April 8, 2025

- General Fund Priorities
 - Revenue projections
 - Property Tax: increase for new growth (22 new homes in 2024, estimate +\$50,00 in additional property tax revenue for new growth)
 - Sales Tax: anticipated to be flat
 - PARC Tax (revenue, restricted for parks, trails, etc.): estimated ~\$116K (anticipated to be flat)
 - 5th/5th Sales Tax (new revenue, restricted for transportation projects): estimated ~\$86K (anticipated to be flat)
 - Increase in Lone Peak Public Safety District (tentative budget will be presented at the 4/9/25 LPPSD Board Meeting, current ask is an additional \$248,115, which includes mostly wages and staffing)
 - Wage Increases: currently reviewing data
 - Staffing: move PT position to FT (Communications/Parks and Recreation)
 - Health Insurance:
 - Medical: +7.4% (Highland/LPPSD was 12%)
 - Dental: 5%
 - Garbage: contract includes an increase/decrease based on the CPI West Urban Index, 2.4% increase for FY2026.
 - Projects:
 - Street Maintenance: funding from streets (GF), Class C, mass transit, 5th 5th, capital improvement fund (CIF)
 - Fire Station: funding from sales tax (bond) and CIF (estimated \$5M cost – potentially fund with \$3M cash and \$2M sales tax bond)
 - Maintenance of city open spaces: \$50,000 included in FY2025 budget but program did not move forward due to staffing. Will move forward this year.
 - Three Falls landslide mitigation (project did not move forward due to staffing in FY2025)
 - Parks:
 - What are priorities for PARC Tax funds?
 - Install additional security cameras
- Streets
 - Canyon Crest Road Improvements (this project will likely cross budget years into FY2027). Project will be funded primarily with a MAG grant with the Alpine/Highland cities being responsible for ~7% matching funds.
 - Street maintenance: anticipate ~\$800k
 - Other street projects
 - Improvement of Grove Drive – from Alpine Boulevard going north
 - Concrete replacements
 - Trip hazard removal
- Water
 - Discussion on bonding for water projects
 - Work on implementing capital improvement/master plan projects

- Pressurized Irrigation
 - Canyon Crest Road PI line (MAG grant)
 - Work on implementing capital improvement plan
- Sewer
 - Contract for video inspection of sewer lines: The City gets some time with the TSSD video inspection truck each month. At the rate our sewer lines are being video inspected, it will take 20 years to get through the system. It would cost about \$15,000/year to contract enough video inspection (25,000 LF) to reduce the inspection frequency to 10 years. With jet truck time from TSSD, it takes about 5 years to clean the majority of the lines in our system.
 - No significant capital projects planned
- Storm Drain
 - Small capital improvement projects
- Grants
 - UORG
 - Three Falls flow trails (grant was applied for)
 - MAG CDBG Grant (\$70,000 for ADA ramp replacements)
- Equipment
 - 10-wheeler to replace a 35 year old dump truck - ~\$215,000
 - New public works pickup - ~\$55,000

ALPINE CITY COUNCIL MINUTES

March 25, 2025

Mayor Carla Merrill called the meeting to order at 6:02 pm.

I. CALL MEETING TO ORDER

A. Roll Call

Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, and Chrissy Hannemann. Kelli Law and Jason Thelin were excused

Staff: Shane Sorensen, Ryan Robinson, Steve Doxey, Chief Brian Patten, DeAnn Parry

Others: Robert Hanson, Representative Kristen Chevrier, Stephen & Connie Johnson, Brent N. Bateman, Craig Skidmore, Sharlene Skidmore, Wes Funk, Ardice Lorscheider, Magdalene Hagen, Kristin Hagen, Elizabeth Willison, Sheryl DeGroot, Jen Wadsworth, Greta Wadsworth, Jane Wadsworth, Emily Wayment, Cadie Barton, Rebekah Schmidt, Rachel Schmidt, Rachel Fitzgerald, Ken Fitzgerald, Brittany Willison, Breezy Anson, Aaron Oldham, Bethany Sorensen, Samantha McClellan, ? Burrell, Willard Hagen, Leanna Deherrera, and Will Jones

B. Prayer

Chrissy Hannemann

C. Pledge

Jessica Smuin

II. CONSENT CALENDAR

A. Approval of Minutes for the March 11th City Council Retreat and the City Council Meeting

B. Approval of Materials Purchase for Northfield Ditch Piping: \$32,600

Motion: Jessica Smuin moved to approve the Consent Calendar as proposed. Brent Rummler seconded the motion. There were 3 yes votes and 2 excused, as recorded below. The motion passed.

Yes

Brent Rummler

Chrissy Hannemann

Jessica Smuin

No

Excused

Kelli Law

Jason Thelin

III. PUBLIC COMMENT

Sheryl DeGroot – Cascade Avenue, Alpine

Sheryl said that the Hale Center Theater has moved into a new facility in Pleasant Grove called the Ruth & Nathan Hale Center at doTERRA, or ‘The Ruth,’ for short. She serves as the Alpine liaison on the Community Advocacy Program Committee along with Michelle Sundwall. The theater opened in December 2024, and since then they have distributed 6,500 ticket vouchers. Sheryl provided vouchers for two complimentary tickets to Jersey Boys for the council members, the Planning Commission, staff members, and our emergency responders. Sheryl invited the council to let her know if more vouchers are needed

IV. REPORTS & PRESENTATIONS

A. Legislative Update – Representative Kristen Chevrier

Mayor Carla Merrill said she appreciates Rep. Chevrier’s good communication with our city.

Rep. Chevrier passed out a summary card and presented an overview of the 2025 session. The legislature:

- Decreased taxes, with \$127 million in total reductions.
- Reduced the income tax rate to 4.5 percent and expanded the Child Tax Credit for children ages 0-5 years old.
- Eliminated income tax on Social Security for households earning up to \$90,000.
- Increased fairness and transparency for property taxes with H.B. 110.

- Stayed within the state budget as required by our constitution and maintained a healthy rainy-day fund.
- Facilitated home ownership, increased education spending, bolstered community and school safety, increased energy production capacity, worked to improve transportation, and created a plan to meet current and future water needs.

Details on Specific Bills:

- S.B. 337 Land Use and Development - This bill had good intent but was a concern for many cities and counties who felt it was an overreach. Rep. Chevrier said that local government is closest to the people and those voices need to be heard. She advocated strongly for local representation to keep a seat at the table. Due to major pressure from legislators and the public, this bill did not move forward this year.
- H.B. 454 Local Government Fees Modification / Transportation Fee Bill – There was much discussion about this bill and the charitable organization exemption for fees went back and forth. This bill did not pass during the session.
- S.B. 188 on School District Modifications took effect last week. An additional year of employee protection was added, interlocal groups are allowed to enter into loans with new districts, and bond proceeds are divided proportionally. Utah will remain an open enrollment state. This bill will likely be modified to address future district splits. The new school district boundaries were announced last week. This was a very complicated bill, and details are available if you look at the House Education Committee hearing. Julie King has great information.
- H.B. 444 Data Privacy – This bill builds on the one from 2024, and its purpose is to help government entities understand the importance of personally identifiable information and how to manage it. This bill clarified details as part of a large data privacy project that is ongoing.
- H.B. 307 Wildfire Funding Amendments – This bill combines pre-fire mitigation, suppression, and cleanup funding for a holistic firefighting and rebuilding approach. Fees will be assessed in high-risk areas and the funds used for a study.
Chief Brian Patten was surprised that they had combined the funds because it did not seem to make sense.
Rep. Chevrier said she would have another conversation so we can better understand the bill.
- H.B. 65 Firefighter Cancer Amendments – This is an important bill because it modifies the Utah Occupational Disease Act and expands the rebuttal presumption for firefighters who are diagnosed with cancer. Firefighters are at a higher risk than the general public for cancer due to smoke inhalation. This bill should help save the lives of the people who save our lives.
- H.B. 263 Election Record Amendments – This bill has been in the works for a long time. It clarifies which election records should be made available to the public, addresses the retention of records, and allows access by government bodies for research or audits. One individual is not allowed to look into the records, but an elected body can do research. This access is not designed for checking accuracy but for deciding how to move forward with transparency. The data can help create better policies. As with other complicated bills, it would be helpful to listen to the hearings for more information.
- H.B. 468 Automatic License Plate Readers – This bill was designed to set safety parameters for license plate readers and create a balance between public safety needs and individual privacy. It was unanimous in the House, the floor, and Senate committees, but did not get sent to the Senate for a vote. They will try again next year. This bill was negotiated with the Department of Transportation, the ALPR vendors, the Utah Law Enforcement Legislative Committee, the Utah Privacy Commission, the Utah Office of Data Privacy, the Chief Privacy Officer, and others. All parties were in agreement.
- H.B. 402 – Removing Food Dyes from School Meals – This bill applies to districts with 5,500 or more students.
- The SNAP bill (Supplemental Nutrition Assistance Program) removes soda as an approved purchase. Soda is currently the most-purchased item with SNAP dollars, and we know it is not a healthy option nor a wise use of taxpayer funds.

Brent Rummeler said he appreciated the update from Rep. Chevrier.

Jessica Smuin asked about zoning bills that may have passed.

1 Rep. Chevrier said she can check into that.
2

3 Chrissy Hannemann said that there was a movement to remove the municipal bond tax exemption. As
4 she is an accountant, the fact that it was even considered concerned her because the exemption helps
5 us get a better rate with municipal bonds. Chrissy also said that she thinks Fast Cast voting (where
6 you are required to show your ID in person), is a problem because young people who move around
7 frequently may receive ballots at their parent's home. We want to encourage young voters, and this
8 method would make it more cumbersome for them to vote.
9

10 Rep. Chevrier said this bill was in discussion almost the entire session and was amended repeatedly.
11

12 Mayor Carla Merrill clarified that you can choose between Fast Cast or the traditional signature
13 verification method.
14

15 Rep. Chevrier said that voters will need to sign up for the mail-in option, as it will not be automatic. By
16 requiring an opt-in for mailed ballots we make sure the ballots are being sent to registered voters who
17 still live at the address. The opt-in is good for eight years and will then need to be renewed by the
18 individual.
19

20 Shane Sorensen clarified that a city has to choose Fast Cast voting, so we will likely discuss this at the
21 next City Council meeting.
22

23 Chrissy Hannemann said that with our charter school in Alpine, the board is not elected but appointed by
24 the principal. Chrissy feels that board members listen better when they are elected, and that there needs to
25 be both give and take with the public. We have some major traffic problems with the school here, as well
26 as other issues.
27

28 **B. Sculpture Garden Committee Report**

29 Ardice Lorscheider is an Alpine citizen and Chair of the Sculpture Garden Committee, Emily Brooks
30 Wayment is the landscaper, and Bob Hanson represents the Heritage Arts Foundation.
31
32

33 Ardice Lorscheider said the committee has met several times and had great discussions about the project.
34 Peterson Park has been suggested as a location for the sculpture garden, but the committee feels that the
35 history in Town Square makes it the best location. They are working on a master plan that includes the
36 fire station, community/senior center, children's library, an open grassy area, and the sculpture garden.
37 Sculptor Dennis Smith was born in Alpine and loves the history of our city.
38

39 Emily Wayment said she has talked with the committee, read historical books, and traveled around the
40 city so she can be prepared to tell our story in the garden. They want to honor past generations and help
41 new families understand our history. She wants to create a place to reflect on the past, present, and
42 future. Emily explained her thoughts for the center of the garden, with a circular space including swings,
43 picnic benches, and places to ponder. She envisions two entrances, one from the parking area, and one
44 with a door, symbolizing walking into the past. Trees will be used to frame the views and line the
45 pathways. Natural plants, wood, and cobbles will be part of the design. Emily wants the space to be
46 historical, welcoming, and low maintenance, and may include some poppies and a water garden,
47 complete with a pump that children can use.
48

49 Bob Hanson, with the Heritage Arts Foundation, addressed fundraising. He envisioned bricks that
50 individuals could purchase to honor a family member or someone they admire, along with benches that
51 could be dedicated. He also spoke with Jennifer Ortiz, head of the Utah Historical Society. Jennifer
52 would like to establish a formalized historical society of volunteers in Alpine, and has staff in her office
53 who can assist cities with these types of projects. The anticipated budget is around \$3.5 million because
54 sculptures are expensive. This project is receiving a discount from the artists and the foundry.
55 Fundraising would likely be a two-year campaign but could proceed more quickly. Landscaping would
56 follow soon after the installation of sculptures. Bob would like to have our City Attorney look at the
57 proposed policies for donations and naming rights. Lehi City has used this same policy.

1
2 Ardice Lorscheider said she hopes the council can see the vision in the design, funding, and long-term
3 sustainability of the garden. The committee has discussed the parking situation, and this will depend on
4 the fire station, community center, and the proposed library. They also want to make sure that vandalism
5 of the art is prevented. This garden aligns with Alpine City's value of bringing people together. It will
6 enhance the public space and encourage families to engage in learning opportunities. Ardice is confident
7 that it can be funded through the private sector and will not need tax dollars. The sculpture garden will be
8 here for many generations and will preserve the charm and history of Alpine. Ardice asked the council
9 about the next steps that the committee should take.

10
11 Shane Sorensen said that the LOI specifies that this project will go to the Planning Commission first.
12 Bob Hanson said that they have not provided a large number of details yet because they wanted to make
13 sure that the space would work. They will provide much more detail to the Planning Commission.

14
15 Jessica Smuin said that the area on the map that was identified for the central garden is currently
16 underutilized. The design would be a nice addition to our historic town square and be enjoyed by the
17 community.

18
19 Chrissy Hannemann said that at the recent council retreat they learned that an RFP for the fire station will
20 be brought to the council soon. The fire station footprint will need to be established before other projects
21 can move forward.

22
23 Bob Hanson acknowledged that the committee knows the fire station takes precedence.

24
25 Landscaper Emily Wayment said that they need to know which areas they can use.

26
27 Ardice Lorscheider asked what the Planning Commission (PC) needs for their discussion.

28
29 Mayor Carla Merrill said that they would need detailed information for the PC packets

30
31 Shane Sorensen said that he hopes to have the RFP ready for the next council meeting on April 8.

32
33 Ardice asked if the committee should wait for the confirmed fire station footprint before moving forward
34 to design the garden space.

35
36 Shane Sorensen said that our ordinance states that a material change to a public open space requires a
37 public hearing in the Planning Commission, followed by a recommendation from the Planning
38 Commission, and then a super majority vote of the City Council to move forward. This is outlined in
39 Phase 2 of the LOI. We would need to evaluate if the current concept plan is adequate.

40
41 Chrissy Hannemann asked if council members are in favor of the yellow area on the map being used for
42 the central garden.

43
44 Brent Rummeler said he is in favor.

45
46 Jessica Smuin supported moving forward through the process.

47
48 Shane Sorensen said he thinks the yellow area is generally fine, but it may be affected by the driveway or
49 the footprint of the fire station.

50
51 Mayor Carla Merrill said we will have a better idea once the RFP for the fire station is sent out and we
52 receive the proposals.

53
54
55 **C. Friends of the Alpine City Library**

56 Jennifer Wadsworth, Executive Director of the Friends of the Alpine City Library (FACL), said the
57 committee is pleased to be presenting on the same evening as the Sculpture Garden Committee. The

board has grown recently, adding Barbara Lewis as a Literacy Specialist, and Jen Gu as the Volunteer Coordinator. The committee would like to bring a wonderful asset to our community.

Committee members addressed the council.

Magdalene Hagen - Alpine Highway, Alpine

Magdalene said she would like the city to give permission for the Olsen home to be used as a volunteer children's library. She is not asking for money but would like the City Council to take action to create a Public-Private Partnership (PPP) with the FACL. This would allow them to apply for grants and raise funds for the children's library and statue garden. Alpine citizens are not equally committed to spending tax dollars on a library. The FACL board understands this because they live, work, and serve here, and they have a volunteer plan to facilitate their goals. Magdalene shared three reasons for her request:

1. A children's library is wanted by many citizens (76 percent of respondents on the wellbeing survey).
2. A library is needed to foster community, preserve small town feel, encourage belonging and responsibility for youth, preserve liberties and the culture of the community, preserve usable public space, provide resources with a limited budget, and create accessibility for neuro-divergent children.
3. A library helps build the community and supports families. The National Association of Education reported that literacy rates have dropped. Studies show that children with access to collections of more than 100 books have higher literacy rates, are more proficient writers, and have higher academic achievements.

Magdalene said that children ages 10-19 make up the largest demographic in Alpine City. The library would be especially for this group. Magdalene plans to help carry on the service of the women on the FACL board one day and encouraged the city to provide for the future.

Kristin Hagen – Alpine Hwy, Alpine

Kristin said that a library is more than just a collection of books, it is a collection of the resources and activities that support children and families. She is grateful to be working with these women who have decided to take action, because challenges are meant to be met and overcome. The FACL is already functioning. They have started a lending library, gathered over 5,000 books, issued their own library cards, and have been contacted by individuals who want to donate books and hold a book drive. They have started a weekly story time with songs and crafts that children and their caretakers attend. They held a children's theater workshop where they performed Peter Pan. They have sponsored a children's art contest and are planning a creative writing contest for this summer. Upcoming activities include storybook tea parties, an accessible Easter egg hunt, book club, refugee literacy program, and a journalism club, among others. Next, FACL needs a permanent location so these initiatives can move forward.

Brittany Willison – Secretary of FACL

Brittany explained that once the city gives approval for the children's library, FACL can begin applying for historical, general, and community grants. They want to restore the Olsen home and have already received pledges for donated labor and materials. A professional fundraiser is ready to conduct a feasibility study, but they need a green light in order to do that. They would also like to host community fundraisers and encourage private donors, perhaps with engraved bricks and naming rights for rooms in the library. They are working on obtaining a Conditional Use Permit from the church to the north for parking. The plan is to create a 1,100 square foot library, but it could be expanded to 2,200 with a finished basement. Brittany attended the Main Street Open House and felt that residents wanted a small-town feel. The board is not asking for money, but the opportunity to apply for grants to make their vision become a reality.

Elizabeth Willison – Treasurer of FACL

Elizabeth is an educator and is passionate about education and libraries. The FACL is looking for a green light so they can begin fundraising. They are hoping to use the Olsen home to obtain historical grants. There is a great group of volunteers in Alpine that will keep this library running. The long-term goal is for this library to become state certified, which would open the doors to more residents. If that does not happen, they will continue their efforts as a volunteer library. Elizabeth said that if they do not receive

1 grants this year, they will shift their timeline and reevaluate. They want to keep this building as a
2 community asset, and this effort is not tied to one person or one vision.
3

4 Jen Wadsworth said that the council has heard from each member of the board and been able to look at
5 the plans that were created by Ezra Lee Design (included in the council retreat packet). The architect and
6 the professional fund raiser were both in attendance at the meeting. Jen invited questions from the
7 council.
8

9 Brent Rummeler asked if fundraising is conditioned on the city approving future financial participation. A
10 future City Council could decide not to fund the library, and he has seen multiple pathways this effort
11 could take.
12

13 Jen Wadsworth said that a lot of cities use the model of a completely volunteer library. Often the
14 buildings are owned by the cities, and they may participate in maintenance. A small volunteer library
15 may continue in perpetuity. If so, they would not have the benefit of being state certified, participating in
16 the summer reading program, or the consortium that is starting in Utah County. The FACL is already
17 functioning well as a library.
18

19 Chrissy Hannemann asked for a comparison of the square footage of the Burgess Orchards building they
20 are using presently and the proposed children's library.
21

22 Jen said the two buildings are similar in size. They are not planning to put books in the original Olsen
23 home, as the foundation will not support the weight. They plan to use the home as a reading room and
24 install the mantle that was preserved from the Carlisle home over the fireplace. This room might also
25 include a small café and a tiny post office. They want to remove the cinder block area and have most of
26 the books in a new addition behind the original home. This would not be a large library like Highland
27 City. Their total square footage is around 4,000 sq ft, but the children's section is similar at about 1,000
28 sq ft.
29

30 Chrissy Hannemann asked about the requirements to participate in the county wide consortium and if that
31 is related to the type of library.
32

33 Jen clarified that to become state certified they must receive 60 percent of their funding from the city. As
34 long as there is one full time employee, internet access, and a certain number of volumes based on
35 population, the library can become a state certified library and could share collections with other libraries
36 in the consortium. If the council decides to appropriate the Bookmobile funds, the library will have
37 access to the Bookmobile catalog. Volunteers would go to their main building and transport the books
38 back to Alpine. This would not require the library to be state certified.
39

40 Chrissy Hannemann commented that there is a lot going on in a small space with this library proposal,
41 and there is no room for parking. The committee has mentioned using the church parking lot, but Chrissy
42 is not sure that solution will work in perpetuity.
43

44 Mayor Carla Merrill asked about the status of the discussion with the church.
45

46 Jen said that they are in the final stages of approval, waiting on one individual to respond, and they are
47 taking the parking issue very seriously. The nearby reception center has an understanding with the
48 church, but the FACL is asking for a formal agreement. Jen commented that they could add three or four
49 stalls to the library lot itself, similar to those at City Hall. They could also use the parking lot behind the
50 home that is for the senior center but would be available when there is not a senior luncheon or activity.
51 She clarified that the existing Olsen home is about 800 sq ft, with the proposed addition being around
52 1,000 sq ft. It could be expanded to 2,200 sq ft if a basement is added.
53

54 Shane said there were about ten stalls in the lot mentioned. He also explained that for safety reasons our
55 current ordinance does not allow parking stalls which back onto a public street. The existing City Hall
56 parking stalls do not meet our new ordinance, they just pre-date it. Setbacks and all parking issues will
57 need to be evaluated carefully.

1
2 Jen asked if they received a green light from the church about parking, would that change how things are
3 moving forward with the children's library?
4

5 Mayor Merrill wanted to know the number of parking stalls in the church lot (38 parking stalls).
6 Jen Wadsworth said that they are only asking for permission to use the southwest church parking lot.
7

8 Chrissy Hannemann said that if the city builds a community center as part of the fire station addition,
9 parking will be an issue there as well. She is very supportive of libraries but wonders if FACL has a 'Plan
10 B' if parking or other issues eliminate this location.
11

12 Jen said that based on the historical grants they want to apply for, the Olsen home is the only location
13 that is possible. The city owns a lot on 100 South that could be considered, but it would be more difficult
14 to fundraise there, because it would not be a joint initiative with the sculpture garden.
15

16 Chrissy Hannemann asked if the \$3.5 million listed for the sculpture garden included the library funds.
17 Jen Wadsworth said that the two budgets are separate. The library would need \$1.5 to \$2 million,
18 depending on the materials used in the Olsen home.
19

20 Jessica Smuin clarified that the FACL cannot proceed without council approval, so we do not know if the
21 Olsen home will work until the committee moves forward with discovery and planning.
22

23 Mayor Carla Merrill said that both the sculpture garden and the library need feasibility studies. After
24 those are completed, they can go to the Planning Commission, as both proposals will require material
25 changes in public open space. We have already laid out the process with the sculpture garden, and it also
26 applies to the library.
27

28 Chrissy Hannemann asked if the FACL needs to submit a letter of intent (LOI).
29 Mayor Merrill said they can just work with staff to see what is needed to move forward.
30

31 Jessica Smuin said her understanding was that FACL cannot do a feasibility study unless the council says
32 they would like this to move forward.
33

34 Jen said that because they do not have authority over the Olsen home, they cannot raise funds without
35 having an understanding with the city.
36

37 Bob Hanson explained that a feasibility study is done for a vision and specific use. It would include
38 programming, staff, volunteers, and many aspects that are part of creating the space. The study would be
39 targeted for citizens and potential partners. You do not want to present a plan and then change
40 everything, because that is irritating to stakeholders. They do not want to conduct a feasibility study
41 while the plans are still evolving.
42

43 Mayor Merrill said she may have misunderstood that we needed a feasibility study first.
44

45 Bob Hanson explained that there is a reference to feasibility in the sculpture garden LOI, but it does not
46 reference campaign feasibility, it is just about whether or not the space is usable. The sculpture garden is
47 not large, and there is no construction involved, only the sculptures. Typically, a feasibility study is
48 commissioned by an entity that carries out the vision. Our group is a collaboration that includes council
49 members, the Heritage Arts Foundation, staff, and residents.
50

51 Chrissy Hannemann said that the library feasibility study would be much different from the sculpture
52 garden project.
53

54 Bob Hanson agreed that was correct.
55

56 Jessica Smuin said that we will need a feasibility study for the library, but it cannot happen until the City
57 Council says they want to explore it together. The study may find that there is not sufficient parking or a
variety of other issues, but they cannot move forward without the city.

1
2 Mayor Carla Merrill suggested that both the Sculpture Garden Committee and the FACL work with staff
3 to follow the established process. The projects would go to the Planning Commission and then come
4 back to the City Council.
5

6 Shane Sorensen said that the first issue to explore is the parking situation.
7
8

9 **D. Citizen's Budget Report**

10 Because Intern Anthony Elbel was not able to attend the meeting, Chrissy Hannemann presented the
11 Citizen's Budget. Anthony worked with staff and the appointed Citizen Finance Committee to produce
12 the report. Anthony's background is in finance, and Chrissy said he has done a great job.
13

14 The committee looked at other cities' online budgets and the statistics they provided and then created our
15 model from that information. The Alpine City budget and the annual audit are very dense documents.
16 The Citizen's Budget is an attempt to take that detailed and unfamiliar information and make it
17 accessible to the public.
18

19 The Alpine Overview page includes the median home value, median household income, average family
20 size, number of new home permits, total population, acres of landscaped parks, and the gallons of water
21 delivered, both culinary and pressurized irrigation.
22

23 The Tax Distribution page showed the majority of property taxes go to the school district, with a
24 percentage also going to our local charter school.

25 Brent Rummier suggested providing education on how property tax is handled in Utah.
26 Chrissy agreed that it would be helpful for residents to understand.
27

28 As for sales tax, the largest percentage is not coming back to Alpine City. Chrissy said it would be good
29 for everyone to have a better understanding of online sales. She suggested the Finance Committee could
30 generate articles on these proposed subjects.
31

32 The General Fund Revenues page shows the source of those monies. The committee received feedback
33 that titles be included on each section of the pie chart in larger font. The final report should be done by
34 the end of the week.
35

36 The General Fund Expenditures page shows that the largest portion of our expenses are for Emergency
37 Medical Services, then streets, and then divided among eleven other categories. Some residents have
38 requested a children's library. In a large city, that may be a small portion of the total budget. However, in
39 our small city we have a limited budget, so it becomes more difficult to fund these projects.
40 Mayor Merrill commented that the budget for Emergency Services will be increasing.
41

42 Jessica Smuin shared a quote: "A budget is more than just a series of numbers on page; it is an
43 embodiment of our values."
44

45 Chrissy said that people are typically most interested in the projects that are happening in our city and
46 how they benefit the residents, such as street maintenance, the fire station upgrade, parks improvements,
47 the rodeo bleachers upgrade, and the new City Hall roof. Residents with questions are encouraged to
48 contact City Administrator, Shane Sorensen.
49

50 Chrissy said that Shane made a good point that this report is looking backwards at 2024, but the Finance
51 Committee wants to be forward-focused. In the future, they would like to present the Citizen's Budget in
52 July or August, at the start of the fiscal year. They are still working on a model for that report.
53

54 Chrissy thanked Shane Sorensen for all his assistance, on top of his many other responsibilities. She also
55 asked about possible printing of the report.

56 An audience member suggested having a QR code in the lobby so residents could access the report
57 digitally.

1 Chrissy invited council members and residents to give feedback on what they would like to see added to
 2 the report.
 3

4
 5 **V. ACTION/ DISCUSSION ITEMS**

6 **A. Public Hearing – Fitzgerald Annexation**

7 Ryan Robinson explained that the Fitzgerald annexation involves three parcels totaling about 20 acres.
 8 Because a small portion is already within city boundaries, the annexation area is 19.86 acres. The
 9 applicant is asking for a CR 40,000 zone, which is the same as the surrounding neighborhoods, along
 10 with a PRD overlay. This would allow a minimum lot size of 20,000 square feet, with 25 percent of the
 11 development preserved as open space. The smallest proposed lot is around 37,000 square feet, so even
 12 with the PRD, the lots are still close to the original CR 40,000. The concept plan shows 12 lots and the
 13 proposed layout of trails, which may need to be rerouted slightly to meet Trails Committee
 14 recommendations and slope requirements. The layout of the subdivision has changed somewhat from the
 15 initial proposal, but the number of lots has remained the same. The actual layout will not be finalized
 16 until the subdivision review process is complete.
 17

18 As to procedure, the City Council voted to accept the proposal for future study. The Planning
 19 Commission reviewed it twice. The Trails Committee is working with the applicant to meet city
 20 standards for the three trails. The proposal was reviewed at the recent Planning Commission meeting, and
 21 they voted to recommend approval. Because this area is in the Wildland Urban Interface (WUI),
 22 consideration of berms and other wildfire prevention measures would be part of the subdivision review
 23 process. Annexation is discussed in Chapter 5 of our code. The required public hearing has been noticed
 24 and held in the Planning Commission. Attorney Steve Doxey recommended that we hold a public hearing
 25 tonight, receive feedback, and then staff can bring the annexation back at a future meeting. This is
 26 especially important with two council members absent this evening. This decision is legislative in nature.
 27
 28

29 **Public Hearing**

30 Mayor Carla Merrill opened the public hearing at 7:39 pm.
 31

32 Steve Johnson lives on Country Manor Lane, which is west of the proposed annexation. He wanted to
 33 understand the annexation and what it would mean to the immediate neighbors.
 34

35 Ryan Robinson offered to speak with Steve about his questions.
 36

37 With no further public comment, the mayor closed the public hearing at 7:41 pm.
 38
 39
 40

41 Shane Sorensen said that there are still many things to work out, such as the specific trail alignment.
 42

43 Mayor Carla Merrill learned that prospective developer, John Jensen, was not in attendance at the
 44 meeting. She asked the council members to read that email Mr. Jensen sent today. The mayor also asked
 45 if the Trails Committee had come up with a definitive trail alignment.
 46
 47

48 Breezy Anson from the Trails Committee (TC) said they asked the owners to flag the new trail
 49 alignment, which they did. The TC then requested that trails also be flagged across the Patterson
 50 property, and they immediately complied. The flagged trails are close to what the TC wanted, but there
 51 are a couple of steep sections that may require switchbacks. Fortunately, there is plenty of space to do
 52 that. Breezy said the owners have been great to work with and want to provide trails that meet the city's
 53 needs.
 54
 55

1 Breezy and the council then discussed the alignment of specific trails (Invincible, Corkscrew and
2 Crossfire), and the possibility of connecting with the Bonneville Shoreline Trail and working with the
3 Forest Service.
4

5 Chrissy Hannemann commented that with the other annexation (county property) that the council has
6 discussed recently, many decisions had already been made (lot sizes, etc.) that we cannot change. With
7 the proposed Fitzgerald annexation, we have input on the trails and other matters. The proposed lots meet
8 our zoning requirements, and the Planning Commission did not have additional suggestions, which
9 shows that the subdivision meets our General Plan requirements.
10

11 Ryan Robinson said that irrigation (PI) issues would be handled during the subdivision approval process.
12 He also clarified that because the Fitzgerald property is in the WUI, they are required to have two points
13 of ingress and egress, which will connect through the Patterson property. That land to the north is already
14 inside city boundaries.
15

16 Shane Sorensen said that there are some offsite improvements that will be needed, but most will be on
17 city property. The exception is the connecting road through the Patterson property.
18

19 Jessica Smuin asked about a previous discussion the council had about a master plan for water for this
20 area of the city.
21

22 Shane Sorensen said that the improvements shown on the map are options that might be needed to serve
23 this subdivision. A well is not shown on these documents because tonight was just the public hearing. We
24 need to finalize the water recommendations before the council makes a decision to accept or reject the
25 annexation.
26

27 Chrissy Hannemann mentioned that she spoke with Ryan Robinson, and the addition of twelve homes
28 has a relatively small impact on city resources. The subdivision to the north that was discussed
29 previously (Box Elder South) has more than four times that many lots.
30

31 Brent Rummler said that homes in the Box Elder South subdivision are already using our utilities based
32 on the previous agreement, so the impact is there whether they are annexed or not. They are also using
33 our parks and other services, but we are not receiving tax revenue from them.
34

35 Mayor Carla Merrill said that because these lots are close to one-acre in size and they will irrigate with
36 culinary water, we may want to consider limiting the percentage of landscaping.
37

38 Shane Sorensen explained that we do not have a general restriction on the percentage of a lot that can be
39 landscaped. There are certain developments, like Three Falls with two- to five-acre lots, that were limited
40 to one acre of irrigated area. Most areas in the city do not have restrictions.
41

42 Chrissy Hannemann asked if landscaping restrictions should be discussed prior to annexing.
43

44 Shane Sorensen said that if a homeowner is installing retaining walls and disturbing the land, they may
45 want to put in grass to prevent weeds from growing. Three Falls is different because it is easy to leave
46 native vegetation on those large lots.
47

48 Chrissy Hannemann agreed that living and building on a slope is a challenge and wondered if she was
49 underestimating the water that would be needed.
50

51 Mayor Carla Merrill said that water studies show that grass requires exponentially more water than a
52 household.
53

54 Jessica Smuin reiterated that this is the reason we need to know about the water needed for these future
55 east side developments.
56

Ryan Robinson clarified that a public hearing is part of the required process for annexation, and it must be noticed and the nearby neighbors notified well in advance. At this meeting we have satisfied the public hearing requirement so the council can make a decision in the future.

B. Approval of Letter of Local Government Support for Comcast Application to Utah’s Broadband Infrastructure Grant Program

Shane Sorensen said that the mayor was approached by Comcast regarding a grant opportunity to connect Alpine areas that are underserved with high-speed internet. Shane referenced a letter that arrived after the packet was assembled and was then emailed to the council. The letter gives a good explanation of the program. Comcast is requesting a non-exclusive letter of support from the city, as other providers could also apply for this grant, and we could support them. Comcast will handle the grant application process and may contribute funds to the project as well.

Mayor Carla Merrill clarified that there are thresholds set by the Federal Government, and Alpine has 27 small clusters of homes that are underserved. The good news is that if Comcast receives the grant, all of those areas will have access to reliable broadband service.

Motion: Jessica Smuin moved to approve the Letter of Local Government Support for the Comcast Application to Utah’s Broadband Infrastructure Grant Program. Brent Rummler seconded the motion. There were 3 yes votes and 2 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler		Kelli Law
Chrissy Hannemann		Jason Thelin
Jessica Smuin		

C. Ordinance 2025-05 - Code Amendment: Guest Houses

Ryan Robinson said that a Conditional Use Permit (CUP) is a zoning tool that allows specific land uses listed in each zone, which due to their unique nature, may need additional conditions to mitigate any impacts in a given area. Examples of potential impacts may include increased traffic, noise, or environmental effects, which require additional review and regulation. Under Utah law (Utah Code § 10-9a-507) for municipalities, a CUP must be approved if reasonable conditions can mitigate any anticipated detrimental effects of the proposed use.

CUPs in Alpine City

Alpine City currently allows guest houses to be built on properties with an existing single-family dwelling, provided that specific standards are met. In each zoning district within the city, guest houses are classified as a CUP with the City Council as the designated land use authority.

Conditional Use Permits require approval by a designated land use authority, which, as outlined in Alpine Development Code 3.23.070, is the City Council for guest house applications. Since CUPs are administrative in nature, meaning they apply existing zoning codes rather than creating new ones, approval should be granted if the applicant meets the required standards. It is rare for a CUP to be denied. If there are detrimental effects of the proposed use, the designated land use authority can apply conditions to mitigate these perceived impacts.

Proposed Process Change

Each CUP application for a guest house must demonstrate compliance with a specific set of standards (listed in the packet). Recently, city staff reviewed this approval process and recommended removing the requirement for the Planning Commission to review the site plan, keeping the City Council as the sole approval authority. This change is intended to streamline the process as the council focuses only on verifying compliance with the established standards.

The Planning Commission reviewed this application during their March 18th meeting and held a public hearing. They unanimously voted to approve the proposed changes.

CITY CODE:

- Alpine Development Code 3.23 Conditional Uses

NOTICING:

This agenda item has been properly noticed according to the requirements as outlined in state and city code. A public hearing was held as part of the review process by the Planning Commission.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed application should be compatible with the standards found in the General Plan as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

Chrissy Hannemann said she thinks the Planning Commission could function as the land use authority because the approval is straightforward.

Ryan Robinson explained that the original proposal was to have staff handle the approval, but at the City Council retreat the council said they would like to see the applications.

Motion: Brent Rummmler moved to approve Ordinance 2025-05 amending the standards for review related to guests houses as proposed. Jessica Smuin seconded the motion. There were 2 yes votes, 1 no vote, and 2 excused, as recorded below. The motion failed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummmler	Chrissy Hannemann	Kelli Law
Jessica Smuin		Jason Thelin

VI. STAFF REPORTS

Chief Brian Patten reported that we have Lone Peak fire fighters still deployed in Texas, and they conducted a crew swap last weekend.

Ryan Robinson said that a mass gathering event with over 500 participants must be approved by the City Council, and Mountainville Academy wants to hold a 5K race with 800 participants. They have already received approval from the police, so this item will be on a future City Council agenda.

Ryan thanked everyone who participated in Main Street Open House and said that around 120 residents attended. He will leave the posters up in the Council Chambers for a time. The committee is creating an online survey through Qualtrics. Megan Oliphant will send it out and then provide the results to our consultants.

Shane Sorensen gave a staffing update. Our new Parks Lead, Troy Hackett, started today, and we are very excited to have him join our staff. Shane plans to introduce him to the council at a future meeting. In the next few days, we hope to have formal offers sent to a Water Operator and a City Engineer. We have verbal agreements from both of them. We hope to have those positions filled by the next City Council meeting.

A final walk through was conducted on the roof, and there are a few details to finish up. The final payment should be on the agenda for our next meeting.

Security cameras have been installed on the restrooms and the Snack Shack at Burgess Park, and at the Creekside Park restrooms. We are learning how to use the app and hope that the cameras will help reduce vandalism.

Our seasonal workers are arriving in town and working hard to make our parks look great. We are glad to have them back.

1 We received fast cast voting information yesterday and will likely bring this item to the council in two
2 weeks. Shane and Ryan will meet with other City managers on Thursday. We know there are some
3 concerns about this voting method, so we will be prepared to discuss this at that meeting.
4

5 6 **VII. COUNCIL COMMUNICATION**

7 Chrissy Hannemann thanked everyone who attended the Main Street Open House and said it was good to
8 meet so many residents who are vested in these decisions. The Main Street Committee will summarize
9 the feedback they received.
10

11 Chrissy asked the group about ranked choice voting (RCV) and why it has not caught on.
12

13 Mayor Carla Merrill explained that this method is cheaper because the city does not need to hold both a
14 primary and a general election, but the downside is that it is difficult for voters. The mayor said that RCV
15 may be more successful with a young population who have not been voting for years, but for long-term
16 voters, this new method is very confusing. Lawsuits have been filed because people do not understand
17 the process, especially with races that are close. The mayor mentioned attending a state convention where
18 RCV was used, and a fourth-place candidate won because delegates did not understand the process and
19 did not fill out their entire ballot. Most cities that have tried RCV have returned to the traditional process.
20

21 Shane Sorensen said that RCV has been brought to the council previously, including a presentation from
22 the proponents. The council was not interested at that time, but if there is interest now, we can put it on
23 the agenda
24

25 Mayor Carla Merrill clarified with Attorney Steve Doxey that in the email he sent about schools, charter
26 schools, and micro schools, the city can dictate hours of operation.

27 Steve Doxey said that was correct.
28

29 On Monday the mayor spoke with Paul Gu after the DRC meeting, and Paul expressed gratitude for how
30 helpful the City Council has been. Paul would like to open a private microschool in a home that he owns.
31 Mayor Merrill explained to the council that microschools can operate in any part of the city, including
32 residential zones. This request may be presented at a future meeting.
33

34 Steve Doxey clarified that both types of schools can operate in any zone, subject to our land use
35 ordinances. A home-based microschool is different than a micro-education entity. A home-based
36 microschool is limited to 16 students, while a micro-education entity can have up to 100 students but has
37 different building requirements.
38

39 Regarding the school district split, the mayor reminded the council that cities in the central area were
40 planning to use consultants to help with the transition. Concerns were raised initially because the
41 previous Canyons/Jordan district split was contentious and there were lawsuits, but our situation is
42 different. The Alpine School District will no longer exist as a district in 2027. Instead, there will be the
43 new central district, with the temporary name of the Silver Peaks District (silver because of mining
44 history in the area, and peaks for the mountains).
45

46 The mayor was initially concerned about S.B. 188 because of possible delayed maintenance and potential
47 litigation, along with asset and debt allocations. But the final version of the bill outlined allocations in
48 detail, so the mayor does not think it will be an issue. If there are problems, they will first be taken to an
49 arbitrator. If that does not result in an agreement, then it goes to a state office, so it stays out of court. The
50 board does not see a need to use paid consultants now.
51

52 Chrissy Hannemann asked about the projected deficiency in funding for the South District and if it had
53 been resolved.

54 Mayor Carla Merrill confirmed that it was resolved.
55

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Shane Sorensen said that Heather Newall on the Lehi City Council presented a synopsis of S.B. 188 at a recent meeting and Shane thought it would be very beneficial if Heather could create a summary that we could share with the council.

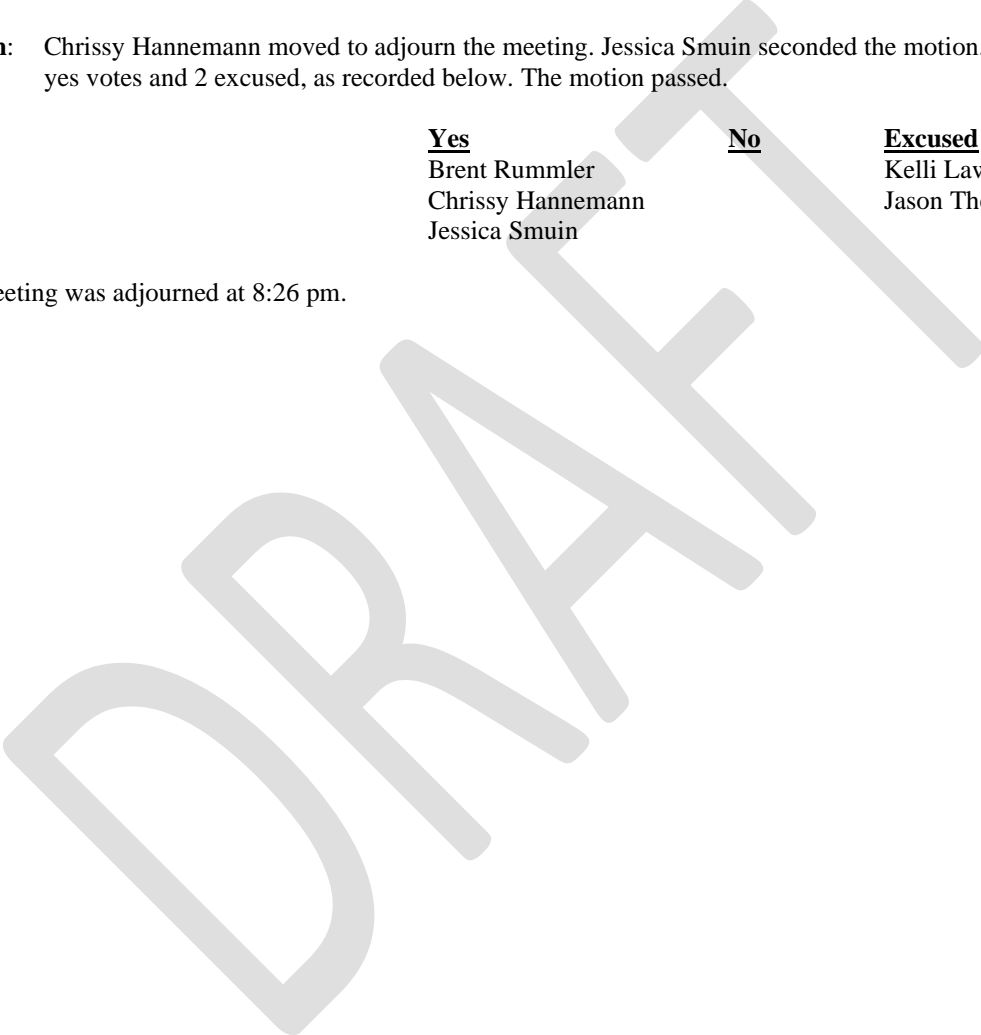
Mayor Merrill said that Julie King, who is on the current Alpine School District Board, worked with the legislature on the passage of this bill and has an excellent summary. The west district, with the temporary name of Lake Mountain District, will need a bond for new school buildings, including a high school. This S.B. 188 makes it so that they can get a revenue bond, and that bond debt will go with them when the district splits. The mayor feels that the bill is very fair.

Shane Sorensen commented that the temporary name for the south district is the Timpanogos School District.

Motion: Chrissy Hannemann moved to adjourn the meeting. Jessica Smuin seconded the motion. There were 3 yes votes and 2 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler		Kelli Law
Chrissy Hannemann		Jason Thelin
Jessica Smuin		

The meeting was adjourned at 8:26 pm.



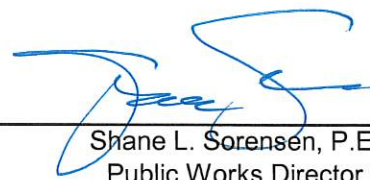
FINAL PAYMENT REQUEST

Name of Contractor:		Mi Techo Roofing	
Name of Owner:		Alpine City	
Date of Completion:		Amount of Contract:	Dates of Estimate:
Original:	15-Feb-25	Original:	\$121,275.00
Revised:	1-Apr-25	Revised:	\$174,198.00
			From: 1-Feb-25
			To: 1-Apr-25
Description of Job: Alpine City - City Hall Roof Project			
Original Contract Amount			
Amount	This Period	Total To Date	
Amount Earned	\$35,327.75	\$174,198.00	
Amount Retained	\$0.00	\$8,709.90	
Retainage Paid	\$6,943.51	\$8,709.90	
Previous Payments	\$0.00	\$131,926.74	
Amount Due	\$42,271.26	\$42,271.26	
Days Remaining	0	of	81
Estimated Percentage of Job Completed			100%
Contractor's Construction Progress IS on schedule			

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 4/4/25


Shane L. Sorensen, P.E.
Public Works Director

Accepted by: Mi Techo Roofing

Date: _____

Mi Techo Roofing

Approved By: Alpine City

Date: _____

Carla Merrill
Mayor

Project Owner: Alpine City
 Project: Alpine City - City Hill Roof Project
 Contractor: MI Techo Roofing

Date: 4-Apr-25

Original Contract Amount: \$121,275.00
 Revised Contract Amount: \$174,198.00

Item	Description	Quantity	Units	Unit Price	Amount	Pay Est #1		Pay Est #2		Final Payest		Total Billing		Percent Complete
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity to Date	Earnings to Date	
BID SCHEDULE														
1A	Option A - Wood Shake Shingles (WRC Medium Hand Split Shake Shingle or city approved equal)	1	LS	\$ 121,275.00	\$ 121,275.00	0.672	\$81,526.06	0.278	\$33,685.19	0.05	\$6,063.75	1.000	\$121,275.00	100.0%
Total Bid/Contract														
Partial Payment Sub-Total					\$ 121,275.00		\$81,526.06		\$33,685.19		\$6,063.75		\$121,275.00	
Additive Alternates														
No. 1	Remove and Replace Damaged Roof Decking Sheets (4'x8' each)	1	Each	\$ 100.00										
Change Orders														
C.O. No. 1	Gutters	468	LF	\$ 30.00	\$ 14,040.00					468	\$14,040.00	468.000	\$14,040.00	100.0%
"	Relic Hill - Rerocf with Shake Shingles	18	Squares	\$ 1,200.00	\$ 21,600.00			18	\$21,600.00			18.000	\$21,600.00	100.0%
C.O. No. 2	Additional cost for shake shingles due to material cost increase (Relic Hill only)	1	LS	\$ 5,000.00	\$ 5,000.00					1	\$5,000.00	1.000	\$5,000.00	100.0%
"	Additional layer of ice and water (recommended by 3rd party inspector)	1	LS	\$ 1,604.00	\$ 1,604.00					1	\$1,604.00	1.000	\$1,604.00	100.0%
"	Patching vent holes that were no longer needed	7	Each	\$ 455.00	\$ 455.00						\$0.00	0.000	\$0.00	0.0%
C.O. No. 3	Re-roof PI filter building	1	LS	\$ 10,224.00	\$ 10,224.00			7	\$455.00		\$0.00	7.000	\$455.00	100.0%
	Change Order Sub-Total				\$52,923.00		\$0.00		\$23,689.00		\$23,689.00	1.000	\$10,224.00	100.0%
Total					\$174,198.00		\$81,526.06		\$57,344.19		\$35,327.75		\$174,198.00	
5% Retainage							\$4,076.30		\$2,867.21		\$6,943.51		\$8,108.90	
Aid Retainage														
Total					\$174,198.00		\$77,449.76		\$54,476.98		\$42,271.26		\$174,198.00	

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-08 - Interlocal Cooperation Agreement Between Utah County and Alpine City for the Administration of the 2025 Municipal Elections

FOR CONSIDERATION ON: April 8, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: **Review and approve the agreement as proposed.**

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

Utah County has provided an interlocal agreement to administer the 2025 Municipal Elections. The agreement includes a cost not to exceed \$2.75 per active voter per election, which is an increase of \$.50 per voter from the last agreement. Based on information provided by the County, Alpine City has approximately 7,152 active voters today, so the anticipated cost for the 2025 municipal election is about \$19,668.00 each for a primary and general election, for a total election cost of approximately \$39,336.00. If a primary election is not required, the total election cost would be approximately \$19,668.00. The signed interlocal agreement is due April 15.

STAFF RECOMMENDATION:

Approve Resolution R2025-08, including an interlocal agreement with Utah County for the 2025 Municipal Election.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-08, including an interlocal agreement with Utah County for the 2025 Municipal Election.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-08, including an interlocal agreement with Utah County for the 2025 Municipal Election with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2025-08 based on the following:

- (insert finding)

ALPINE CITY

RESOLUTION NO. R2025-08

A RESOLUTION OF APPROVING AN INTERLOCAL AGREEMENT WITH UTAH COUNTY FOR THE ADMINISTRATION OF 2025 MUNICIPAL ELECTIONS

WHEREAS, Alpine City, Utah (the "City") desires to conduct its 2025 municipal primary (August 12) and general (November 4) elections in an accurate and efficient manner;

WHEREAS, Utah County (the "County") is willing to provide municipal election services to assist the City in conducting its 2025 municipal elections according to the terms of an Interlocal Cooperation Agreement between Utah County and Alpine City for the administration of the 2025 Municipal Elections, a copy of which is attached as Exhibit A (the "Interlocal Agreement"); and

WHEREAS, the City Council finds it is in the best interest of the City and the general health, safety, and welfare of its residents to enter into the Interlocal Agreement so the City may receive municipal election services from the County in accordance with the Interlocal Agreement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that the Interlocal Agreement with Utah County for the administration of the 2025 municipal elections (Exhibit A) is hereby approved, and that the City's mayor and recorder are authorized and directed to execute and deliver the Interlocal Agreement on behalf of the City.

PASSED AND APPROVED this 8th day of April, 2025.

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin Yea ___ Nay ___ Absent ___
Jessica Smuin Yea ___ Nay ___ Absent ___
Kelli Law Yea ___ Nay ___ Absent ___
Chrissy Hannemann Yea ___ Nay ___ Absent ___
Brent Rummler Yea ___ Nay ___ Absent ___

ATTEST:

DeAnn Parry, City Recorder

DEPOSITED in the office of the City Recorder this April 8, 2025.
RECORDED APRIL 8, 2025.

EXHIBIT A

*Interlocal Cooperation Agreement between Utah County and Alpine City
for the Administration of the 2025 Municipal Elections*

**INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY
AND THE CITY OF ALPINE
FOR THE ADMINISTRATION OF THE 2025 MUNICIPAL ELECTIONS**

This INTERLOCAL COOPERATION AGREEMENT (“Agreement”), made and entered into by and between Utah County, a political subdivision of the State of Utah, and the City of Alpine, a municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, under Utah Code Title 20A, the Utah County Clerk is charged with many duties pertaining to conducting fair, accurate, and impartial elections in Utah County;

WHEREAS, Utah County, by and through the Utah County Clerk, regularly conducts countywide elections and has the equipment, experience, and applicable vendor contracts in place to efficiently conduct elections;

WHEREAS, municipalities within Utah County, such as CITY, are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (“Act”), Utah Code Title 11, Chapter 13, public agencies, including political subdivisions of the State of Utah, are authorized to enter into written agreements with one another for joint or cooperative action;

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY;

WHEREAS, the parties to this Agreement are public agencies as defined in the Act;

WHEREAS, Utah County and CITY desire to successfully conduct the 2025 CITY Municipal Primary Election (to be held on August 12, 2025) and Municipal General Election (to be held on November 4, 2025) (collectively “2025 CITY Municipal Elections”); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties’ joint efforts to administer the 2025 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

Within the meaning of the Act, the effective date of this Agreement occurs when the Agreement is submitted to, approved by, and formally adopted via resolution by the governing bodies of both parties. The term of the Agreement begins upon its effective date and ends on December 31, 2025, or upon joint written termination by both parties, whichever occurs first. The termination date may be extended if mutually agreed upon in writing by both parties.

Prior to becoming effective, the Agreement must be reviewed and approved for legal form and compatibility with the laws of the State of Utah by both the Utah County Attorney and the CITY Attorney, or their designee. Each party shall file a copy of the Agreement with the respective record-keeping official for each party.

Section 2. ADMINISTRATION OF AGREEMENT

This Agreement does not create a separate legal entity and does not require or authorize any organizational changes within the parties. Under Utah Code § 11-13-207, Utah County, by and through the Utah County Clerk, shall act as the administrator responsible for overseeing the implementation of this Agreement. Utah County, by and through the Utah County Clerk, shall

maintain all books and records in such form and manner as Utah County sees fit and shall make all books and records available for examination and inspection by CITY at all reasonable times and in accordance with state and federal law. The parties shall not acquire, hold, nor dispose of real or personal property under this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2025 CITY Municipal Elections in accordance with state and federal laws. This Agreement contemplates basic, traditional primary and general elections for the 2025 CITY Municipal Elections, in accordance with the laws of the State of Utah and the attached Exhibit A. All other election-related services, including but not limited to services for special elections, runoff elections, or elections for subsequent years, are not contemplated in this Agreement.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties outlined in Exhibit A, which is attached and incorporated by reference, for the 2025 CITY Municipal Elections.

CITY agrees to reimburse Utah County the actual costs incurred in administering the 2025 CITY Municipal Elections. Utah County shall not bill CITY in excess of the estimated cost per active voter specified in Exhibit B, which is attached and incorporated by reference. CITY shall submit payment to Utah County within 30 days of receiving an invoice.

In accordance with the definitions in Utah Code § 20A-1-102, this Agreement relates to a municipal ballot and election, and the election officer is CITY's municipal clerk or recorder. Notwithstanding these definitions, the parties agree to consolidate all elections administration functions and decisions in the office of the Utah County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections taking place throughout Utah County in 2025. In a

consolidated election, decisions made by Utah County regarding resources, procedures, and policies are based upon providing the same scope and level of service to all the participating jurisdictions, and CITY recognizes that such decisions, made for the benefit of the whole, may not be subject to review by CITY.

Section 5. TERMINATION

This Agreement automatically terminates at the end of its term, pursuant to the provisions of Section 1. Prior to the automatic termination, either party may terminate the Agreement early by providing 60 days' written notice to the other party. If the Agreement is terminated prior to the scheduled end date, CITY shall pay its share of any costs incurred up to that point, including any unavoidable and irreversible future costs outlined in the Agreement.

Prior to termination, the parties shall settle all outstanding financial obligations under this Agreement.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. Each party agrees to indemnify and hold harmless the other party for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. The parties expressly agree that the obligation to indemnify is limited to the dollar amounts set forth in Utah Code § 63G-7-604 of the Governmental Immunity Act of Utah. None of the parties waive any defenses otherwise available under the Governmental Immunity Act of Utah.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

The parties shall place executed copies of this Agreement on file in the office of the Utah County Clerk and with the official keeper of records of CITY and shall maintain the copies for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

The Agreement takes effect only after the following steps are completed:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 9. AMENDMENTS

This Agreement may only be amended, changed, modified, or altered by an instrument in writing that meets the following requirements:

- (a) Approval by resolution of each party's governing body,
- (b) Execution by a duly authorized official of each party,
- (c) Review and approval by an authorized attorney of each party, as required by Utah Code § 11-13-202.5, and
- (d) Filing of the Agreement and resolutions in the official records of each party.

Section 10. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions will remain in effect and be enforced to the extent permitted by law. If possible, the parties shall apply the invalid provision in a way that upholds its intent. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

The parties acknowledge that all terms of this Agreement have been negotiated and prepared jointly. Neither party is presumed to have a disadvantage due to being the drafter of this Agreement. If any provision of this Agreement requires judicial interpretation, the parties request that no presumption be applied against any party for being the drafting party.

Section 12. HEADINGS

Headings in the Agreement are for convenience of reference only and are not to be considered for any interpretation of the Agreement.

Section 13. BINDING AND ENTIRE AGREEMENT

This Agreement is binding upon the heirs, successors, administrators, and assigns of both parties. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the parties, whether oral or written.

Section 14. NOTICES

All notices, demands, and other communications required or permitted to be given under this Agreement must be in writing. A notice will be considered properly given if delivered by hand or sent via certified mail (return receipt requested, with postage paid) to the Utah County Clerk or the CITY Mayor at their respective addresses. Either party may designate a specific address by providing notice as specified in this section.

Section 15. ASSIGNMENT

Neither party may assign this Agreement or any portion of it, or delegate any of its responsibilities under this Agreement, without the prior written consent of the other party. An approved assignment does not relieve the original parties of their liabilities under this Agreement.

Section 16. GOVERNING LAW

All questions with respect to the construction and interpretation of this Agreement, including the rights, obligations, and liabilities of the parties, are to be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2025 - _____, approved and passed on the _____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
Brandon B. Gordon, Commission Chair

ATTEST: Aaron R. Davidson
Utah County Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
Jeffrey S. Gray, Utah County Attorney

By: _____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, approved and passed on the _____ day of
_____ 2025.

CITY Mayor

ATTEST:

By: _____
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

By: _____
CITY Attorney

Exhibit A

Scope of Work for Services in the 2025 Municipal Elections

Revised February 6, 2025

CITY will perform to the following services:

- Providing the Utah County Clerk with relevant information, decisions, and resolutions and taking appropriate actions required for the conduct of the election in a timely manner.
- Administering all functions related to candidate filings, including conflict of interest disclosures and campaign financial disclosures.
- Publishing public notices as required by law. CITY may work with Utah County to publish notices jointly with other jurisdictions.
- Accepting responsibility for keeping candidates and the public up-to-date and informed on all legal requirements governing candidates, campaigns, deadlines, and recounts.
- Thoroughly examining and proofing all election ballots and providing final approval.
- Hosting on the CITY website a link to or copy of the unofficial reported results as hosted on the Utah County Clerk's elections webpage prior to certification, the official reported results as hosted on the Utah County Clerk's elections webpage after certification, the location of the county-owned ballot drop boxes, the location of vote centers, and a link to the website for voters to opt-in to receive ballot alert texts.
- Submitting annexations or other boundary changes impacting the administration of the 2025 CITY Municipal Elections to the County prior to June 1, 2025. Annexation changes submitted on or after June 1, 2025, will not be incorporated into the 2025 CITY Municipal Elections.
- Canvassing the final election results seven days after Election Day, or on another date in accordance with state law and in coordination with the Utah County Clerk.
- Not changing the format or otherwise altering the unofficial or official reported results, displaying them only in the form and format as provided by the Utah County Clerk.

Utah County will perform the following services for CITY:

- Ballot layout and design.
- Ballot printing.
- Ballot mailings. The outgoing and return by-mail ballot envelope packets sent to each voter will be addressed to the Utah County Clerk.
- Ballot retention and storage.
- Outgoing postage and return postage.
- Ballot processing.
- Signature verification and the curing of ballots returned with inconsistent, mismatched, or missing signatures.
- Printing optical scan ballots.
- Programming and testing voting equipment.
- Maintaining the electronic voter registration database.

- Selection and operation of countywide vote centers.
- Poll worker and ballot center worker recruitment, training, assignment, supervision, and compensation.
- Delivery of supplies and equipment.
- Tabulating and reporting election results on the Utah County website.
- Verifying and processing provisional ballots.
- Updating the voter history database.
- Conducting audits as required by state law and administrative rule.
- Conducting recounts as required by state statute and administrative rule.
- Election Day administrative support.
- Ballot drop box services, including maintaining and securing drop boxes, unlocking and locking drop boxes, collecting ballots, and maintaining security camera footage.
- Providing final canvass report of official election results as required under Utah Code, Title 20A, Chapter 4, Part 3. Upon CITY performing its statutory duties to canvass an election, the final canvass report will constitute the official election results.
- Any other services necessary for the success of the 2025 CITY Municipal Elections.

Exhibit B

Cost Estimate for 2025 Municipal Elections

Alpine

Election	Active voters as of 1/1/2025	Active voters x \$2.75 per voter per election
Primary	7,152	\$19,668.00
General	7,152	\$19,668.00
Total estimated cost as of 3/17/2025 for 2025 CITY Municipal Elections		\$39,336.00

This exhibit is a good faith cost estimate for budgeting purposes and is not intended to be the final actual cost billed to CITY.

Election costs depend upon the offices scheduled for election, the volume of voters, and the number of participating jurisdictions.

For billing purposes, active voters will be calculated 11 days before each Election Day. Utah County will not invoice CITY more than \$2.75 per active voter per election and will strive to keep costs under that estimated rate.

In the event of a State or County special election being held in conjunction with the 2025 CITY Municipal Elections, the scope of services and associated costs, and the method of calculating those costs, may be altered upon mutual agreement of the parties.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-09: Wastewater Planning Program Survey

FOR CONSIDERATION ON: April 8, 2025

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve Resolution R2025-09 – Wastewater Planning Program Survey.

BACKGROUND INFORMATION:

Each spring we are required by the Division of Water Quality to complete a self-assessment of our sewer system for the prior year. Based on the questions, it appears that they want to make sure that we are financially stable within our sewer utility fund and that we are planning for any major changes that might be on the horizon. The Division requires that the report be adopted by resolution and submitted by April 15, 2025.

STAFF RECOMMENDATION:

Review and approve Resolution R2025-09: Wastewater Planning Program Survey.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-09: Wastewater Planning Program Survey as written.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-09: Wastewater Planning Program Survey as written with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2025-09: Wastewater Planning Program Survey based on the following:

- ****insert finding****

RESOLUTION NO. R2025-09

A RESOLUTION APPROVING THE 2025 MUNICIPAL WASTEWATER PLANNING PROGRAM
OF ALPINE CITY

WHEREAS, the Utah Division of Water Quality requires the City to complete an annual municipal wastewater planning program survey; and

WHEREAS, the City Council has reviewed the program survey for the current year;

WHEREAS, the City Council has met in regular session to consider approval of the program survey, included as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it approves the 2025 Municipal Wastewater Planning Program as prepared.

PASSED AND APPROVED this 8th day of April, 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

VOTING:

Jason Thelin	Yea ___ Nay ___
Jessica Smuin	Yea ___ Nay ___
Kelli Law	Yea ___ Nay ___
Chrissy Hannemann	Yea ___ Nay ___
Brent Rummeler	Yea ___ Nay ___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 8th day of April, 2025.

RECORDED this 8th day of April, 2025.

Exhibit A

Municipal Wastewater Planning Program Survey

From: [Google Forms](#)
To: [Shane Sorensen](#)
Subject: Full MWPP Survey - 2025
Date: Thursday, April 3, 2025 11:41:47 AM



Thanks for filling out [Full MWPP Survey - 2025](#)

Here's what was received.

Full MWPP Survey - 2025

Municipal Wastewater Planning Program survey for the year 2024.

Email *

ssorensen@alpineut.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page

What is the name of the Facility? *

Alpine City

What is the Name of the person responsible for this organization?

*

Shane L. Sorensen, P.E.
.....

What is the Title of the person responsible for this organization? *

City Administrator/Public Works Director
.....

What is the Email Address for the person responsible for this organization? *

ssorensen@alpineut.gov
.....

What is the Phone number for the person responsible for this organization? *

801-756-6347
.....

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

181 East 200 North, Alpine, Utah 84004
.....

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

Yes

No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Shane L. Sorensen, P.E.
.....

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

No

Are Debt Service Reserve Fund requirements being met?

Yes

No

Where are sewer revenues maintained?

- General Fund
- Combined Utilities Fund
- Other

What was the average MONTHLY User Charge for 2024?

\$29.46
.....

Do you have a water and/or sewer customer assistance program (CAP)?

- Yes
- No

Are property taxes or other assessments applied to the sewer systems?

- Yes
- No

What is the yearly amount of revenue that you receive from these taxes?

n/a
.....

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

- Yes
- No

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

- Yes
- No

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

- Yes
- No

Has a repair and replacement sinking fund been established for the sewer system?

- Yes
- No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

- Yes
- No

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

- Yes
- No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

- Yes
- No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

- Yes
- No

Have you completed a rate study within the last five years?

- Yes
- No

Do you charge Impact fees?

- Yes
- No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

\$362.52
.....

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

- Yes
- No

Do you maintain a Plan of Operations?

- Yes
- No

Have you updated your Capital Facility Plan within the last five years?

- Yes
- No

In what year was the Capital Facility Plan last updated?

May 2022
.....

Do you use an Asset Management system for your sewer systems?

Yes

No

Do you know the total replacement cost of your total sewer system capital assets?

Yes

No

Replacement Cost =

\$163,957,854
.....

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

0.1
.....

Describe the Asset Management System. Check all that apply:

- Spreadsheet
- GPS
- Accounting Software
- Specialized Software

What is the 2024 Capital Assets Cumulative Depreciation for your facility?

\$130,000
.....

What is the 2024 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

.....

Cost of projected capital improvements - Please enter a valid numerical value
- 2024?

\$100.000
.....

Cost of projected capital improvements - Please enter a valid numerical value
- 2025 through 2029?

\$400,000
.....

Cost of projected capital improvements - Please enter a valid numerical value
- 2030 through 2034?

\$400,000
.....

Cost of projected capital improvements - Please enter a valid numerical value
- 2035 through 2039?

\$400,000
.....

Cost of projected capital improvements - Please enter a valid numerical value
- 2040 through 2044?

\$400,000
.....

Purpose of Capital Improvements - 2024? Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2025 through 2029? - Check all
that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2030 through 2034 Check all that apply.?

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2035 through 2039? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements from 2040 through 2044? - Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.



- True
- False

Do you have a collection system? *

- Yes
- No

Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Shane L. Sorensen, P.E.
.....

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

18
.....

What is the average depth of the collection system?

Please enter the depth in feet.

10
.....

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

61.7

How many lift/pump stations are there in the collection system?

1

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

400

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1979

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1979
.....

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0
.....

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0
.....

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2024?

0
.....

How many Class 2 SSOs were there in Calendar year 2024?

0
.....

Please indicate what caused the SSO(s) in the previous 2 questions.

n/a
.....

Please specify whether the SSOs were caused by contract or tributary community, etc.

n/a
.....

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

What is the number of new commercial/industrial connections in 2024?

0

What is the number of new residential sewer connections added in 2024?

22

How many equivalent residential connections are served?

2,069

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

4

What is the approximate population served?

11,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately

certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Shane L. Sorensen, P.E. - Grade II, ssorensen@alpineut.gov

Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Greg Kmetzsch - Grade II, Landon Wallace - Grade II, Travis Austin - Grade II

Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

No

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No

Do you have a written emergency response plan for sewer systems?

Yes

No

Do you have a written safety plan for sewer systems?

Yes

No

Is the entire collections system TV inspected at least every 5 years?

Yes

No

Is at least 85% of the collections system mapped in GIS?

Yes

No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Has the SSMP been adopted by the permittees governing body at a public meeting?

Yes

No

Has the completed SSMP been public noticed?

Yes

No

USMP Public Notice Date

Date of public notice?

MM DD YYYY

03 / 24 / 2023

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

- Yes
- No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

.....

During 2024, was any part of the SSMP audited as part of the five year audit?

- Yes
- No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

.....

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

- Yes
- No

Does the collection system have more than 2,000 connections?

- Yes

No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

Yes

No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Sewer system is in excellent condition.
.....

What sewerage system capital improvements does the utility need to implement in the next 10 years?

No major improvements
.....

What sewerage system problems, other than plugging, have you had over the last year?

None
.....

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

- 100%
- Partially
- Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

- Yes
- No

Do you have any additional comments?

.....

To the best of my knowledge, the Collections System section is completed and accurate

- True
- False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

- Mechanical Plant
- Discharging Lagoon
- Non-Discharging Lagoon
- No Treatment of Wastewater
- Collections (go back to Collections)

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- True
- False

Has this been adopted by the Council? *

- yes
- No

What Date?

What date was this adopted by Council?

MM DD YYYY

04 / 08 / 2025

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section.
Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

[Create your own Google Form](#)

Does this form look suspicious? [Report](#)

Financial Report

as of March 31, 2025

Presented at the April 8, 2025 City Council Meeting



ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
MARCH 31, 2025

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	222,628.49
01-1112	XPRESS BILL PAY	3,224.38
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	27,864,081.56
	TOTAL COMBINED CASH	28,090,934.43
01-1190	CASH - ALLOCATION TO OTHER FUN	(28,090,934.43)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

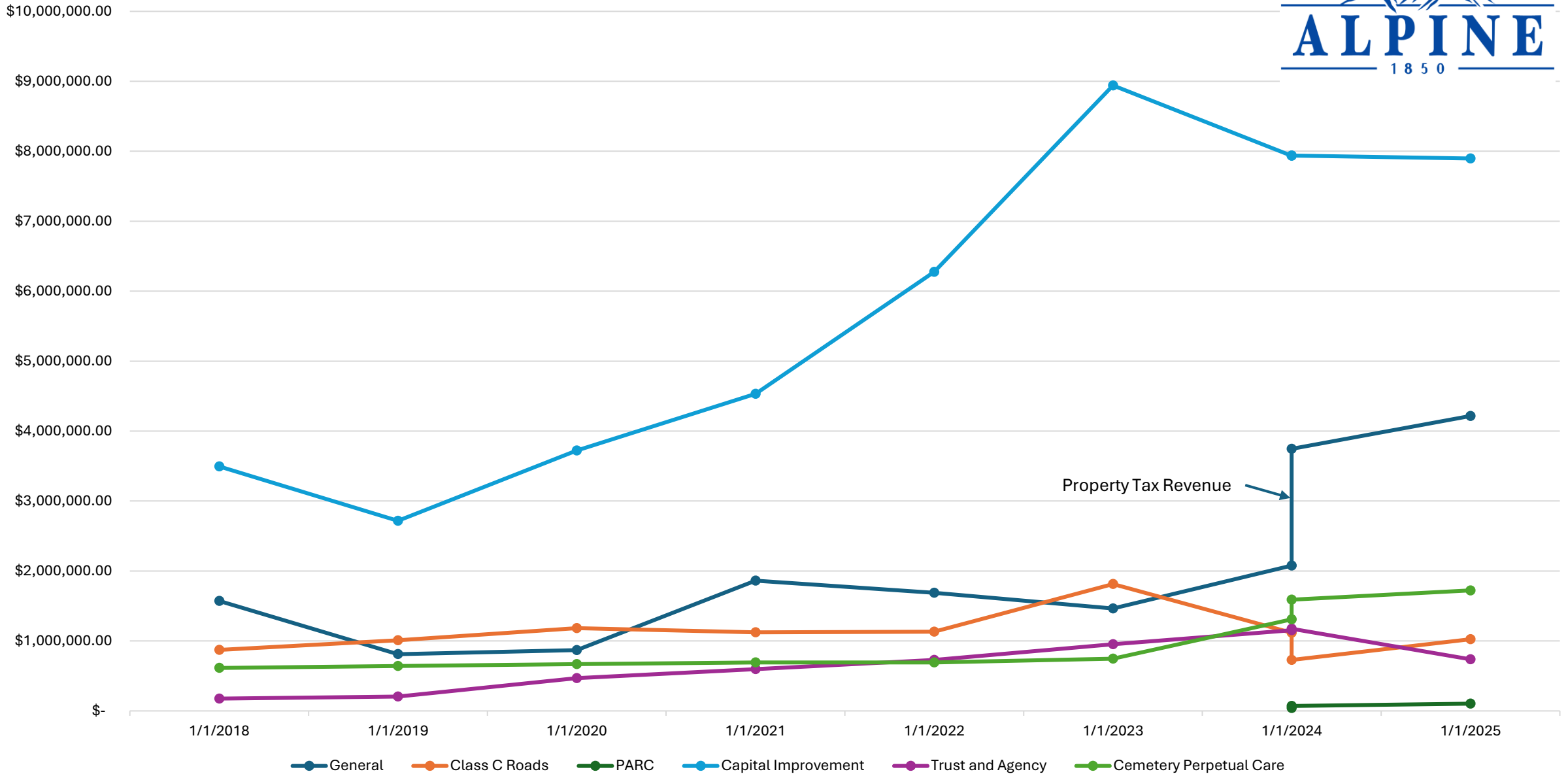
10	ALLOCATION TO GENERAL FUND	4,216,165.55
11	ALLOCATION TO CLASS C ROADS	1,025,123.39
15	ALLOCATION TO RECREATION IMPACT FEES	443,790.53
16	ALLOCATION TO STREET IMPACT FEES	162,461.30
44	ALLOCATION TO PARC FUND	103,864.39
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	7,895,203.10
51	ALLOCATION TO WATER FUND	3,663,547.96
52	ALLOCATION TO SEWER FUND	3,211,065.66
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	2,176,967.82
56	ALLOCATION TO STORM DRAIN FUND	997,355.17
70	ALLOCATION TO TRUST AND AGENCY FUND	738,020.00
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,722,830.08
81	ALLOCATION TO WATER IMPACT FEES	713,838.94
82	ALLOCATION TO SEWER IMPACT FEES	187,459.13
85	ALLOCATION TO PI IMPACT FEES	613,387.80
86	ALLOCATION TO STORM DRAIN IMPACT FEES	219,853.61
	TOTAL ALLOCATIONS TO OTHER FUNDS	28,090,934.43
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(28,090,934.43)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00



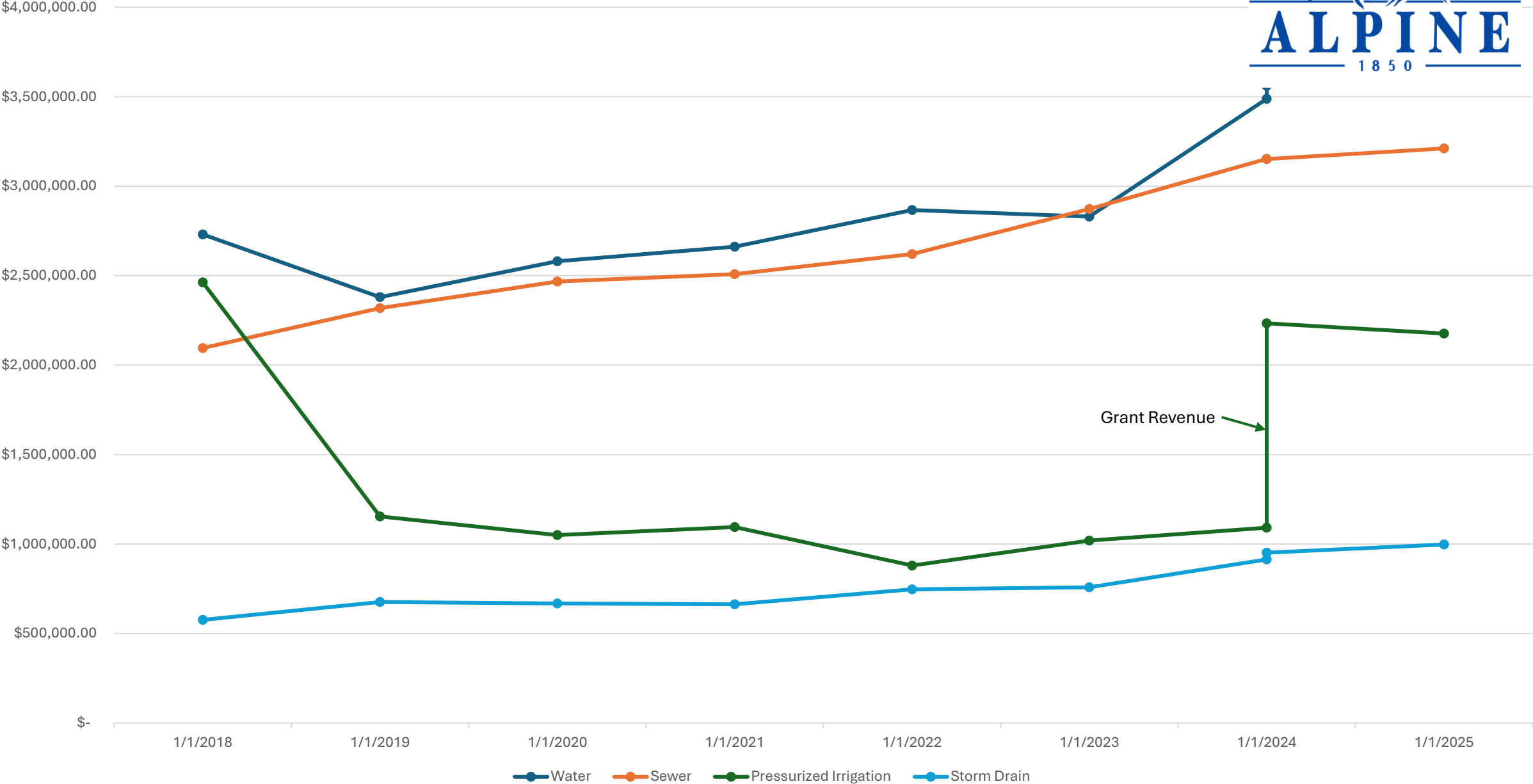
Historical Fund Balance Trends

Fund	Fund Balance (based on EOY fund balance)						Fund Balance (based on end of quarter)		
	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	9/30/2024	12/31/2024	3/31/2025
General	\$ 1,570,685.36	\$ 810,809.31	\$ 868,135.61	\$ 1,861,558.34	\$ 1,687,206.64	\$ 1,464,080.79	\$ 2,078,703.43	\$ 3,746,519.78	\$ 4,216,165.55
Class C Roads	\$ 871,638.29	\$ 1,009,431.75	\$ 1,182,219.50	\$ 1,123,346.55	\$ 1,131,279.68	\$ 1,813,199.69	\$ 1,118,111.23	\$ 728,495.32	\$ 1,025,123.39
PARC							\$ 39,687.95	\$ 71,213.13	\$ 103,864.39
Capital Improvement	\$ 3,495,391.32	\$ 2,717,533.22	\$ 3,720,864.78	\$ 4,530,898.83	\$ 6,275,987.85	\$ 8,940,728.93	\$ 7,936,344.62	\$ 7,938,982.62	\$ 7,895,203.10
Trust and Agency	\$ 175,841.18	\$ 205,304.18	\$ 468,920.05	\$ 596,642.33	\$ 727,132.30	\$ 953,415.35	\$ 1,152,531.13	\$ 1,174,437.62	\$ 738,020.00
Cemetery Perpetual Care	\$ 614,030.74	\$ 642,634.99	\$ 667,780.99	\$ 691,834.74	\$ 692,871.99	\$ 745,970.49	\$ 1,307,466.39	\$ 1,589,840.38	\$ 1,722,830.08
Fund	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	9/30/2024	12/31/2024	3/31/2025
Water	\$ 2,730,121.61	\$ 2,379,936.56	\$ 2,580,896.16	\$ 2,661,881.33	\$ 2,866,646.65	\$ 2,829,628.96	\$ 3,488,423.08	\$ 3,560,969.32	\$ 3,663,547.96
Sewer	\$ 2,095,400.62	\$ 2,318,088.55	\$ 2,466,772.34	\$ 2,508,328.96	\$ 2,620,750.12	\$ 2,872,224.02	\$ 3,152,428.48	\$ 3,151,768.60	\$ 3,211,065.66
Pressurized Irrigation	\$ 2,462,768.52	\$ 1,154,286.07	\$ 1,050,534.41	\$ 1,094,277.63	\$ 880,115.94	\$ 1,019,172.72	\$ 1,091,445.89	\$ 2,233,697.93	\$ 2,176,967.82
Storm Drain	\$ 576,203.12	\$ 676,090.77	\$ 667,622.67	\$ 663,658.96	\$ 747,041.71	\$ 757,773.60	\$ 913,964.28	\$ 952,147.35	\$ 997,355.17
Fund	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	9/30/2024	12/31/2024	3/31/2025
Water Impact Fees	\$ 292,553.93	\$ 373,676.93	\$ 484,678.07	\$ 464,721.28	\$ 471,243.64	\$ 553,323.82	\$ 673,900.64	\$ 688,920.11	\$ 713,838.94
Sewer Impact Fees	\$ 57,176.98	\$ 76,805.08	\$ 98,281.48	\$ 136,396.64	\$ 134,115.02	\$ 152,627.06	\$ 178,849.70	\$ 183,743.12	\$ 187,459.13
Pressurized Irrigation Impact Fees	\$ 88,682.44	\$ 166,589.73	\$ 260,690.05	\$ 223,420.31	\$ 329,912.05	\$ 411,475.83	\$ 538,142.25	\$ 588,062.57	\$ 613,387.80
Storm Drain Impact Fees	\$ 227,551.53	\$ 122,810.87	\$ 129,442.70	\$ 147,719.70	\$ 179,798.70	\$ 196,359.94	\$ 212,169.46	\$ 215,589.20	\$ 219,853.61
Recreation Impact Fees	\$ 704,726.99	\$ 767,887.39	\$ 656,237.39	\$ 702,776.41	\$ 802,951.05	\$ 628,914.38	\$ 674,739.69	\$ 432,676.63	\$ 443,790.53
Street Impact Fees	\$ 263,692.80	\$ 322,383.46	\$ 373,764.88	\$ 401,672.92	\$ 415,407.08	\$ 430,816.08	\$ 461,100.15	\$ 158,125.79	\$ 162,461.30
Totals	\$ 16,226,465.43	\$ 13,744,268.86	\$ 15,676,841.08	\$ 17,809,134.93	\$ 19,962,460.42	\$ 23,769,711.66	\$ 25,018,008.37	\$ 27,415,189.47	\$ 28,090,934.43

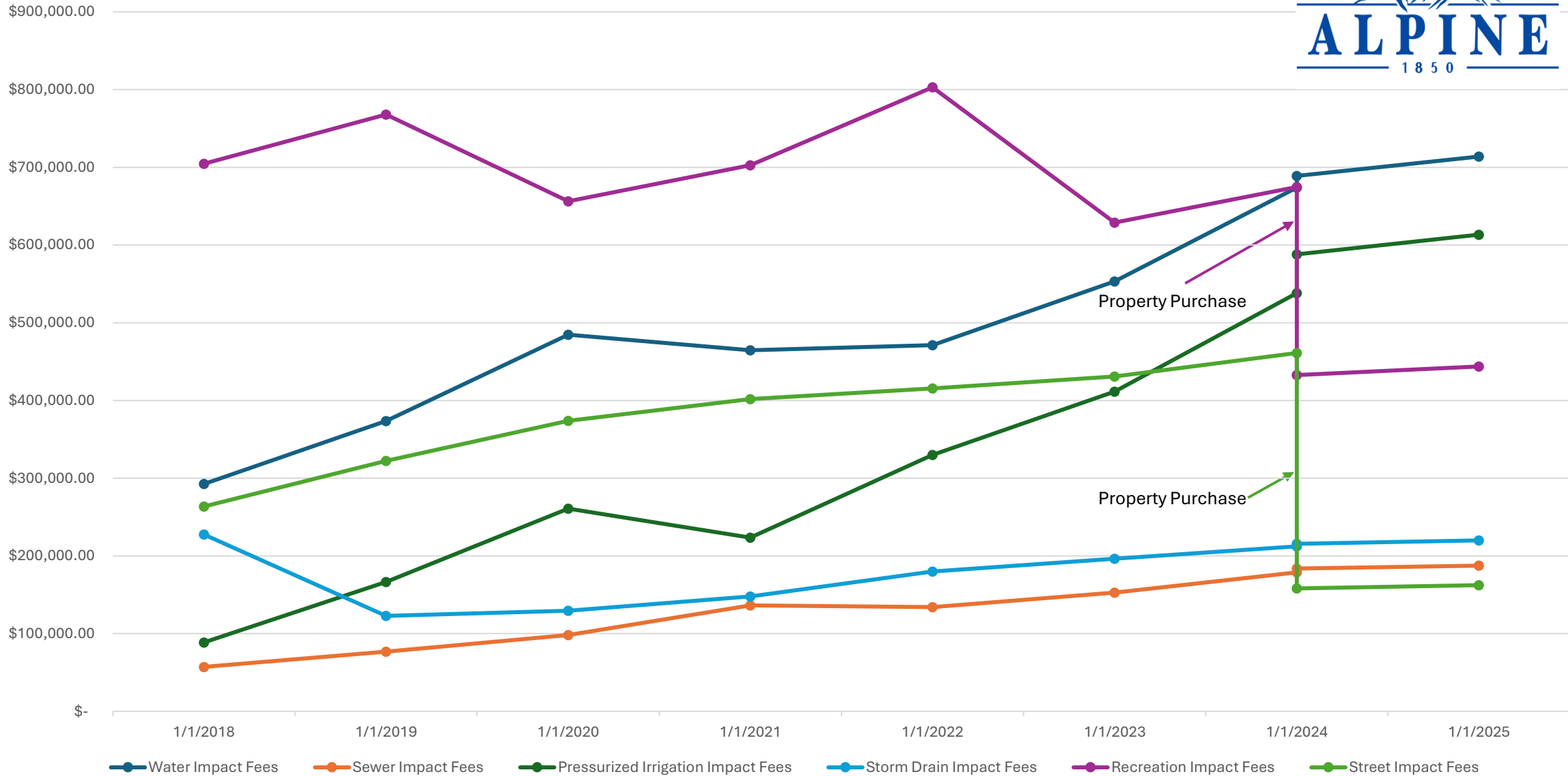
Fund Balance Trends - General Funds



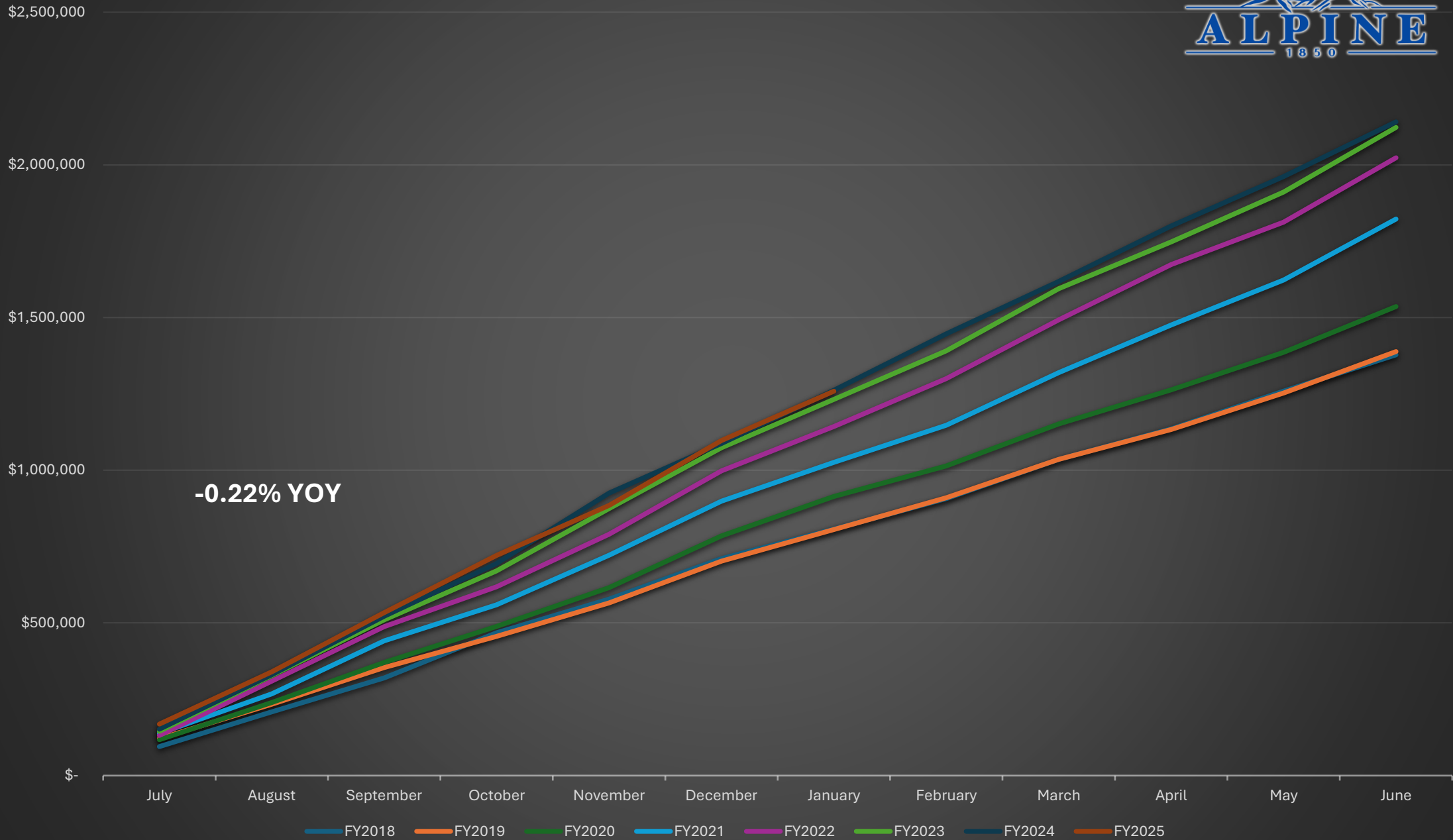
Fund Balance Trends - Utilities



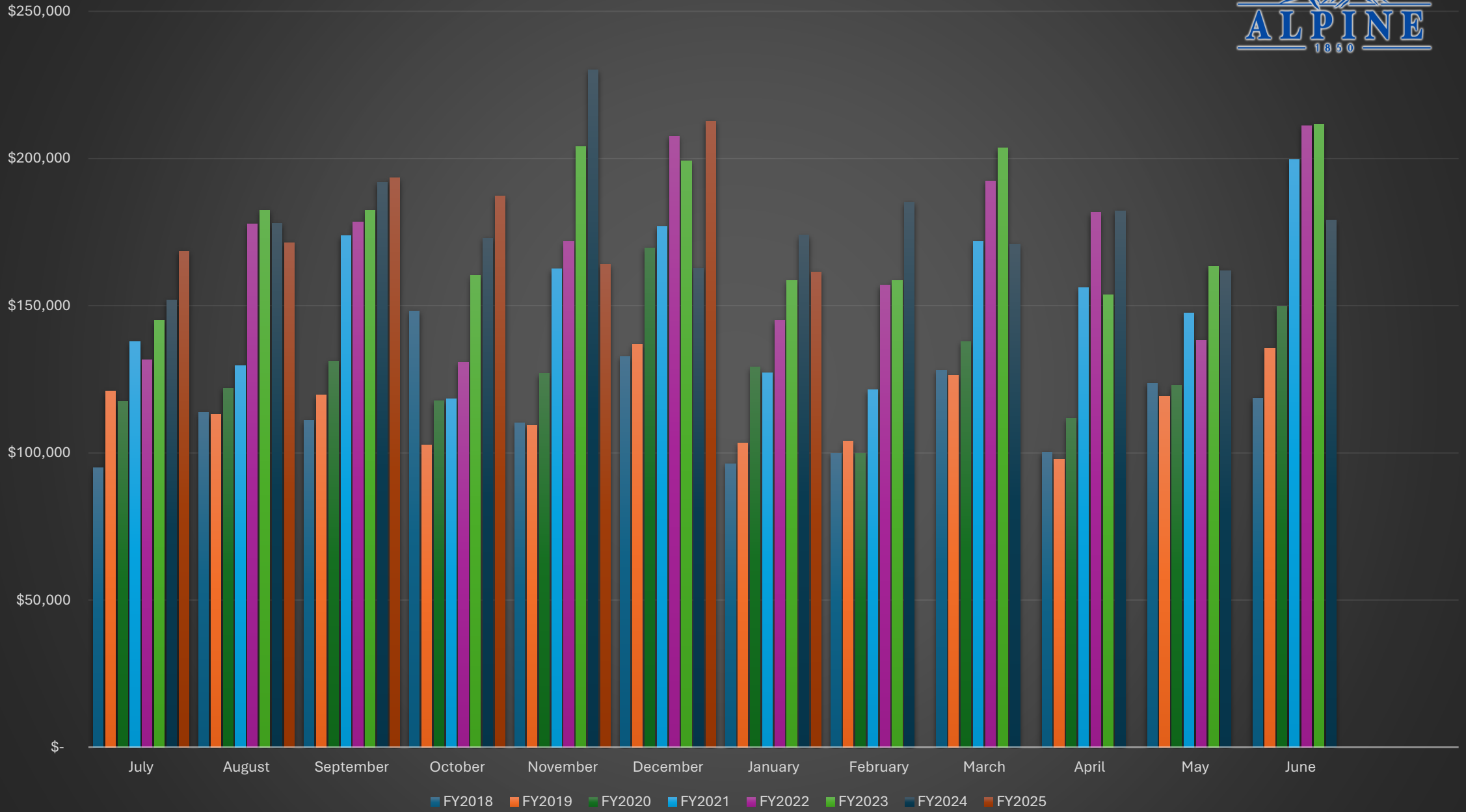
Fund Balance Trends - Impact Fees



Cummulative Sales Tax Revenue Comparison



Sales Tax Revenue by Month



ALPINE CITY CORPORATION
 COMBINED CASH INVESTMENT
 MARCH 31, 2025

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	222,628.49
01-1112	XPRESS BILL PAY	3,224.38
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	27,864,081.56
		28,090,934.43
	TOTAL COMBINED CASH	28,090,934.43
01-1190	CASH - ALLOCATION TO OTHER FUN	(28,090,934.43)
		.00
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,216,165.55
11	ALLOCATION TO CLASS C ROADS	1,025,123.39
15	ALLOCATION TO RECREATION IMPACT FEES	443,790.53
16	ALLOCATION TO STREET IMPACT FEES	162,461.30
44	ALLOCATION TO PARC FUND	103,864.39
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	7,895,203.10
51	ALLOCATION TO WATER FUND	3,663,547.96
52	ALLOCATION TO SEWER FUND	3,211,065.66
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	2,176,967.82
56	ALLOCATION TO STORM DRAIN FUND	997,355.17
70	ALLOCATION TO TRUST AND AGENCY FUND	738,020.00
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,722,830.08
81	ALLOCATION TO WATER IMPACT FEES	713,838.94
82	ALLOCATION TO SEWER IMPACT FEES	187,459.13
85	ALLOCATION TO PI IMPACT FEES	613,387.80
86	ALLOCATION TO STORM DRAIN IMPACT FEES	219,853.61
		28,090,934.43
	TOTAL ALLOCATIONS TO OTHER FUNDS	28,090,934.43
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(28,090,934.43)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

GENERAL FUND

<u>ASSETS</u>			
10-1190	CASH - ALLOCATION TO OTHER FUN		4,216,165.55
10-1309	DEFERRED PROPERTY TAXES REC		2,659,542.68
10-1311	ACCOUNTS RECEIVABLE		67,862.35
10-1561	PREPAID EXPENSES		1,282.15
			<u>6,944,852.73</u>
	TOTAL ASSETS		<u><u>6,944,852.73</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
10-2131	ACCOUNTS PAYABLE	(	262.95)
10-2211	WAGES PAYABLE		21,606.75
10-2222	FEDERAL WITHHOLDING PAYABLE	(	16,779.05)
10-2223	STATE WITHHOLDING PAYABLE	(	44.70)
10-2225	ULGT PAYABLE	(	8,008.66)
10-2227	RETIREMENT PAYABLE EMPLOYEES	(	10,347.71)
10-2229	WORKERS COMP PAYABLE		13,044.91
10-2400	UNEARNED REVENUE		2,659,542.00
			<u>2,658,750.59</u>
	TOTAL LIABILITIES		2,658,750.59
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR		2,453,276.55
	REVENUE OVER EXPENDITURES - YTD		1,832,825.59
			<u>4,286,102.14</u>
	BALANCE - CURRENT DATE		4,286,102.14
	TOTAL FUND EQUITY		<u><u>4,286,102.14</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>6,944,852.73</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10	CURRENT YEAR GENERAL PROPERTY	46,332.28	2,633,009.29	2,659,500.00	26,490.71 99.0
10-31-20	REDEMPTION TAXES	12,219.93	252,784.73	200,000.00 (52,784.73)	126.4
10-31-30	GENERAL SALES AND USE TAXES	161,435.43	1,258,857.71	2,100,000.00	841,142.29 60.0
10-31-31	MOTOR VEHICLE TAXES	12,246.07	91,465.60	120,000.00	28,534.40 76.2
10-31-40	FRANCHISE FEES	38,184.89	515,990.19	700,000.00	184,009.81 73.7
10-31-90	PENALTIES & INT. ON DELINQUENT	12,731.12	15,756.94	4,000.00 (11,756.94)	393.9
	TOTAL TAXES	283,149.72	4,767,864.46	5,783,500.00	1,015,635.54 82.4
<u>LICENSES AND PERMITS</u>					
10-32-10	BUSINESS LICENSES AND PERMITS	2,350.00	22,162.50	25,000.00	2,837.50 88.7
10-32-20	PLAN CHECK FEES	10,217.37	129,909.58	225,000.00	95,090.42 57.7
10-32-21	BUILDING PERMITS	24,518.78	211,315.26	400,000.00	188,684.74 52.8
10-32-22	BUILDING PERMIT ASSESSMENT	445.17	2,648.76	5,000.00	2,351.24 53.0
	TOTAL LICENSES AND PERMITS	37,531.32	366,036.10	655,000.00	288,963.90 55.9
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42	MUNICIPAL RECREATION GRANT	.00	.00	4,964.00	4,964.00 .0
10-33-59	OTHER GRANTS	.00	39,034.08	170,000.00	130,965.92 23.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	39,034.08	174,964.00	135,929.92 22.3
<u>CHARGES FOR SERVICES</u>					
10-34-13	ZONING AND SUBDIVISION FEES	.00	2,140.00	20,000.00	17,860.00 10.7
10-34-14	ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00 .0
10-34-15	SALE OF MAPS AND PUBLICATIONS	.00	.00	250.00	250.00 .0
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	.00	28,887.00	38,516.00	9,629.00 75.0
10-34-40	WASTE COLLECTION SALES	60,717.34	545,802.22	670,000.00	124,197.78 81.5
10-34-69	YOUTH COUNCIL	.00	928.00	3,000.00	2,072.00 30.9
10-34-81	SALE OF CEMETERY LOTS	3,825.00	242,675.00	7,500.00 (235,175.00)	3235.7
10-34-83	BURIAL FEES	7,600.00	60,050.00	50,000.00 (10,050.00)	120.1
	TOTAL CHARGES FOR SERVICES	72,142.34	880,482.22	789,766.00 (90,716.22)	111.5
<u>FINES AND FORFEITURES</u>					
10-35-10	TRAFFIC FINES	5,810.00	62,886.44	40,000.00 (22,886.44)	157.2
10-35-15	OTHER FINES	.00	100.00	7,000.00	6,900.00 1.4
10-35-16	TRAFFIC SCHOOL	.00	3,515.00	2,000.00 (1,515.00)	175.8
	TOTAL FINES AND FORFEITURES	5,810.00	66,501.44	49,000.00 (17,501.44)	135.7

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	2,510.00	22,715.00	65,000.00	42,285.00	35.0
TOTAL RENTS AND OTHER REVENUE	2,510.00	22,715.00	65,000.00	42,285.00	35.0
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	(183,474.00)	74,875.65	50,000.00	(24,875.65)	149.8
10-38-17 ALPINE DAYS REVENUE	2,000.00	61,659.28	85,000.00	23,340.72	72.5
10-38-18 RODEO REVENUE	.00	56,400.26	20,000.00	(36,400.26)	282.0
10-38-19 PICKLEBALL FEES	.00	111.00	.00	(111.00)	.0
10-38-50 BICENTENNIAL BOOKS	.00	345.00	500.00	155.00	69.0
10-38-90 SUNDRY REVENUES	2,034.25	30,151.06	85,000.00	54,848.94	35.5
TOTAL INTEREST AND MISC REVENUE	(179,439.75)	223,542.25	240,500.00	16,957.75	93.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	41,115.00	41,115.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,894.07	25,992.93	35,000.00	9,007.07	74.3
TOTAL TRANSFERS AND CONTRIBUTIONS	2,894.07	25,992.93	76,115.00	50,122.07	34.2
TOTAL FUND REVENUE	224,597.70	6,392,168.48	7,833,845.00	1,441,676.52	81.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	18,933.40	183,012.13	224,000.00	40,987.87	81.7
10-41-13 EMPLOYEE BENEFITS	7,813.97	72,456.06	96,000.00	23,543.94	75.5
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	11,127.96	22,565.98	21,000.00	(1,565.98)	107.5
10-41-22 PUBLIC NOTICES	43.69	294.69	2,000.00	1,705.31	14.7
10-41-23 TRAVEL	.00	2,186.50	7,500.00	5,313.50	29.2
10-41-24 OFFICE SUPPLIES & POSTAGE	616.65	16,626.87	15,000.00	(1,626.87)	110.9
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	346.22	2,829.24	5,500.00	2,670.76	51.4
10-41-30 PROFESSIONAL SERVICES	.00	82.12	60,000.00	59,917.88	.1
10-41-33 EDUCATION	790.00	2,884.00	3,000.00	116.00	96.1
10-41-46 COUNCIL DISCRETIONARY FUND	349.32	3,552.01	12,000.00	8,447.99	29.6
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	285.00	11,857.91	12,000.00	142.09	98.8
10-41-63 OTHER SERVICES	2,075.00	38,084.58	20,000.00	(18,084.58)	190.4
10-41-64 OTHER EXPENSES	1,842.59	5,333.33	6,000.00	666.67	88.9
TOTAL ADMINISTRATION	44,223.80	361,862.92	492,000.00	130,137.08	73.6
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	3,335.11	28,264.88	35,000.00	6,735.12	80.8
10-42-31 PROFESSIONAL SERVICES	4,170.41	33,534.12	45,000.00	11,465.88	74.5
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,320.15	23,946.31	25,000.00	1,053.69	95.8
TOTAL COURT	9,825.67	85,745.31	105,200.00	19,454.69	81.5
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,532.00	15,194.59	20,000.00	4,805.41	76.0
10-43-13 EMPLOYEE BENEFITS	896.95	8,536.04	11,300.00	2,763.96	75.5
10-43-14 OVERTIME WAGES	107.73	1,898.96	2,500.00	601.04	76.0
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	365.09	3,731.63	5,200.00	1,468.37	71.8
10-43-33 EDUCATION	.00	1,170.00	1,300.00	130.00	90.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	15,900.00	15,900.00	.00	100.0
TOTAL TREASURER	2,901.77	46,431.22	58,400.00	11,968.78	79.5
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	972.11	1,000.00	27.89	97.2
TOTAL ELECTIONS	.00	972.11	1,000.00	27.89	97.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	99.47	1,272.95	7,000.00	5,727.05	18.2
10-52-27 UTILITIES	2,502.10	18,307.60	25,000.00	6,692.40	73.2
10-52-51 INSURANCE	.00	9,961.91	10,500.00	538.09	94.9
10-52-63 OTHER SERVICES	710.00	8,503.44	13,000.00	4,496.56	65.4
10-52-72 CAPITAL OUTLAY BUILDINGS	14,403.00	20,806.10	1,200,000.00	1,179,193.90	1.7
TOTAL GOVERNMENT BUILDINGS	17,714.57	58,852.00	1,255,500.00	1,196,648.00	4.7
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	124,831.00	1,123,479.00	1,497,976.00	374,497.00	75.0
10-57-63 FIRE-PROFESSIONAL SERVICE	115,900.66	991,427.32	1,339,127.00	347,699.68	74.0
10-57-72 ADMINISTRATION	10,444.00	93,996.00	125,331.00	31,335.00	75.0
10-57-74 CAPITAL OUTLAY - EQUIPMENT	.00	20,000.00	20,000.00	.00	100.0
TOTAL EMERGENCY SERVICES	251,175.66	2,228,902.32	2,982,434.00	753,531.68	74.7
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	3,850.40	37,319.69	50,200.00	12,880.31	74.3
10-58-13 EMPLOYEE BENEFITS	1,805.65	16,652.78	22,900.00	6,247.22	72.7
10-58-14 OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28 TELEPHONE	30.00	285.00	1,000.00	715.00	28.5
10-58-29 CONTRACT/BUILDING INSPECTOR	10,125.00	54,341.00	90,000.00	35,659.00	60.4
10-58-51 INSURANCE & SURETY BONDS	.00	9,961.91	10,400.00	438.09	95.8
10-58-65 BUILDING PERMIT SURCHARGE	.00	1,480.29	3,000.00	1,519.71	49.3
TOTAL BUILDING INSPECTION	15,811.05	120,040.67	179,300.00	59,259.33	67.0
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	10,809.88	103,520.48	165,200.00	61,679.52	62.7
10-59-13 EMPLOYEE BENEFITS	4,905.22	45,485.26	71,800.00	26,314.74	63.4
10-59-14 OVERTIME WAGES	94.07	1,029.58	1,000.00	(29.58)	103.0
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
10-59-23 TRAVEL	624.14	1,243.37	1,500.00	256.63	82.9
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30 PROFESSIONAL SERVICES	3,262.50	45,582.00	45,000.00	(582.00)	101.3
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	20,000.00	20,000.00	.0
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	19,695.81	196,860.69	307,750.00	110,889.31	64.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	8,683.01	83,684.91	126,000.00	42,315.09	66.4
10-60-13 EMPLOYEE BENEFITS	6,001.61	55,645.41	81,600.00	25,954.59	68.2
10-60-14 OVERTIME WAGES	532.20	6,253.54	8,000.00	1,746.46	78.2
10-60-15 ON CALL WAGES	477.24	4,754.64	6,350.00	1,595.36	74.9
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	205.92	400.00	194.08	51.5
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,917.69	56,097.83	75,000.00	18,902.17	74.8
10-60-26 STREET SUPPLIES AND MAINTENANC	187.97	51,887.91	75,000.00	23,112.09	69.2
10-60-27 UTILITIES	6.03	48.53	500.00	451.47	9.7
10-60-28 TELEPHONE	271.07	2,267.04	3,200.00	932.96	70.9
10-60-29 POWER - STREET LIGHTS	4,759.88	38,776.78	50,000.00	11,223.22	77.6
10-60-51 INSURANCE	.00	9,961.91	10,000.00	38.09	99.6
10-60-63 OTHER SERVICES	.00	153.00	12,000.00	11,847.00	1.3
10-60-64 OTHER EXPENSES	600.48	2,627.92	6,500.00	3,872.08	40.4
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	1,200.00	151,200.00	172,000.00	20,800.00	87.9
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	32,875.00	53,450.00	20,575.00	61.5
TOTAL STREETS	24,637.18	496,440.34	681,000.00	184,559.66	72.9
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	1,796.00	39,515.69	58,700.00	19,184.31	67.3
10-70-12 WAGES TEMPORARY EMPLOYEES	145.00	33,240.18	55,000.00	21,759.82	60.4
10-70-13 EMPLOYEE BENEFITS	918.26	22,634.74	38,900.00	16,265.26	58.2
10-70-14 OVERTIME WAGES	.00	2,536.69	2,500.00	(36.69)	101.5
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	88.63	3,464.34	2,400.00	(1,064.34)	144.4
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	286.48	14,307.01	25,000.00	10,692.99	57.2
10-70-26 BUILDING AND GROUNDS SUPPLIES	145.50	43,833.54	55,000.00	11,166.46	79.7
10-70-27 UTILITIES	1,030.48	6,959.87	60,000.00	53,040.13	11.6
10-70-28 TELEPHONE	251.07	2,230.69	3,000.00	769.31	74.4
10-70-51 INSURANCE & SURETY BONDS	.00	9,961.91	10,500.00	538.09	94.9
10-70-60 RODEO	.00	46,268.98	35,000.00	(11,268.98)	132.2
10-70-64 OTHER EXPENSES	1,878.40	9,288.77	76,500.00	67,211.23	12.1
10-70-65 ALPINE DAYS	309.94	72,719.94	115,000.00	42,280.06	63.2
10-70-66 OTHER EXPENSE - SPECIAL PROJEC	.00	.00	2,000.00	2,000.00	.0
10-70-67 MOYLE PARK	.00	758.98	9,000.00	8,241.02	8.4
10-70-68 LIBRARY	1,430.00	10,270.00	14,500.00	4,230.00	70.8
10-70-69 YOUTH COUNCIL	1,067.93	4,567.94	8,500.00	3,932.06	53.7
10-70-70 BOOK MOBILE	.00	13,596.00	13,596.00	.00	100.0
10-70-71 TRAILS	.00	3,928.68	5,000.00	1,071.32	78.6
TOTAL PARKS & RECREATION	9,347.69	340,083.95	591,096.00	251,012.05	57.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	1,796.00	39,515.62	58,700.00	19,184.38	67.3
10-77-12 WAGES TEMPORARY EMPLOYEE	145.00	33,240.08	55,000.00	21,759.92	60.4
10-77-13 EMPLOYEE BENEFITS	927.04	22,805.71	38,900.00	16,094.29	58.6
10-77-14 OVERTIME WAGES	.00	2,536.69	2,500.00	(36.69)	101.5
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	779.45	250.00	(529.45)	311.8
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	168.52	2,586.91	12,000.00	9,413.09	21.6
10-77-26 BUILDING AND GROUNDS	.00	5,805.67	12,000.00	6,194.33	48.4
10-77-28 TELEPHONE	15.00	292.50	850.00	557.50	34.4
10-77-51 INSURANCE & SURETY BONDS	.00	9,961.91	8,500.00	(1,461.91)	117.2
10-77-63 OTHER SERVICES	490.24	1,574.56	10,000.00	8,425.44	15.8
TOTAL CEMETERY	3,541.80	119,099.10	199,200.00	80,100.90	59.8
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,622.36	35,719.13	51,000.00	15,280.87	70.0
10-82-13 EMPLOYEE BENEFITS	2,322.85	21,619.37	29,200.00	7,580.63	74.0
10-82-14 OVERTIME WAGES	62.87	1,107.80	1,500.00	392.20	73.9
10-82-15 ON CALL WAGES	.00	3.39	.00	(3.39)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	497.55	4,645.33	3,600.00	(1,045.33)	129.0
10-82-28 TELEPHONE	.00	.00	250.00	250.00	.0
10-82-31 PROFESSIONAL & TECHNICAL	365.09	3,731.63	4,800.00	1,068.37	77.7
10-82-34 TECHNOLOGY UPDATE	457.93	4,527.79	5,500.00	972.21	82.3
10-82-61 TIPPING FEES	8,698.91	105,422.94	155,000.00	49,577.06	68.0
10-82-62 WASTE PICKUP CONTRACT	39,224.50	313,742.51	405,000.00	91,257.49	77.5
10-82-64 OTHER EXPENSES	238.48	1,073.16	3,800.00	2,726.84	28.2
10-82-65 CITY CLEANUP PROJECTS	.00	6,366.59	.00	(6,366.59)	.0
TOTAL GARBAGE	55,490.54	497,959.64	659,650.00	161,690.36	75.5
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	460.68	6,092.62	20,000.00	13,907.38	30.5
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	296,315.00	296,315.00	.0
10-99-82 EMERGENCY PREP	.00	.00	5,000.00	5,000.00	.0
TOTAL MISCELLANEOUS	460.68	6,092.62	321,315.00	315,222.38	1.9
TOTAL FUND EXPENDITURES	454,826.22	4,559,342.89	7,833,845.00	3,274,502.11	58.2
NET REVENUE OVER EXPENDITURES	(230,228.52)	1,832,825.59	.00	(1,832,825.59)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	1,025,123.39	
11-1313	CLASS C MASS TRANSIT RECEIVABL	(28,931.71)	
	TOTAL ASSETS		<u>996,191.68</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,055,085.50	
	REVENUE OVER EXPENDITURES - YTD	(58,893.82)	
	BALANCE - CURRENT DATE		<u>996,191.68</u>
	TOTAL FUND EQUITY		<u>996,191.68</u>
	TOTAL LIABILITIES AND EQUITY		<u>996,191.68</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	94,754.86	429,847.14	500,000.00	70,152.86	86.0
11-33-60 MASS TRANSIT	15,066.17	117,694.19	195,000.00	77,305.81	60.4
11-33-80 PUBLIC TRANSIT TAX	6,546.80	51,581.13	78,000.00	26,418.87	66.1
TOTAL SOURCE 33	116,367.83	599,122.46	773,000.00	173,877.54	77.5
 <u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	11,403.69	33,114.63	10,000.00	(23,114.63)	331.2
TOTAL INTEREST AND MISC REVENUE	11,403.69	33,114.63	10,000.00	(23,114.63)	331.2
 TOTAL FUND REVENUE	 127,771.52	 632,237.09	 783,000.00	 150,762.91	 80.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	.00	418,130.91	477,000.00	58,869.09	87.7
11-60-75 MASS TRANSIT PROJECTS	.00	273,000.00	273,000.00	.00	100.0
11-60-90 RESERVES	.00	.00	33,000.00	33,000.00	.0
TOTAL DEPARTMENT 60	.00	691,130.91	783,000.00	91,869.09	88.3
TOTAL FUND EXPENDITURES	.00	691,130.91	783,000.00	91,869.09	88.3
NET REVENUE OVER EXPENDITURES	127,771.52	(58,893.82)	.00	58,893.82	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 MARCH 31, 2025

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL		443,790.53
	TOTAL ASSETS		<u>443,790.53</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION		571,085.62
UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	97,015.76	
	REVENUE OVER EXPENDITURES - YTD	<u>(224,310.85)</u>	
	BALANCE - CURRENT DATE		<u>(127,295.09)</u>
	TOTAL FUND EQUITY		<u>443,790.53</u>
	TOTAL LIABILITIES AND EQUITY		<u>443,790.53</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	.00	10,752.00	100,000.00	89,248.00	10.8
TOTAL OPERATING REVENUES	.00	10,752.00	100,000.00	89,248.00	10.8
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	5,737.90	19,937.15	10,000.00	(9,937.15)	199.4
TOTAL INTEREST AND MISC REVENUE	5,737.90	19,937.15	10,000.00	(9,937.15)	199.4
<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10 FUND BALANCE APPROPRIATION	.00	.00	105,000.00	105,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND REVENUE	5,737.90	30,689.15	215,000.00	184,310.85	14.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	.00	255,000.00	255,000.00	.00	100.0
TOTAL EXPENDITURES	.00	255,000.00	255,000.00	.00	100.0
TOTAL FUND EXPENDITURES	.00	255,000.00	255,000.00	.00	100.0
NET REVENUE OVER EXPENDITURES	5,737.90	(224,310.85)	(40,000.00)	184,310.85	(560.8)

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	162,461.30	
	TOTAL ASSETS		162,461.30
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	453,828.08	
	REVENUE OVER EXPENDITURES - YTD	(291,366.78)	
	BALANCE - CURRENT DATE	162,461.30	
	TOTAL FUND EQUITY		162,461.30
	TOTAL LIABILITIES AND EQUITY		162,461.30

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	.00	4,733.28	40,000.00	35,266.72	11.8
TOTAL OPERATING REVENUES	.00	4,733.28	40,000.00	35,266.72	11.8
<u>INTEREST AND MISC REVENUE</u>					
16-38-10 INTEREST EARNINGS	1,968.87	10,000.44	.00	(10,000.44)	.0
TOTAL INTEREST AND MISC REVENUE	1,968.87	10,000.44	.00	(10,000.44)	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
16-39-10 FUND BALANCE APPROPRIATION	.00	.00	340,000.00	340,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	340,000.00	340,000.00	.0
TOTAL FUND REVENUE	1,968.87	14,733.72	380,000.00	365,266.28	3.9

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	306,100.50	340,000.00	33,899.50	90.0
TOTAL EXPENDITURES	.00	306,100.50	340,000.00	33,899.50	90.0
TOTAL FUND EXPENDITURES	.00	306,100.50	340,000.00	33,899.50	90.0
NET REVENUE OVER EXPENDITURES	1,968.87	(291,366.78)	40,000.00	331,366.78	(728.4)

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

HISTORIC PRESERVATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TRANSFERS AND CONTRIBUTIONS</u>					
40-39-10 HISTORIC FUND SURPLUS	.00	.00	2,900.00	2,900.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,900.00	2,900.00	.0
TOTAL FUND REVENUE	.00	.00	2,900.00	2,900.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	2,900.00	2,900.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

PARC FUND

<u>ASSETS</u>			
44-1190	CASH - ALLOCATION TO OTHER FUN	103,864.39	
	TOTAL ASSETS		103,864.39
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
44-2980	BALANCE BEGINNING OF YEAR	30,532.48	
	REVENUE OVER EXPENDITURES - YTD	73,331.91	
	BALANCE - CURRENT DATE	103,864.39	
	TOTAL FUND EQUITY		103,864.39
	TOTAL LIABILITIES AND EQUITY		103,864.39

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10 INTEREST REVENUE	1,134.70	2,318.10	.00	(2,318.10)	.0
44-38-20 PARC TAX	8,542.92	71,013.81	100,000.00	28,986.19	71.0
TOTAL SOURCE 38	9,677.62	73,331.91	100,000.00	26,668.09	73.3
TOTAL FUND REVENUE	9,677.62	73,331.91	100,000.00	26,668.09	73.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72 CAPITAL OUTLAY - OTHER	.00	.00	100,000.00	100,000.00	.0
TOTAL DEPARTMENT 40	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
NET REVENUE OVER EXPENDITURES	9,677.62	73,331.91	.00	(73,331.91)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	7,895,203.10	
	TOTAL ASSETS		7,895,203.10
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2124	OTHER BONDS	327,000.00	
45-2131	ACCOUNTS PAYABLE	5,000.00	
45-2140	INFRA PROTECTION BONDS	1,372,622.94	
45-2147	OPEN SPACE BOND	134,000.00	
45-2150	RESTRICTED FOR ROADS	162,037.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS	4,948.00	
	TOTAL LIABILITIES		2,010,820.44
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	174,329.36	
45-2980	BALANCE BEGINNING OF YEAR	5,813,511.13	
	REVENUE OVER EXPENDITURES - YTD	(103,457.83)	
	BALANCE - CURRENT DATE	5,884,382.66	
	TOTAL FUND EQUITY		5,884,382.66
	TOTAL LIABILITIES AND EQUITY		7,895,203.10

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	95,886.24	298,159.33	10,000.00	(288,159.33)	2981.6
TOTAL INTEREST AND MISC REVENUE	95,886.24	298,159.33	10,000.00	(288,159.33)	2981.6
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10 TRANSFER FROM GENERAL FUND	.00	.00	296,315.00	296,315.00	.0
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	1,753,335.00	1,753,335.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,049,650.00	2,049,650.00	.0
TOTAL FUND REVENUE	95,886.24	298,159.33	2,059,650.00	1,761,490.67	14.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	7,188.52	254,983.76	1,406,200.00	1,151,216.24	18.1
45-40-73 CAPITAL OUTLAY BUILDINGS	.00	85,293.00	600,000.00	514,707.00	14.2
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	61,340.40	53,450.00	(7,890.40)	114.8
TOTAL EXPENDITURES	7,188.52	401,617.16	2,059,650.00	1,658,032.84	19.5
TOTAL FUND EXPENDITURES	7,188.52	401,617.16	2,059,650.00	1,658,032.84	19.5
NET REVENUE OVER EXPENDITURES	88,697.72	(103,457.83)	.00	103,457.83	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

WATER FUND

ASSETS

51-1110	CASH ON HAND	(	126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,663,547.96	
51-1311	WATER ACCOUNTS RECEIVABLE		63,290.77	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(	390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		56,533.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(	139,936.48)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		16,998,719.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(	6,625,837.92)	
51-1651	MACHINERY AND EQUIPMENT		1,208,768.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(	679,635.11)	
	TOTAL ASSETS			<u>15,006,435.89</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		26,900.00	
51-2220	WAGES PAYABLE		3,358.78	
51-2230	ST COMPENSATED ABSENCES		32,628.32	
51-2290	NET PENSION LIABILITY		33,377.00	
51-2410	DEFERRED INFLOWS-PENSIONS		282.00	
51-2530	LT COMPENSATED ABSENCES		998.00	
	TOTAL LIABILITIES			97,544.10

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES		297,053.91	
51-2980	BEGINNING OF YEAR		14,328,801.75	
	REVENUE OVER EXPENDITURES - YTD		283,036.13	
	BALANCE - CURRENT DATE			<u>14,908,891.79</u>
	TOTAL FUND EQUITY			<u>14,908,891.79</u>
	TOTAL LIABILITIES AND EQUITY			<u>15,006,435.89</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	55,639.87	639,025.60	800,000.00	160,974.40	79.9
51-37-12 OTHER WATER REVENUE	225.70	5,034.27	20,000.00	14,965.73	25.2
51-37-16 WATER CONNECTION FEE	125.00	10,830.00	30,000.00	19,170.00	36.1
51-37-17 PENALTIES	484.08	6,062.53	5,700.00	(362.53)	106.4
TOTAL OPERATING REVENUES	56,474.65	660,952.40	855,700.00	194,747.60	77.2
 <u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	44,130.02	136,466.31	20,000.00	(116,466.31)	682.3
TOTAL INTEREST AND MISC REVENUE	44,130.02	136,466.31	20,000.00	(116,466.31)	682.3
 <u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	571,525.00	571,525.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	571,525.00	571,525.00	.0
TOTAL FUND REVENUE	100,604.67	797,418.71	1,447,225.00	649,806.29	55.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	10,422.87	100,747.95	179,000.00	78,252.05	56.3
51-80-13 EMPLOYEE BENEFITS	7,306.64	67,781.12	110,600.00	42,818.88	61.3
51-80-14 OVERTIME WAGES	595.07	7,361.34	9,000.00	1,638.66	81.8
51-80-15 ON CALL WAGES	477.24	4,754.64	7,600.00	2,845.36	62.6
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	340.00	490.00	2,500.00	2,010.00	19.6
51-80-23 TRAVEL	1,101.30	1,101.30	3,000.00	1,898.70	36.7
51-80-24 OFFICE SUPPLIES & POS	4,776.06	30,993.82	20,000.00	(10,993.82)	155.0
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	331.48	4,978.66	21,000.00	16,021.34	23.7
51-80-26 BUILDING AND GROUNDS SUPPLIES	99.47	37,548.12	50,000.00	12,451.88	75.1
51-80-27 UTILITIES	2,491.64	51,992.91	35,000.00	(16,992.91)	148.6
51-80-28 TELEPHONE	327.31	2,749.86	2,500.00	(249.86)	110.0
51-80-31 PROFESSIONAL & TECHNICAL SERVI	547.64	5,597.45	25,000.00	19,402.55	22.4
51-80-33 EDUCATION	.00	.00	1,000.00	1,000.00	.0
51-80-34 TECHNOLOGY UPDATE	460.68	6,430.87	10,000.00	3,569.13	64.3
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	9,961.91	10,900.00	938.09	91.4
51-80-62 MISCELLANEOUS SERVICES	5,201.87	33,479.34	38,000.00	4,520.66	88.1
51-80-63 OTHER EXPENSES	1,952.56	25,018.29	35,000.00	9,981.71	71.5
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	381.00	5,000.00	4,619.00	7.6
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	60,139.00	560,000.00	499,861.00	10.7
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	62,875.00	67,125.00	4,250.00	93.7
TOTAL WATER EXPENDITURES	36,431.83	514,382.58	1,447,225.00	932,842.42	35.5
TOTAL FUND EXPENDITURES	36,431.83	514,382.58	1,447,225.00	932,842.42	35.5
NET REVENUE OVER EXPENDITURES	64,172.84	283,036.13	.00	(283,036.13)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	3,211,065.66	
52-1312	SEWER ACCOUNTS RECEIVABLE	101,454.62	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	52,170.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(45,363.22)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,499,458.27	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,595,296.14)	
52-1651	MACHINERY AND EQUIPMENT	424,531.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(290,769.38)	
	TOTAL ASSETS		<u>8,423,994.57</u>

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	3,367.33	
52-2230	ST COMPENSATED ABSENCES	14,085.00	
52-2290	NET PENSION LIABILITY	30,799.00	
52-2300	TSSD CLEARING ACCOUNT	139,754.90	
52-2410	DEFERRED INFLOWS-PENSIONS	260.00	
52-2530	LT COMPENSATED ABSENCES	998.00	
	TOTAL LIABILITIES		189,264.23

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,060,316.06	
	REVENUE OVER EXPENDITURES - YTD	<u>174,414.28</u>	
	BALANCE - CURRENT DATE		<u>8,234,730.34</u>
	TOTAL FUND EQUITY		<u>8,234,730.34</u>
	TOTAL LIABILITIES AND EQUITY		<u>8,423,994.57</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	115,572.93	987,366.36	1,050,000.00	62,633.64	94.0
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	460.00	3,335.00	5,000.00	1,665.00	66.7
TOTAL OPERATING REVENUES	116,032.93	990,701.36	1,065,000.00	74,298.64	93.0
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	39,205.95	118,530.32	10,000.00	(108,530.32)	1185.3
TOTAL INTEREST AND MISC REVENUE	39,205.95	118,530.32	10,000.00	(108,530.32)	1185.3
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	207,225.00	207,225.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	207,225.00	207,225.00	.0
TOTAL FUND REVENUE	155,238.88	1,109,231.68	1,282,225.00	172,993.32	86.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	10,422.88	100,747.92	178,800.00	78,052.08	56.4
52-81-13 EMPLOYEE BENEFITS	7,306.66	67,793.48	110,600.00	42,806.52	61.3
52-81-14 OVERTIME WAGES	595.07	7,361.34	9,000.00	1,638.66	81.8
52-81-15 ON CALL WAGES	477.24	4,754.64	7,600.00	2,845.36	62.6
52-81-23 TRAVEL	1,101.30	1,376.30	2,750.00	1,373.70	50.1
52-81-24 OFFICE SUPPLIES & POSTAGE	497.57	22,116.08	18,000.00	(4,116.08)	122.9
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	50.03	10,000.00	9,949.97	.5
52-81-26 BUILDING AND GROUND SUPPLIES	3,149.58	7,789.36	12,000.00	4,210.64	64.9
52-81-27 UTILITIES	38.69	283.40	2,200.00	1,916.60	12.9
52-81-28 TELEPHONE	282.70	2,679.05	3,900.00	1,220.95	68.7
52-81-31 PROFESSIONAL & TECHNICAL	755.09	4,121.63	8,000.00	3,878.37	51.5
52-81-34 TECHNOLOGY UPDATE	460.68	6,019.26	7,000.00	980.74	86.0
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	.00	9,961.91	.00	(9,961.91)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	135,081.98	517,108.52	598,250.00	81,141.48	86.4
52-81-64 OTHER EXPENSES	2,356.84	30,379.48	12,000.00	(18,379.48)	253.2
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	99,400.00	115,000.00	15,600.00	86.4
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	52,875.00	57,125.00	4,250.00	92.6
TOTAL SEWER EXPENDITURES	162,526.28	934,817.40	1,282,225.00	347,407.60	72.9
TOTAL FUND EXPENDITURES	162,526.28	934,817.40	1,282,225.00	347,407.60	72.9
NET REVENUE OVER EXPENDITURES	(7,287.40)	174,414.28	.00	(174,414.28)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	2,176,967.82	
55-1282	2020 BOND FUND 0352420	12,167.89	
55-1311	ACCOUNTS RECEIVABLE	76,165.88	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	35,963.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,336,656.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(5,090,581.57)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	373,570.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(278,830.30)	
55-1910	DEFERED AMOUNT ON REFUNDING	53,240.02	
	TOTAL ASSETS		13,695,194.35

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	3,626.00	
55-2220	WAGES PAYABLE	2,831.61	
55-2230	ST COMPENSATED ABSENCES	11,466.53	
55-2290	NET PENSION LIABILITY	21,233.00	
55-2410	DEFERRED INFLOWS-PENSIONS	180.00	
55-2511	CURRENT PORTION OF BONDS	352,000.00	
55-2532	BOND - 2020 WATER REFUNDING	1,829,000.00	
55-2540	LT COMPENSATED ABSENCES	998.00	
	TOTAL LIABILITIES		2,221,335.14

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	10,237,023.10	
	REVENUE OVER EXPENDITURES - YTD	954,336.11	
	BALANCE - CURRENT DATE		11,473,859.21
	TOTAL FUND EQUITY		11,473,859.21
	TOTAL LIABILITIES AND EQUITY		13,695,194.35

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20 PI IRRIGATION GRANT PROJECT	.00	900,000.00	900,000.00	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	900,000.00	900,000.00	.00	100.0
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	76,855.76	967,629.74	1,025,000.00	57,370.26	94.4
55-37-12 OTHER REVENUE	160.00	560.00	1,000.00	440.00	56.0
55-37-16 PRESSURIZED CONNECTION FEE	3,193.14	40,775.98	40,000.00	(775.98)	101.9
TOTAL OPERATING REVENUES	80,208.90	1,008,965.72	1,066,000.00	57,034.28	94.7
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	26,771.55	58,102.08	10,000.00	(48,102.08)	581.0
TOTAL INTEREST AND MISC REVENUE	26,771.55	58,102.08	10,000.00	(48,102.08)	581.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	509,829.00	509,829.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	509,829.00	509,829.00	.0
TOTAL FUND REVENUE	106,980.45	1,967,067.80	2,485,829.00	518,761.20	79.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	8,538.10	82,077.52	154,300.00	72,222.48	53.2
55-40-13 EMPLOYEE BENEFITS	6,286.44	58,286.27	98,100.00	39,813.73	59.4
55-40-14 OVERTIME WAGES	595.07	7,361.34	9,000.00	1,638.66	81.8
55-40-15 ON CALL WAGES	477.26	4,751.22	5,000.00	248.78	95.0
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	357.83	11,135.59	58,000.00	46,864.41	19.2
55-40-26 BUILDING & GROUNDS SUPPLIES	99.48	18,798.73	25,000.00	6,201.27	75.2
55-40-27 UTILITIES	1,003.32	113,833.43	185,000.00	71,166.57	61.5
55-40-28 TELEPHONE	282.38	2,448.60	3,500.00	1,051.40	70.0
55-40-29 OFFICE SUPPLIES & POSTAGE	586.20	11,761.62	12,000.00	238.38	98.0
55-40-31 PROFESSIONAL & TECHNICAL SERVI	182.55	1,865.83	5,000.00	3,134.17	37.3
55-40-32 ENGINEER SERVICES	12,173.97	34,471.19	10,000.00	(24,471.19)	344.7
55-40-33 TECHNOLOGY UPDATE	.00	2,065.75	7,500.00	5,434.25	27.5
55-40-34 ANNUAL AUDIT - UTAH WATER	460.68	4,555.12	.00	(4,555.12)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	9,961.91	12,000.00	2,038.09	83.0
55-40-62 MISCELLANEOUS SERVICES	2,426.04	19,855.72	33,000.00	13,144.28	60.2
55-40-63 OTHER EXPENSES	2,421.88	16,443.88	10,000.00	(6,443.88)	164.4
55-40-71 CUP WATER	.00	178,938.03	175,000.00	(3,938.03)	102.3
55-40-73 CAPITAL OUTLAY	.00	52,767.00	1,163,000.00	1,110,233.00	4.5
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	12,875.00	17,125.00	4,250.00	75.2
55-40-75 IRRIGATION METER REPLACEMENT	1,974.29	1,974.29	.00	(1,974.29)	.0
55-40-83 BOND PRINCIPAL #8938222	.00	352,000.00	.00	(352,000.00)	.0
55-40-84 BOND INTEREST #8938222	.00	14,503.65	278,400.00	263,896.35	5.2
TOTAL EXPENDITURES	37,865.49	1,012,731.69	2,485,829.00	1,473,097.31	40.7
TOTAL FUND EXPENDITURES	37,865.49	1,012,731.69	2,485,829.00	1,473,097.31	40.7
NET REVENUE OVER EXPENDITURES	69,114.96	954,336.11	.00	(954,336.11)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	997,355.17	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,416.06	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	14,040.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,608,247.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(2,066,039.05)	
	TOTAL ASSETS		<u>6,785,807.14</u>

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	647.29	
56-2230	ST COMPENSATED ABSENCES	463.00	
56-2290	NET PENSION LIABILITY	8,290.00	
56-2410	DEFERRED INFLOWS-PENSIONS	70.00	
56-2530	LT COMPENSATED ABSENCES	.01	
	TOTAL LIABILITIES		9,470.30

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,464,301.10	
	REVENUE OVER EXPENDITURES - YTD	116,060.61	
	BALANCE - CURRENT DATE	6,776,336.84	
	TOTAL FUND EQUITY		<u>6,776,336.84</u>
	TOTAL LIABILITIES AND EQUITY		<u>6,785,807.14</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	15,436.78	138,622.56	200,000.00	61,377.44	69.3
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	300.00	6,000.00	14,000.00	8,000.00	42.9
TOTAL OPERATING REVENUES	15,736.78	144,622.56	215,000.00	70,377.44	67.3
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	11,948.88	35,282.31	6,000.00	(29,282.31)	588.0
TOTAL INTEREST AND MISC REVENUE	11,948.88	35,282.31	6,000.00	(29,282.31)	588.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	91,950.00	91,950.00	.0
TOTAL SOURCE 39	.00	.00	91,950.00	91,950.00	.0
TOTAL FUND REVENUE	27,685.66	179,904.87	312,950.00	133,045.13	57.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	2,167.92	21,366.59	58,500.00	37,133.41	36.5
56-40-13 EMPLOYEE BENEFITS	1,715.91	15,881.89	33,800.00	17,918.11	47.0
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-15 ON CALL WAGES	.00	13.54	.00	(13.54)	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	3,550.00	4,000.00	450.00	88.8
56-40-23 TRAVEL	.00	190.00	650.00	460.00	29.2
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	.00	2,272.99	4,500.00	2,227.01	50.5
56-40-34 TECHNOLOGY UPDATE	457.92	4,818.58	5,500.00	681.42	87.6
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	.00	9,961.93	10,500.00	538.07	94.9
56-40-62 MISCELLANEOUS SERVICES	173.44	2,388.74	10,000.00	7,611.26	23.9
56-40-73 CAPITAL OUTLAY	.00	3,400.00	100,000.00	96,600.00	3.4
TOTAL EXPENDITURES	4,715.19	63,844.26	312,950.00	249,105.74	20.4
TOTAL FUND EXPENDITURES	4,715.19	63,844.26	312,950.00	249,105.74	20.4
NET REVENUE OVER EXPENDITURES	22,970.47	116,060.61	.00	(116,060.61)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

738,020.00

TOTAL ASSETS

738,020.00

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

TRUST AND AGENCY FUND

LIABILITIES

70-2300	BOND FOR BECK PINES PLAT A	4,167.30
70-2301	CHERRYPOINT ROAD PRESERVATION	14,513.70
70-2302	BOND FOR BECK PINES PLAT C	3,715.54
70-2303	DRAINAGE BOND MCFADDEN	20,000.00
70-2304	LEGACY HEIGHTS PLAT A	7,557.88
70-2305	ALPINE FITNEES BOND	13,882.00
70-2307	BASEBALL FIELD #4	41,990.00
70-2308	BLANK UTILITIES BOND	1,600.00
70-2310	BOND FOR HERITAGE HILLS	10,800.00
70-2311	ESCROW BOND BATEMAN LANE	13,067.20
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00
70-2338	REGAN PACK SIDEWALK BOND	2,852.00
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	3,323.20
70-2346	FORT CREEK MANOR PLAT A	7,014.30
70-2347	THREE FALLS FLOCK CAMERAS	5,700.00
70-2373	ALPINE VIEW ESTATES	3,509.00
70-2384	JECCO FARM ROAD IMPROVEMENTS	1,611.00
70-2401	20-BROOKSIDE MEADOWS ROAD FUND	13,275.00
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00
70-2449	RED DEER CONSTRUCTION	6,312.00
70-2450	PERRY/APPLE CREEK ACRES	84.00
70-2451	ALPINE ACRES PLAT C C&G	2,240.00
70-2453	CARL PACK STREET ESCROW	12,279.17
70-2454	JOANN PACK STREET ESCROW	12,198.38
70-2455	WAYNE PACK STREET ESCROW	12,198.38
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00
70-2457	JONES SITE PLAN 253 N 200 E	547.00
70-2458	VINTAGE PLACE B	845.00
70-2462	20-MONTEDELLA SUBDIVISION	175,800.34
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75
70-2470	22-SILVERHAWK BOND-GRENNY	5,000.00
70-2471	SUMMIT POINT RECLAM BOND	3,955.00
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61
70-2544	DON ROGERS - FORT CANYON	1,291.31
70-2545	DON ROGERS - FORT CANYON	12,918.62
70-2572	BOND FOR JAMES MOYLE	3,010.00
70-2579	BOND FOR RED PINE DRIVE	2,995.00
70-2585	VEIN TOWLE BARN BOND	24,033.15
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00
		<hr/>
	TOTAL LIABILITIES	567,311.48

FUND EQUITY

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

TRUST AND AGENCY FUND

UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00	
70-2980	BALANCE BEGINNING OF YEAR	124,637.97	
	REVENUE OVER EXPENDITURES - YTD	38,470.55	
		170,708.52	
	BALANCE - CURRENT DATE		170,708.52
	TOTAL FUND EQUITY		170,708.52
	TOTAL LIABILITIES AND EQUITY		738,020.00

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	9,010.41	38,470.55	10,000.00	(28,470.55)	384.7
TOTAL INTEREST AND MISC REVENUE	9,010.41	38,470.55	10,000.00	(28,470.55)	384.7
TOTAL FUND REVENUE	9,010.41	38,470.55	10,000.00	(28,470.55)	384.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-64 MISCELLANEOUS EXPENSES	.00	.00	10,000.00	10,000.00	.0
TOTAL EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
NET REVENUE OVER EXPENDITURES	9,010.41	38,470.55	.00	(38,470.55)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

CEMETERY PERPETUAL CARE FUND

<u>ASSETS</u>			
71-1190	CASH - ALLOCATION TO OTHER FUN		1,722,830.08
	TOTAL ASSETS		1,722,830.08
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	932,925.74	
	REVENUE OVER EXPENDITURES - YTD	789,904.34	
	BALANCE - CURRENT DATE		1,722,830.08
	TOTAL FUND EQUITY		1,722,830.08
	TOTAL LIABILITIES AND EQUITY		1,722,830.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	11,475.00	738,225.00	20,000.00	(718,225.00)	3691.1
71-33-58 UPRIGHT MONUMENT	150.00	450.00	2,500.00	2,050.00	18.0
TOTAL INTERGOVERNMENTAL REVENUE	11,625.00	738,675.00	22,500.00	(716,175.00)	3283.0
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	20,564.70	54,629.34	1,500.00	(53,129.34)	3642.0
TOTAL INTEREST AND MISC REVENUE	20,564.70	54,629.34	1,500.00	(53,129.34)	3642.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10 FUND SURPLUS	.00	.00	146,000.00	146,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	146,000.00	146,000.00	.0
TOTAL FUND REVENUE	32,189.70	793,304.34	170,000.00	(623,304.34)	466.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	3,400.00	170,000.00	166,600.00	2.0
TOTAL EXPENDITURES	.00	3,400.00	170,000.00	166,600.00	2.0
TOTAL FUND EXPENDITURES	.00	3,400.00	170,000.00	166,600.00	2.0
NET REVENUE OVER EXPENDITURES	32,189.70	789,904.34	.00	(789,904.34)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL		713,838.94
	TOTAL ASSETS		713,838.94
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR	938,814.24	
	REVENUE OVER EXPENDITURES - YTD	72,078.61	
	BALANCE - CURRENT DATE		713,838.94
	TOTAL FUND EQUITY		713,838.94
	TOTAL LIABILITIES AND EQUITY		713,838.94

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	1,162.99	47,682.59	135,000.00	87,317.41	35.3
TOTAL OPERATING REVENUES	1,162.99	47,682.59	135,000.00	87,317.41	35.3
<u>INTEREST AND MISC REVENUE</u>					
81-38-10 INTEREST EARNINGS	8,636.97	25,874.25	.00	(25,874.25)	.0
TOTAL INTEREST AND MISC REVENUE	8,636.97	25,874.25	.00	(25,874.25)	.0
TOTAL FUND REVENUE	9,799.96	73,556.84	135,000.00	61,443.16	54.5

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	1,478.23	135,000.00	133,521.77	1.1
TOTAL IMPACT FEE PROJECTS	.00	1,478.23	135,000.00	133,521.77	1.1
TOTAL FUND EXPENDITURES	.00	1,478.23	135,000.00	133,521.77	1.1
NET REVENUE OVER EXPENDITURES	9,799.96	72,078.61	.00	(72,078.61)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL	187,459.13	
	TOTAL ASSETS		<u>187,459.13</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,657.12	
	REVENUE OVER EXPENDITURES - YTD	<u>19,802.01</u>	
	BALANCE - CURRENT DATE	<u>187,459.13</u>	
	TOTAL FUND EQUITY		<u>187,459.13</u>
	TOTAL LIABILITIES AND EQUITY		<u>187,459.13</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	362.52	12,979.20	25,000.00	12,020.80	51.9
TOTAL OPERATING REVENUES	362.52	12,979.20	25,000.00	12,020.80	51.9
<u>INTEREST AND MISC REVENUE</u>					
82-38-10 INTEREST EARNINGS	2,265.93	6,822.81	.00	(6,822.81)	.0
TOTAL INTEREST AND MISC REVENUE	2,265.93	6,822.81	.00	(6,822.81)	.0
TOTAL FUND REVENUE	2,628.45	19,802.01	25,000.00	5,197.99	79.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	2,628.45	19,802.01	.00	(19,802.01)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MARCH 31, 2025

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL		613,387.80
	TOTAL ASSETS		<u>613,387.80</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)	
85-2980	BALANCE BEGINNING OF YEAR	771,110.76	
	REVENUE OVER EXPENDITURES - YTD	<u>124,777.04</u>	
	BALANCE - CURRENT DATE		<u>613,387.80</u>
	TOTAL FUND EQUITY		<u>613,387.80</u>
	TOTAL LIABILITIES AND EQUITY		<u>613,387.80</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2025

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	5,170.22	103,938.71	100,000.00	(3,938.71)	103.9
TOTAL OPERATING REVENUES	5,170.22	103,938.71	100,000.00	(3,938.71)	103.9
<u>INTEREST AND MISC REVENUE</u>					
85-38-10 INTEREST EARNINGS	7,339.48	21,293.17	1,500.00	(19,793.17)	1419.5
TOTAL INTEREST AND MISC REVENUE	7,339.48	21,293.17	1,500.00	(19,793.17)	1419.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
85-39-10 FUND BALANCE APPROPRIATION	.00	.00	205,500.00	205,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	205,500.00	205,500.00	.0
TOTAL FUND REVENUE	12,509.70	125,231.88	307,000.00	181,768.12	40.8

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-45 PROJECTS	.00	454.84	207,000.00	206,545.16	.2
85-40-86 BOND PI INTEREST AND PRINCIPAL	.00	.00	100,000.00	100,000.00	.0
TOTAL EXPENDITURES	.00	454.84	307,000.00	306,545.16	.2
TOTAL FUND EXPENDITURES	.00	454.84	307,000.00	306,545.16	.2
NET REVENUE OVER EXPENDITURES	12,509.70	124,777.04	.00	(124,777.04)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 MARCH 31, 2025

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL		219,853.61
	TOTAL ASSETS		219,853.61
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	404,544.07	
	REVENUE OVER EXPENDITURES - YTD	11,284.67	
	BALANCE - CURRENT DATE		219,853.61
	TOTAL FUND EQUITY		219,853.61
	TOTAL LIABILITIES AND EQUITY		219,853.61

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	3,200.00	25,000.00	21,800.00	12.8
TOTAL OPERATING REVENUES	.00	3,200.00	25,000.00	21,800.00	12.8
<u>INTEREST AND MISC REVENUE</u>					
86-38-10 INTEREST EARNINGS	2,664.41	8,084.67	.00	(8,084.67)	.0
TOTAL INTEREST AND MISC REVENUE	2,664.41	8,084.67	.00	(8,084.67)	.0
TOTAL FUND REVENUE	2,664.41	11,284.67	25,000.00	13,715.33	45.1

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING MARCH 31, 2025

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	2,664.41	11,284.67	.00	(11,284.67)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

FUND 91

ASSETS

91-1611	LAND	22,972,643.75	
91-1621	BUILDINGS	2,667,722.67	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	45,369,771.97	
91-1651	MACHINERY AND EQUIPMENT	1,821,378.78	
91-1690	ACCUMULATED DEPRECIATION	(28,169,455.97)	
	TOTAL ASSETS		44,662,061.20

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	6,512,008.57	
	BALANCE - CURRENT DATE	44,662,061.20	
	TOTAL FUND EQUITY		44,662,061.20
	TOTAL LIABILITIES AND EQUITY		44,662,061.20

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2025

GENERAL LONG-TERM DEBT

<u>ASSETS</u>			
95-1610	DEFERRED OUTFLOW PENSION	179,615.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	9,275.08	
	TOTAL ASSETS		188,890.08
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
95-2090	SWEEPER LEASE	.01	
95-2290	NET PENSION LIABILITY	106,042.00	
95-2410	DEFERRED INFLOWS PENSION	896.00	
	TOTAL LIABILITIES		106,938.01
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	71,514.35	
95-2950	ACC COMP ABSENCES	10,437.72	
	BALANCE - CURRENT DATE	81,952.07	
	TOTAL FUND EQUITY		81,952.07
	TOTAL LIABILITIES AND EQUITY		188,890.08

Budget Report for March 2025

Alpine City - General Fund FY 2024/2025 Budget

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,659,500	\$ 2,633,009	99%	\$ 2,659,500
Redemption taxes	200,000	252,785	126%	260,000
Sales tax	2,100,000	1,258,858	60%	2,100,000
Motor vehicle taxes	120,000	91,465	76%	120,000
Franchise fees	700,000	515,990	74%	700,000
Penalties & interest on delinquent	4,000	15,757	394%	18,500
Total Taxes	\$ 5,783,500	\$ 4,767,864	82%	\$ 5,858,000
License and Permits				
Business license & fees	\$ 25,000	\$ 22,163	89%	\$ 25,000
Plan check fees	225,000	129,909	58%	225,000
Building permits	400,000	211,315	53%	400,000
Building permit assessment	5,000	2,649	53%	5,000
Total License and Permits	\$ 655,000	\$ 366,036	56%	\$ 655,000
Intergovernmental Revenue				
Municipal grant	\$ 4,964	\$ -	0%	\$ 4,964
Boradband planning grant	-	-	0%	-
Othr grants	170,000	39,034	23%	170,000
Total Intergovernmental	\$ 174,964	\$ 39,034	22%	\$ 174,964
Charges For Service				
Zoning & subdivision fees	\$ 20,000	\$ 2,140	11%	\$ 20,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	-	0%	250
Public safety district rental	38,516	28,887	75%	38,516
Waste collections sales	670,000	545,803	81%	670,000
Youth council	3,000	928	31%	3,000
Sale of cemetery lots	7,500	242,675	3236%	250,000
Burial fees	50,000	60,050	120%	65,000
Total Charges for Service	\$ 789,766	\$ 880,483	111%	\$ 1,047,266
Fines and Forfeitures				
Fines	\$ 40,000	\$ 62,886	157%	\$ 75,000
Other fines	7,000	100	1%	7,000
Traffic school	2,000	3,515	176%	4,200
Total Fines and Forfeitures	\$ 49,000	\$ 66,501	136%	\$ 86,200
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	22,715	35%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 22,715	35%	\$ 65,000

Alpine City - General Fund-Continued
FY 2024/2025 Budget

Revenues-continued	Budget FY 2025	Actual To Date FY 2025	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 50,000	\$ 74,876	150%	\$ 125,000
Alpine Days revenue	85,000	61,659	73%	85,000
Rodeo revenue	20,000	56,400	282%	60,000
Pickleball fees	-	111	100%	500
Bicentennial books	500	345	69%	500
Sundry revenues	85,000	30,151	35%	85,000
Total Miscellaneous Revenues	\$ 240,500	\$ 223,542	93%	\$ 356,000
Transfers & Contributions				
Fund balance appropriation	\$ 41,115	\$ -	0%	\$ -
Contribution from Capital Projects	-	-	-	-
Contribution for paramedic	35,000	25,993	74%	35,000
Total Contributions & Transfers	\$ 76,115	\$ 25,993	34%	\$ 35,000
Total General Fund Revenues	\$ 7,833,845	\$ 6,392,168	82%	\$ 8,277,430

**Alpine City - General Fund-Continued
FY 2024/2025 Budget**

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Administration	\$ 492,000	\$ 361,863	74%	\$ 492,000
Court	105,200	85,745	82%	105,200
Treasurer	58,400	46,431	80%	54,700
Elections	1,000	972	97%	1,000
Government Buildings	1,255,500	58,852	5%	1,255,500
Emergency Services	2,982,434	2,228,902	75%	2,945,519
Building Inspection	179,300	120,041	67%	179,300
Planning & Zoning	307,750	196,861	64%	307,750
Streets	471,803	496,440	105%	681,000
Parks & Recreation	330,736	340,084	103%	591,096
Cemetery	115,557	119,099	103%	199,200
Garbage	442,469	497,960	113%	659,650
Miscellaneous	321,315	6,093	2%	321,315
Total General Fund Expenditures	\$ 7,063,464	\$ 4,559,343	65%	\$ 7,793,230
Surplus/(Deficit)	\$ 770,381	\$ 1,832,825		\$ 484,200
Fund Balance Beginning of Year				\$ 2,453,276
Projected Surplus/(Deficit)				\$ 484,200
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 2,937,476
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				41.59%

**CLASS C ROADS & MASS TRANSIT
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Interest earnings	\$ 10,000	\$ 33,115	331%	\$ 45,000
Class "B&C" Road allotment	500,000	429,847	86%	500,000
Mass Transit	195,000	117,694	60%	195,000
Public transit	78,000	51,581	66%	78,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 783,000	\$ 632,237	81%	\$ 818,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	477,000	418,131	88%	477,000
Mass Transit projects	273,000	273,000	100%	273,000
Reserves	33,000	-	0%	33,000
Total Capital Expenditures	\$ 783,000	\$ 691,131	88%	\$ 783,000

Surplus/(Deficit)	\$ -	\$ (58,894)		\$ 35,000
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Fund Balance Beginning of Year				\$ 1,055,085
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Projected Surplus/(Deficit)				\$ 35,000
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Appropriate fund balance\Reserves				\$ 33,000
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Ending Fund Balance				\$ 1,123,085
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**Recreation Impact Fee Funds
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 10,752	11%	\$ 100,000
Interest earnings	10,000	19,937	199%	32,000
Appropriation of fund balance	105,000	-	0%	105,000
Total Revenues	\$ 215,000	\$ 30,689	14%	\$ 237,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Park system	\$ 215,000	255,000	119%	\$ 255,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 215,000	\$ 255,000	119%	\$ 255,000
Surplus/(Deficit)	\$ -	\$ (224,311)		\$ (18,000)

Fund Balance Beginning of Year	\$ 668,100
Projected Surplus/(Deficit)	\$ (18,000)
Appropriate fund balance\Reserves	\$ (105,000)
Ending Fund Balance	\$ 545,100

**Impact Fee Funds Streets
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ 4,733	12%	\$ 40,000
Interest earnings	-	10,000	100%	17,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 40,000	\$ 14,733	37%	\$ 57,500

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Streets & transport	\$ 40,000	306,101	765%	\$ 306,101
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 40,000	\$ 306,101	765%	\$ 306,101
Surplus/(Deficit)	\$ -	\$ (291,368)		\$ (248,601)

Fund Balance Beginning of Year	\$ 453,828
Projected Surplus/(Deficit)	\$ (248,601)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 205,227

**PARC Fund
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
PARC taxes	\$ 100,000	\$ 71,014	71%	\$ 100,000
Interest earnings	-	2,318	100%	2,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 100,000	\$ 73,332	73%	\$ 102,500

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Capital Outlay	\$ 100,000	-	0%	\$ 100,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 100,000	\$ -	0%	\$ 100,000
Surplus/(Deficit)	\$ -	\$ 73,332		\$ 2,500

Fund Balance Beginning of Year	\$ 30,532
Projected Surplus/(Deficit)	\$ 2,500
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 33,032

**Alpine City - Capital Projects Fund
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 10,000	\$ 298,160	2982%	\$ 400,000
Transfer from General Fund	296,315	-	0%	296,315
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	1,753,335	-	0%	1,753,335
Total Revenues	\$ 2,059,650	\$ 298,160	14%	\$ 2,449,650

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ 1,406,200	254,984	18%	\$ 1,406,200
Capital outlay buildings	600,000	85,293	14%	600,000
Capital outlay equipment	53,450	61,340	115%	61,340
Total Capital Expenditures	\$ 2,059,650	\$ 401,617	19%	\$ 2,067,540
Surplus/(Deficit)	\$ -	\$ (103,457)		\$ 382,110

Fund Balance Beginning of Year	\$ 5,965,040
Projected Surplus/(Deficit)	\$ 382,110
Appropriate fund balance\Reserves	\$ (1,753,335)
Ending Fund Balance	\$ 4,593,815

**Alpine City - Water Utility
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 800,000	\$ 639,026	80%	\$ 800,000
Other water revenue	20,000	5,034	25%	20,000
Water connection fee	30,000	10,830	36%	30,000
Penalties	5,700	6,063	106%	6,500
Total Miscellaneous Revenues	\$ 855,700	\$ 660,953	77%	\$ 856,500
Miscellaneous				
Interest earned	\$ 20,000	\$ 136,466	682%	\$ 180,000
Appropriated fund balance	571,525	-	0%	559,975
Total Utility Revenue	\$ 591,525	\$ 136,466	23%	\$ 739,975
Total Utility Fund Revenues	\$ 1,447,225	\$ 797,419	55%	\$ 1,596,475

Expenses	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Water operating	\$ 560,100	\$ 390,987	70%	560,100
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	5,000	381	8%	5,000
Capital outlay- Improvements	560,000	60,139	11%	560,000
Capital outlay- Equipment	67,125	62,875	94%	67,125
Total Utility Fund Expenses	\$ 1,447,225	\$ 514,382	36%	\$ 1,447,225
Surplus/(Deficit)	\$ -	\$ 283,037		\$ 149,250

Cash Balance Beginning of Year	\$ 3,318,333
Surplus/(Deficit)	\$ 149,250
Appropriate fund balance/Reserves	\$ (559,975)
Ending Cash Balance	\$ 2,907,608

**Impact Fee Funds Water Impact Fees
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 47,683	35%	\$ 135,000
Interest earnings		25,875	100%	35,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 135,000	\$ 73,558	54%	\$ 170,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 135,000	1,478	1%	\$ 135,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 135,000	\$ 1,478	1%	\$ 135,000
Surplus/(Deficit)	\$ -	\$ 72,080		\$ 35,000

Fund Balance Beginning of Year \$ 641,760

Projected Surplus/(Deficit) \$ 35,000

Appropriate fund balance\Reserves \$ -

Ending Fund Balance \$ 676,760

**Alpine City - Sewer Utility
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,050,000	\$ 987,366	94%	\$ 1,050,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	3,335	67%	5,000
Total Miscellaneous Revenues	\$ 1,065,000	\$ 990,701	93%	\$ 1,065,000
Miscellaneous				
Interest earned	\$ 10,000	\$ 118,531	1185%	\$ 160,000
Appropriated fund balance	207,225	-	0%	207,225
Total Utility Revenue	\$ 217,225	\$ 118,531	55%	\$ 367,225
Total Utility Fund Revenues	\$ 1,282,225	\$ 1,109,232	87%	\$ 1,432,225

Expenses	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Sewer operating	\$ 980,100	\$ 782,542	80%	980,100
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	115,000	99,400	86%	115,000
Capital outlay- Equipment	57,125	52,875	93%	57,125
Total Utility Fund Expenses	\$ 1,282,225	\$ 934,817	73%	\$ 1,282,225
Surplus/(Deficit)	\$ -	\$ 174,415		\$ 150,000
Cash Balance Beginning of Year				\$ 3,097,318
Surplus/(Deficit)				\$ 150,000.00
Appropriate fund balance/Reserves				\$ (207,225)
Ending Cash Balance				\$ 3,040,093

**Alpine City - Sewer Impact fee funds
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 12,979	52%	\$ 25,000
Interest earnings	-	6,822	100%	10,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 19,801	79%	\$ 35,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 19,801		\$ 10,000

Fund Balance Beginning of Year	\$ 167,657
Projected Surplus/(Deficit)	\$ 10,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 177,657

Alpine City - PI Fund
FY 2024/2025 Budget

Revenues	Budget FY 2025	Actual To Date FY 2025	83.3% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 1,025,000	\$ 967,630	94%	1,025,000
Other revenue	1,000	560	56%	1,000
PI connection fee	40,000	40,776	102%	50,000
Impact fee transfer	-	-		-
PI irrigation grant	-	900,000	100%	900,000
Total Miscellaneous Revenues	\$ 1,066,000	\$ 1,908,966	179%	\$ 1,976,000
Miscellaneous				
Interest earned	\$ 10,000	\$ 58,102	581%	\$ 65,000
Appropriated fund balance	509,829	-	0%	509,829
Total Utility Revenue	\$ 519,829	\$ 58,102	11%	\$ 574,829
Total Utility Fund Revenues	\$ 1,585,829	\$ 1,967,068	124%	\$ 2,550,829

Expenses	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
PI operating	\$ 628,600	\$ 401,647	64%	628,600
Depreciation	223,704	-	0%	223,704
Capital outlay	263,000	52,767	20%	263,000
Capital outlay- Equipment	17,125	12,875	75%	17,125
Irrigation meter replacement	-	-	0%	-
PI Bond Projects	-	-	0%	-
CUP O&M	175,000	178,938	102%	178,938
Bond costs	-	-	0%	-
Debt Service	278,400	366,504	132%	366,504
Total Utility Fund Expenses	\$ 1,585,829	\$ 1,012,731	64%	\$ 1,677,871
Surplus/(Deficit)	\$ -	\$ 954,337		\$ 872,958

Cash Balance Beginning of Year	\$ 1,160,324
Surplus/(Deficit)	\$ 872,958
Appropriate fund balance\Reserves	\$ (509,829)
Ending Cash Balance	\$ 1,523,453

**Alpine City - Pressure Irrigation Impact fee funds
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 100,000	\$ 103,939	104%	\$ 125,000
Interest earnings	1,500	21,293	1420%	27,500
Appropriation of fund balance	205,500	-	0%	205,500
Total Revenues	\$ 307,000	\$ 125,232	41%	\$ 358,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 207,000	455	0%	\$ 207,000
Debt service	100,000	-	0%	100,000
Total Capital Expenditures	\$ 307,000	\$ 455	0%	\$ 307,000
Surplus/(Deficit)	\$ -	\$ 124,777		\$ 51,000

Fund Balance Beginning of Year \$ 488,611

Projected Surplus/(Deficit) \$ 51,000

Appropriate fund balance\Reserves \$ -

Ending Fund Balance \$ 539,611

Alpine City - Storm Drain Fund
FY 2024/2025 Budget

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 200,000	\$ 138,623	69%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	6,000	43%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 144,623	67%	\$ 215,000
Miscellaneous				
Interest earned	\$ 6,000	\$ 35,282	588%	\$ 47,000
Appropriated fund balance	91,950	-	0%	91,950
Total Utility Revenue	\$ 97,950	\$ 35,282	36%	\$ 138,950
Total Utility Fund Revenues	\$ 312,950	\$ 179,905	57%	\$ 353,950

Expenses	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
SD operating	\$ 129,450	\$ 60,444	47%	129,450
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	3,400	3%	100,000
Total Utility Fund Expenses	\$ 312,950	\$ 63,844	20%	\$ 312,950
Surplus/(Deficit)	\$ -	\$ 116,061		\$ 41,000
Cash Balance Beginning of Year				\$ 880,845
Surplus/(Deficit)				\$ 41,000
Appropriate fund balance/Reserves				\$ (91,950)
Ending Cash Balance				\$ 829,895

**Alpine City - Storm Drain Impact fee funds
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 3,200	13%	\$ 25,000
Interest earnings	-	8,085	100%	11,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 11,285	45%	\$ 36,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 11,285		\$ 11,000

Fund Balance Beginning of Year	\$ 208,568
Projected Surplus/(Deficit)	\$ 11,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 219,568

**Alpine City - Trust & Agency Fund
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ 38,471	3847%	\$ 60,000
Total Revenues	\$ 1,000	\$ 38,471	3847%	\$ 60,000

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ 38,471		\$ 59,000

Fund Balance Beginning of Year	\$ 90,932
Projected Surplus/(Deficit)	\$ 59,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 149,932

**Alpine City - Cemetery Perpetual Fund
FY 2024/2025 Budget**

Revenues	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 738,225	3691%	\$ 800,000
Upright Monument	2,500	450	18%	2,500
Fund appropriation	146,000	-	0%	146,000
Interest revenues	1,500	54,629	3642%	75,000
Total Revenues	\$ 170,000	\$ 793,304	467%	\$ 1,023,500

Expenditures	Budget FY 2025	Actual To Date FY 2025	75.0% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 170,000	3,400	2%	\$ 170,000
Total Expenses	\$ 170,000	\$ 3,400	2%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 789,904		\$ 853,500

Fund Balance Beginning of Year \$ 932,925

Projected Surplus/(Deficit) \$ 853,500

Appropriate fund balance\Reserves \$ (146,000)

Ending Fund Balance \$ 1,640,425

Fraud Risk Assessment

Continued

*Total Points Earned: 395 /395 *Risk Level: Very Low Low Moderate High Very High
> 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?	X	20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: Alpine City

*Completed for Fiscal Year Ending: FY 2025 *Completion Date: 04/01/2025

*CAO Name: Shane Sorenson *CFO Name: David Sanderson

*CAO Signature: _____ *CFO Signature: _____

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Letter of Local Government Support for CentraCom Application to Utah's Broadband Infrastructure Grant Program

FOR CONSIDERATION ON: April 8, 2025

PETITIONEER: Mayor Merrill and City Staff

ACTION REQUESTED BY PETITIONER: Approve letter of support for CentraCom grant application

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

CentraCom approached the City with a grant opportunity to install high speed internet to 27 locations within the City that are considered underserved. Included with this agenda item is a map showing the areas that are underserved (solid blue areas). The federal government has provided a substantial amount of money to Utah to help provide high speed internet. Providers can apply for a grant to help fund the expansion of service. One of the requirements is to provide a letter of support from the City. The letter of support is non-exclusive, meaning that the City could provide a similar letter if another provider approaches and wants to provide service in Alpine. CentraCom already has a wide service area in Alpine, which could make them a great candidate for expanding their service. Attached is a letter of support for consideration of the City Council.

STAFF RECOMMENDATION:

Review and approve the letter of local government support for CentraCom's application to Utah's Broadband Infrastructure Grant Program.

SAMPLE MOTION TO APPROVE:

I move to approve the letter of local government support for CentraCom's application to Utah's Broadband Infrastructure Grant Program.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the letter of local government support for CentraCom's application to Utah's Broadband Infrastructure Grant Program with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the letter of support for CentraCom's grant application based on the following:

- (insert finding)



April 7, 2025

Ms. Rebecca Dilg, Director
Utah Broadband Center
60 East South Temple Suite 300
Salt Lake City, UT 84111

Subject: Required Local Government Letter of Support for CentraCom Application to Utah's Broadband Infrastructure Grant (BIG) Program

Ms. Dilg:

I hope this letter finds you well. On behalf of Alpine City, I am writing to express our full support for CentraCom's application for funding under the Broadband Equity, Access, and Deployment (BEAD) program. We believe that this initiative will bring critical improvements to broadband access in our community.

Alpine City recognizes the importance of high-speed internet for all of our residents and businesses, and we are committed to ensuring that every eligible location within our city receives the opportunity to benefit from this funding. Your efforts to extend quality broadband services throughout Alpine will significantly enhance educational opportunities, economic development, healthcare access, and overall quality of life for our residents.

We understand the significance of the BEAD funding and its potential to improve internet infrastructure, and we fully support CentraCom's efforts in applying for and securing these resources. We are confident that their leadership and commitment to expanding broadband access align with the needs of our community and will have a lasting positive impact.

Please feel free to contact me if you need any further assistance or documentation to support your application. We are eager to work with CentraCom to ensure that Alpine City is included in this vital initiative.

Thank you for your continued commitment to our community.

Sincerely,

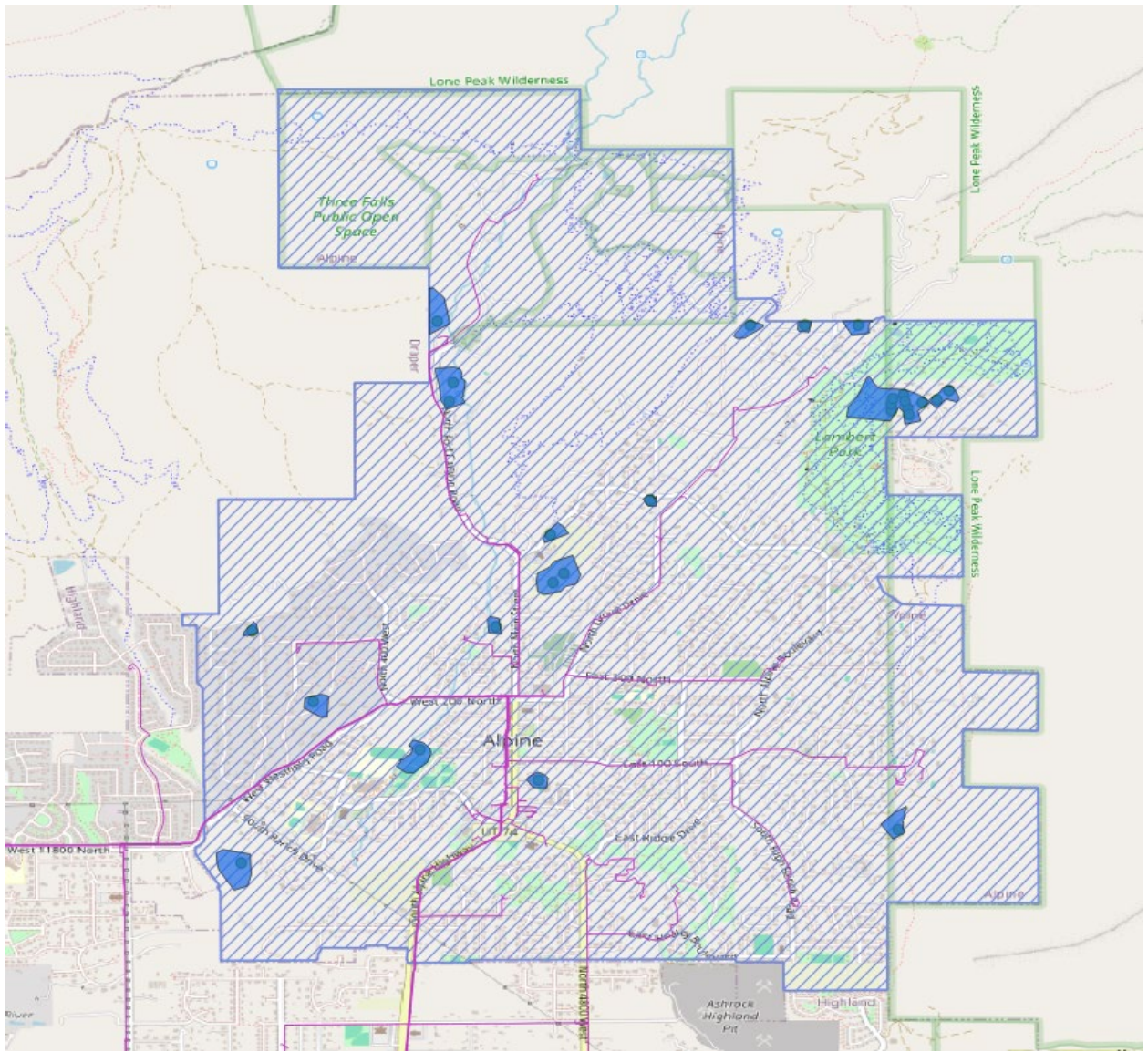
Carla Merrill
Alpine City Mayor

Mayor Carla Merrill **City Council**

Jason Thelin
Kelli Law
Jessica Smuin

Chrissy Hanneman
Brent Rummler

20 North Main Street
Alpine, UT 84004
(801) 756-6347



ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation Petition - Box Elder South

FOR CONSIDERATION ON: April 8th, 2025

PETITIONER: Martin Cawley

ACTION REQUESTED BY PETITIONER: Approval of Annexation Petition of the Box Elder South Subdivision.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Box Elder South was initially approved for development in unincorporated Utah County after petitioning Alpine City for annexation. Since then, the area has once again requested to be annexed into the city. This area is included in our Annexation Policy Plan and Map as a potential site for annexation. The Utah State Code requires that areas be included in an annexation policy plan and map to qualify for annexation, although it does not obligate the city to annex them. According to the Annexation Policy Plan, the streets for this development have already been enhanced to Alpine City standards. Water, sewer, and storm drainage have also been completed or connected to Alpine City services, parks and trails are planned, though pressurized irrigation will not be provided.

Of the 59 lots approved by Utah County as part of this subdivision, at least 30 single-family dwellings have been constructed, with roughly seven more in progress. Those already built or currently under construction would not be eligible for impact or other construction-related fees from the city. Attached is the plat map approved by Utah County as part of the subdivision review process.

In February 2022, Box Elder South petitioned for annexation, which includes 59 lots. In July 2022, it returned to the City Council for a second review. The City Council tabled the annexation to explore the possibility of adding annexation fees to offset any costs associated with the process. These fees were discussed during a work session with the City Council in November 2022. This is a legislative decision, so the city is under no obligation to annex this property at this time, even though it is included in the Annexation Master Plan.

This item was reviewed during the October 22nd, 2024, City Council meeting. The Council directed staff to provide information on the following topics:

- **Lot Sizes**
- **Improvements**
- **General Plan Issues**
- **Non-Conformance**
- **Future Construction**
- **Revenue**
- **Annexation Fees**

This agenda item was reviewed during the January 28th, 2025 City Council meeting to review the above-mentioned items. The feedback received was to include information relating to how this would impact the remaining areas that are left to be annexed. These areas include as provided in the Annexation Policy Plan Map:

- **The East Area:** This property is currently owned by Ken Fitzgerald and is in the process of review for annexation at this time. The proposal would include 12 lots on roughly 20 acres of property. The applicant is proposing this subdivision be in the PRD zoning and will include the appropriate amount (25%) of public open space as required.
- **The North Area:** Includes roughly 70 acres of property located on the north end of the city. The Annexation Policy Plan has this area zoned CR-40,000 with a maximum of 31 lots.
- **Pine Grove:** This area is roughly 157.86 acres because of geotechnical issues with this area, the max number of lots with the recommended CR-40,000 zoning would be 24 lots.
- **School House Springs Area:** Located in the northern area of the city, this proposed annexation is 280.56 acres. The annexation plan shows the city does not anticipate any development on this property.

Each annexation is required to provide for the infrastructure identified as needed as part of the development

process. For the Box Elder South Subdivision only, the city is required to provide water, and sewer services if annexed into the city or left in unincorporated Utah County. Attached to the staff report is the Annexation Map and need for municipal services table as referenced in the Alpine Annexation Policy Plan.

ALPINE CITY CODE:

- [Alpine Development Code 5: Annexations](#)

GENERAL PLAN:

- *(Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Goal #1 Policy 2.5)*
- [Alpine City Annexation Policy Plan & Map](#)

PUBLIC NOTICE:

The required public hearing as mandated by the Utah State Code and Alpine City was originally satisfied during the initial review of this proposal. No public hearing will be required as part of the discussion on this item at this time.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

Staff are also recommending that if the Council would like to approve the annexation petition for Box Elder South, directions are given to the city staff/attorney to create an annexation agreement that identifies such items as the following

- Annexation fees that include:
 - Improvements to existing infrastructure (roads, sidewalks, storm drain systems)
- Designated zoning- CR-40,000 or PRD.
- Ongoing maintenance of the designated park and open space is recommended to keep as part of the HOA.
- Any other items that arise during the discussion.

SAMPLE MOTION TO TABLE:

I move to table the petition to annex the Box Elder South Subdivision based on the following:

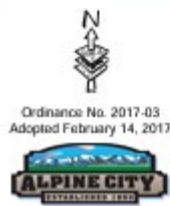
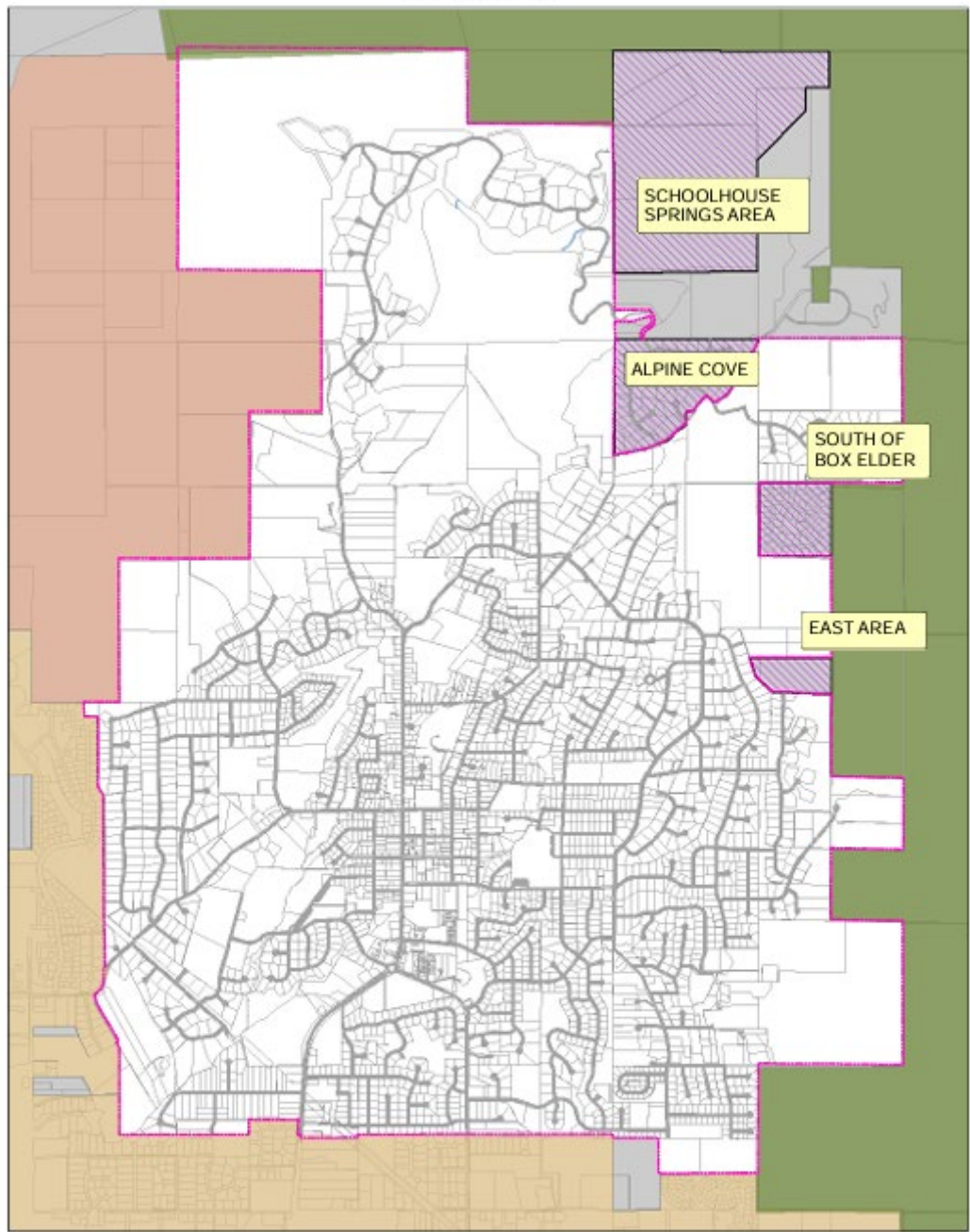
- Allow staff to create an annexation agreement subject to City Council approval to address the following items:
 - Annexation fees to improve existing infrastructure
 - Designate zoning
 - Address maintenance and care for the existing park and open space
 - Other items as identified.

SAMPLE MOTION TO DENY:

I move to deny the petition to annex the Box Elder South Subdivision based on the following:

- Insert Findings.

EXHIBIT A



Alpine City Annexation Map



- Future Annexation Areas
- US Forest Service
- Draper City
- Highland City
- Unincorporated Utah County
- Alpine City Boundary

Chart 2 – Need for Municipal Services

Annexation Area	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Alpine Cove	Streets Need to be Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would Not be Included	Will Not be Provided
South of Box Elder	Streets Already Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would be Included	Will Not be Provided
East Area	Extend Country Manor Lane and High Mountain Dr.	Extend from Lambert Park	Extend from High Mountain Dr.	Detention basin required and storm drain tied into City system	Trails would be Included	Pressurized Irrigation Line Runs across Bennett Farms
Schoolhouse Springs Area	Need for Improved Streets Not Expected	Need for Water Service Not Expected	Need for Sewer Service Not Expected	Need for Storm Drainage Not Expected	Trails would be Included	Will Not be Provided
North Area	Extend Aspen Dr. and Oak Ridge Dr.	Need to Develop Water System	Extend Aspen Dr. and Oak Ridge Dr.	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided
Pine Grove	Improve Grove Drive and Build New Local Streets	Need to Develop Water System	Extend from Grove Drive	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided

Box Elder South Annexation Items of Discussion Memo

Planning & Zoning

Background

- a. Box Elder South was originally developed in unincorporated Utah County, with a plat map recorded in January 2014. The subdivision comprises 59 lots on 43.9 acres. Lot sizes range from approximately 20,000 square feet at the smallest to over 30,000 square feet at the largest. About 18 of these lots fail to meet the frontage requirement of at least 110 feet along a public road. Additionally, the existing building envelopes approved by Utah County do not comply with city code. Specifically, Lot 59 has a slope exceeding 20%, and other lots also include areas of natural slope greater than 20%.
- b. The average lot size in Box Elder South is 21,913 square feet. The surrounding area is zoned CR-40,000, aligning with the city's General Plan. This zoning would render the subdivision nonconforming. The development resembles a City PRD (Planned Residential Development) with private open space used to cluster lots. However, the subdivision does not meet the city's PRD ordinance, which requires a minimum of 25% open space for base density, whereas only 20% has been dedicated.
- c. The property lies within sensitive lands, and Wildland Urban Interface (WUI) requirements apply to all structures. Developments in the WUI must have two access points. A 2018 Fourth District Court ruling determined that the existing access through Box Elder North and the emergency access road through Lambert Park satisfy this requirement.
- d. Legal nonconforming lots are not unique to this subdivision; multiple lots in The Cove subdivision when annexed into the city did not meet subdivision requirements.

Key Challenges

- e. Lot sizes and open space do not meet zoning and PRD requirements.
 - f. Eighteen lots fail to meet frontage standards.
 - g. Several lots exceed slope standards.
-

Improvements (Infrastructure)

Background

- **Utilities:** Alpine City already provides sewer and culinary water services. The infrastructure is adequate, and water rights have been dedicated to the city. Pressurized irrigation is unavailable due to elevation constraints.
- **Streets:** Streets in Box Elder South meet or exceed Alpine City standards for minor streets, featuring 5-foot sidewalks, 6-foot park strips, 2-foot curbs, and 34-foot asphalt widths. Maintenance costs are estimated at \$7,936.29 annually, based on the FY2025 Streets Budget.
- **Traffic:** No additional traffic impacts are anticipated.
- **Stormwater:** The development includes a berm to redirect potential debris flows, designed following the 2012 fire. This berm was enlarged based on recommendations and is deemed adequate. Improvements will need to be made at the very southern point of the subdivision to improve storm drain issues identified by public works.
- **Open Space:** The property includes a 2.3-acre park with grass and a sprinkler system. Staff recommend retaining this as private open space to avoid burdening the city's limited Parks Department.

Infrastructure Challenges

- Storm drain upgrades may be required to include a method of handling stormwater for when the capacity of existing sumps is exceeded. These improvements should be considered as a condition of annexation.
 - Conflicting street names must be addressed.
 - Maintenance responsibility for the 2.3-acre park should be clarified.
-

General Plan/ Nonconformance

Background

- a. The Alpine City General Plan is meant to serve as a long-term visioning document that serves as a blueprint for a community's growth and development. The General Plan is meant to address several items as required by Utah State Code 10-9a-403 including land use, transportation, moderate income housing, and water.
- b. The current Alpine General Plan offers little in the way of guidance when it comes to annexation. While the General Plan does include the annexation map, there are only two sections that offer direction as far as policy and community vision are concerned for annexation.

- i. Goal #2 Policy 2.1 states: *Zoning shall be arranged from higher density zones in the center of the City to gradually lower density zones as you move towards the outer City limits.*
 - 1. This supports the idea of the zone for this area be considered as CR-40,000 or within the PRD zoning.
 - ii. Goal #2 Policy 2.7 *Follow the Alpine City Annexation Policy Plan.*
- c. **Alpine Annexation Policy Plan:**
- i. The Alpine Annexation Policy Plan does include Box Elder South in the analysis for review regarding proposed areas of annexation. The number of lots included are 59, which is accurate for the number proposed as part of this annexation request. The Policy Plan was last updated in 2017. Several of the proposed figures are out of date and should be considered not accurate. Updated figures can be found throughout this document.
 - ii. There are several standards identified in Alpine Development Code Title 5 Annexations that should be considered:
 - 1. *Whether or not it is in the interest of the City to annex additional land at that time.* This determination should be made by the City Council, following a detailed review of the proposed annexation and a recommendation of the Planning Commission.
 - 2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.* The area currently receives water, sewer, and garbage from the City. Also, the area is receiving police and fire services from Lone Peak Public Safety because they are the nearest on call services. As part of the County, they do not contribute financially to Lone Peak Public Safety. The County does offset a portion of the cost for LPPS to respond to incidents in unincorporated Utah County. The area does NOT receive snow removal service from the City.
 - 3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.* Water rights have been previously received for this area. The Box Elder South Subdivision is on the City's culinary water system already and the developer covered the required water rights with the city previously.
 - 4. *Whether or not the proposed annexation is consistent with the City's General Plan.* The Box Elder South Subdivision does not

meet the Planning and Zoning standards as outlined in the City's General Plan. The average size of a lot in Box Elder South is 21,913 Square Feet, which is approximately half the density of the adjacent CR-40,000 zone. This lot size would meet the minimum lot size requirement for a PRD designated zone. The development appears to have been developed in what would be similar to a City PRD, with areas of private open space being dedicated to promote clustering of lots. However, as it stands the area would not meet the City's PRD ordinance, with only 20 percent of open space being dedicated (City requires minimum 25 percent for the base density).

5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities. This determination should be made by the City Council, following a detailed review of the proposed annexation and a recommendation of the Planning Commission.
6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation. Fees are legislative in nature and thus outside the purview of the Planning Commission. The City Council shall determine annexation fees and other related matters. Potential costs that should be considered in a fee include (see annexation fee section)

General Plan Noncompliance Issues

- d. Noncompliance with General Plan standards.
- e. Legal nonconforming status for lot sizes and frontage.
- f. Future developments must adhere to current city standards.

Future Construction

Background

- g. Of the 59 lots approved by Utah County as part of this subdivision, 30 single-family dwellings have been constructed, with roughly seven more in progress. Those already built or currently under construction would not be eligible for impact or other construction-related fees from the city. A previous agreement was made that the city won't charge water or sewer impact fees.
- h. Any future construction would be eligible for any city related fees that occurred during the building process. Many of these fees are meant to offset any services required by the city (building inspections). The city is not allowed to charge a fee for profit.

Items of Concern

- i. Future infrastructure inspections may reveal issues that the city would be responsible to remedy if annexed.

Revenue

Background

- j. **Property Tax:** Using the current property tax rate for Alpine City it is estimated that if annexed in right now, Alpine City would receive \$62,492.70 from the Box Elder South Subdivision.
- k. Because there are still lots that are not built out, Staff took the average taxable value of those that are built out and applied that amount (\$1,814,966) to those undeveloped lots. It is anticipated that when Box Elder South is complete the city would receive \$77, 213 in property taxes.
- l. **Sales Tax:** The FY2025 budget forecasts \$2,100,000 as the anticipated amount for this fiscal year. Currently there are 2,918 homes in Alpine. This is roughly \$719.67 brought in per household per year. By adding an additional 59 homes, it is anticipated an additional \$42,421 would be generated in sales tax.

Items of Concern

- m. These numbers are anticipated and could be different based on various changes or impacts not included at this time.

Annexation Fees

Background

- n. Annexation fees are charges associated with the process of incorporating a piece of land or property from an unincorporated area into the boundaries of a city or town. The fees help cover the administrative, legal, and infrastructural costs involved in the annexation process. These are one time fees to help cover the initial cost of annexing land into a city.

Annexation Fee Considerations

- o. Fees would need to be identified to off-set the potential fixes to the current infrastructure and potentially compensate work for projects done to benefit this development previously.
- p. The city may want to consider requiring fees related to several projects recently completed by Alpine City that were a direct benefit to the Box Elder South Annexation. This may include:
 - i. The Grove Drive Realignment & Dry Creek Culvert Replacement Projects
 - ii. The Box Elder South Water System Updates.
- q. Included is an estimate of these projects that was done in 2022, obviously these numbers will need to be updated but it is included to give an idea of those costs.

Potential Liability

Background

- r. **Sensitive Lands:** The proposed development falls within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, and debris flows. With the homes being built in a high-risk zone.
- s. As far as liability is concerned, The City would not be liable for anything built prior to annexation. Anything built after annexation would have to go through the City's approval and permitting processes and thus anything built after annexation would hold the same level of liability of other hillside developments already in the City. The City cannot be indemnified.

Items of Concern

- t. None at this time.

BOX ELDER SOUTH ANNEXATION SUMMARY POINTS BY PETITION SPONSOR

The below is prepared by the sponsors of the Box Elder South annexation petition in response to the Alpine City Council's discussion held on October 22, 2024, to continue the review of the proposed annexation. These summary comments are provided for the benefit of further discussion and decision making by Alpine City.

Alpine City Revenue Potential

- Immediate \$55,000 estimated annual property tax revenue based on number of current completed homes and values obtained from the Utah County Tax Assessor, as adjusted for the residential exemption.
- \$75,000 + future annual property tax revenue, extrapolating to all lots with completed homes.
- Additional future revenue from building permits and other fees.

Cost to Annex

- No infrastructure upgrades are needed, as all infrastructure is in place and either meets or exceeds Alpine City standards.
- Several services are already provided by Alpine City e.g., public safety, utilities, etc.
- No additional city administrative costs required, e.g., staffing.
- Minimal cost to plow the roads as Alpine City snowplows already travel up to the border of the subdivision on both access roads.
- Minimal cost to maintain common area, which primarily consists of small walking paths, and a large grass area and small pavilion with two metal benches (mow and blow with weed control).

No Liability to City

- As mentioned in the meeting, (Draper City example and comments made by the City Attorney), any fault in construction or grading, etc. would be the legal responsibility of the respective developer, contractor, or homeowner, and not the liability of Alpine City.

Issue with Lot Size and Slope

- Decisions were made by past developers, Alpine City, and Utah County which are now irrelevant concerning what to do next – the subdivision exists (not a future development). The City Council should focus on the current situation and what is best for Alpine City residents and not mired in past actions we all agree could have been managed differently.
- Past annexations were accomplished of subdivisions not meeting Alpine City policy (such as with the Cove subdivision) with exemptions granted by Alpine City. The City Council has the discretion to make exemptions and has done so in the past.
- The City Council pointed out the parcel size and slopes present in the Box Elder South subdivision do not meet current policy and that granting annexation would not be in the interest of Alpine City residents. We would be interested to know what harm there would be, if any, to Alpine City residents in granting an exemption in this case concerning lot size and slope. In fact, as noted in the Council Meeting on October 22,

BOX ELDER SOUTH ANNEXATION SUMMARY POINTS BY PETITION SPONSOR

2024, approval was granted to an Alpine City resident to rezone a 1.66 acre parcel to the PRD Overlay Zone to facilitate his subdivision given the slopes present. The City Council approved the 1.66 acre parcel to now consist of two lots each less than an acre along with required open space. Similar consideration should be viewed by the City Council with respect to its decision to annex the Box Elder South subdivision.

- Precedence is not an issue as Alpine City has full discretion when approving future developments. Given its power and authority on a solid legal foundation, as well as the unique historical nature of Box Elder South, there is no question of precedent setting or the discretionary power of the City Council.

Utah County and State Law

- At the time of development, Utah County fully expected Box Elder South to be annexed into Alpine City. Furthermore, Utah County wants Box Elder South annexed into Alpine City.
- Utah State recently passed a law that annexation of islands and peninsulas such as Box Elder South are mandatory if within a county of the first class. While Utah County is a “county of a second class”, State law clearly shows a clear intent with respect to annexations of this nature, and Utah County will reach “first class” status in the not-too-distant future. When this occurs, Alpine City will be mandated to annex Box Elder South, based on State law.

Proposed Annexation Fee

- While Alpine City can legally assess a lot fee as a condition of annexation, no such fee is warranted as there are no net direct and incremental costs associated with annexation.
- The recent road improvements made to N Grove Drive and Box Elder Drive had nothing to do with the Box Elder South subdivision. The improvements have been planned for years for various other reasons other than annexation. The fact that the improvements were made without annexation proves this.
- The water infrastructure at the time of development was constructed and implemented by the developer in agreement with Alpine City and Utah County to meet or exceed the agreed upon standards at the time of development. Any subsequent capital improvements would be managed through the normal utility rate process.
- The Sponsors can identify no direct and incremental costs due to annexation. Any improvements made after the development of the subdivision, such as those noted above, will be enjoyed by the Box Elder South residents with or without annexation; thus, any annexation fee is unwarranted.

Therefore, we believe that unless Alpine City can demonstrate evidence of direct and incremental cost associated with annexation, the Box Elder South residents will not pay any annexation fee, as it would be an unjustified burden and have the appearance of an assessment made in bad faith.

Other Thoughts

**BOX ELDER SOUTH ANNEXATION
SUMMARY POINTS BY PETITION SPONSOR**

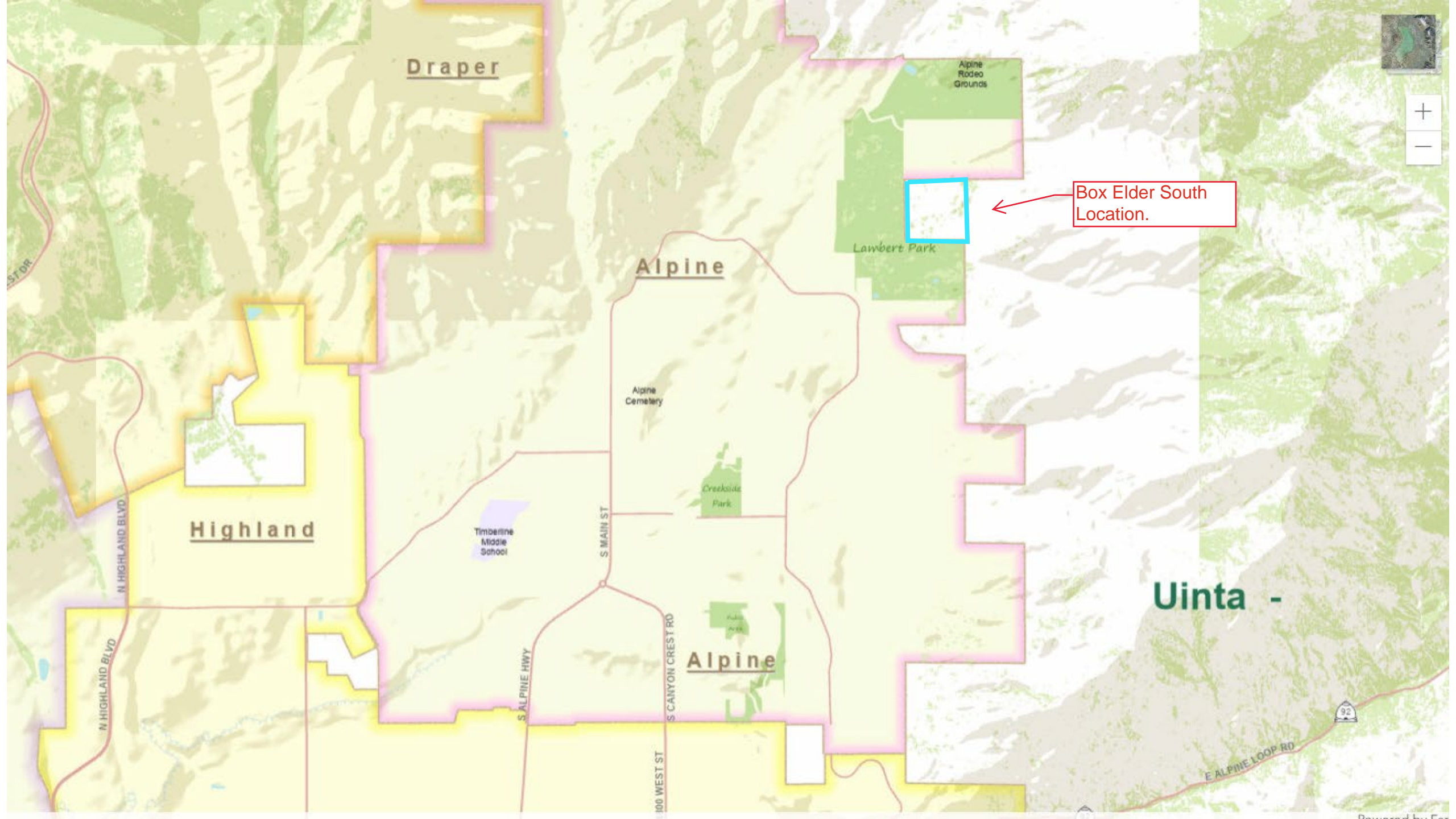
- Given the location of Box Elder South, the residents use Alpine City roads exclusively and frequent its parks and other City properties without paying any property tax to Alpine City to help maintain those roads and parks.
- As stated above, decisions were made in the past by others which are irrelevant to the current question: ‘what is in the best interest of Alpine City residents?’
- The subdivision exists and is an island contiguous to Alpine City. The City Council can grant exemptions as they have with past annexations.
- A rigid view that the subdivision does not meet current annexation policy ignores all future benefits, fails to explain the harm to Alpine City, ignores the precedent set with prior annexations, and ignores the broad discretionary power of the City Council.
- How can the City Council justify raising taxes on its residents while foregoing a sure perpetual revenue stream with no net cost or additional material liability to its residents?
- Not annexing Box Elder South disenfranchises those residents from the democratic process of voting on matters important to the area in which they reside.
- Some residents based their lot purchasing decision on direct comments made by the previous Alpine City Mayor and staff and city engineer that annexation was in the City’s plan and inevitable. While we recognize these comments are not binding, these conversations nonetheless happened and have personal consequences such as a desire to be buried in Alpine City cemetery where some residents have pioneer ancestors. If annexation is not approved, the City Council should at a minimum approve Box Elder South residents burial rights in the Alpine City cemetery.

Concluding Remarks

- The Box Elder South “island” exists, surrounded by Alpine City.
- There is guaranteed perpetual revenue to Alpine City with minimal ongoing maintenance cost. All infrastructure is in place meeting or exceeding Alpine City standards. All services are in place. There is no liability to Alpine City. There is no precedence setting.
- The residents of Box Elder South will not pay any annexation fee, especially since Alpine City has not provided any evidence of direct and/or net incremental costs of annexation, separate from any other planned improvements. We certainly have not identified any such costs.

Weighing all the above, we believe the logical conclusion is approval of annexation. We ask that the City Council exercise its full discretion in this matter and make a definitive decision in the affirmative and not delay longer.

Alan Dickson, President, Lambert Park Estates HOA
Patrick Fitzgerald, Vice President, Lambert Park Estates HOA
Jeff Stott, Secretary, Lambert Park Estates HOA



Draper

Alpine Rodeo Grounds

Box Elder South Location.

Lambert Park

Alpine

Alpine Cemetery

Timberline Middle School

Creekside Park

Alpine

Public Park

Highland

Uinta -

N HIGHLAND BLVD

N HIGHLAND BLVD

S MAIN ST

S ALPINE HWY

S CANYON CREST RD

100 WEST ST

E ALPINE LOOP RD



SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 163947. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Jan 8 2016 DATE SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°40'47" EAST 894.46 FEET; THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF BOX ELDER PLAT "F" SUBDIVISION A DISTANCE OF 1289.85 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 7.21 FEET; THENCE NORTH 89°40'47" EAST 454.29 FEET; THENCE SOUTH 0°46'04" EAST ALONG QUARTER SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, A DISTANCE OF 120.28 FEET TO THE MONUMENTED CENTER OF SECTION 17; THENCE NORTH 87°42'08" WEST ALONG QUARTER SECTION LINE A DISTANCE OF 132.16 FEET; THENCE SOUTH 00°32'44" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1330.28 FEET; THENCE NORTH 87°39'05" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.93 FEET; THENCE NORTH 00°20'34" WEST ALONG THE SECTION LINE A DISTANCE OF 1328.88 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, COMMON AREAS, DRAINAGE EASEMENTS & THE IRRIGATION EASEMENTS TO ALL LOT OWNERS AND THEIR SUCCESSORS & ASSIGNS IN PERPETUITY.

JAMES K. PATTERSON, PRESIDENT PATTERSON CONSTRUCTION, INC. DATE 1-8-2016

ACKNOWLEDGMENT

STATE OF UTAH } S.S. COUNTY OF UTAH } ON THE 18 DAY OF January, A.D. 2016, PERSONALLY APPEARED BEFORE ME JAMES K. PATTERSON, SIGNER OF THE FOREGOING DEDICATION AS A PRESIDENT OF PATTERSON CONSTRUCTION, INC. WHO DULY ACKNOWLEDGES TO ME THAT THEY DID EXECUTE THE SAME. MY COMMISSION NUMBER 668491. MY COMMISSION EXPIRES 07-17-2017. SIGNED (A Notary Public Commissioned in Utah) Kent P. Smith, PRINTED NAME OF NOTARY.

ACCEPTANCE BY LEGISLATIVE BODY

THE Board of Commissioners of Utah County, Utah APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS A.D. 20 14

APPROVED (Signature) ATTEST (Signature) ENGINEER (SEE SEAL BELOW) CLERK-RECORDER

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES

THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAT HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN ON THIS PLAT.

APPROVED (Signature) NAME: Jena Walker, ROCK MOUNTAIN POWER. APPROVED (Signature) NAME: Dan Newman, QUESTAR.

APPROVAL BY THE CULINARY WATER AUTHORITY

THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAT FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT. APPROVED (Signature) NAME: Richard Hills.

APPROVAL BY THE SANITARY SEWER AUTHORITY

THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT. APPROVED (Signature) NAME: Richard Hills.

BOX ELDER SOUTH PLAT "A"

RESIDENTIAL SUBDIVISION UTAH COUNTY, STATE OF UTAH SCALE: 1" = 100 FEET. SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, ENGINEER SEAL, CLERK-RECORDER SEAL. STATE OF UTAH COUNTY OF UTAH ENGINEER DAVID V. THOMAS 1-8-16. STATE OF UTAH COUNTY OF UTAH CLERK RECORDER JEFFREY SMITH 2016 Jan 21 13:55 PM FEE \$1.00 PER PAGE.

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute acceptance, approval or endorsement of any terms contained in the plat, including those set forth in the Owners' Dedication and the plat and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 800-368-0532. Approved this 5th day of January 2016. By Dan Newman, Area Const Specialist.

QUESTAR GAS COMPANY. Dan Newman, Area Const Specialist.

NOTES

- 1. CULINARY, IRRIGATION, & LANDSCAPE WATER IS SUPPLIED BY ALPINE CITY. 2. SEWER COLLECTION SYSTEM IS SERVED BY ALPINE CITY. 3. ALL SURFACE DRAINAGE WILL BE MAINTAINED ON-SITE. 4. NO BUILDING PERMIT WILL BE ISSUED UNTIL AN APPROVED ROAD SYSTEM HAS BEEN INSTALLED AND FOUND TO BE IN GOOD WORKING ORDER. 5. FEMA FIRM MAP FOR 100 YEAR FLOOD SHOWS ZONE C DESIGNATION (MINIMAL FLOODING) 6. GARBAGE COLLECTION WILL BE AT THE STREET FOR EACH LOT. SOLID WASTE DISPOSAL SERVICES WILL BE PROVIDED BY THE DEVELOPER BY INCORPORATION OF THE DEVELOPMENT INTO THE ALPINE CITY WATER REMOVAL SERVICE AREA. 7. ALL OCCUPIED STRUCTURES, INCLUDING SINGLE FAMILY RESIDENCES SHALL BE ENGINEERED TO RESIST FLUID ENTRY AT ANY POINT UP TO AN EQUIVALENT FLUID PRESSURE LOAD OF 16.00 NMS (05 LB/SQFT). 8. ALL PORTIONS OF THIS DEVELOPMENT TO BE IN THE DESIGNATED NATURAL HAZARDS OVERLAY (NHO) ZONE, AND ARE SUBJECT TO THE REQUIREMENTS OF SECTION 2-12 OF THE UTAH COUNTY LAND USE ORDINANCE (INCLUDING REQUIREMENTS THAT A NATURAL HAZARDS ASSESSMENT REPORT AND A NATURAL HAZARDS CLEARANCE BE OBTAINED IN ADDITION TO OTHER REQUIREMENTS OF THE NATURAL HAZARDS OVERLAY ZONE. 9. BUILDING DESIGN AND CONSTRUCTION SHALL NOT PLACE SUB-GRADE WINDOW WELLS AND DOORS ON THE EAST, NORTH AND SOUTH SIDES OF THE HOMES WHERE THE POTENTIAL FOR INUNDATION FROM WATERS AND DEBRIS FLOWING DOWN-SLOPE IS GREATEST, AS RECOMMENDED IN THE GEOLOGICAL HAZARDS ASSESSMENT PREPARED BY EARTHTECH TESTING AND ENGINEERING, P.C., JOB NO. 07227. 10. A DETAILED RADON MITIGATION SYSTEM SHALL BE REQUIRED TO BE INSTALLED IN EACH DWELLING. THE POTENTIAL RISK FROM RADON GAS EXPOSURE IN ENCLOSED STRUCTURES IS MODERATE TO HIGH ON THE ENTIRE SITE. THIS RELATIVE RISK ASSESSMENT IS BASED ON MAPPING BY THE UTAH GEOLOGICAL SURVEY. RADON LEVELS IN BUILDINGS CAN VARY FROM SITE TO SITE AND ARE USUALLY INFLUENCED BY A NUMBER OF GEOLOGICAL AND STRUCTURAL FACTORS. INDOOR RADON TESTING WOULD BE REQUIRED TO DETERMINE ACTUAL RADON LEVELS IN FUTURE BUILDINGS AT THE SITE. BASED ON THE MODERATE TO HIGH RADON RISK AT THE SITE, ESTABLISHED RADON MITIGATION MEASURES ARE WARRANTED FOR ANY FUTURE HABITABLE STRUCTURES IN THE DEVELOPMENT. SUCH MITIGATION MEASURES SHALL BE INCORPORATED INTO NEW CONSTRUCTION FOR ALL HABITABLE STRUCTURES. 11. A GEOLOGICAL HAZARDS ASSESSMENT WAS COMPLETED FOR THIS DEVELOPMENT ON SEPTEMBER 27, 2007. THIS ASSESSMENT CONCLUDED THAT THE SUBJECT PROPERTY IS LOCATED IN A GEOLOGICALLY SENSITIVE LOCATION WHERE SEVERAL TYPES OF HAZARDS ARE PRESENT. ALL CURRENT OR FUTURE PROPERTY OWNERS AND/OR OCCUPANTS ON THE SUBJECT PROPERTY SHOULD FULLY UNDERSTAND THE FINDINGS AND CONCLUSION OF THIS ASSESSMENT AND THE POTENTIAL RISKS ASSOCIATED WITH OWNING PROPERTY AND/OR LIVING AT THE SITE. BY CHOOSING TO LIVE IN A POTENTIALLY GEOLOGICALLY SENSITIVE LOCATION, ALL PROPERTY OWNERS AND/OR OCCUPANTS MUST ACCEPT THE ASSOCIATED GEOLOGICAL HAZARD RISKS. THE ASSESSMENT WILL BE KEPT WITH THE SUBDIVISION FILE AND IS AVAILABLE FOR PUBLIC VIEWING. 12. A LOT SPECIFIC INSPECTION IS REQUIRED BY A GEOTECHNICAL ENGINEER TO OBSERVE THE BASEMENT EXCAVATION TO DETERMINE FAILING HAZARDS ON A LOT BY LOT BASIS. THIS INSPECTION WILL MITIGATE THE IDENTIFIED HAZARD. 13. LOTS 16 - 32 WILL NOT HAVE ACCESS TO THE REAR OF THEIR PROPERTIES FROM LAMBERT PARK. HOMEOWNERS WILL NOT HAVE THE RIGHT TO DUMP GRASS CLIPPINGS, TREE LIMBS, GARBAGE, WEEDS OR ANY OTHER TYPE OF DEBRIS ONTO CITY PROPERTY. ALPINE CITY WILL PURSUE ACTION AGAINST INDIVIDUALS WHO VIOLATE THIS POLICY. 14. UPON THE WRITTEN REQUEST OF UTAH COUNTY, THE HOMEOWNERS ASSOCIATION SHALL COLLECT AN ANNUAL FIRE PROTECTION ASSESSMENT, AND/OR AN ANNUAL EMERGENCY MEDICAL SERVICES ASSESSMENT, FROM EACH LOT OWNER IN SUCH AMOUNT AS DETERMINED BY UTAH COUNTY. THE ASSESSMENT SHALL PAY SUCH COLLECTED ASSESSMENT TO THE ENTITY AS DESIGNATED BY UTAH COUNTY.

LEGEND

□ M# SURVEY MONUMENT

URBAN WILDLAND INTERFACE AREA

- 9.6.2 COMMON AREAS AND SNOW STORAGE EASEMENTS ARE USED FOR SNOW STORAGE. 9.6.3 DRIVEWAYS SHALL BE A MINIMUM OF 12 FEET IN WIDTH WITH TURNAROUNDS REQUIRED EVERY 400 FEET. 9.6.5 ALL HOMES TO HAVE AUTOMATIC FIRE SPRINKLER PROTECTION. 9.6.7 VEGETATION CLEARANCE REVIEW IS REQUIRED BY THE UTAH COUNTY FIRE MARSHAL. A SITE PLAN FOR EACH HOME IS TO BE SUBMITTED TO THE FIRE MARSHAL WHO WILL DETERMINE THE REQUIRED VEGETATIVE CLEARANCES.

FAULT TRENCH

WHERE TRENCH STUDIES ARE REQUIRED, THE TRENCHES SHALL BE DUG AT LEAST 20 FEET BEYOND THE EXTERIOR OF THE PROPOSED STRUCTURE OR USE, OR IF THE FAULT IS FOUND TO BE FAULT FREE, WHOEVER IS CLOSER, APPROVAL BY A QUALIFIED GEOLOGIST OF THE LOCATION AND DEPTH OF ANY SUCH TRENCH IS REQUIRED BEFORE DIGGING IS COMMENCED, AND TRENCHES, WHEN COMPLETED AND LOGGED, SHALL BE REVIEWED BY THE GEOLOGIST BEFORE BACKFILLING.

P.U.E. NOTE

ALL 10' P.U.E.'S AS SHOWN ON THIS PLAT SERVE AS BOTH A PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT AROUND THE PERIMETER OF EACH LOT.

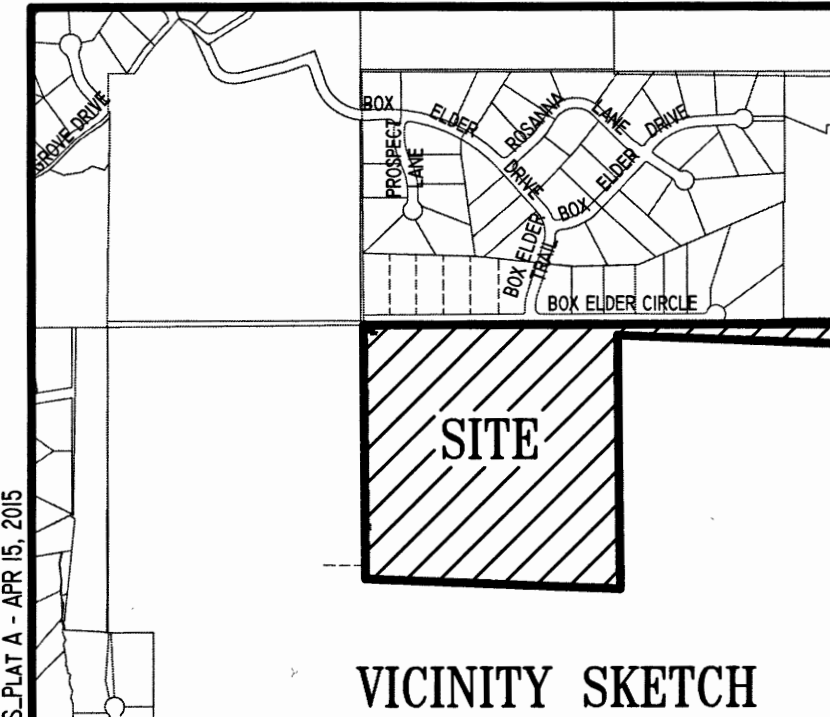
PARK "A" COMMON AREA 6.49 AC

"MAINTAINED BY HOA" PUBLIC ACCESS AND TRAIL EASEMENT NORTH 7.21' EAST 1289.85' N 89°40'47" E 454.29'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	206.99	200.00	59°17'49"	197.87	S29°38'55"E
C2	107.17	200.00	30°42'11"	105.90	S74°38'55"E
C3	76.41	200.00	21°53'26"	75.95	S79°03'16"E
C4	34.63	165.00	12°01'35"	34.57	S74°07'21"E
C5	442.58	165.00	15°34'10"	321.34	N23°01'19"E
C6	187.87	200.00	53°49'14"	181.04	N26°43'35"W
C7	94.19	200.00	26°59'00"	93.32	S17°42'40"W
C8	269.68	300.00	51°30'16"	260.69	S22°01'58"E
C9	159.22	200.00	39°53'02"	156.43	S67°43'37"E
C10	103.59	200.00	29°40'32"	102.43	N77°29'36"E
C11	322.61	150.00	123°13'45"	263.93	N01°02'28"E
C12	207.00	150.00	79°04'05"	190.96	N21°02'22"W
C13	23.65	15.00	90°19'13"	21.27	S45°03'36"E
C14	44.63	230.00	11°07'07"	44.56	S5°33'34"E
C15	106.33	230.00	26°29'14"	105.38	S24°21'45"E
C16	44.59	230.00	11°06'26"	44.52	S43°09'35"E
C17	20.79	15.00	79°24'58"	19.17	S9°00'19"E
C18	20.79	15.00	79°24'58"	19.17	N70°24'40"E
C19	82.76	230.00	20°07'09"	80.35	S79°56'26"E
C20	64.95	170.00	21°53'26"	64.56	S79°31'17"E
C21	22.67	15.00	86°36'14"	20.58	S24°48'26"E
C22	14.48	15.00	70°35'54"	17.34	N53°47'37"E
C23	16.60	195.00	04°52'36"	16.59	N86°39'14"E
C24	132.47	195.00	38°55'23"	129.94	N64°45'17"E
C25	102.83	195.00	30°12'53"	101.65	N30°11'09"E
C26	101.31	195.00	29°42'52"	100.00	N00°15'17"E
C27	101.13	195.00	29°42'52"	100.00	N2°21'35"W
C28	21.62	195.00	6°21'11"	21.61	N67°31'56"W
C29	10.61	195.00	3°07'01"	10.61	N52°15'42"W
C30	35.64	170.00	12°00'38"	35.57	N47°48'53"W
C31	124.05	170.00	41°48'36"	121.32	N20°54'16"W
C32	23.56	15.00	89°59'58"	21.21	N45°00'01"E
C33	23.65	15.00	10°19'15"	21.27	S45°09'36"E
C34	75.00	230.00	18°41'00"	74.67	S09°20'28"E
C35	107.31	230.00	26°43'57"	106.34	S32°02'56"E
C36	33.74	230.00	08°24'17"	33.71	S69°37'04"E
C37	21.61	15.00	89°48'32"	19.60	S08°54'56"E
C38	178.84	15.00	75°54'06"	166.05	S73°56'23"W
C39	12.16	230.00	37°01'42"	12.16	N69°37'25"W
C40	75.72	230.00	18°51'44"	75.38	N80°34'08"W
C41	179.70	170.00	60°33'50"	171.45	N59°43'05"W
C42	87.34	170.00	29°26'10"	86.38	N14°43'05"W
C43	23.48	15.00	89°40'47"	21.15	N44°50'23"E
C44	30.16	230.00	7°30'43"	30.13	S28°56'49"W
C45	78.16	230.00	19°28'17"	77.79	S13°27'19"W
C46	44.28	330.00	7°41'17"	44.25	S00°07'28"E
C47	100.62	330.00	17°28'13"	100.23	S12°42'12"E
C48	82.88	330.00	14°23'22"	82.66	S28°38'00"E
C48A	20.03	330.00	3°28'41"	20.03	S37°34'01"E
C49	5.46	330.00	0°56'53"	5.46	S39°46'48"E
C49A	23.20	330.00	4°01'40"	23.19	S42°16'05"E
C50	20.18	330.00	3°30'11"	20.17	S46°16'00"E
C51	81.90	230.00	20°24'06"	81.47	S57°59'09"E
C52	78.21	230.00	19°28'56"	77.83	S77°55'40"E
C53	36.52	230.00	09°05'54"	36.48	N87°43'29"E
C54	82.60	230.00	20°34'39"	82.15	N72°58'10"E
C55	83.71	180.00	26°38'41"	82.95	N49°20'00"E
C57	101.33	180.00	32°15'19"	100.00	N19°53'00"E
C58	101.33	180.00	32°15'19"	100.00	N12°22'19"W
C59	100.76	180.00	32°04'26"	99.45	N44°32'12"W
C60	5.85	120.00	2°47'42"	5.85	N59°10'53"W
C61	159.75	120.00	76°16'23"	148.21	N19°38'31"W
C62	82.35	180.00	26°12'51"	81.64	S08°23'15"W
C63	20.11	180.00	6°24'01"	20.10	S10°55'11"E
C64	115.47	180.00	36°45'15"	113.50	S32°29'49"E
C65	30.47	180.00	9°41'58"	30.44	S55°43'25"E
C66	258.09	120.00	123°13'45"	211.15	S01°02'28"W
C67	12.08	270.00	2°35'48"	12.08	N46°30'12"W
C68	88.05	170.00	29°40'32"	87.07	S77°29'36"W
C69	81.77	170.00	27°33'34"	80.99	N73°59'32"W
C70	36.57	170.00	12°19'28"	36.50	N53°46'56"W
C71	42.84	270.00	9°05'24"	42.79	N40°03'36"W
C72	178.44	270.00	37°51'55"	175.21	N17°15'56"W
C73	9.36	270.00	1°59'09"	9.36	N82°43'36"E
C74	80.06	170.00	26°59'00"	79.32	N17°14'02"E

VICINITY SKETCH



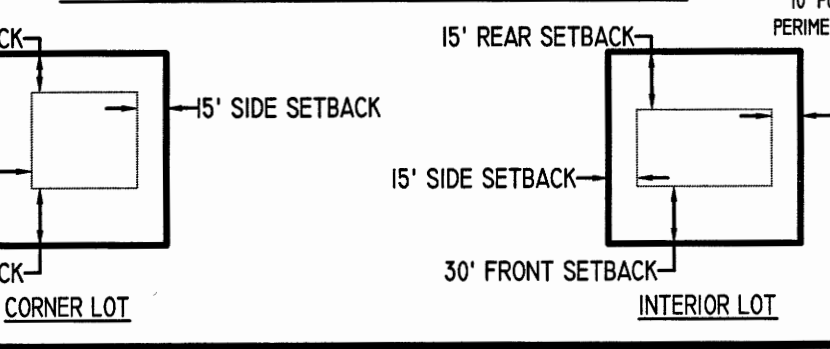
LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS
1	OAK HILL DRIVE	15	OAK HILL DRIVE	31	OAK HILL DRIVE	46	OAK HILL DRIVE
2	OAK HILL DRIVE	(OR) BOX ELDER WAY	32	BOX ELDER WAY	47	OAK HILL DRIVE	
3	OAK HILL DRIVE	17	OAK HILL DRIVE	33	BOX ELDER WAY	48	OAK HILL DRIVE
(OR) BOX ELDER WAY	18	PROSPECTOR WAY	34	PROSPECTOR WAY	(OR) PROSPECTOR WAY		
4	OAK HILL DRIVE	19	PROSPECTOR WAY	35	PROSPECTOR WAY	49	PROSPECTOR WAY
5	OAK HILL DRIVE	20	PROSPECTOR WAY	36	PROSPECTOR WAY	50	PROSPECTOR WAY
6	OAK HILL DRIVE	21	PROSPECTOR WAY	37	PROSPECTOR WAY	51	PROSPECTOR WAY
7	OAK HILL DRIVE	22	PROSPECTOR WAY	38	PROSPECTOR WAY	52	PROSPECTOR WAY
8	OAK HILL DRIVE	23	PROSPECTOR WAY	39	PROSPECTOR WAY	53	OAK HILL DRIVE
9	OAK HILL DRIVE	24	PROSPECTOR WAY	40	PROSPECTOR WAY	54	OAK HILL DRIVE
10	OAK HILL DRIVE	25	PROSPECTOR WAY	41	PROSPECTOR WAY	55	OAK HILL DRIVE
11	OAK HILL DRIVE	26	PROSPECTOR WAY	42	PROSPECTOR WAY	56	OAK HILL DRIVE
12	OAK HILL DRIVE	27	PROSPECTOR WAY	43	PROSPECTOR WAY	57	OAK HILL DRIVE
13	OAK HILL DRIVE	28	PROSPECTOR WAY	44	PROSPECTOR WAY	58	OAK HILL DRIVE
14	OAK HILL DRIVE	29	PROSPECTOR WAY (OR) BOX ELDER WAY	45	OAK HILL DRIVE (OR) BOX ELDER CIRCLE	59	BOX ELDER CIRCLE
(OR) BOX ELDER WAY	30	PROSPECTOR WAY	45	OAK HILL DRIVE	59	BOX ELDER CIRCLE	

SCALE 1"=100'

TABULATIONS

- TOTAL PROPERTY AREA = 43.900 AC
- AREA DEDICATED FOR PUBLIC ROADS = 5.336 AC = 12.2%
- COMMON AREA = 8.79 AC = 20.0%
- REMAINDER AREA IN LOTS = 29.775 AC = 67.8%
- NUMBER OF BUILDING LOTS = 59
- AVERAGE LOT AREA = 0.505 OR 21,983 SF

TYPICAL SETBACK DETAILS



As of November 28, 2022

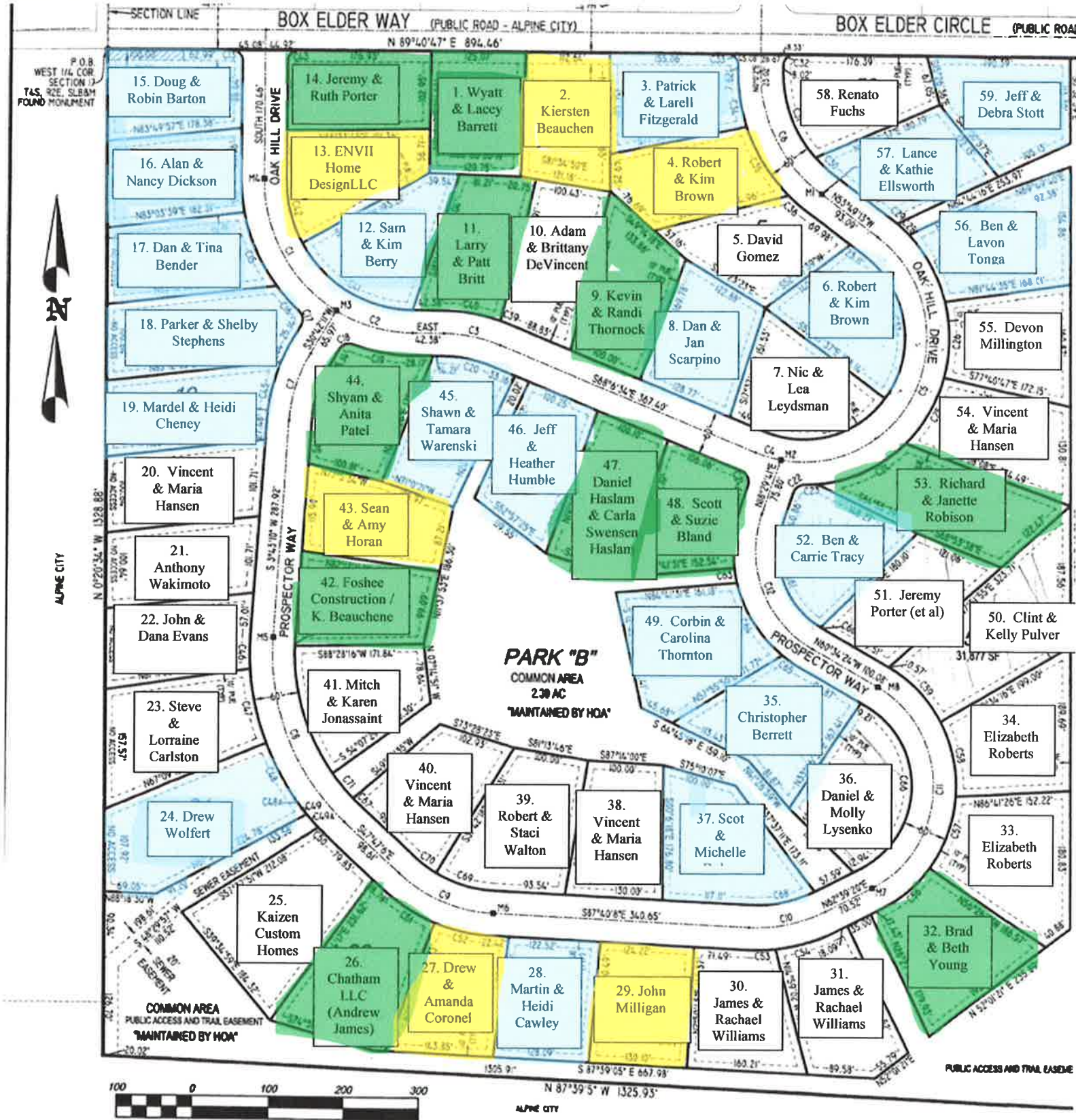


Empty Lot – 22 (37%)

Occupied Home – 20 (34%)

Under Construction (Plans Approved) By HOA – 11 (19%)

Plans Approved by HOA – 6 (10%)



SCALE 1"=100'

PARK "B"
COMMON AREA
2.38 AC
"MAINTAINED BY HOA"

COMMON AREA
PUBLIC ACCESS AND TRAIL BASEMENT
"MAINTAINED BY HOA"

PUBLIC ACCESS AND TRAIL BASEMENT

Projected Property Tax Revenue

Lot #	Average Taxable Value	Alpine City Tax Rate	Total Tax Revenue	SFR 55%
1	\$2,331,500.00	0.001277	\$2,977.33	\$1,637.53
2	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
3	\$1,577,200.00	0.001277	\$2,014.08	\$1,107.75
4	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
5	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
6	\$1,501,100.00	0.001277	\$1,916.90	\$1,054.30
7	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
8	\$1,668,900.00	0.001277	\$2,131.19	\$1,172.15
9	\$1,401,800.00	0.001277	\$1,790.10	\$984.55
10	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
11	\$1,647,900.00	0.001277	\$2,104.37	\$1,157.40
12	\$1,273,500.00	0.001277	\$1,626.26	\$894.44
13	\$1,557,800.00	0.001277	\$1,989.31	\$1,094.12
14	\$2,191,200.00	0.001277	\$2,798.16	\$1,538.99
15	\$1,926,700.00	0.001277	\$2,460.40	\$1,353.22
16	\$1,327,700.00	0.001277	\$1,695.47	\$932.51
17	\$1,664,800.00	0.001277	\$2,125.95	\$1,169.27
18	\$2,843,800.00	0.001277	\$3,631.53	\$1,997.34
19	\$2,187,400.00	0.001277	\$2,793.31	\$1,536.32
20	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
21	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
22	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
23	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
24	\$1,871,300.00	0.001277	\$2,389.65	\$1,314.31
25	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
26	\$2,320,300.00	0.001277	\$2,963.02	\$1,629.66
27	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
28	\$2,648,000.00	0.001277	\$3,381.50	\$1,859.82
29	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
30	\$666,000.00	0.001277	\$850.48	\$467.77
31	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
32	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
33	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
34	\$3,003,200.00	0.001277	\$3,835.09	\$2,109.30
35	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
36	\$2,106,200.00	0.001277	\$2,689.62	\$1,479.29
37	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
38	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
39	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
40	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
41	\$3,043,600.00	0.001277	\$3,886.68	\$2,137.67
42	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
43	\$1,533,800.00	0.001277	\$1,958.66	\$1,077.26
44	\$2,097,100.00	0.001277	\$2,678.00	\$1,472.90
45	\$1,842,000.00	0.001277	\$2,352.23	\$1,293.73
46	\$2,355,400.00	0.001277	\$3,007.85	\$1,654.32
47	\$2,794,900.00	0.001277	\$3,569.09	\$1,963.00
48	\$2,074,200.00	0.001277	\$2,648.75	\$1,456.81
49	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
50	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
51	\$2,445,100.00	0.001277	\$3,122.39	\$1,717.32
52	\$1,660,600.00	0.001277	\$2,120.59	\$1,166.32
53	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
54	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
55	\$1,669,900.00	0.001277	\$2,132.46	\$1,172.85
56	\$1,554,300.00	0.001277	\$1,984.84	\$1,091.66

57	\$1,814,966.67	0.001277	\$2,317.71	\$1,274.74
58	\$1,960,100.00	0.001277	\$2,503.05	\$1,376.68
Total	\$109,936,433.33		\$140,388.83	\$77,213.85
Developed Lots	\$59,893,900.00	33	\$1,814,966.67	
Undeveloped Lots	\$46,040,166.67	26		

Current Property Tax Revenue

Lot #	Average Taxable Value	Alpine City Tax Rate	Tax Revenue	
			SFR 55%	100% Undeveloped
1	\$2,331,500.00	0.001277	\$1,637.53	
2	\$528,700.00	0.001277		\$675.15
3	\$1,577,200.00	0.001277	\$1,107.75	
4	\$530,300.00	0.001277		\$677.19
5	\$526,800.00	0.001277		\$672.72
6	\$1,501,100.00	0.001277	\$1,054.30	
7	\$526,500.00	0.001277		\$672.34
8	\$1,668,900.00	0.001277	\$1,172.15	
9	\$1,401,800.00	0.001277	\$984.55	
10	\$529,000.00	0.001277		\$675.53
11	\$1,647,900.00	0.001277	\$1,157.40	
12	\$1,273,500.00	0.001277	\$894.44	
13	\$1,557,800.00	0.001277	\$1,094.12	
14	\$2,191,200.00	0.001277	\$1,538.99	
15	\$1,926,700.00	0.001277	\$1,353.22	
16	\$1,327,700.00	0.001277	\$932.51	
17	\$1,664,800.00	0.001277	\$1,169.27	
18	\$2,843,800.00	0.001277	\$1,997.34	
19	\$2,187,400.00	0.001277	\$1,536.32	
20	\$532,300.00	0.001277		\$679.75
21	\$526,700.00	0.001277		\$672.60
22	\$526,500.00	0.001277		\$672.34
23	\$570,600.00	0.001277		\$728.66
24	\$1,871,300.00	0.001277	\$1,314.31	
25	\$599,700.00	0.001277		\$765.82
26	\$2,320,300.00	0.001277	\$1,629.66	
27	\$527,900.00	0.001277		\$674.13
28	\$2,648,000.00	0.001277	\$1,859.82	
29	\$529,400.00	0.001277		\$676.04
30	\$666,000.00	0.001277		\$850.48
31	\$567,100.00	0.001277		\$724.19
32	\$576,300.00	0.001277		\$735.94
33	\$551,900.00	0.001277		\$704.78
34	\$3,003,200.00	0.001277	\$2,109.30	
35	\$537,000.00	0.001277		\$685.75
36	\$2,106,200.00	0.001277	\$1,479.29	
37	\$529,300.00	0.001277		\$675.92
38	\$566,900.00	0.001277		\$723.93
39	\$533,500.00	0.001277		\$681.28
40	\$541,300.00	0.001277		\$691.24
41	\$3,043,600.00	0.001277	\$2,137.67	
42	\$526,700.00	0.001277		\$672.60
43	\$1,533,800.00	0.001277	\$1,077.26	
44	\$2,097,100.00	0.001277	\$1,472.90	
45	\$1,842,000.00	0.001277	\$1,293.73	
46	\$2,355,400.00	0.001277	\$1,654.32	
47	\$2,794,900.00	0.001277	\$1,963.00	
48	\$2,074,200.00	0.001277	\$1,456.81	
49	\$605,600.00	0.001277		\$773.35
50	\$526,500.00	0.001277		\$672.34
51	\$2,445,100.00	0.001277	\$1,717.32	
52	\$1,660,600.00	0.001277	\$1,166.32	
53	\$543,400.00	0.001277		\$693.92
54	\$537,000.00	0.001277		\$685.75
55	\$1,669,900.00	0.001277	\$1,172.85	
56	\$1,554,300.00	0.001277	\$1,091.66	
57	\$529,500.00	0.001277		\$676.17
58	\$1,960,100.00	0.001277	\$1,376.68	

Total	\$76,873,700.00	\$43,602.80	\$18,889.89	\$62,492.70
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Developed Lots	\$62,081,300.00	32	0.001277	\$43,602.80
Undeveloped Lots	\$14,792,400.00	26	0.001277	\$18,889.89
				\$62,492.70

November 5, 2013

Mr. Stephen Sowby, P.E.
Patterson Construction
11038 Highland Blvd. Suite 100
Highland, Utah, 84003

GeoStrata Project No. 503-022

**RE: Debris Flow Mitigation Analysis
Box Elder South Development, Alpine, Utah.**

Mr. Sowby:

As requested, GeoStrata visited the site of the proposed Box Elder South development located in unincorporated Utah County, Utah and approximately 1¾ miles northeast of Alpine City. A geologic hazards assessment was previously completed for the property by Earthtec Testing and Engineering, P.C., (Earthtec) the results of which may be found in a report dated September 27, 2007. In that report, it was noted that the potential for debris flow flooding is considered high for the property, and that remediation is recommended to mitigate this hazard. We understand that it was decided to construct a 2.5-foot tall berm and excavate an adjacent 2.5-foot deep trench along the southern and portions of the eastern sides of the proposed development in order to divert any potential debris flow events. The purpose of our visit was to provide our opinion regarding the adequacy of the Earthtec remediations and to provide additional recommendations if necessary.

GeoStrata visited the site on November 5, 2013. At that time, it was observed that relatively recent debris flow events had occurred on the alluvial fan at the mouth of Wadsworth Canyon as well as within the drainage of a smaller, unnamed canyon located to the east of the subject property. The debris flow sourced by Wadsworth Canyon contained material in excess of 3 feet in diameter, and had a run-out length approximately 1,500 feet from the mouth of the canyon. Fresh debris was observed across large portions of the fan. The debris flow sourced by the unnamed canyon extended approximately 500 feet from the mouth of the canyon.

Based on our observations as well as on our geologic review of the property, the potential exists for a debris flow emanating from Wadsworth Canyon to impact the subject property. Compounding this hazard is the potential for the debris flow to collide perpendicularly with the diversionary berm. Under these conditions, it is likely that the debris flow event would fill the trench and overtop the berm rather than changing direction and flowing along the trench. This geometry, as well as the relatively large amount of sediment transported during the recent Wadsworth debris flow event, the large diameter of the mobilized clasts, and the relatively long run-out distance, it is considered unlikely that the 2.5 foot tall diversionary berm and the 2.5 foot deep trench will be adequate to deflect a large debris flow event, such as the one observed to have occurred recently. As such, GeoStrata recommends that the berm height be increased to 5 feet while still retaining the 2.5 foot deep ditch. As an alternative, a reinforced chain-link fence could be constructed along the top of the diversionary berm. This fence would serve to increase the height of the berm, although it should be understood that the potential remains for a mud slurry to pass through the fence and impact the proposed development. If the fencing is chosen,

we recommend that it be a minimum of 4 feet in height, and constructed of heavy chain-link material. The poles for the fencing should be reinforced to accommodate the potential loading associated with a debris flow by increasing the depth of embedment to a minimum of 5 feet. Finally, it is recommended that no structures should be constructed within 20 feet of the diversionary structure

No laboratory testing or subsurface investigations were performed as a part of this investigation. If you would like to discuss any of the issues contained in this letter in more detail or have additional questions please contact us at your convenience (801) 501-0583.

We appreciate the opportunity to provide these services. Please contact us if you have questions regarding the information provided in this letter.

Respectfully,
GeoStrata



J. Scott Seal, E.I.T.
Staff Geologist



Mike W. Vorkink, P.G.
Senior Geologist



Mark I. Christensen
Senior Geotechnical Engineer



September 3, 2013
Job No. 1309-004-13

Berg Engineering
11038 Highland Boulevard
Highland, Utah 84003

Attention: Mr. Ken Berg, P.E.

Gentlemen:

Re: Letter
Box Elder South Mitigation Berms
1600 East Box Elder Circle
Alpine, Utah

As requested by Mr. Ken Berg of Berg Engineering, Mr. Bill Turner of GSH Geotechnical, Inc. (GSH) visited the above-referenced site on the afternoon of August 29, 2013. The purpose of the site visit was to observe existing conditions and proposed improvements for the proposed Box Elder South Development located in Alpine, Utah. A geologic hazards assessment report was completed for this site by Earthtec Testing & Engineering, P.C. dated September 27, 2007¹, along with subsequent addendum letters.

At the time of this site visit, Mr. Turner observed the existing grades versus the proposed grades and berm locations, as well as the recent debris flow area emanating from the burn scar on the mountainside east of the site. The referenced report and addendums have addressed using berms along the south side and the south half of the east side of the development to deflect water and debris flows that may emanate from Wadsworth Canyon and adjacent hillsides immediately east of the development. The current plans indicate a 2.5-foot high berm will be constructed at the locations recommended in the referenced report. Thus, it is our opinion that the measures contained in the Box Elder South plans will mitigate these potential hazards at the site and, thereby, adequately address the current requirements of Section 5-12 of the Utah County Land Use Ordinance.

¹ "Geologic Hazards Assessment, Box Elder South Development, Alpine, Utah" ETE Job No. 072247.

Berg Engineering
Job No. 1309-004-13
Box Elder South Mitigation Berms
September 3, 2013

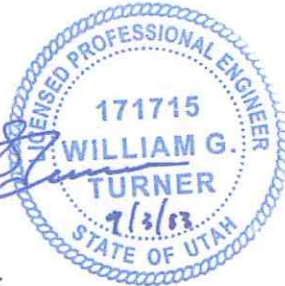


If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

A handwritten signature in blue ink, appearing to read "William G. Turner".



William G. Turner, P.E.
State of Utah No. 171715
Senior Geotechnical Engineer

WGT:jlb

Addressee (email)

DATE: December 17, 2013
TO: Stephen E. Sowby, P.E.
Patterson Construction
11038 N. Highland Blvd. #100
Highland, UT 84003

FROM: Gregory J. Poole, P.E.
Hansen, Allen & Luce, Inc. (HAL)
6771 South 900 East
Midvale, UT 84047

SUBJECT: Box Elder South Offsite Hydrologic Analysis

PROJECT NO.: 344.92.100



INTRODUCTION

As requested, HAL has reviewed available hydrology and has developed storm runoff predictions for three watersheds adjacent to the proposed Box Elder South Subdivision. See Figure 1. Box Elder Canyon, Wadsworth Canyon, and an unnamed canyon were damaged by a forest fire in July 2012, raising concerns about future flooding on the proposed subdivision site.

OTHER STUDIES

The Natural Resources Conservation Service (NRCS) predicted post-fire 100-yr peak flows of 903 cfs and 556 cfs for Box Elder and Wadsworth Canyons, respectively (Quail Fire DSR report, July 2012).

On Sept. 7, 2013, a major storm occurred in the study area. We contracted a professional meteorologist (Dan Risch, Certified Consulting Meteorologist, Meteorological Solutions Inc.) to investigate the storm.

Weather radar data for the storm is not complete, and was interrupted at about 4:10 p.m. The white line on Figure 2 is shown to help visualize the approximate direction (from the southwest towards the northeast) in which the radar was showing the heavy showers moving towards the region just prior to losing that data at 4:10 PM on the afternoon of September 7, 2013. The code name of the adjacent rainfall gage sites along with the total amount of rain that fell during this storm episode is shown at each point on Figure 2.

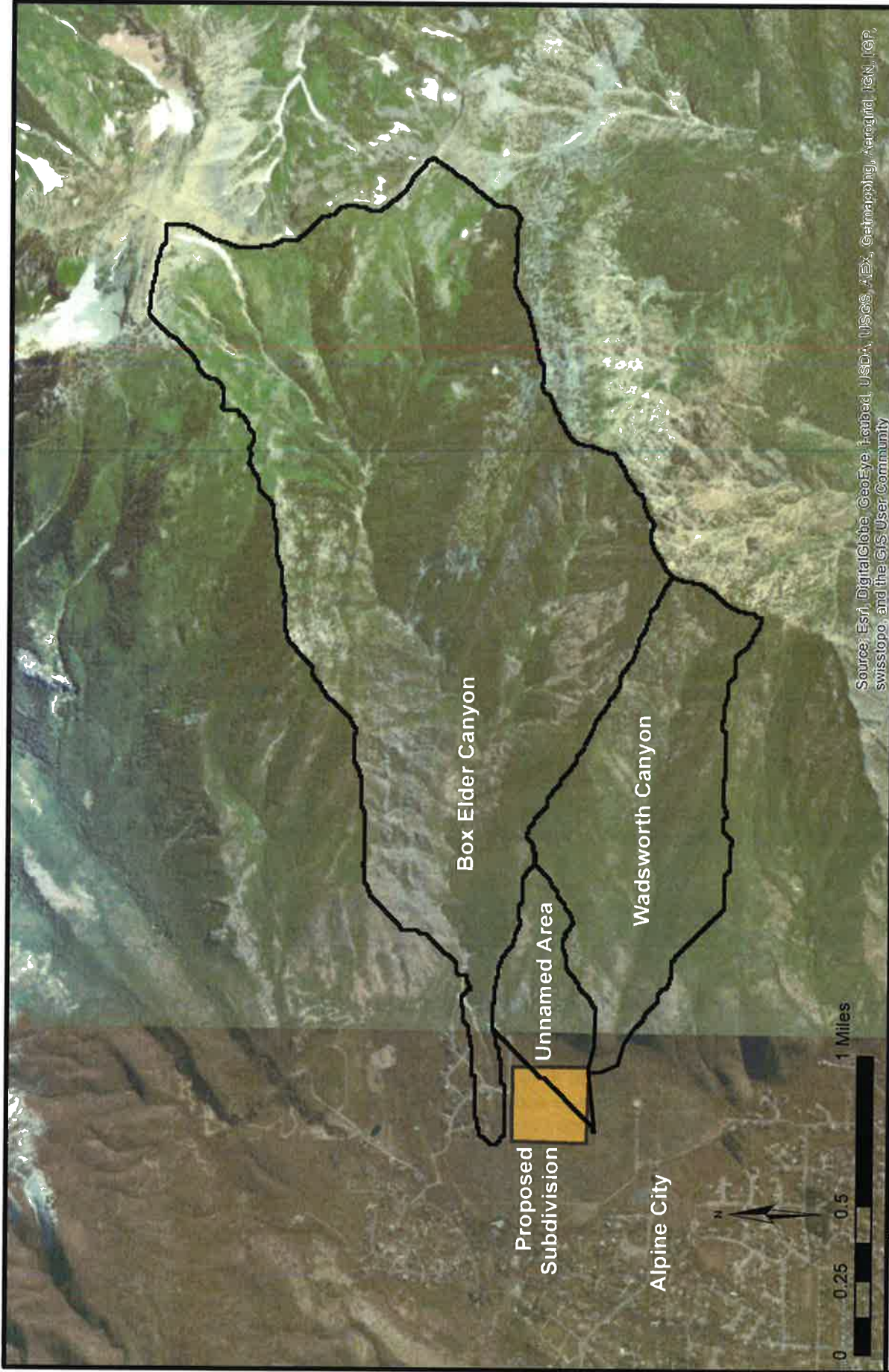


FIGURE 1

STUDY AREA

**PATTERSON CONSTRUCTION
BOX ELDER SOUTH SUBDIVISION HYDROLOGY**



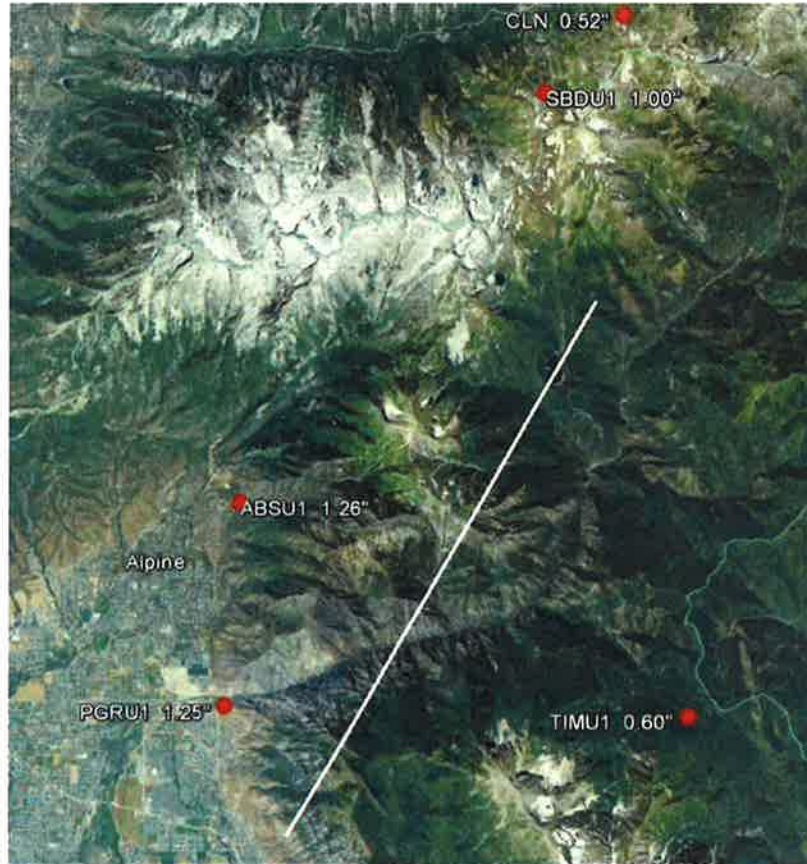


FIGURE 2. Adjacent Rainfall Gages & Storm Totals for The September 7, 2013 Storm

The ¹return periods for the 5, 10, 15 and 30 minute maximum rainfall totals that occurred at the meteorological station ABSU1 located near Alpine, Utah are shown on Table 1. This particular station is part of the federally operated HADS (Hydrometeorological Automated Data System) network, and it reported information every five minutes during the storm period of interest. Precipitation fell at the ABSU1 station on this day between 4:35 PM and 6:50 PM.

TABLE 1. September 7, 2013 Storm Gage ABSU1 Rainfall Depths for Various Durations

Duration Interval minutes	Maximum Rain inches	RETURN PERIOD YEARS
5	0.33	21
10	0.5	21
15	0.66	17
30	0.79	24

¹ Return Period is the inverse of the probability of the event being equaled or exceeded in any given year. For example, a storm with a 1% probability of being equaled or exceeded in any given year has a return period of 100 years (100=1/0.01).

HYDROLOGIC MODELING

We have developed a storm runoff model using the U.S. Army Corps of Engineers Hydrologic Modeling System 3.5 (HEC-HMS 3.5) to simulate runoff conditions. Watershed characteristics were developed for pre-fire conditions using two data sources: 1) data from the U.S. Geological Survey's StreamStats data service, and 2) watershed characteristics from studies of similar watersheds.

Post-fire conditions were modeled assuming a complete burn of all three watersheds resulting in bare soil conditions.

The model was used to define the expected range in storm runoff for the pre-fire and post-fire conditions for a 10-year storm event (the event with a 10% chance of being equaled or exceeded in any given year), 50-year storm event, and 100-year storm event. Results for the 10-year, 50-year, and 100-year analyses are presented in Tables 2, 3, and 4; respectively.

Table 2. 10-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	13-90	309
Unnamed Canyon	6-17	22
Wadsworth Canyon	16-18	80

Table 3. 50-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	40-190	546
Unnamed Canyon	4-12	43
Wadsworth Canyon	31-43	144

Table 4. 100-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	91–300	670
Unnamed Canyon	6–17	64
Wadsworth Canyon	31–61	200

CONCLUSIONS

While higher runoff will result from burned conditions, the 100-yr peak flows predicted here can be mitigated with properly engineered improvements. Having reviewed other predictions and independently developing our own, it is our opinion that the proposed subdivision can be feasibly and adequately protected from flooding in such events.

Box Elder Canyon

NOAA Atlas 14
Point Precipitation Frequency Estimates
Alpine, UT



Latitude: 40.4784
Longitude: -111.7167
Elevation: 8236 ft*

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.143 (0.126-0.167)	0.182 (0.160-0.212)	0.249 (0.217-0.289)	0.309 (0.266-0.359)	0.403 (0.339-0.474)	0.491 (0.401-0.582)	0.594 (0.470-0.712)	0.714 (0.543-0.871)	0.909 (0.655-1.14)	1.09 (0.749-1.40)
10-min	0.218 (0.191-0.254)	0.277 (0.243-0.322)	0.378 (0.330-0.440)	0.47 (0.405-0.547)	0.614 (0.516-0.721)	0.748 (0.611-0.886)	0.903 (0.715-1.08)	1.09 (0.826-1.33)	1.38 (0.997-1.73)	1.66 (1.14-2.13)
15-min	0.271 (0.237-0.315)	0.344 (0.302-0.399)	0.469 (0.409-0.545)	0.582 (0.502-0.678)	0.76 (0.639-0.894)	0.927 (0.757-1.10)	1.12 (0.886-1.34)	1.35 (1.02-1.64)	1.72 (1.24-2.15)	2.06 (1.41-2.64)
30-min	0.364 (0.320-0.424)	0.463 (0.406-0.538)	0.631 (0.550-0.733)	0.784 (0.676-0.913)	1.02 (0.861-1.20)	1.25 (1.02-1.48)	1.51 (1.19-1.81)	1.81 (1.38-2.21)	2.31 (1.66-2.89)	2.77 (1.90-3.55)
60-min	0.451 (0.395-0.525)	0.573 (0.503-0.666)	0.781 (0.681-0.908)	0.97 (0.836-1.13)	1.27 (1.06-1.49)	1.54 (1.26-1.83)	1.87 (1.48-2.24)	2.24 (1.71-2.74)	2.86 (2.06-3.58)	3.42 (2.36-4.39)
2-hr	0.576 (0.519-0.652)	0.718 (0.645-0.812)	0.935 (0.835-1.06)	1.14 (1.00-1.29)	1.46 (1.26-1.67)	1.76 (1.48-2.03)	2.11 (1.71-2.47)	2.52 (1.97-3.02)	3.19 (2.36-3.93)	3.81 (2.69-4.81)
3-hr	0.686 (0.625-0.766)	0.85 (0.773-0.943)	1.07 (0.964-1.19)	1.27 (1.14-1.42)	1.59 (1.39-1.78)	1.87 (1.60-2.12)	2.22 (1.85-2.55)	2.62 (2.12-3.06)	3.29 (2.54-3.96)	3.91 (2.89-4.84)
6-hr	0.961 (0.888-1.05)	1.18 (1.09-1.29)	1.43 (1.31-1.56)	1.65 (1.51-1.81)	1.98 (1.78-2.18)	2.25 (1.99-2.50)	2.56 (2.23-2.88)	2.92 (2.48-3.33)	3.57 (2.94-4.17)	4.15 (3.33-4.95)
12-hr	1.29 (1.18-1.41)	1.57 (1.45-1.73)	1.89 (1.74-2.08)	2.18 (1.98-2.40)	2.59 (2.33-2.87)	2.92 (2.59-3.27)	3.28 (2.86-3.71)	3.68 (3.15-4.22)	4.27 (3.56-5.02)	4.76 (3.87-5.70)
24-hr	1.63 (1.51-1.75)	1.99 (1.85-2.16)	2.39 (2.22-2.59)	2.73 (2.52-2.95)	3.18 (2.93-3.45)	3.54 (3.25-3.83)	3.9 (3.57-4.22)	4.27 (3.88-4.63)	4.78 (4.30-5.20)	5.17 (4.62-5.75)
2-day	2.01 (1.86-2.17)	2.47 (2.29-2.68)	2.98 (2.76-3.23)	3.4 (3.14-3.69)	3.98 (3.66-4.31)	4.43 (4.06-4.80)	4.9 (4.46-5.32)	5.38 (4.86-5.86)	6.03 (5.39-6.59)	6.53 (5.79-7.17)
3-day	2.26 (2.08-2.46)	2.78 (2.56-3.03)	3.37 (3.10-3.67)	3.85 (3.54-4.20)	4.53 (4.14-4.94)	5.07 (4.61-5.52)	5.62 (5.09-6.14)	6.19 (5.57-6.78)	6.97 (6.20-7.67)	7.59 (6.69-8.39)
4-day	2.51 (2.30-2.74)	3.09 (2.84-3.38)	3.75 (3.44-4.10)	4.31 (3.94-4.71)	5.09 (4.63-5.56)	5.7 (5.16-6.25)	6.34 (5.72-6.97)	7.01 (6.27-7.71)	7.92 (7.01-8.76)	8.64 (7.58-9.61)
7-day	3.11 (2.84-3.43)	3.84 (3.51-4.23)	4.65 (4.24-5.13)	5.33 (4.85-5.88)	6.27 (5.67-6.92)	7.01 (6.31-7.74)	7.78 (6.97-8.60)	8.56 (7.62-9.49)	9.65 (8.49-10.7)	10.5 (9.16-11.7)
10-day	3.59 (3.29-3.93)	4.43 (4.05-4.85)	5.33 (4.87-5.84)	6.06 (5.52-6.63)	7.04 (6.38-7.71)	7.78 (7.04-8.53)	8.54 (7.69-9.36)	9.3 (8.33-10.2)	10.3 (9.15-11.4)	11.1 (9.77-12.3)
20-day	4.86 (4.46-5.30)	5.99 (5.49-6.52)	7.14 (6.54-7.78)	8.04 (7.36-8.76)	9.2 (8.39-10.0)	10.1 (9.15-11.0)	10.9 (9.88-11.9)	11.7 (10.6-12.8)	12.8 (11.5-14.0)	13.5 (12.1-14.9)
30-day	5.93 (5.46-6.43)	7.29 (6.71-7.91)	8.65 (7.95-9.40)	9.72 (8.92-10.6)	11.1 (10.2-12.1)	12.1 (11.1-13.2)	13.2 (12.0-14.3)	14.1 (12.8-15.4)	15.4 (13.9-16.9)	16.3 (14.6-18.0)
45-day	7.48 (6.91-8.12)	9.18 (8.47-9.97)	10.9 (10.0-11.8)	12.2 (11.2-13.3)	13.9 (12.8-15.2)	15.2 (13.9-16.6)	16.5 (15.0-18.0)	17.7 (16.1-19.4)	19.4 (17.4-21.3)	20.6 (18.4-22.7)
60-day	8.93 (8.20-9.68)	11 (10.1-11.9)	12.9 (11.9-14.1)	14.5 (13.3-15.7)	16.4 (15.0-17.9)	17.9 (16.3-19.5)	19.3 (17.5-21.0)	20.6 (18.7-22.6)	22.3 (20.1-24.5)	23.6 (21.2-26.0)

Unnamed Canyon

NOAA Atlas 14
Point Precipitation Frequency Estimates
Alpine, UT



Latitude: 40.4711
Longitude: -111.7431
Elevation: 6255 ft*

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.138 (0.121-0.161)	0.175 (0.154-0.204)	0.239 (0.209-0.279)	0.298 (0.257-0.348)	0.39 (0.328-0.460)	0.476 (0.389-0.565)	0.577 (0.456-0.692)	0.694 (0.528-0.848)	0.884 (0.637-1.11)	1.06 (0.729-1.36)
10-min	0.21 (0.184-0.245)	0.267 (0.234-0.311)	0.365 (0.318-0.425)	0.454 (0.391-0.530)	0.594 (0.499-0.700)	0.726 (0.592-0.861)	0.878 (0.694-1.05)	1.06 (0.803-1.29)	1.35 (0.969-1.69)	1.61 (1.11-2.07)
15-min	0.26 (0.228-0.304)	0.331 (0.290-0.385)	0.452 (0.394-0.526)	0.563 (0.485-0.656)	0.737 (0.619-0.867)	0.899 (0.734-1.07)	1.09 (0.860-1.31)	1.31 (0.996-1.60)	1.67 (1.20-2.09)	2 (1.38-2.56)
30-min	0.35 (0.307-0.409)	0.445 (0.390-0.519)	0.609 (0.531-0.709)	0.758 (0.652-0.884)	0.992 (0.833-1.17)	1.21 (0.988-1.44)	1.47 (1.16-1.76)	1.76 (1.34-2.15)	2.25 (1.62-2.81)	2.69 (1.85-3.45)
60-min	0.434 (0.380-0.506)	0.551 (0.483-0.642)	0.754 (0.657-0.877)	0.938 (0.808-1.09)	1.23 (1.03-1.45)	1.5 (1.22-1.78)	1.81 (1.43-2.18)	2.18 (1.66-2.67)	2.78 (2.00-3.48)	3.33 (2.29-4.27)
2-hr	0.554 (0.499-0.628)	0.692 (0.620-0.783)	0.901 (0.803-1.02)	1.09 (0.967-1.25)	1.41 (1.21-1.61)	1.7 (1.42-1.96)	2.04 (1.66-2.39)	2.44 (1.91-2.92)	3.09 (2.29-3.81)	3.69 (2.61-4.65)
3-hr	0.652 (0.593-0.728)	0.807 (0.734-0.897)	1.02 (0.918-1.13)	1.21 (1.08-1.35)	1.52 (1.33-1.71)	1.79 (1.53-2.03)	2.12 (1.77-2.44)	2.51 (2.02-2.93)	3.16 (2.43-3.84)	3.75 (2.77-4.70)
6-hr	0.896 (0.827-0.981)	1.1 (1.01-1.21)	1.33 (1.22-1.46)	1.54 (1.41-1.70)	1.85 (1.67-2.04)	2.11 (1.87-2.35)	2.4 (2.09-2.71)	2.74 (2.33-3.14)	3.37 (2.77-3.94)	3.92 (3.15-4.74)
12-hr	1.18 (1.08-1.29)	1.44 (1.33-1.58)	1.74 (1.60-1.91)	2 (1.82-2.20)	2.38 (2.14-2.63)	2.68 (2.38-3.00)	3.01 (2.63-3.41)	3.38 (2.89-3.87)	3.93 (3.27-4.61)	4.38 (3.57-5.24)
24-hr	1.4 (1.30-1.51)	1.72 (1.59-1.86)	2.06 (1.91-2.22)	2.34 (2.17-2.52)	2.72 (2.52-2.94)	3.02 (2.78-3.26)	3.33 (3.05-3.59)	3.64 (3.32-3.95)	4.06 (3.67-4.66)	4.44 (3.93-5.29)
2-day	1.74 (1.62-1.88)	2.14 (1.99-2.31)	2.57 (2.38-2.77)	2.92 (2.71-3.15)	3.41 (3.15-3.68)	3.79 (3.49-4.08)	4.17 (3.82-4.51)	4.57 (4.16-4.95)	5.1 (4.59-5.54)	5.51 (4.92-6.02)
3-day	1.94 (1.79-2.10)	2.38 (2.20-2.58)	2.87 (2.65-3.11)	3.28 (3.02-3.55)	3.84 (3.53-4.16)	4.28 (3.91-4.64)	4.73 (4.31-5.15)	5.2 (4.70-5.67)	5.83 (5.22-6.39)	6.33 (5.62-6.97)
4-day	2.13 (1.96-2.32)	2.62 (2.41-2.86)	3.17 (2.91-3.45)	3.63 (3.33-3.95)	4.27 (3.90-4.65)	4.77 (4.34-5.21)	5.29 (4.79-5.79)	5.83 (5.24-6.39)	6.57 (5.84-7.23)	7.15 (6.31-7.91)
7-day	2.61 (2.39-2.86)	3.21 (2.94-3.52)	3.87 (3.55-4.25)	4.42 (4.04-4.85)	5.18 (4.72-5.69)	5.77 (5.24-6.34)	6.39 (5.76-7.02)	7.01 (6.29-7.73)	7.87 (6.98-8.71)	8.53 (7.51-9.49)
10-day	2.99 (2.74-3.26)	3.68 (3.38-4.01)	4.41 (4.04-4.80)	5 (4.57-5.44)	5.78 (5.27-6.30)	6.38 (5.80-6.95)	6.97 (6.32-7.61)	7.58 (6.83-8.29)	8.36 (7.47-9.19)	8.96 (7.96-9.87)
20-day	4.01 (3.69-4.36)	4.94 (4.53-5.36)	5.87 (5.39-6.37)	6.59 (6.05-7.16)	7.52 (6.89-8.18)	8.2 (7.50-8.93)	8.87 (8.09-9.65)	9.51 (8.65-10.4)	10.3 (9.35-11.3)	10.9 (9.84-12.0)
30-day	4.88 (4.50-5.28)	5.99 (5.52-6.49)	7.09 (6.53-7.68)	7.95 (7.31-8.61)	9.06 (8.31-9.81)	9.88 (9.04-10.7)	10.7 (9.74-11.6)	11.5 (10.4-12.5)	12.4 (11.2-13.6)	13.2 (11.8-14.4)
45-day	6.13 (5.67-6.64)	7.51 (6.96-8.14)	8.86 (8.20-9.61)	9.92 (9.17-10.8)	11.3 (10.4-12.3)	12.3 (11.3-13.4)	13.3 (12.2-14.5)	14.3 (13.0-15.6)	15.5 (14.1-17.0)	16.5 (14.8-18.1)
60-day	7.3 (6.72-7.90)	8.96 (8.25-9.70)	10.6 (9.71-11.4)	11.8 (10.8-12.7)	13.4 (12.2-14.5)	14.5 (13.3-15.7)	15.6 (14.2-16.9)	16.7 (15.2-18.1)	18 (16.3-19.6)	19 (17.1-20.8)

Wadsworth Canyon

Latitude: 40.4654
 Longitude: -111.7318
 Elevation: 7024 ft*

NOAA Atlas 14
 Point Precipitation Frequency Estimates
 Alpine, UT



Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.139 (0.122-0.162)	0.177 (0.155-0.206)	0.241 (0.210-0.281)	0.3 (0.259-0.350)	0.393 (0.330-0.463)	0.48 (0.392-0.569)	0.58 (0.459-0.696)	0.698 (0.531-0.853)	0.889 (0.641-1.11)	1.06 (0.734-1.37)
10-min	0.212 (0.185-0.247)	0.269 (0.236-0.313)	0.368 (0.320-0.428)	0.457 (0.394-0.534)	0.599 (0.503-0.704)	0.731 (0.596-0.866)	0.884 (0.698-1.06)	1.06 (0.808-1.30)	1.35 (0.975-1.70)	1.62 (1.12-2.08)
15-min	0.262 (0.230-0.306)	0.334 (0.292-0.388)	0.456 (0.397-0.530)	0.567 (0.489-0.662)	0.742 (0.623-0.873)	0.905 (0.739-1.07)	1.09 (0.866-1.31)	1.32 (1.00-1.61)	1.68 (1.21-2.10)	2.01 (1.38-2.58)
30-min	0.353 (0.310-0.412)	0.449 (0.394-0.523)	0.614 (0.535-0.714)	0.764 (0.658-0.891)	1 (0.840-1.18)	1.22 (0.995-1.45)	1.48 (1.17-1.77)	1.77 (1.35-2.17)	2.26 (1.63-2.83)	2.71 (1.86-3.47)
60-min	0.437 (0.383-0.510)	0.556 (0.488-0.647)	0.76 (0.662-0.884)	0.945 (0.814-1.10)	1.24 (1.04-1.46)	1.51 (1.23-1.79)	1.82 (1.44-2.19)	2.2 (1.67-2.68)	2.8 (2.02-3.50)	3.35 (2.31-4.30)
2-hr	0.559 (0.504-0.634)	0.698 (0.626-0.791)	0.909 (0.811-1.03)	1.1 (0.976-1.26)	1.42 (1.23-1.63)	1.71 (1.44-1.98)	2.06 (1.67-2.41)	2.46 (1.92-2.94)	3.12 (2.31-3.83)	3.72 (2.63-4.69)
3-hr	0.66 (0.600-0.737)	0.817 (0.743-0.908)	1.03 (0.929-1.15)	1.22 (1.10-1.37)	1.54 (1.35-1.72)	1.81 (1.55-2.05)	2.14 (1.79-2.46)	2.53 (2.05-2.96)	3.19 (2.46-3.87)	3.79 (2.80-4.74)
6-hr	0.912 (0.842-0.998)	1.12 (1.03-1.23)	1.36 (1.24-1.49)	1.57 (1.43-1.72)	1.88 (1.69-2.08)	2.14 (1.90-2.38)	2.44 (2.12-2.75)	2.79 (2.37-3.18)	3.42 (2.82-3.99)	3.98 (3.19-4.76)
12-hr	1.21 (1.11-1.32)	1.47 (1.36-1.62)	1.78 (1.63-1.95)	2.04 (1.86-2.25)	2.43 (2.18-2.69)	2.74 (2.43-3.07)	3.08 (2.69-3.48)	3.45 (2.96-3.96)	4.01 (3.34-4.71)	4.47 (3.64-5.35)
24-hr	1.46 (1.36-1.57)	1.79 (1.66-1.94)	2.15 (1.99-2.32)	2.44 (2.26-2.64)	2.84 (2.63-3.08)	3.16 (2.90-3.41)	3.48 (3.19-3.76)	3.81 (3.47-4.12)	4.25 (3.84-4.74)	4.6 (4.12-5.41)
2-day	1.81 (1.68-1.95)	2.22 (2.06-2.40)	2.67 (2.47-2.88)	3.04 (2.81-3.28)	3.54 (3.27-3.83)	3.94 (3.62-4.25)	4.34 (3.97-4.70)	4.76 (4.32-5.17)	5.31 (4.78-5.79)	5.75 (5.13-6.29)
3-day	2.02 (1.86-2.19)	2.48 (2.29-2.69)	2.99 (2.76-3.24)	3.41 (3.14-3.71)	4 (3.67-4.35)	4.46 (4.08-4.85)	4.94 (4.49-5.39)	5.43 (4.90-5.93)	6.1 (5.45-6.69)	6.62 (5.86-7.30)
4-day	2.22 (2.04-2.42)	2.73 (2.51-2.98)	3.31 (3.04-3.61)	3.79 (3.47-4.13)	4.46 (4.07-4.87)	4.99 (4.53-5.46)	5.54 (5.01-6.07)	6.11 (5.48-6.70)	6.88 (6.11-7.59)	7.5 (6.60-8.31)
7-day	2.73 (2.49-3.00)	3.36 (3.08-3.69)	4.06 (3.71-4.46)	4.64 (4.23-5.10)	5.44 (4.94-5.99)	6.07 (5.48-6.67)	6.72 (6.04-7.40)	7.38 (6.59-8.15)	8.28 (7.33-9.20)	8.99 (7.88-10.0)
10-day	3.13 (2.87-3.42)	3.86 (3.54-4.21)	4.63 (4.24-5.05)	5.25 (4.79-5.73)	6.08 (5.53-6.64)	6.71 (6.08-7.33)	7.34 (6.64-8.03)	7.98 (7.18-8.74)	8.82 (7.86-9.70)	9.45 (8.37-10.4)
20-day	4.21 (3.87-4.58)	5.18 (4.75-5.64)	6.17 (5.66-6.71)	6.93 (6.35-7.54)	7.91 (7.23-8.62)	8.63 (7.88-9.41)	9.34 (8.50-10.2)	10 (9.10-10.9)	10.9 (9.83-11.9)	11.5 (10.4-12.7)
30-day	5.12 (4.72-5.55)	6.29 (5.79-6.82)	7.46 (6.86-8.09)	8.36 (7.68-9.07)	9.54 (8.73-10.3)	10.4 (9.50-11.3)	11.3 (10.2-12.2)	12.1 (10.9-13.2)	13.1 (11.8-14.4)	13.9 (12.5-15.2)
45-day	6.44 (5.96-6.99)	7.9 (7.30-8.57)	9.32 (8.61-10.1)	10.4 (9.63-11.3)	11.9 (11.0-12.9)	13 (11.9-14.1)	14 (12.8-15.3)	15.1 (13.7-16.5)	16.4 (14.8-18.0)	17.4 (15.6-19.1)
60-day	7.67 (7.06-8.31)	9.42 (8.66-10.2)	11.1 (10.2-12.0)	12.4 (11.4-13.4)	14.1 (12.9-15.2)	15.3 (14.0-16.6)	16.4 (15.0-17.9)	17.6 (15.9-19.1)	19 (17.1-20.7)	20 (18.0-21.9)

Box Elder South Subdivision

Hydrologic Analysis—Basin Characteristics

12/13/2013 RBS

Assume CN=64 based on other studies of similar watersheds

Parameter	Box Elder	Unnamed	Wadsworth
Mean basin elevation (ft)	8520	5960	7230
Area (mi ²)	2.53	0.17	0.66
Area covered by herbaceous upland (%)	2.15	0.16	0.15
Area covered by forest (%)	80.6	81.9	95.3
Mean annual precipitation (in.)	36.3	28.1	25.9
Average basin slope (%)	62.3	41.0	56.5
Slopes > 30% (%)	92.9	63.7	93.4
Watercourse length	19,100	5,250	9,400
Watercourse slope (%)	0.300	0.297	0.408
Watershed width (ft)	3,693	903	1,957
Hydrologic soil group	B	B	B
CN	64.0	64.0	64.0
S_{nat} (in.)	5.63	5.63	5.63
t_{lag} (min)*	82.8	35.9	54.2

* Lag time calculations follow Simas and Hawkins, "Lag time characteristics for small watersheds in the U.S.," Water Resources Engineering '98 (Reston, VA: ASCE, 1998)

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044199.pdf

S_{nat} (in.) = 1000/CN - 10

width = area/length

t_{lag} (min) = 0.0051 × width^{0.594} × slope^{-0.150} × S_{nat} ^{0.313} × 60

** See calibration sheet.

Notes

StreamStats

StreamStats & measured

StreamStats

StreamStats

StreamStats

StreamStats

StreamStats

Measured

Measured

Calculated

NRCS

Calibrated**

Calibrated**

Calibrated**

Box Elder South Subdivision Hydrologic Analysis—Basin Characteristics



12/13/2013 RBS

Characteristics from Stream Stats.

Parameter	Box Elder	Unnamed	Wadsworth	Notes
Mean basin elevation (ft)	8520	5960	7230	StreamStats
Area (mi ²)	2.53	0.17	0.66	StreamStats & measured
Area covered by herbaceous upland (%)	2.15	0.16	0.15	StreamStats
Area covered by forest (%)	80.6	81.9	95.3	StreamStats
Mean annual precipitation (in.)	36.3	28.1	25.9	StreamStats
Average basin slope (%)	62.3	41.0	56.5	StreamStats
Slopes > 30% (%)	92.9	63.7	93.4	StreamStats
Watercourse length	19,100	5,250	9,400	Measured
Watercourse slope (%)	0.300	0.297	0.408	Measured
Watershed width (ft)	3,693	903	1,957	Calculated
Hydrologic soil group	B	B	B	NRCS
CN	49.5	61.0	55.0	Calibrated**
S _{nat} (in.)	10.20	6.39	8.18	Calibrated**
t _{lag} (min)*	99.7	37.4	61.0	Calibrated**

* Lag time calculations follow Simas and Hawkins, "Lag time characteristics for small watersheds in the U.S.," Water Resources Engineering '98 (Reston, VA: ASCE, 1998)

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044199.pdf

$$S_{\text{nat}} (\text{in.}) = 1000/\text{CN} - 10$$

$$\text{width} = \text{area}/\text{length}$$

$$t_{\text{lag}} (\text{min}) = 0.0051 \times \text{width}^{0.594} \times \text{slope}^{-0.150} \times S_{\text{nat}}^{0.313} \times 60$$

** See calibration sheet.



Box Elder South Annexation Fee Analysis

Wednesday, November 23, 2022

RE: Proportionality calculations to help determine an annexation fee

IDEAS FOR DETERMINING AN ANNEXATION FEE

IDEA 1 - Box Elder South pays a portion of Grove Drive Re-alignment project

<u>ANNEXABLE LOTS</u>	<u># of lots</u>		
SBP Holdings (Melby)	44	<p>This section divides the cost of the <u>Grove Drive re-alignment project</u> equally between the developments listed in this section (\$1,260,417/187=\$6,740.20)</p>	
Pine Grove	32		
Box Elder (in city)	52		
Box Elder South	59		
Total Annexable Lots	187		
<u>Grove Drive Realignment Cost*</u>		Anticipated Cost	Total Box Elder South Contribution (59 Lots * Cost per lot)
		\$ 1,260,417.00	
*Estimates provided by Horrocks Engineers			
Costs Per Lot		\$ 6,740.20	\$ 397,671.67

IDEA 2 - Box Elder South pays a portion of the Dry Creek culvert replacement project

<u>ANNEXABLE LOTS</u>	<u># of lots</u>		
SBP Holdings (Melby)	44	<p>This section divides the cost of the <u>Dry Creek culvert replacement</u> project equally between annexable lots (\$392,866/187=\$2,100.99)</p>	
Pine Grove	32		
Box Elder (in city)	52		
Box Elder South	59		
Total Annexable Lots	187		
<u>Dry Creek Culvert Replacment*</u>		Anticipated Cost	Total Box Elder South Contribution (59 Lots * Cost per lot)
		\$ 392,886.00	
*Estimates provided by Horrocks Engineers			
Costs Per Lot		\$ 2,100.99	\$ 123,958.68

IDEA 3 - Box Elder South pays a portion of Box Elder water system updates

<u>BOX ELDER WATER SYSTEM UPDATE</u>	<u># of lots</u>		
Box Elder (in city)	52	<p>This section divides the cost of the Box Elder water system update project equally amongst all lots within the area. This update adds booster pumps for fire flow requirements (\$874,509/111=\$7,878.46)</p>	
Box Elder South	59		
Total City Lots	111		
<u>Box Elder Water System Update*</u>		Anticipated Cost	Total Box Elder South Contribution (59 Lots * Cost per lot)
		\$ 874,509.00	
*Estimates provided by Horrocks Engineers			
Costs Per Lot		\$ 7,878.46	\$ 464,829.11

Box Elder South Annexation Timeline

- February 15, 2022: City received petition for the Box Elder South Annexation
- March 22, 2022: Box Elder South Annexation Petition presented to City Council for acceptance/rejection.

Motion: Lon Lott moved that Box Elder South Annexation petition be accepted and sent to the planning commission for further consideration. Greg Gordon seconded the motion. Ayes: Jason Thelin, Greg Gordon, Lon Lott. Nays: Kelli Law, Jessica Smuin. The motion passed 3-2.

- April 19, 2022: Planning Commission held a public hearing on the proposed Box Elder South Annexation.
 - Points of discussion after the public hearing:
 - Property tax revenue was discussed. Would there be additional cost to the City if the subdivision were annexed.
 - There were questions about whether or not all seven of the review criteria had to be met in order for the annexation to take place.
 - Some wanted confirmation from the attorney that if the subdivision was annexed, that the emergency access road would not be paved.
 - Questions about whether or not the building envelope and slope meets the City's zoning requirements.
 - Question of whether it would be better for the city to control what happens going forward (accessory building, lighting, etc.)

Motion: Commission Member Alan MacDonald moved to table the annexation of Box Elder South Subdivision until further review. Susan Whittenburg seconded the motion. Ayes: Alan MacDonald, Ethan Allen, Jane Griener, John MacKay, Susan Whittenburg, Troy Slade, Jeff Davis. Nays: None. The motion passed 7-0.

- June 7, 2022: The Planning Commission reviewed the annexation request for the second time. Some pros and cons of annexing the subdivision were discussed. Alan MacDonald made a motion with several conditions, but the motion failed 3-4. A second motion was made as follows:

Motion: Commissioner Jeff Davis moved to DENY the annexation of Box Elder South Subdivision. Susan Whittenburg seconded the motion based on the following reasons:

- *Doesn't meet code and zoning requirements.*
- *Sets a bad precedence.*
- *Doesn't benefit the City.*
- *Potential liabilities.*

Ayes: Jane Greiner, Troy Slade, Jeff Davis, Susan Whittenburg. Nays: Alan MacDonald, John MacKay, Ethan Allen. The motion passed 4-3.

- July 12, 2022: The Box Elder South Annexation was brought before the City Council with a recommendation from the Planning Commission to deny the annexation. The City Council had a lengthy discussion about the pros and cons of annexing the property. At the end of the discussion, a motion was made to table the annexation to address the possibility requiring a fee for annexation.

Motion: Lon Lott moved to table the annexation of the Box Elder South subdivision to address the possibility of adding fees. Greg Gordon seconded the motion. There were 3 ayes and 2 nays. Ayes: Lon Lott, Jason Thelin and Greg Gordon. Nays: Kelli Law and Jessica Smuin. Motion passed 3-2.

**Box Elder South Annexation
City Council Minutes
March 22, 2022**

- Retail space be restricted to 3,000 sq ft, office space to 3,000 sq ft and 6,630 sq ft of industrial space.
- An exception be granted to allow parking in the front setback area as proposed.
- Parking striping be required, including one ADA designated stall.

Lon Lott seconded the motion. There were 5 Ayes and 1 Nays, as recorded below. The motion passed.

<u>Ayes</u>	<u>Nays</u>
Lon Lott	Jason Thelin
Greg Gordon	
Kelli Law	
Jessica Smuin	

Jason Thelin suggested clearing up the city ordinance when it comes to industrial buildings and parking to avoid any further issues. Shane Sorensen suggested that defining what is consider industrial would also help.

B. Box Elder South Annexation Petition

Shane Sorensen said some residents of the Box Elder South Subdivision which is in unincorporated Utah County have submitted an annexation petition. To annex the entire Box Elder South Plat A subdivision, including 59 developed lots and a total of 43.9 acres, into Alpine City. They have worked through the process required by state law and through the county. They have submitted a third of the area’s signatures. The proposed annexation appears to meet the requirements of state code for a valid annexation petition.

City Attorney Craig Hall explained the statute says a majority of the property owners owning a third of the area to be annexed. Once the petitions have been submitted to the city recorder the City Council has two options. The council can deny the petition or accept the petition for further consideration. The petitions need to be verified the number of signatures and the accessed evaluation of the properties. If the council adopts the annexation tonight the city recorder in conjunction with the county has within 30 days to certify those petitions. After that the city would have to go through a notification process to further consider the annexation petition. The council will consider the merits if the annexation is in the best interest of the city. This is all according to state code 10-2-405-section 1,2,3,4 and 5.

Lon Lott said he would be interested in moving forward to consider the annexation petition. Jessica Smuin said she has spent the last six years researching Box Elder South area and this particular annexation. She said she does not see a benefit to the city by annexing this area in. She believes there will be a risk and fees associated with the annexation. She does not want to use the city’s time and energy to move forward in consideration of the petition. Kelli Law said he was undecided. He said he did not see aa benefit to make a change at this time with an annexation. He believed the residents in Box Elder South are already getting the services that they need from Alpine City. Greg Gordon asked what would the potential impact fee be for the city as well as property tax increase. He asked what the tradeoff would be in any maintenance such as roads and snow removal. Other benefit having this area annexed into Alpine could also help with restrictions to shooting around Lambert Park and stopping short term rentals. He thinks the annexations is worth considering. Jason Thelin said he would prefer to hear more public comments from the residents and hold a public hearing. He would like to hear the pros and cons of the annexation. He would like to consider having the Planning Commission recommendations on the annexation.

Alan Dixon
13169 N Oak Hill Drive

Alan Dixon said he is the current president of the Lambert Park Estate HOA in Box Elder South. Lambert Park Estates has 59 lots/homeowners of which 80% have signed the annexation petition. When purchasing his lot, he was told that annexing into the city was always in the city’s master plan. He had asked to have this brought to the City Council a year ago. Some of the residents’ s concerns are not being allowed to vote in any elections. Even though our addresses say Alpine. We use Alpine City services such as water and trash. But Box Elder are some the last streets to be plowed and that is a safety issue. Addresses problems are also a big problem. In Alpine there is a North Oak Hill Drive and Oak Hill Drive. The addresses can be difficult to find not only for people, delivery drivers and emergency personnel. Box Elder South area does not get patrolled as much in that area. There are no speed limit signs in Box Elder South and car speed is a safety issue. Some of the benefits to Alpine City are that Box Elder South we meet all the standards of Alpine. We already have sidewalks and would add a significant tax base to Alpine along with permit fees. The homes in our area range between \$1-5 million.

Martin Cawley
3911 W Prospecter

CC 3/22/22

Martin Cawley said he is currently building a home in Box Elder South at 3911 Prospector in the Lambert Park subdivision. He said he agreed with everything Alan Dixon said. He says they are contiguous to Alpine City, but we feel more like an island. He personally gathered the signatures and was the one communicating with the homeowners. In collecting signatures every homeowner thought annexing into Alpine was a benefit to them. There was no one opposed to the annexation. All the residents want to feel and be part of this community, not just have Alpine as their address. He said they use the services and attend Alpine Days etc. but have no say. They want that sense of belonging. Residents are fully aware of the history of the subdivision. The residents view that as past history. We are aware of concern over traffic. We believe the traffic concerns will be there whether the annexation takes place or not.

Mayor Carla Merrill asked how many homes are currently being built in Box Elder South. *Mr. Cawley replies that there are approximately 12-14 homes that are occupied and another 14 under construction right now.* Mayor Carla Merrill said so about 30 or over half of the homes have already paid their impact fee to the Utah County. *Mr. Cawley said the HOA would continue to collect fees to maintain the common area within Box Elder South.*

Clay Shubin
10 S Wildflower Drive

Clay Shubin said unless he can see significant benefit that would be brought to the existing population, he would oppose this annexation. He said he does not understand the costs and ramifications or potential risks that could happen such as roads through Lambert Park etc.

Sarah Blackwell
457 Eastview Dr

Sarah Blackwell said her main concern with the annexation would mean a road going in by Lambert Park.

Lon Lott said he thinks it is important to go through the process and have the annexation vetted out. He said he is in favor of having the Planning Commission look at this annexation and have more public comment. The council needs to hear what the tax benefits are to the city along with any other benefits by going through the process of sending this to the Planning Commission. Jessica Smuin asked other members of the City Council if they wanted to use the resources of our legal team, Planning Commission, staff, and councils time to research this matter and continue the process. Lon Lott said usually the tax revenue is a wash because the revenues go towards the services used. They would help in paying for the Lone Peak Public Safety District because they will be part of that district and no longer part of the Utah County Sheriff's district. The city will need to do an analysis of the benefits to the city. He believes the biggest benefit is that the annexation will unify this area into Alpine City making it feel more inclusive and not exclusive. Mayor Carla Merrill said the past annexations have seemed to have been detrimental to the city. Craig Hall said the item cannot be tabled. The annexation was to be brought before the council sooner but because of the Republican caucus on the evening of March 8th the council meeting was canceled.

Mayor Carla Merrill asked what if any conditions could the council put on the annexation if they were to approve it tonight. Shane Sorensen said the council could attach a fee for funding. The fee could be based on per acre or per lot. Mayor Carla Merrill asked if the council could add as a condition that a road never goes through in Lambert Park. Craig Hall said that would be a consideration later. He said what the council had before them tonight was to vote whether or not to deny or to accept for further consideration. The annexation will still come back before the council for a final vote.

Greg Gordon said Alpine Cove annexation was a little different because it had a different water system. He asked if this annexation have any issues later down the road. Shane Sorensen said the previous owner applied for annexation. The subdivision was built so it would meet all the requirement for the city, so that it could later be annexed into the city. This subdivision is in our city's annexation plan from February 2017, that City Council adopted as Ordinance 2017-03. In the ordinance there are some potential costs and revenues, but this is from 2017.

Jessica Smuin asked with the annexation plan if a parcel is already in breach of the plan. Part of the city's annexation plan states all annexations except by Alpine City shall be in conformance with the Alpine City Land Use Plan, this piece was not conforming with the city's master plan, it went outside of the density. So, by virtue of it not meeting this policy statement it should nullify the petition for annexation request. Shane Sorensen said there was an amendment to the general plan when the Alpine Cove annexation took place. Jessica Smuin said master plan states that in any proposed development area to be annexed must conform to the master plan. The city's master plan has smaller lots in town by as you get closer to the mountains the lots are 1 acre. The subdivision is not following that master plan. Shane Sorensen the subdivision may be looked at as a PRD (Planned Residential Development).

Shane Sorensen gave a history of the property. The property is 40 acres. The developer was told to go to the city first by the county to see if the city would be willing to annex it into the city. The developer did come to the city. The city told the developer that the property was in the annexation policy plan, but it was planned to be open space. The developer told the city they could buy the property for open space for \$13 million. The city said no. At that point developer went back to the county, which was a lengthy process, and that is when the area became 59 lots.

Jessica Smuin said the developer had an opportunity previously in 2016 when they applied for annexation. Lon Lott said in 2016 the city did excepted the petition to be sent to Planning Commission to begin the process and the petitioner withdrew the petition. The petitioner pulled the petition. Shane Sorensen said through prior agreement the city was obligated to service water and sewer.

Mayor Carla Merrill said the development was developed in the county, so she assumed the homeowners knew they were buying in the county not Alpine City. Kelli Law asked resident Alan Dixon who told him the area would be annexed into Alpine when he purchased his property. *Alan Dixon said he was told that it would be annexed into Alpine City by the developers when he bought his lot by the developers themselves. Martin Cawley said in 2017 Alpine City's Master Plan said that the area was to be annexed in.* Kelli Law asked if the residents knew that the petitioner had withdrew the petition. *Alan Dixon said he knew there is a lot of history with this area. He said he is aware that there are some strong feelings about a possible road being put through Moyle Drive. He said most residents are ambivalent to putting a road through to Moyle Drive as long as they have access to exit in case of an emergency. We just want to be part of Alpine and the community.* Jason Thelon asked Alan Dixon about the park in the middle and making it a public park. *Alan Dixon said he has no objections to that. The residents are in the process of putting a pavilion in the park.* Mayor Carla Merrill asked if the neighborhood would be alright to have on street parking with people using the park. *Mr. Dixon did not think it would be a problem because it probably would not attract many people because it is so small.*

Mayor Carla Merrill voiced concern about going against the city ordinance. She asked if the city would need to change the ordinance first before accepting the petition. Craig Hall said the annexation and the ordinance can be approved at the same time. The subdivision plat has already been approved. Shane Sorensen said the city could control what happens in that location based on city ordinances. Kelli Law asked if there is other property in Alpine that will want to be annexed into Alpine. Mayor Carla Merrill said yes there are three more parcels of land that could be annexed in. Lon Lott said the county has said in the past that it manages land not people. The county always encourages developers to come to the city for annexation. The county wants Box Elder South to be annexed into the city. From the beginning of any subdivision the county tells the developer to go through the process of annexation. This landowner pulled the annexation off the agenda. The previous council was not favorable to the annexation. Shane Sorensen said it could have looked different if the city had annexed this property sooner. He believes Box Elder South would have only been 30 lots not the 59 lots it has now and would have open space.

Jessica Smuin said she is concerned with the risk with flooding. The fact that the city could be sued later. Greg Gordon said he has talked to a couple of county commissioners about this annexations and do not want to interfere. He said both the county and Alpine City do not want any interference to happen again with other parcels that are not annexed at this time.

Mayor Carla Merrill asked what type of conditions could the Planning Commission put on this annexation. Craig Hall said if the builder built to city standards this area already meets our requirements. So, the city will not be able to ask for those fees for infrastructure again. The open space is three acres, the Planning Commission and council would need to decide if that would be a benefit to the community. Mayor Carla Merrill asked about adding into the annexation an offsite improvement fees such as the box culvert over by Grove Drive. Shane Sorensen said the county does not charge any impact fees. The city can charge the following fees to the property owners who have not built yet:

BUILDING PERMIT FEES

- SWPPP Fee
- Plan Check Fee
- Construction Fee
- Sub-Permit fee – Electrical, Heating, Plumbing
- 1% State Fee
- Infrastructure Bond
- SWPPP Bond
- Storm Impact Fee
- Street Impact Fee
- Park/Trail Fee

- TSSD Fee
- Water Connection Fee
- Sewer Connection Fee

Shane Sorensen said that the developer built the water and sewer system for this development. We could have these residents pay for something like an offsite improvement has been done in the past. Greg Gordon said the park open space is currently about 9 acres. He voiced concern about the east of the area with shooting behind this subdivision. Mayor Carla Merrill said she is working with SLC, Davis and Utah County's on Dengle Act to make the forest area a no shooting area.

Craig Hall said the petitioner can pull the annexation at the last minute. Jason Thelin said he is interested in seeing how the annexation can benefit the city and agrees the council and Planning Commission should see how and if it can. Mayor Carla Merrill said she would give the Planning Commission instructions to make a pros and cons list when considering the annexations and any potential revenues the city could gain from it.

Motion: Lon Lott moved that Box Elder South Annexation petition be accepted and sent to the Planning Commission for further consideration. Greg Gordon seconded the motion. There were 3 Ayes and 2 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	Kelli Law
Greg Gordon	Jessica Smuin
Lon Lott	

C. Resolution R2022-17: A Resolution in Support of the People of Ukraine

Motion: Greg Gordon moved to table Resolution R2022-17 until the next City Council meeting. Lon Lott seconded the motion. There were 4 Ayes and 1 Nays, as recorded below. The motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	Kelli Law
Greg Gordon	
Jessica Smuin	
Lon Lott	

D. Pickleball Considerations and Site Plan: Burgess, Healey, and Creekside Parks

Austin Roy said in November of 2020 the City Council approved pickleball courts, a pavilion and playground at Healey Park. Since that time, the City Council has considered changing the overall plans for Healey Park and for the City's pickleball courts in general. All improvements to public open space require a recommendation from the Planning Commission and a supermajority vote of approval from the City Council (3.16.040). Staff is seeking a decision on additional pickleball courts, whether that be to install new courts at Healey Park, to modify existing tennis courts at either Burgess Park and/or modify courts at Creekside Park. The Planning Commission reviewed this item on March 15, 2022. Following a public hearing and comments and feedback from the community, the Planning Commission discussed the item and recommended that pickleball courts be added to Creekside Park by converting the two most western tennis courts into eight pickleball courts. The motion was unanimously approved.

Greg Gordon said this Saturday there were 14 courts or fields being used. Austin Roy said tennis communities said they were in agreement because Burgess has lights and Creekside does not. They will be fully converted pickleball courts and it will be a little short out of bounds area. Mayor Carla Merrill said they are doing this in California, this would be very economical. They only problem she sees is during a tournament play. Highschool and Jr high have tennis courts that are not being used except during the tennis season. Flex courts are hard to play on with so many lines. It ruins the top layer of the tennis court. Greg Gordon asked if sound insulation options had been considered and which options would be best. Lon Lott said he met with pickleball court people and the courts being that far away would not.

Chris Thackeray
215 E Estates Drive

Chris Thackeray said his has been running the pickleball tournament for Alpine Days the past few years. He has worked with Highland City with consideration having pickleball courts in their parks. He said having multiple use courts for residents to bring in their own nets is a great idea. Burgess Park is being used for pickleball already and

**Box Elder South Annexation
Planning Commission Minutes
April 19, 2022**

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
April 19, 2022

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chair Jane Griener. The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: Alan MacDonald, John MacKay, Ethan Allen, Susan Whittenburg, Troy Slade, Jeff Davis

Excused:

Staff: Jed Muhlestein, Austin Roy, Marla Fox

B. Prayer/Opening Comments: Susan Whittenburg

C. Pledge of Allegiance: Ethan Allen

II. PUBLIC COMMENT

No Public comment

III. REPORTS AND PRESENTATIONS

BYU/MAG Study – Connectivity Between Municipalities - **POSTPONED**

IV. ACTION ITEMS

A. Public Hearing – Petition of Annexation – Box Elder South

Austin Roy explained that the Residents of the Box Elder South Subdivision have submitted an annexation petition to annex the entire Box Elder South Plat A subdivision, including 59 developed lots on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration.

The Planning Commission and City Council must now review the proposed annexation, and weigh the potential pros and cons. In doing so, the following criteria should be considered (ADC 5.03):

1. *Whether or not it is in the interest of the City to annex additional land at that time.*
2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.*
3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.*
4. *Whether or not the proposed annexation is consistent with the City's General Plan.*
5. *What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.*
6. *Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee*

ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.

7. *Such other information as may be required or necessary to understand and evaluate the application/petition.*

Austin Roy said the developer originally came to the city to get approval for this development. The city couldn't come to an agreement, so the developer got approval through the County. The city provides water, sewer, and garbage and is serviced by the fire and police. Water rights have been previously given and they are not on the pressurized irrigation system because of the height of the subdivision.

Austin Roy said if this development had been annexed into the city originally, they would have been approved for about twenty lots through a PRD (Planned Residential Development). They would have had to give open space to the city. Today, because it has already been approved and started, it doesn't really match up to our ordinance and how we would have done things had it been annexed in the beginning. If this subdivision is annexed; we could receive impact fees going forward.

Austin Roy said average lot sizes are 21,000 square feet. The lots don't meet the city standards of a 110-foot frontage requirement. The lots are in the Wildland Urban Interface area being on the hillside. We require a secondary emergency access. The dirt road coming out of the subdivision would suffice for the secondary road as is. There is a trail easement on the east end where it meets forest land.

Jed Muhlestein said the area is in the sensitive lands area that could have rockslides, mudslides, and earthquakes. He said a geological study was done addressing the debris flow. Sewer and water is given by the city, water rights have been given and there is no secondary water served in this area. The streets conform to our residential streets and are thirty-four feet and we require thirty feet.

Jed Muhlestein said he has an issue with the street names because they are duplicates of names already in the city. He said if this subdivision was annexed, the names would have to be changed.

Jed said he doesn't have an issue with traffic because the residents of this subdivision are already using our roads.

The pocket park would need to stay private and not maintained by the city staff.

Martin Cawley, 3911 Prospector Way, said fifty-nine lots were planned and approved by the city in the past. He said the residents understand the secondary access road is to be used for emergency access only and were all told that when they purchased their lots. Mr. Cawley said about half of the lots have been developed.

Mr. Cawley said the roads are all up to standard and meet the ordinance. He said this development is an island and sits in the middle of Alpine. He said the residents use the city streets, parks, utilities, but do not contribute to any costs. He said the residents are willing to contribute to the city because they know they use the services. He said he would think the city would want control of this area as it sits in the middle of the city and conforms to the Alpine city standards.

Mr. Cawley said he is on the board of the HOA and said they try very hard to conform to the standards of the city. He said the developer has no say in this. He said they issue an HOA Fee to help with Lambert Park. He said they also have a private park which they are happy to maintain.

Mr. Cawley said being annexed will bring a sense of belonging, inclusion, and community at the increased benefit to Alpine City and is important to us.

Jane Griener said because this property was on the map listed as annexation, doesn't mean it was the intention to annex. She said it was listed this way showing that it could be annexed, but not showing intent.

Jane Griener opened the Public Hearing.

Sara Blackwell, 457 Eastview Drive, said the current development doesn't meet the requirement for annexation because there isn't any open space. She said nothing legally binds us to annex this development. She said she doesn't want to set a precedent by annexing this development. She said it is too late because it has already been developed.

Bob Zurcher, Cove Subdivision, said his subdivision was recently annexed even though they didn't meet the annexation requirements. He said his subdivision didn't want to annex because of the additional taxes but they eventually did annex. He said now you have people begging to come in.

Clay Shuben, understands why these people want to come in and feel like they belong. He said this could open up problems in the future by setting a precedent for developers to do what they want and then get annexed later. He said he doesn't want Moyle Road to be paved and said these residents would be voters and could vote to pave the road.

Rachel Frazier, said Box Elder South is already part of the community because they go to church and school with us, the only thing they can't do is vote. She said she is not in favor of a road getting paved.

Ed Bush, 1463 Box Elder Drive, said in addition to property tax, we don't get sales tax. He pointed out that there is a State Law that requires a city to show

why we wouldn't annex especially if the land is an island. The Cove didn't meet code and we annexed them. The city has said just because they grant something for one development doesn't mean they have to do it for another, so there is no precedent set. Alpine should learn not to lose control over their hillsides. We should want to take control and mold this development and not complain about it.

Alan McDonald said the city didn't have control because the developer didn't want to comply with the city ordinances and chose to go to the county to get more density. Now that he got the density, they want to come in.

Jerry Henley, said we have had situations where developers have pushed the city around. He is concerned about the lack of water.

Krissy Henneman, said the window of give and take has been closed. The timing of this annexation is a lot different than if they did this at the beginning. She said you can't go to the County to get what you want and then come through the back door later to get annexed.

Jane Griener closed the Public Hearing.

Alan McDonald said taxes would be about \$250,000 and wanted to know if there is an additional cost to the city if this subdivision were annexed. Jane Griener said the road would have to be plowed and that would be a cost.

John McKay said nine lots have been built on. We are already providing services so the revenue would be incremental.

Alan McDonald asked if all the criteria must be met, or can we excuse some of them. Austin Roy said that is a question for the Attorney. Austin Roy said the ordinances are law, but the annexation policy is more of a guideline.

Alan McDonald wants to confirm with the Attorney that if this subdivision is annexed, the access road will not be paved. He asked if there is an annexation fee and if so, who determines what it is. Austin Roy said that would be up to the City Council.

Jeff Davis asked about the history of this development and how close the developer got to developing in the city. Jed Muhlestein said we would have to research the issue. Jeff Davis wanted to know if there was enough water. Jed Muhlestein said they are already on the Alpine City water system, and it is a non-issue.

John MacKay asked if the building envelope and slope meets our zoning requirements.

Ethan Allen said people are against what the developer did. Is it better for us as a city to control what happens going forward?

The Planning Commission had a discussion about what the city could control going forward such as accessory buildings, lighting.

MOTION: Commission Member Alan MacDonald moved to table the annexation of Box Elder South Subdivision until further review.

Susan Whittenburg seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

- Alan MacDonald
- Ethan Allen
- Jane Griener
- John MacKay
- Susan Whittenburg
- Troy Slade
- Jeff Davis

Nays:

Excused:

B. Pickle Ball Courts at Creekside Park

Austin Roy explained that In November of 2020 the City Council approved pickleball courts, a pavilion and playground at Healey Park. Since that time, the City Council has considered changing the overall plans for Healey Park and for the City’s pickleball courts in general.

**Box Elder South Annexation
Planning Commission Minutes
June 7, 2022**

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 21, 2022

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chair Jane Griener. The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: Alan MacDonald, Ethan Allen, Troy Slade, Jeff Davis, Susan Whittenburg, John MacKay

Excused:

Staff: Jed Muhlestein, Austin Roy, Marla Fox

B. Prayer/Opening Comments: John MacKay

C. Pledge of Allegiance: Jane Griener

II. PUBLIC COMMENT

No Public Comment

III. REPORTS AND PRESENTATIONS

None

IV. ACTION ITEMS

A. Annexation – Box Elder South Subdivision

Austin Roy explained that on April 19, 2022, the Planning Commission held a public hearing and reviewed the Annexation proposal. Following some discussion, the Planning Commission had several questions and concerns about the annexation. The Planning Commission tabled the item and asked that staff bring the item back when further information was available. The staff report has been updated with requested information (see highlighted sections). Residents of the Box Elder South Subdivision have submitted an annexation petition to annex the entire Box Elder South Plat A subdivision, including 59 developed lots on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration. The Planning Commission and City Council must now review the proposed annexation, and weigh the potential pros and cons. In doing so, the following criteria should be considered (ADC 5.03):

1. Whether or not it is in the interest of the City to annex additional land at that time.
2. The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.

Austin Roy said currently this jurisdiction is in the County even though in an emergency, you may see Lone Peak Fire or Police come to help.

3. Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system and the water

rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.

4. Whether or not the proposed annexation is consistent with the City's General Plan.

5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.

6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.

7. Such other information as may be required or necessary to understand and evaluate the application/petition.

Austin Roy said all seven requirements do not need to be met in order for an annexation. These are just guidelines.

Austin Roy said if this subdivision was annexed, there are 18 lots that don't meet the 110 frontage requirement. However, if the subdivision were to be classified as a PRD, these lots would meet the 90 feet frontage requirement. The building envelope requirements do not meet the city code, especially lot 59 and would need a variance.

Austin Roy said there is a secondary access road that goes through Lambert Park. It is a road that is not paved but does meet the secondary road access requirement. Improvements were made to the secondary road, and it does not need to be paved to meet the requirement.

Austin Roy said staff took tax numbers and calculated that with the 59 homes. He said the tax revenue and the city costs of municipal services would be about a wash.

Austin Roy said as far as liability goes, we would have the same amount of risk as any other hillside community.

Jed Muhlestein said staff requested fault geotechnical studies from the County. He said the County did not find any sign of faults. They found some radon and said that needs to be disclosed to the residents when they build.

Jed Muhlestein said it would cost \$8,596 to snow plow the streets in the Box Elder South Subdivision.

Austin Roy said some of the streets in the Box Elder Subdivision conflict with street names in the city.

Alan MacDonald asked within the annexation policy plan, it states that even though the property lies within the expansion, area, there is no guarantee that the annexation request will be approved by the City Council. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan which includes:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request,
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.
3. Proposed annexations will not be approved if they create an island or peninsula of the unincorporated area.

Alan MacDonald said there are several policy statements on page 3 under Character of the Community. One of them is:

1. Development and annexed areas to conform to Master Plan,
2. Annexation to be considered only in areas of potential urban service,
3. Islands and peninsulas of unincorporated areas to be annexed.

Alan MacDonald said it specifically said comment: Alpine City encourages islands and peninsulas in unincorporated areas located in the city to become annexed.

Jeff Davis said he is against annexation because it doesn't meet the city ordinance and it will set a precedence. He said this does not meet the ordinance in multiple ways and he is not swayed by the arguments with the exception that the city does not want to create islands.

Alan MacDonald said he agrees with Jeff Davis in that we had a developer who did an end run on our density requirements for this area and could have sought a PRD. He said he is for the annexation because we have residents who live within our boundaries, go to our schools, drive on our streets, and yet are not part of our city and don't have a right to vote. He said this is on a case-by-case basis and he doesn't know if it has any precedence value because our plan says this is case by case. He said this is going to be a balancing act and it was helpful when Austin Roy said here is the criteria and it doesn't have to be unanimous. He said the whole situation bugs him but when he went over all the criteria, he felt that the pros outweighed the cons in favor of annexation.

Jane Griener said she knows we're supposed to consider things on a case-by-case basis, but there is no denying that this will set a precedence and she had concerns about it. She said we have other areas that are not annexed in the city and will want to be annexed in the future. She said she would feel more comfortable if we were annexing everything right now than just this individual property. She said the developer and the County knew the subdivision did not meet the city requirements or PRD requirements. This was done with full knowledge that it did not meet Alpine City requirements. We still have other properties that have not been annexed in yet. She said she is concerned about city liability because of the property being in the sensitive lands. She said this does not meet the zone change requirements and she said she doesn't think this is the right time. She said our Master Plan has to mean something and it's not fair to neighbors who bought their property knowing it was in a certain zone. She said there is nothing wrong with being in the County and the residents who bought property knew they were buying property in the County. She said other than voting, she said she feels like the residents of Box Elder South are already part of the community.

John MacKay said he feels the same as others. He said the pros of annexation, is that the city would have some control over this island. He said because they are up on a hill, it would be impactful that we could

impose our ordinances on them such as lighting requirements. He asked if we go through with the annexation, are we saying right now that we are granting exceptions on the building envelopes. Jed Muhlestein said he thinks we would have to because they are recorded buildable lots right now with the County. Austin Roy said these are legal lots on which you can build on. John MacKay said he is more pro annexation.

Ethan Allen said if we approve annexation now, we will have control of the rest of the building. He said his biggest concern is precedence but is leaning towards annexation.

The Planning Commission asked how much land was still left to be annexed. Austin Roy said there is over 100 acres, but a lot of that is on a slope and not buildable. Jed Muhlestein said there are three different owners. He said there is another four parcels below Lambert Park.

Susan Whittenburg asked why the residents of Box Elder Subdivision want to come in now. She said they knew they were buying in the County. She said she is totally against the annexation because it does not meet the requirements and the only reason those homes are there are because they went through the County.

Troy Slade said he doesn't like setting a precedence. He said he is confused because he would like the city to have control.

John MacKay said he is in favor of waiting until we annexed everything.

MOTION: Commission Member Alan MacDonald moved to recommend that the annexation of Box Elder South Subdivision be approved based on the following findings:

1. Alpine City already supply's most municipal and utility services to Box Elder South,
2. Water rights have already been given to the city and the subdivision is on the city's culinary water system,
3. The proposed subdivision does not conform with the CR-40,000 overlay and is not a PRD per the General Plan,
4. The subdivision currently has two existing access points that meet the requirements of the sensitive lands Wildland Urban Interface requirements, with a specific note that the secondary access road through Lambert Park is not paved and will remain unpaved,
5. The subdivision plat shows public access and trail easement along it's south and east sides,
6. Tax revenue offsets costs,
7. There is no impact for existing traffic,
8. Streets currently meet or exceed city standards,
9. The subdivision is contiguous to the corporate limits of Alpine City,
10. Annexation will eliminate a County island or peninsula within the incorporated area of the city.

Conditions:

1. That the secondary access road connecting Moyle Drive to Box Elder Way through Lambert Park will remain unpaved,

2. That the 2.3-acre park within the subdivision will be designated as private open space and maintained by the neighborhood HOA,
3. Where subdivision street names conflict with existing street names within Alpine City, conflicting street names would be changed,
4. Any such other fees or conditions determined by the City Council as a condition of annexation should the Council find that annexation is in the best interest of the City.

John MacKay seconded the motion. There were 3 Ayes and 4 Nays (recorded below). The motion did not pass.

Ayes:

Alan MacDonald
John MacKay
Ethan Allen

Nays:

Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg

Excused:

MOTION: Commissioner Jeff Davis moved to **DENY** the annexation of Box Elder South Subdivision

Susan Whittenburg seconded the motion based on the following reasons:

1. Doesn't meet code and zoning requirements,
2. Sets a bad precedence,
3. Doesn't benefit the city,
4. Potential liabilities.

There were 4 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg

Nays:

Alan MacDonald
John MacKay
Ethan Allen

Excused:

B. Open Space Improvement Request – Removal of Sagebrush – 168 E Deer Crest Lane

Austin Roy explained that resident Michael Martin would like to request permission to be able to remove patches of sage brush from the open space adjacent to his property. Mr. Martin has stated that he feels the sagebrush increases the risk of potential wildfire spreading. Mr. Martin is proposing to restore the areas with native grasses and that proposed improvements will be done at his cost.

Michael Martin, homeowner, said all this sagebrush next to his home is a fire hazard. He said by removing it, he could prevent a fire. He said 40% is dead and he would like to remove about 20 feet. He would just like to improve his defensible space. He said he would remove the bushes with equipment and if he damaged the hillside, he would reseed it.

Jed Muhlestein said if there is a positive motion, we need to put in the motion that Mr. Martin does not disturb more than 20 feet. He also can't put in a sprinkler system; he can use a drip irrigation system that is not permanent.

Box Elder South Annexation

City Council Minutes

July 12, 2022

Motion: Lon Lott approved the consent calendar with the edited to the minutes of June 14, 2022, and June 28, 2022, made by Jason Thelin and Lon Lott. Jason Thelin seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		
Jessica Smuin		
Kelli Law		
Greg Gordon		
Jason Thelin		

IV. PUBLIC COMMENT

Eileen Miller

*Utah Valley Home Builders Association
Parade of Homes
707 E Mill Road Ste 201
Vineyard, UT*

Eileen Miller said she came to the meeting tonight because she was interested in another item on the agenda. She was surprised to hear the Parade of Homes brought up. She is with the Utah Valley Home Builders Association and over the Parade of Homes. She told the council that the home builder is responsible for their own insurance. One home this year had a shuttle service. They asked the home builder to assign someone to direct traffic.

V. REPORTS AND PRESENTATIONS

A. Financial Report

Shane Sorensen said in June he made adjustments to the budget to reflect what was discussed at the last meeting. At the end of August the city will have its audit and will be done in three phases.

VI. ACTION/ DISCUSSION ITEMS

A. Annexation – Box Elder South Subdivision

7th

Austin Roy said on April 19, 2022, the Planning Commission held a public hearing and reviewed the Annexation proposal. Following some discussion, the Planning Commission had several questions and concerns about the annexation. The Planning Commission tabled the item and asked that staff bring the item back when further information was available. On June 23, 2022, the Planning Commission re-visited the item. New information was reviewed, and the Planning Commission discussed whether or not the annexation should be approved. Ultimately, the Planning Commission passed a motion, 4 to 3, to recommend that the annexation request be denied. See motion below.

Annexation – Box Elder South Subdivision

MOTION: Commission Member Alan MacDonald moved to recommend that the annexation of Box Elder South Subdivision be approved based on the following findings:

1. Alpine City already supplies most municipal and utility services to Box Elder South,
2. Water rights have already been given to the city and the subdivision is on the city's culinary water system,
3. The proposed subdivision does not conform with the CR-40,000 overlay and is not a PRD per the General Plan,
4. The subdivision currently has two existing access points that meet the requirements of the sensitive lands Wildland Urban Interface requirements, with a specific note that the secondary access road through Lambert Park is not paved and will remain unpaved,
5. The subdivision plat shows public access and trail easement along its south and east sides,
6. Tax revenue offsets costs,
7. There is no impact for existing traffic,

- 8. Streets currently meet or exceed city standards,
- 9. The subdivision is contiguous to the corporate limits of Alpine City,
- 10. Annexation will eliminate a county island or peninsula within the incorporated area of the city.

Conditions:

- 1. That the secondary access road connecting Moyle Drive to Box Elder Way through Lambert Park will remain unpaved,
- 2. That the 2.3-acre park within the subdivision will be designated as private open space and maintained by the neighborhood HOA,
- 3. Where subdivision street names conflict with existing street names within Alpine City, conflicting street names would be changed,
- 4. Any such other fees or conditions determined by the City Council as a condition of annexation should the Council find that annexation is in the best interest of the city.

John MacKay seconded the motion. There were 3 Ayes and 4 Nays (recorded below). The motion did not pass.

Ayes:	Nays:	Excused:
Alan MacDonald	Jane Griener	
John MacKay	Troy Slade	
Ethan Allen	Jeff Davis	
Susan Whittenburg		

MOTION: Commissioner Jeff Davis moved to **DENY** the annexation of Box Elder South Subdivision Susan Whittenburg seconded the motion based on the following reasons:

- 1. Doesn't meet code and zoning requirements,
- 2. Sets a bad precedence,
- 3. Doesn't benefit the city,
- 4. Potential liabilities.

There were 4 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:	Nays:	Excused:
Jane Griener	Alan MacDonald	
Troy Slade	John MacKay	
Jeff Davis	Ethan Allen	
Susan Whittenburg		

Residents of the Box Elder South Subdivision have submitted an annexation petition to annex the entire Box Elder South Plat A subdivision, including 59 developed lots on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration. The Planning Commission and City Council must now review the proposed annexation, and weigh the potential pros and cons. In doing so, the following criteria should be considered (ADC 5.03):

- 1. Whether or not it is in the interest of the city to annex additional land at that time.
- 2. The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police, and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.
- 3. Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.
- 4. Whether or not the proposed annexation is consistent with the City's General Plan.
- 5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.
- 6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the city and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the city and infrastructure which may be created by the annexation.

7. Such other information as may be required or necessary to understand and evaluate the application/petition.

Austin Roy said only the only requirement that does not match up with the city's requirements is the density of Box Elder South. Other items have been suggested that could be added to the annexation. Items were the culvert at North Box Elder and Grove Drive along with the pedestrian under pass for bikers and hikers near Moyle Drive in Lambert Park. If Box Elder South were classified as a Planned Residential Development (PRD), they would fit the city's ordinances. There are a few lots that would need exceptions to the city codes because of their elevation. There is an easement for public trails and other areas that would become city open space. There would be only one emergency access road which meets the cities requirements. Tax estimate would be exceed the net cost. Staff would recommend that street names be changed if the annexation is approved. There are duplicate/similar street names which has caused some confusion. The park in the subdivision would be maintained as private open space.

Mayor Carla Merrill asked how many lots would have been allowed if they had come to the city first. Austin Roy said 35 lots, there are now 59 lots. Kelli Law asked if there was anything stopping them from changing the names of the streets. Austin Roy said Alpine City Engineer Jed Muhlestein has tried to make address changes, but has been unsuccessful so far. Mayor Carla Merrill said Martin Cawley a representative from the Box Elder South Homeowners Association (HOA) was there to answer questions and had a comment to make.

***Martin Cawley
3911 W Prospector Way
HOA Board Box Elder***

Martin Cawley said he is one of the sponsors for the annexation petition. He serves on the HOA board for the Lambert Park Estates. He believes there are significant financial benefits to the city. These properties are assessed as high value and would significantly contribute positively to the city and help offset the costs. The geographic location of this property is such that as Austin Roy mentioned the cars are on your streets regardless and so we use Alpine streets and parks without contributing financially. By annexing Box Elder into Alpine it would help offset the maintenance costs. At the Planning Commission meeting the members kept debating precedence. The city's own case and history has shown that there is no precedence. In fact, if you look at Blue Bison the city was victorious and successful in that case and proving that exceptions do not translate into precedence. He is not aware of any situation where there is an island of Utah County sitting within Alpine City limits. The history that has gone on does not prevent a developer from arguing precedence. The developer can argue whatever they want but there is no legal standing for it. The other thing was liability that came up at the Planning Commission meeting. He does not see any liability because the infrastructure is already there and that is a key point. This development exists and when talking about the code and everything that is in the general plan of the city, this exists there also. The council may ask themselves what are the avenues for remedy on this. Well, we cannot go back to acre lots and we do exist in the middle of Alpine. So, if it is an issue of aesthetics, you know that is not going to change whether we are annexed in or not. The other then is the precedence which is what I just addressed and there is no liability that we can see because the infrastructure is in place. The homes are being built if there were any liability it would have to be caused by the city or it would be caused by contractors and homeowners who would flip the bill and as Austin Roy pointed out it would have it once annexed it would have the same liability as any other hillside community within Alpine. Other benefits mentioned before is a sense of community for the residents and financial contributions to the city. We all love this city that is why we moved here. We would open our park to anyone, in fact, many people park there to come see the poppies. Alpine City's streets parks and Alpine receives nothing. The city snowplow would be the only cost. Box Elder South meets all the criteria for annexation. The road going through Lambert Park is a separate issue and not an issue for us we have no standing in it. As the city has talked about assessing fees for us to join the city. All the projects that were mentioned have nothing to do with annexation. All the projects are separate distinct projects the city wants. To annex us in or not should not be conditional because it is not a direct incremental cost of annexation. He said he appreciated Alpine resident Ed Bush's email where he talked about taking control of an island that sits with in Alpine City. There are several benefits at no cost to the city. We ask that the council vote in favor of annexation of Box Elder South.

Jason Thelin asked if the HOA can maintain the park and put restrictions on other residents using the private park. Shane Sorensen said its their common area and they can give permission to anyone they want to use the park. Greg Gordon asked if there could be a trail easement or public access that could be gained. Shane Sorensen said the HOA could grant that if they choose to. Jason Thelin asked for clarity on what the county is responsible for when it comes to liability. He had read that if the homes that have been built to date the county would be liable if there were something to happen in the future. If the area was annexed into the city, then any home built after that date the city would be liable. Mayor Carla Merrill said that is true. The county is responsible for the homes that have already built but any of the new buildings would be the city's responsibility. Shane Sorensen said the city was not liable for anything in the Box Elder fire and no one sued. The city did go on and do some improvements after the fire. The city was sued later by a homeowner further south that got flooded. The city did get out of that case under the Government Immunity Act.

Jessica Smuin asked if this could open the city up for different liabilities. Box Elder met our master plan and so that might indemnify the city or give us immunity. If we do not follow the city's master plan does that change our liability. Hyrum Bosserman said on the liability question council member Thelin he would need a little bit more clarification what type of liabilities are you afraid of. Jason Thelin said Alpine had huge rains and fortunately some of the runoffs went between houses in Box Elder but if not, what about cost from a mud slide is there a different liability. If we annex them in now or later after all the homes have been built. Hyrum Bosserman said he was not aware that there would be any distinction between whether the city would be liable for houses built. Mayor Carla Merrill said Craig Hall said that if the city did not issue the building permits, any home built with a county building permit would be the responsibility of the county. Hyrum Bosserman with the city still in open litigation right now with Blue Bison they should not be discussed in City Council. He said that would be for a different issue for example if there was any sort of like defect in building or say a soil test that the county requires are different than what the city requires for drainage then that would go towards the county's liability. Any new home coming into the city would be subject to our soil requirements and our slope requirements and the city would take on that liability in terms of if the soil requirements are not up to snuff. Jason Thelin asked Mr. Cawley for clarification when he mentioned some of the fees that were attached to the annexation. *Mr. Cawley said his understanding is any fees assessed or tied to annexation should be tied to the annexation. For example, if we annex Box Elder South into Alpine it will cost the city X amount for improvements to get Box Elder South up to city standards. The projects that were mentioned by the council like the parking lot at the end of Box Elder Drive should have nothing to do with the annexation. If the city wants to do the parking lot the city can do it.* Mayor Carla Merrill said right now you're not in the city and if people are parking in your streets you can complain to the county but once you become part of the city, we know people will park up there to access Lambert Park or the trails. We would need to facilitate a parking lot. *Mr. Cawley asked if a parking lot does not already exist today.* People come to the park now and they park their car. Mayor Carla Merrill said the city foresees that these are projects that we have on the back burner. They are not a priority right now. But if the annexation were to happen then that would increase the number of residents that are on the other side of Grove Drive on the other side of that culvert. The city would need to plan and have more throughput. Right now, we qualify with the secondary access with the county because Box Elder South are county residents, there are little loopholes that maybe the city does not have to address right now.

Kelli Law said in comparison to the Cove which has 76 acres and 62 building lots verses Box Elder South having 71 acres and 59 building lots. The city cannot go back in history, but it does not seem fair. Shane Sorensen explained that not all annexation meets city requirements. Alpine City Planning Commission Chair Jane Griener said that Box Elder South does not meet the master plan and it has more liability than that of other mountainside homes. Even though the city did not have any suits from the last fire we can't say the next time there won't be any. The county did approve this, now it did not meet the master plan of the city.

Kelli Law asked what are the city's financial benefit. Jane Griener said that was not the main consideration for Planning Commission decision, we felt like it would end up being a wash. Kelli Law said maybe the city should annex this property after all the homes are built to avoid liability. Shane Sorensen said when council is talking about or looking at liability, council needs to get advice of the city attorney.

Mayor Carla Merrill said Austin Roy could address the issues if the city could be indemnified if they were annexed. Austin Roy said no the city cannot be indemnified; the city would hold some liability if Box Elder South was annexed into the city. This would be like any other subdivision like any other hillside community. When someone would come in to get a building permit their home would have to be built according to the city's standards. Shane Sorensen said if the city or the county requires a study to look at hazards in the area and the county says a hazard has not been addressed, our city is not going to allow anything to be built there. Greg Gordon said in 2015 the city attorney said the city's liability would be very low. Hyrum Bosserman said there is always going to be governmental immunity. He thinks in terms of liability for example if some catastrophe comes down that can be attributed to failure by the county to have some sort of mitigation code, then of course the homes that were built under the county code, a resident could sue the county. He said he would be happy to look into it further. Jason Thelin asked if the city could do the same mitigating things as we have done previously. Jessica Smuin said no one actually evaluates their home after it's been built. These are the minimum requirements however everything has a caveat, and that caveat is due to the erratic and largely unpredictable natural debris flow runoff. The entire area of the site has the potential to be impacted by the future debris flow. There would need to be more information and studies done. It puts this area in a high-risk natural disaster area. Shane Sorensen said we have maps showing potential hazards in the area identified at a higher level. The city requires the builder or property developer to get a study done before building. Shane Sorensen said our hazards are based on maps we received from the county and FEMA. Greg Gordon asked if there was a catastrophic event would these ditches and berms help. Hyrum Bosserman said negligence and failing to mitigate whatever future natural occurrence is going to happen if its in the analysis its always going to come down to foreseeability and whether the city is put on notice of that. So, if it's not foreseeable that there's going to be some catastrophe that comes and if the city took responsible steps put forth an effort to mitigate then the city has done all it could.

Jessica Smuin asked Jane Griener if the Planning Commission had talked about standards and whether that had any effect on their decision. Jane Griener said the county has standards that were met but that was not significant in our decision. Jessica Smuin asked Hyrum Bosserman about Covenants Conditions and Restrictions (CC&R) in that neighborhood would the city supersede over them after the annexation. Hyrum Bosserman said CC&R and the HOA would all stay intact. The HOA could have higher standards than the city. Greg Gordon asked if the city has higher standards than the county. Jessica Smuin asked about the lots setbacks that do not conform to the city ordinances. Shane Sorensen said all lots would become nonconforming lots.

Kelli Law asked for clarification on annexation fees in section G. It says annexation fee shall be paid according to Alpine City consolidation fee schedule adopted by the Alpine City Council, what is that fee. Shane Sorensen said it's been 2500 a lot sometimes it's been for certain offsite improvements. City Council sets that with recommendations from the staff.

Lon Lott explained it is important to know some of the facts of the past as we make this decision. There were claims that years ago the developers made this end run regarding getting what they wanted. The way he saw it in the past the developer came to the city with a proposal for a development that consisted of 26 lots as they began the process. The city wanted a park and the developer said if we wanted it, we could buy it. The price was too high, so the city told the developer to go through the county. There was never a zone change done on the property. The developer was told what to do by the city and that is what he did. Lon Lott said the recommendation from the county was to go to the city to get what they could. Lon Lott said that not long ago some of the residents of Alpine attended the Highland City council meeting and said they wished that they could be annexed into Highland instead of remaining in Alpine because they thought Highland will take care of their citizens better than Alpine. This affected him. He quoted a book the Utah League of Cities and Towns gave him. It said, why are we a city, why do cities and towns exist? well the first and foremost purpose of local government is to provide services so people long ago learned that some useful and necessary services are more efficiently provided by the group rather than the individual effort. Second developing and preserving a sense of community is often an overlooked role of local government. People like belonging. Third the main reason to incorporate is the desire to have local control while this is certainly important it is the most over emphasized. He feels the purpose on the city is to provide service to the community which the city is already doing. We live in the most wonderful city with some of the best people but right now it seems like the 2nd providing a sense of community has become the most difficult out of the three things a city is to be doing. Their taxes will cover everything there is no financial obligation, they are using the streets already, the homes and lots already exist. The financial benefit is going to be fine. Lon Lott said in his opinion that we should take this sliver of land is surrounded by our community is to get annexed in and move forward. Kelli Law asked are you are saying just because of emotion the council should annex them in. Lon Lott said when we talk about assessing fees the city should be fair about projects and make sure it is divided equally over the whole community because the funds that we are going to be using are the same funds that we used to improve 800 South and other streets. Mayor Carla Merrill said when the city annexed the Cove, she feels like the city should have levied a fee there are issues up in the Cove that we have seen that we are dealing with right now. She feels like the city needs to a more comprehensive approach with any annexations so that it does not become a burden on the city. The city has invested \$50K in connecting water in the cove. The streets without sidewalks the city needs to provide a safe route for kids and for school buses. To snowplow the road in the area the city may need to change some of the roads. Lon Lott said the city would not have to do anything with the streets and gutter. So that would be an expense the city would not have. Kelli Law said there would be twice as many cars because it did not comply with the master plan. The city has so many complaints with traffic. There are no costs because there are revenues that will come in to cover everything they use. And they will be able to help cover the costs of any projects. Kelli Law said this is nothing personal against the residents in Box Elder South, the council must decide what is best for the city.

Jessica Smuin said Box Elder South annexations was the biggest reason why she ran for City Council. The council has been given the guidance by law with the city ordinances. She referred to the seven bullet points under the policy statement of city code 5.03:

5.03 City Council Review And Action

The City Council shall review the application/petition for annexation and may send the application to the Planning Commission, Staff, and/or Consultants for recommendations. The City Council may request the application/petition be reviewed according to the following review criteria:

1. Whether or not it is in the interest of the City to annex additional land at that time.
2. The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.
3. Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system

and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.

4. Whether or not the proposed annexation is consistent with the City's General Plan.
5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.
6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.
7. Such other information as may be required or necessary to understand and evaluate the application/petition.

Jessica Smuin said the council must follow city codes and ordinances. We need to follow the seven bullet points in our code. Greg Gordon asked if the city would get more control annexing Box Elder South in, or is the council suggesting we should never annex them in. He asked if the city is punishing the residents of Box Elder South. Jessica Smuin said as a council we are not here to control anybody we are here to regulate. Box Elder South is regulated by an HOA. They can be good members of our community whether they are annexed or not. All the emails she has received from the residents indicate they really wanted to contribute. She asked Lon Lott why the county did not collaborate with the city at some point. Greg Gordon said the city would supersede the HOA. Shane Sorensen said the county is no different than the city if they want to develop their property the county cannot say no. Jessica Smuin said she assumed the petitioners knew the city codes. There is no reason to annex Box Elder South into Alpine City. Kelli Law asked for clarifications on 5.03-4. When reading the policy statement, it says we should annex them into the city, but it also says the plan is created by the city to guide decisions. Regarding future annexations this plan helps the city plan for future expansions in conjunction with neighboring entities. Lon Lott said the City's General Plan guides the city and was always planned on expand the city. There are other areas that lay within the city that will need to be annexed. This will be a nonconforming subdivision. Jessica Smuin said the city does not want to send a mixed message. Alpine does not have a legal requirement to annex Box Elder South into the city. Lon Lott said but the council can use common sense. If it is such a concern for Jessica Smuin that we follow that plan in these other areas of annexation to move forward. Greg Gordon said the fiscal aspect is potentially one area, we should clarify the numbers. He anticipated the revenues to be \$120 - \$130K. This seems like an easy revenue along with sales tax increase. The city would get access to another 10 acres of open space. He thinks the parking lot fee would make sense to be annexed. On the precedence topic, if the city had agreed to provide water to this area is a key aspect.

Shane Sorensen said the plat was recorded in 2016 and the annexation plan was adopted in 2017. In 2017 the council knew that Box Elder South had 59 lots. Mayor Carla Merrill said the annexation plan by the state requires anything within so many miles of a city. Pine Grove property at one time was taken out of our plat and then it was later put back in, twice. Her understanding was that anything within a certain radius within the city needs to include that in our annexation plan. Austin Roy said within a half mile radius of the city needed to be included in the annexation plan. Hyrum Bosserman said he had never heard of that and to be positive he would have to look at the statute. He said he would have to study the annexation fees to see what would be relevant to the council's decision. He recommended motioning to table.

Motion: Lon Lott moved to table the annexation of the Box Elder South subdivision to address the possibility of adding fees. Greg Gordon seconded the motion. There were 3 yes votes, 2 no votes and 0 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott	Kelli Law	
Jason Thelin	Jessica Smuin	
Greg Gordon		

B. Ordinance 2022-19 Outdoor Lighting

Austin Roy said the proposed Outdoor Lighting ordinance to be amended apply more broadly to all types of outdoor lighting. The proposed amendments seek to reduce the trespass of light onto a neighbor's property. The Planning Commission reviewed the proposed ordinance and held a public hearing on June 7, 2022. The Planning Commission

ALPINE CITY COUNCIL AGENDA

SUBJECT: Consideration of Fast Cast Voting for the 2025 Municipal Election

FOR CONSIDERATION ON: April 8, 2025

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Consider whether or not to use fast cast voting for the 2025 Municipal Election.

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

Utah County has provided information for consideration of the City Council to incorporate Fast Cast Voting as an option for the 2025 Municipal Election. This option is not required but could be used if the City desires. With this option, the city would have the option of accepting fast cast votes Monday through Thursday (or any of these four days), the week before election day during business hours at city hall. The county clerk’s office feels that implementing this option could increase voter participation and improve the percentage of ballots that are accepted, because these ballots will not be put through the signature verification process and therefore would avoid the cure process. Further details on how this option would work are included in an email from the county clerk which has been included in the packet.

In discussing this option with staff and others, some concerns with implementing this option are as follows:

- The City would have the responsibility of handling ballots and storing them until the county picks them up.
- This could be a strain on staff time for up to four days in addition to any time required for training on the process.

STAFF RECOMMENDATION:

Consider whether or not to implement fast cast voting for the 2025 Municipal Election.

SAMPLE MOTION TO APPROVE:

I move to approve to approve the implementation of fast cast voting for the 2025 Municipal Election.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve to approve the implementation of fast cast voting for the 2025 Municipal Election with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the implementation of fast cast voting for the 2025 Municipal Election based on the following:

- (insert finding)

Shane Sorensen

From: DeAnn Parry
Sent: Tuesday, March 25, 2025 3:39 PM
To: Shane Sorensen
Subject: FW: Early Voting Opportunity at Each Municipality

DeAnn Parry
City Recorder / Cemetery
801-756-6347 Ext. 3
dparry@alpineUT.gov



From: Aaron Davidson <AaronD@utahcounty.gov>
Sent: Monday, March 24, 2025 3:50 PM
To: DeAnn Parry <dparry@alpineut.gov>; Terilyn Lurker <tlurker@americanfork.gov>; sfinau@americanfork.gov; clerk@cedarfort.town; cmulvey@cedarhillsutah.gov; Laura Oscarson <laura.oscarson@draperutah.gov>; golsen@eaglemountain.gov; royce@elkridgecity.org; Stephanie Shelley <sshelley@fairfieldtown-ut.gov>; cityclerk@townofgenola.org; goshentown@goshenutah.gov; Stephannie Cottle <scottle@highlandcity.org>; Teisha Wilson <twilson@lehi-ut.gov>; cityrecorder@lindon.gov; cbrown@mapleton.org; Teresa McKitrick <tmckitrick@orem.gov>; tkjones@orem.gov; kimh@paysonutah.gov; wthorpe@pgcity.org; hallman@provo.org; jeffn@salemcity.org; aottley@santaquin.org; Nicolette Fike <NFike@saratogasprings-ut.gov>; wwells@saratogasprings-ut.gov; Tara Silver <tsilver@spanishfork.org>; kcrane@springville.org; Pams@vineyardutah.org; tonyl@vineyardutah.org; recorder@woodlandhills-ut.gov
Cc: Kristen Swensen <KristenS@utahcounty.gov>; Nicole Stevens <NicoleS@utahcounty.gov>; Brian Voeks <BrianV@utahcounty.gov>
Subject: Early Voting Opportunity at Each Municipality

RE: Implementing Fast Cast Voting during Early Voting at Each Municipality

Please forward this email to your respective city elected officials for consideration for the upcoming municipal elections.

During the municipal elections this year, Utah County Elections Division would like to expand Early Voting opportunities by incorporating the Fast Cast Voting method at each municipality that would like to participate. To accomplish this, we would like to give each municipality the option to accept Fast Cast ballots Monday through Thursday the week before election day in their city centers during normal operating hours. Each municipality could elect to have this method available all four days or any portion of the four days, it's your election and you can decide. We are hoping this will increase voter participation and improve the percentage of ballots that are accepted, because these ballots will not be put through the signature verification process and therefore avoid the cure process.

Fast Cast Voting

Fast Cast Voting is a method that was introduced in Utah County last year and works as follows:

1. Utah County Elections mails a ballot out to every active voter.
2. The voter fills out their ballot, puts it in their ballot envelope, seals it, and signs it.
3. The voter returns the ballot to a voting center (which would be your city office), presents their ID, and signs a poll pad.
4. The poll worker stamps their envelope with a designated stamp, signifying that the voter presented their ID and was verified as a valid voter.
5. The ballot is dropped in the ballot box at that voting location.
6. Ballots are picked up, returned to the ballot processing center, verified that the voter did not vote by some other method, opened, and counted.

Since the voter presented ID when the ballot was returned, signature verification does not need to be performed and 100% of the Fast Cast ballots are accepted, opened, and counted with no further verification needed.

In the 2024 General Election, statewide 20,606 signatures were challenged and not cured, that was 1.54% of all ballots cast. In Utah County, 4,693 ballot envelopes were not cured. The Fast Cast Voting method is a safer and more secure method of returning a ballot to be confident that the ballot will be counted without the need for any curing.

Early Voting at City Centers

We would like to propose that Fast Cast Voting be made available at each city center that would like to participate as an Early Voting option and would function as follows:

1. Each city would have two or more employees deputized to work as poll workers.
2. Each city would be provided with a poll pad and training. (The larger cities could request additional poll pads.)
3. Voters would bring in their ballot inside their ballot envelope.
4. The voter would present their ID to verify they are a valid voter.
5. The voter would sign the poll pad.
6. The poll worker would stamp the ballot envelope in a designated area.
7. The voter would place the ballot in the teal-colored canvass ballot bag that we will provide you with.

This process will only be able to accept those ballots that comply with the Fast Cast Voting method. All other voters that attempted to return or cast a ballot that don't comply with the requirements of this method will be directed to the County Elections office for early voting assistance.

Utah County Elections will have teams of two picking up the ballots as needed throughout the week. We will arrange to have the poll pads and remaining ballots picked up or delivered on Thursday evening or Friday morning.

Our intention is to have each city pay for their own employees to perform this task. We could hire and pay your employees as poll workers, but we would then have to incur that cost, gather the charges, and redistribute those charges back to the city through the inter-local agreement charges.

If your city would like to participate in this opportunity, we will need to know as soon as possible so that we can get it into our instructions that we mail to each voter with their ballot and on our website.

If you have any questions or would like further clarification, please feel free to contact the Utah County Elections Division office.

Thanks,

Aaron R. Davidson

County Clerk

Utah County Clerk's Office
100 E. Center St. RM 3100
Provo, UT 84606
Office: 801.851.8128



ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Request for Proposals for Construction Manager/General Contractor Services – Alpine Fire Station

FOR CONSIDERATION ON: April 8, 2025

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: **Review and approve the RFP for CMGC services for the Alpine Fire Station Addition/Remodel.**

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

A request for proposals (RFP) has been prepared for the Alpine Fire Station Addition/Remodel for Construction Manager/General Contractor services. Staff is requesting that the City Council review and approve the format of the RFP, subject to any final edits and filling in blanks where needed. The RFP would be issued once a final concept for the fire station addition has been approved by the city council.

STAFF RECOMMENDATION:

Review and approve the RFP for CMGC services for the Alpine Fire Station Addition/Remodel.

SAMPLE MOTION TO APPROVE:

I move to approve the RFP for CMGC services for the Alpine Fire Station Addition/Remodel.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the RFP for CMGC services for the Alpine Fire Station Addition/Remodel with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the RFP for CMGC services for the Alpine Fire Station Addition/Remodel based on the following:

- (insert finding)

**Request for Proposals for
Construction Management / General Contractor
Services**

Best Value Selection Method

April 8, 2025

**Alpine Fire Station No. 202
Addition/Remodel**

NOTICE TO CONTRACTORS

Alpine City is requesting proposals for the construction of the following project:

Alpine Fire Station No. 202 Addition/Remodel

This Construction Management/General Contractor (CM/GC) project includes:

- Constructing an addition to the fire station that will serve as the living area for firefighters.
- Remodel the area that has served as the living area and convert it into a community center.
- Other upgrades to the existing building.

The Request for Proposals (RFP) documents, including the selection requirements and the selection schedule, will be available on **(ENTER DATE)** on the U3P Utah Public Procurement website (SciQuest). For questions regarding this project, please contact Shane L. Sorensen, P.E. at ssorensen@alpineut.gov or at 801-420-2962.

The procurement shall be best value RFP method. A **MANDATORY** pre-proposal meeting and site visit will be held at **(ENTER TIME AND DATE)** at the Alpine City Hall, located at 20 North Main, Alpine, Utah. All prime contractors wishing to submit on this project must attend this meeting.

Proposals, including a cost proposal, management plan, references and statements of qualifications, must be submitted electronically by **(ENTER DUE DATE)**, to Shane L. Sorensen, P.E. at ssorensen@alpineut.gov. To be considered, submittals must be received by the specified time.

The Contractor for the project must be a Utah licensed General Contractor. Association with other individuals or firms having appropriate professional expertise is acceptable. The City intends to enter into a single agreement with the successful Contractor.

A Bid Bond in the amount of five percent (5%) of the Fixed Limit of Construction Cost (FLCC), made payable to Alpine City on bid bond form, shall accompany the cost proposal.

ALPINE CITY reserves the right to reject any or all proposals or to waive any formality or technicality in any proposal in the interest of the City.

DESCRIPTION OF WORK

ALPINE CITY intends to construct an approximate ___ sf addition to the existing fire station that will serve as the living area for the fire fighters. In addition, the portion of the building that has served as the living area for the fire fighters will be remodeled to convert it into a community center. The fire station will remain open with the fire fighters occupying the current living area while the addition is constructed. Upon completion of the addition, the remodel can begin. Other upgrades to the building will also be included.

Babcock Design is the architectural firm for the project and will assist the City in selecting the CM/GC. The CM/GC shall participate in the pre-construction and construction phase of the project.

Project Budget \$5,000,000.

There are two phases of work: The pre-construction phase and the construction phase.

Phase 1—Pre-construction Phase: This phase of the Work includes, but is not limited to, reviewing the completed design (which will be based on a plan approved by the city council) , estimating and cost control, schedule development, and drawing and constructability reviews. The selected CM/GC shall coordinate with the project architect and the City project team in the design, cost management, construction oversight, and completion of the project.

The scope includes but is not limited to design review, construction document review, consultation as needed for the Project, which provides for site improvements, and the following:

- A. The Contractor shall assist the City and the architect in maintaining the cost of construction within the Fixed Limit of Construction Cost (FLCC) and the duration of the construction within the project's schedule. The CM/GC will be expected to provide in-depth, accurate, and timely cost data for a rigorous life-cycle cost assessment. This process begins during the design review phase of the project, and the CM/GC will be expected to review the design and cost estimates for accuracy.
- B. The CM/GC shall have the proposed construction superintendent attend and participate with the design team and the City in key design review meetings. The CM/GC will also provide an ongoing review of the design documents for constructability, clash detection, design errors, and omissions. Any discovered error or omission will be tracked by the CM/GC with the architect until the said issue is resolved. The CM/GC will not be allowed to mark upon any such issue-related change order during the construction phase of the project as a result of the aforementioned items.
- C. Coordination with the City-appointed Project Management Team in all phases of the project, according to the approved Project Approach and Project Schedule submitted by the CM/GC.

- D. Review existing conditions drawings provided by the City, and conduct one or more site visits – from which the CM/GC will generate and present an existing conditions site observation report that makes a note of variations from the drawings/documents of the existing conditions, and any unique conditions that may have construction cost implications.
- E. Coordination of all permitting and other similar requirements.
- F. Continued coordination with the Architect and Project team throughout the bidding and construction process for the project. This coordination will include regular updates to the City regarding project progress.

Phase 2 - Construction Phase: This phase of the work consists of the CM/GC furnishing and installing all work as required in the Contract Documents. These items include but not limited to: **ENTER KEY PROJECT CONSTRUCTION ITEMS.**

The work also includes the following:

- a) Project inspection and closeout, including all closeout documentation, maintenance and operation manuals, warranties, as-built drawings, systems testing, quality assurance, etc.

PROCUREMENT PROCESS

1. Request for Proposal Documents

The Request for Proposal (RFP) documents consist of all of the documents contained herein and all said documents are incorporated in this RFP by reference.

2. Availability of Requests for Proposals

RFP documents will be available on U3P (SciQuest).

3. Requests for Information

All requests for information regarding this project shall be submitted through U3P. General inquiries and questions can be directed to:

Shane L. Sorensen, P.E.
City Administrator
20 North Main
Alpine, Utah 84004
ssorensen@alpineut.gov
(801) 420-2962

4. Project Schedule

The Project Schedule lists the important events, dates, times and locations of meetings and submittals that must be met by the Contractor.

PROJECT SCHEDULE	
RFP Published	
Mandatory Pre-Bid Meeting	
Questions from Firms Due	
Questions and Answers Posted	
Proposals Due	
Interviews (as needed)	
Anticipated Contract Award	

5. Mandatory Pre-Proposal Meeting

A mandatory pre-proposal meeting will be held on the date and time listed on the Project Schedule. The meeting will take place at:

Alpine City Hall, 20 North Main, Alpine, Utah 84004

A representative from each interested prime contractor is required to attend. During the meeting, a presentation will be made to describe the overall scope of work and intended schedule. Interested prime contractors may ask questions and request clarification about the project and the procurement process.

The prime contractor’s absence from the pre-proposal meeting and/or failure to register precludes participation as a proposer on this project.

6. Submittal Due Dates and Times

All required submittals must be delivered to, and be received by ALPINE CITY prior to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Proposals must be submitted electronically to Shane L. Sorensen, P.E. at ssorensen@alpineut.gov.

7. Last Day to Submit Questions

All questions must be received no later than the time and date listed on the Project Schedule. Questions must be submitted on the U3P (SciQuest) website.

8. Addendum

All responses to questions and requests for clarification will be in writing and issued as addenda to the Request for Proposals. The addenda will be posted on the SciQuest.

Any addenda issued prior to the submittal deadline shall become part of the Request for Proposals and any information required shall be included in your proposal.

9. Past Performance and References

Contractors shall submit past performance and reference information in your proposal. Provide to ALPINE CITY a minimum of four references of current or completed projects in the last five years. References must include the following:

Point of Contact:	Person who will be able to answer any customer satisfaction questions.
Phone Number:	Phone number of the contact we will be surveying.
User Name:	Name of the Company / Institution that purchased the construction work.
Project Name:	Name of the project.
Date Completed:	Date of when the work was completed.
Address:	Street, city and state where the work was performed.
Size:	Size of project in dollars.
Duration:	Duration of the project / construction in months.
Type:	Type of the project (i.e.: Fire Station Construction, Building Construction, Park, Pavilion, Splash Pads, Landscaping, etc.)

10. CM/GC Work Phases

The CM/GC Work for the project consists of two phases: Preconstruction and Construction.

- A. **Preconstruction Phase.** This phase of the Work includes but is not limited to attending design meetings, estimating and cost control, schedule development, and drawing and constructability reviews. The CM/GC shall assist in maintaining the cost of construction and the duration of the construction within the project's schedule.

In general, tasks may include: attending design coordination meetings; providing input & recommendations; commenting and providing objective feedback on materials and methods identifying and proposing mitigation for potential conflicts and risks; assisting the City with risk management; providing the City with detailed construction cost estimates and proposed cost control measures; constructability reviews; staging & construction sequencing strategies; material procurement strategies; construction schedule development; design drawing and constructability reviews and other items and areas related to the constructability of the project. The CM/GC shall assist the City and the City's contracted Architect in maintaining the project's construction costs within the

proposed construction budget and scheduling for the duration of construction to keep within the project schedule.

The CM/GC is not allowed to proceed with construction unless the City agrees that the price provided, as part of a guarantee to complete the project, or a portion of the project, (and independently evaluated) is fair, reasonable, and defensible.

As part of the preconstruction phase, the CM/GC will also provide a review of the design documents for constructability, clash detection, design errors, and omissions. Any discovered error or omission will be tracked by the CM/GC with the Architect until said issue is resolved. CM/GC shall provide comments as to language and specific information to be incorporated into the final Construction Set of documents.

- a. Provide comments and recommendations as to the constructability and expected construction costs associated with the proposed overall design, using the Landscape Architect's site plans, sections and elevations, virtual models, perspective sketches, etc. At the onset of the CM/GC engagement, the Architect will present the progress plans and overall design intent to the Project Team Members, including the CM/GC, for input and feedback.
- b. Provide recommendations regarding site development strategies, including, but not limited to: phased construction packages, construction schedule identifying interim completion dates of key elements, playground area construction prior to receipt of playground equipment, identification of work that can begin prior to completion of final construction drawings, etc.
- c. Provide comments as to language and specific information to be incorporated into the final Construction Set of documents for Bidding and Construction purposes.
- d. Provide Cost Estimates to coincide with the Project's design to ensure the proposed design aligns with the City's allocated construction costs. Prior to commencing construction, the CM/GC shall provide ALPINE CITY with a Guaranteed Maximum Price (GMP) for City approval. Cost Estimates shall be detailed outlining unit costs for materials and specific site elements.
- e. The Construction Documents are in sufficient detail for the CM/GC to produce a preliminary Guaranteed Maximum Price (GMP) to construct the overall Project. Construction Documents will be used by the CM/GC to present to and negotiate with the City for a final Guaranteed Maximum Price to construct the Project. At all stages, the Architect will provide a review of the proposed GMP provided by the CM/GC on behalf of the City and provide comments and recommendations accordingly.
 - a) Coordination with the City's Project Manager and Project Team Members, including the City's contracted Architect, in all design phases of the Project, according to the Project Approach and Project Schedule submitted by the Architect and accepted by the City. Throughout the design phase of the Project the City expects/anticipates that design coordination meetings

could be held weekly, biweekly or even monthly, depending on timing for different phases of the work. For estimating purposes during pre-construction, proposing firms should assume a minimum of 2-3 Project Team meetings as well as an additional 2 coordination meetings with the Design Team.

Any meetings will be in addition to all regular phone calls, emails, or other necessary communication and coordination needed during the design phase of the Project.

- f. Coordination with the City's contracted Architect will commence immediately. Coordination will include CM/GC review of construction materials, means and methods, cost estimating, project phasing, etc.
- g. Coordination for all Permitting, Inspections, Public Utilities (natural gas, power, sewer, water, communication, etc.) and other similar requirements.
- h. Coordination with the City and the City's contracted Architect throughout the bidding phase of the Project. This coordination will include regular updates to the City regarding project progress, cost estimates, ordering of buildings and other materials, phasing, etc.
- i. Assist/advise the City's contracted Architect with Preparation of Construction Documents. The Construction Documents will include complete Project Drawings and Specifications and Contract Documents that establish, in detail, the quality, quantity and levels of materials and systems required for construction of the Project. The Construction Documents are in sufficient detail for the CM/GC to produce a preliminary Guaranteed Maximum Price (GMP) to construct the overall Project. Construction Documents at 100% will be used by the CM/GC to present to and negotiate with the City for a final Guaranteed Maximum Price to construct the Project, if applicable. At all stages, the Architect will provide a review of the proposed GMP provided by the CM/GC on behalf of the City and provide comments and recommendations accordingly.

B. **Construction Phase**. This phase of the Work consists of the Contractor furnishing and installing all Work as required in the Contract Documents. Please note that the Work of the Construction Phase may be bid in several packages, such as excavation, footings and foundations, structural steel, landscaping, etc.

- a. CM/GC shall verify all local, state, and federal laws, building codes, and standards for facilities of this nature. The project will be required to go through Farmington City's building permit and site plan process. The city will not be charging any fees to itself. Coordinate with other affected agencies and/or organizations, and private utilities, as needed.
- b. Coordinate with the Design Team during project closeout in preparing documentation, O&M manuals, warranties, systems testing, etc. Provide required information to the Architect who will prepare the record drawings for the City in

electronic CAD and PDF formats.

Schedule and hold regular meetings with the City Project Manager and Architect during all phases of the project. Anticipate weekly construction meetings during regular work, with additional site visits, coordination, reviews, etc. occurring as necessary. Meetings may be reduced or held as needed when determined between ALPINE CITY, the contractor, and the landscape architect, but no less than one meeting per month. Attend substantial completion, final completion, and warranty inspections.

- c. The CM/GC shall provide complete construction supervision and management services throughout the duration of the construction phase. This includes (but is not limited to) all home office and field personnel, equipment, labor, tools, overhead, etc. necessary to successfully complete the construction of the project in a timely and efficient manner. Construction duration and schedule shall be determined between CM/GC and ALPINE CITY.
- d. Self-Performed Work - The CM/GC will be allowed to self-perform work. This work must be billed for at actual cost incurred plus the CM/GC Multiplier. Actual costs for self-performed work will be subject to audit. No billing rates will be allowed. The CM/GC must specifically state in the Management Plan proposal what self-performed work they intend to execute (e.g. concrete flat work, building erection, landscaping, civil site work, etc.).

The CM/GC must bid out its self-performed work. The CM/GC 's bid will then be evaluated by City and must be determined to be the best value bid for the self-performed work to be awarded to the CM/GC.

The CM/GC can propose to self-perform work that was not proposed in the Management Plan, provided that this work is competed in a competitive bid or value-based selection process and advertised as would normally be required. The cost of any work that is self-performed, including allowed markup, will be part of the established GMP.

- e. It is anticipated that the majority of the work will be subcontracted to trade professionals. The City expects a proactive approach of promoting the project to multiple subcontractors in all trades and disciplines. Similarly, ALPINE CITY requires an open and transparent bidding process, which includes providing the actual subcontractor bids as part of a comprehensive Bid Summary. As part of the selection process, proposers shall demonstrate how they provide their Bid Summary, with backup information, to Owners.

11. FLCC and GMP

- A. **FLCC.** The Fixed Limit of Construction Cost or FLCC is the project's construction budget as listed in the Notice to Contractors and this RFP's Description of Work section.

The City, the design team and the CM/GC Contractor agree to work together to keep the cost of construction as represented in the design within the FLCC.

- B. **Guaranteed Maximum Price (GMP)**. The Guaranteed Maximum Price is the final price that the Contractor agrees to accept in full and is based on the final contract drawings and specifications. The GMP shall include all fees and percentages required by this RFP, as well as the costs for general conditions and all work as required in the Contract Documents.

The sum or total of all the GMP's for these phases of the Work shall be the final GMP. Except for the Preconstruction Fee, all other GMPs for the phases of the Work shall become part of the CM/GC Agreement by modification. The final GMP is normally determined at the completion of the contract documents and receipt of subcontractors' bids. However, a GMP may be negotiated at an earlier point as may be needed by the City.

- C. **Subcontractor Selection**.

Work for the completion of this project will be competitively bid by mutually agreed upon and prequalified subcontractors for each trade; this also includes any work proposed to be completed by the CM/GC's own forces. Provided the subcontract bids are within the established budget, the successful Trade Subcontractor will be assigned to the CM/GC by Change Order, and the CM/GC will be authorized to execute an agreement with that Trade Subcontractor for that applicable portion of the work.

- D. **Self-Performed Work**.

The CM/GC will be allowed to self-perform work. This work must be billed for at actual cost incurred plus the Self-Performed Work Markup. Actual costs for self-performed work will be subject to audit. No billing rates will be allowed. The Contractor must specifically state in the Management Plan proposal what self-performed work that they intend to execute. The Contractor must bid its self-performed work. The Contractor's bid will then be evaluated by the City and must be determined to be the best value bid for the work to be awarded to the Contractor. The Contractor can propose to self-perform work that was not proposed in the Management Plan, provided that this work is competed in a competitive bid or value based selection process and advertised as would normally be required. The cost of any work that is self-performed will be part of the established GMP.

12. **Cost Proposal, Fees, and Markups**

Before submitting a Cost Proposal, each Contractor shall carefully examine the RFP, shall visit the site of the Work, shall fully inform themselves as to all existing conditions and limitations, and shall include in the proposal the cost of all items required by the RFP. If the Contractor observes that portions of the Contract Documents are at variance with applicable laws, building codes, rules, regulations or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the specified City Representative and the necessary changes shall be accomplished by Addendum.

The Cost Proposal must be typed or handwritten in ink on the Cost Proposal Form provided in the procurement documents and submitted via email to ssorensen@alpineut.gov prior to the deadline for submission of cost proposals indicated on the Project Schedule.

All Contractors shall furnish the following fees and markups as part of the Cost Proposal.

- A. **Preconstruction Fee.** This lump sum fee consists of all costs for the CM/GC to provide the required services of the Preconstruction Phase except pre-authorized out-of-state travel. No other reimbursable costs will be allowed or considered in addition to this fee.
- B. **Construction Management Fee.** This lump sum fee shall consist of and include overhead, profit for the entire job based on the defined scope of work, represented by the FLCC, and all personnel who will be managing the project during bidding, construction, and closeout, including the warranty period.
- C. **Contractors Modification Factor.** Provide the insurance modification factor for the prime firm.
- D. **Self-Performed Work Markup.** This is a fixed percentage markup that will be applied to the cost for the CM/GC's actual labor plus burden cost, material costs, and equipment costs for self-performed work

13. **Management Plan and Statement of Qualifications**

The submittal for management plan and statement of qualifications shall be combined into one document and shall be limited to 30 pages maximum.

The Management Plan should contain the following information:

- A. **Summary Statement –** Provide a brief statement that summarizes the qualifications of the CM/GC in relation to the unique and general requirements of this project.
- B. **Proposed Project Team Organization and Qualifications –** Provide a chart that identifies the roles of each of the key individuals involved in each phase of the project and the geographical location where the work will be performed. Provide resumes for all key individuals on the proposed project team outlining qualifications, education and specific experience and expertise related to FIRE STATION construction. List current work commitments to other projects or activities in sufficient detail to indicate that individuals assigned to the proposed project will be able to meet time commitments. Provide a matrix that indicates past project collaborations carried out by the proposed team personnel indicated as assigned to the project must be actively engaged in completion of the tasks. Any change of personnel after the RFP is submitted or after award of the contract must be approved by ALPINE CITY before the change is made to assure consistent expertise throughout the term of the project or any signed contract may be deemed in breach.

- C. References - Provide a reference for each project listed above who may be contacted for further information regarding the performance of the project team. Include names of contact, address, telephone number and email address. Provide to ALPINE CITY a minimum of four references of current or completed projects in the last five years.
- D. Team Roles and Responsibilities – Provide a description of the roles and responsibilities of the CM/GC’s Project Team members and how the Team will work together to achieve the objectives of the project. Explain internal policies and procedures related to work quality and cost control. List and describe any potential conflicts of interest.
- E. Proposed Project Schedule – Provide a schedule that includes individual phases as applicable. The proposed project schedule shall list important dates, times and project benchmarks. Identify internal methods that will be used for project schedule control.
- F. Proposed Project Approach – Outline the tasks, and special approaches and the plan for completion. Innovation and alternatives to the scope proposed here are welcome. Please provide as separate section in your Management Plan which portions of the work you plan on self-performing.
- G. Local Knowledge – Describe your knowledge of the local area and criteria that needs to be considered in the building construction and project execution. Provide examples of your experience in the area.
- H. Local Project Experience – Discuss your experience in constructing public projects, which are funded by public monies.
- I. Fees for CM/GC services – Utilize the Fee Proposal form and Signature Page provided.

14. Schedule

The contract schedule will be evaluated as part of the Project Management Approach Criteria. Contractor will include in the Management Plan the schedule for completing the work including any items required by ALPINE CITY.

An early completion date is encouraged unless otherwise stated in the Description of Work. The actual completion date will be based on the contractors proposed schedule. All plans, schedules, and the cost proposals are required to reflect the project construction time. Non-compliance with the schedule will not result in automatic disqualification; it will be evaluated by the selection committee in determining the final selection.

Of particular interest and concern are the management team and the ability of the prime contractors to deliver the project within the construction time. Contractors will need to demonstrate the method of delivery and the competency of the individuals who will manage its successful completion.

15. Termination or Debarment Certifications

The Contractor must submit a certification that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency. The Contractor must also certify that neither it nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the Contractor cannot certify these two statements the firm shall submit a written explanation of the circumstances for review by ALPINE CITY. These certifications are to be submitted with the Statement of Qualifications.

16. Selection Committee

The Selection Committee may be composed of individuals from the City administration and elected officials.

17. Interviews

Interviews may be conducted with all responsive and responsible contractors except as follows. If more than four contractors submit proposals and meet other requirements, the City **may** convene the selection committee to develop a short list of contractors to be invited to interviews. This evaluation will be made using the selection criteria noted below.

The proposed primary project management personnel, including the project manager and superintendent, should be in attendance IF SELECTED TO INTERVIEW.

18. Selection Criteria for VBS Construction

The following criteria will be used in ranking each of the Contractors. The Contractor that is ranked the highest will represent the best value for the City. The criteria are not listed in any priority order. The selection committee will consider all criteria in performing a comprehensive evaluation of the proposal.

POTENTIAL PROPOSAL EVALUATION CRITERIA	
Evaluation Criteria	Percentage
Qualifications and experience of the Firm's Project Team. Including the Firm's Project Team's demonstrated experience and subject matter expertise in providing the requested software and related services.	35%
Firm's Project Team's ability to deploy and provide services as requested in the Scope of Services.	35%

Project costs.	30%
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TOTAL POINTS POSSIBLE: 100 POINTS

19. Scoring and Justification

The selection committee will provide a unitary score per criteria for each firm. The firm with the highest total of points will represent the best value for the City and will be selected for the project.

20. Award of Agreement

The award of the CM/GC Agreement shall be in accordance with the criteria set forth in the Request for Proposals (RFP). ALPINE CITY intends to enter into an agreement with the prime Contractor to construct the project as outlined. Individual contractors or alliances between two or more contractors are allowed in this process. ALPINE CITY will contract with only one legal entity.

21. Agreement, Bond, and Insurance

The Contractor's Agreement will be provided under terms a standard form American Institute of Architecture (AIA) contract AIA/121CMc with supplemental conditions. The selected Contractor, simultaneously with the execution of the GMP, will be required to furnish a performance bond and a payment bond, both bearing original signatures. The performance and payment bonds shall be for an amount equal to one hundred percent (100%) of the contract sum and secured from a company that meets the requirements. Any bonding requirements for subcontractors will be specified in bid packages issued by the successful CM/GC.

Insurance Requirements:

The CM/GC shall obtain and maintain insurance throughout the duration of the project and as defined below.

Please provide specific levels of insurance coverage the contractor is proposing to maintain for the duration of the project. Costs of insurance are included in the proposed fees. This should include the following:

1. Workers' Compensation: The CM/GC shall purchase and maintain workers' compensation and employer's liability insurance.
2. Commercial General Liability—Claims Covered: The CM/GC shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of the CM/GC, with limits of \$2,000,000 per occurrence and \$10,000,000 in the aggregate.
3. Automobile liability: The CM/GC shall purchase and maintain automobile liability insurance

against claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy shall be written on an occurrence basis.

4. Umbrella - do we need to include this or any other?

Performance and Payment Bonds:

Upon execution of the CMGC contract, the undersigned agrees to deliver Performance and Payment Bond in the prescribed form in the amount of 100% of the general construction contract price for faithful performance of the contract and payment of subcontractors. Please provide a letter as proof of that capability.

22. Licensure

The Contractor shall comply with and require all of its subcontractors to comply with the license laws as required by the State of Utah.

23. Financial Responsibility of Contractors, Subcontractors and Sub-subcontractors

Contractors shall respond promptly to any inquiry in writing by ALPINE CITY to any concern of financial responsibility of the contractor, subcontractor or sub-subcontractor.

24. Withdrawal of Proposals

Proposals may be withdrawn on written request received from proposer until the notice of selection is issued.

25. Time is of the Essence

Time is of the essence in regard to all the requirements of the contract documents.

26. Right to Reject Proposals

ALPINE CITY reserves the right to reject any or all proposals.

COST PROPOSAL FORM

NAME OF PROPOSER _____ DATE _____

The undersigned, responsive to the "Notice to General Contractors/Construction Managers" and in accordance with the "Request for Proposals" for the Alpine City Station No. 202 Fire Station Addition/Remodel, propose a pre-construction fee at the price stated below. This price is to cover all expenses incurred in performing the pre-construction services as outlined in our proposal of which this proposal is a part.

I/We acknowledge receipt of the following Addenda: _____

<i><u>Cost Proposal Fee Form</u></i>		
A	Pre-construction Fee: For all work during the pre-construction period,	\$
B	Construction Management Fee (including overhead and profit): For all work during the construction phase of the contract for the management of the project,	\$
C	Cost of Bonds: The cost of Payment and Performance Bonds based on the amount of the FLCC.	\$
D	CM/GC Change Order Markup: For all work added to the contract by change order	%
E	Self-Performed Work Markup: For all self-performed work,	%

Contractor Change Order Markup - For all work added to the contract by change order above and beyond the FLCC, I/we agree to add not more than ____% to the subcontractor/supplier costs for the additional work. (For clarification, please review Section 5.2 of the CM/GC Agreement.)

I/We guarantee that the Work will be Complete, including punch list items, within the negotiated time frame after receipt of the Notice to Proceed, should I/we be the successful proposer.

The FLCC for this project is **\$5,000,000**. Enclosed is a bid bond in the amount of 5% of the FLCC.

With the cooperation of ALPINE CITY and their consultants, the undersigned will continue to work with due diligence to provide a Guaranteed Maximum Price (GMP) within the FLCC.

The undersigned Contractor's License Number for Utah is . _____

This bid shall be good for 45 days after bid submission.

Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within fifteen (15) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract upon final agreement of the GMP.

Type of Organization:

(Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

Respectfully submitted,

(Name of Proposer)

Company

Address

Phone Number

Email

Authorized Signature