

WPR UTILITY DISTRICT

36 S. State Street
Suite 500
Salt Lake City, UT 84111

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, June 24, 2025

TIME: 5:00 p.m.

LOCATION: 36 S. State St., Suite 500
Salt Lake City, UT 84111
And Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWE5MmZjOTMtNjJhNi00ODk3LWJlOWYtNTIIMDcxNjk1NDFj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 720 421 938#

BOARD OF TRUSTEES: Gary Derck
Ed Schultz
Jenny Robinson

PUBLIC NOTICE is hereby given that the Board of Trustees (the “Board”), of the WPR Utility District (the “District”), will hold a meeting of the Board on Tuesday, June 24, 2025, commencing at 5:00 p.m., at 36 S. State St., Ste. 500, Salt Lake City, Utah, 84111 and via Microsoft Teams, at which time the Board shall proceed according to the following agenda:

[FOR REFERENCE] “As the Chair of the Board of Trustees of the WPR Utility District, I hereby call this regular meeting of the Board to order at 5:-- P.M. on Tuesday, June 24, 2025, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

I. ADMINISTRATIVE MATTERS

- A. Call to order.
- B. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- C. Review and consider approval of minutes from May 27, 2025, regular meeting (enclosure).
- D. Approval of the Annual Meeting Schedule for the 2025-2026 Fiscal Year (enclosure).

II. FINANCIAL MATTERS

- A. Approve and/or ratify approval of payment of claims (enclosure).
- B. Conduct public hearing on the amendment to the General Fund of the budget for fiscal year 2024-2025 and consider adoption of the same (enclosure).
- C. Update on Fiscal Year 2025-2026 Tentative Budget (enclosure).

III. MANAGER MATTERS

IV. OPERATIONAL MATTERS

V. LEGAL MATTERS

- A. Approve Legal Services Agreement with Hayes Godfrey Bell (enclosure).

VI. TRUSTEES' MATTERS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

[This notice to be posted at the District office, published on the Utah Public Notice Website, at least 7 days prior to the meeting.]

May 27, 2025 Meeting Minutes

MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WPR UTILITY DISTRICT (THE “DISTRICT”)
MAY 27, 2025

A regular meeting of the Board of Directors of the WPR Utility District (referred to hereafter as the “Board”) was convened on Tuesday, May 27, 2025, at 5:00 p.m., at 36 S. State St., Ste. 500, Salt Lake City, UT 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:

Gary Derck
Ed Schultz
Jenny Robinson

Also, In Attendance Were:

Nic Carlson, CliftonLarsonAllen LLP (“CLA”)
Carley Herrick, Evan Tufts, Suzanne Bennett, Nathan Bell and Kelli Reid; Wasatch Peaks Ranch
Nate Broadhurst; Clyde Snow & Sessions, P.C.

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 5:01 p.m. by Trustee Derck, who recited the following:

“As a Trustee of the Board of Trustees of the WPR Utility District, I hereby call this special meeting of the Board to order at 5:01 P.M. on May 27, 2025, at 36 S. State St., Ste. 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

Public Comment:

None.

Minutes from April 22, 2025 Regular Meeting:

Trustee Derck reviewed the minutes with the Board. Following discussion, Trustee Robinson made a motion to approve the minutes from the April 22, 2025, special meeting. Trustee Derck seconded the motion. The motion passed unanimously. Trustee Schultz abstained.

FINANCIAL MATTERS

Payment of Claims:

Following review and discussion, Trustee Robinson made a motion to approve the claims in the amount of \$54,819.08. Trustee Derck seconded the motion. The motion passed unanimously.

Hinton Burdick Audit:

It was noted that the field work for the audit is near completion and a draft audit report will be presented to the Board at the June meeting.

Proposed Amendment to the General Fund of the Budget for Fiscal Year 2025 and Set a Public Hearing:

Trustee Derck reviewed the proposed budget amendment with the Board. Following discussion, Trustee Robinson made a motion to approve the proposed amendment to the General Fund of the budget for Fiscal Year 2025 and set a public hearing to take public comment of the same on June 24, 2025 at 5:00 p.m. Trustee Derck seconded the motion. The motion passed unanimously.

Tentative Operating and Capital Budget for Fiscal Year 2025-2026 and Set a Public Hearing:

Trustee Derck reviewed the tentative operating and capital budget with the Board, noting adjustments made for the 2025 amendments. Following discussion, Trustee Robinson made a motion to approve the tentative operating and capital budget for Fiscal Year 2026 and set a public hearing to take public comment of the same on August 18, 2025 at 5:00 p.m. Trustee Schultz seconded the motion. The motion passed unanimously.

Truth in Taxation Meeting:

Following discussion, Trustee Robinson made a motion to schedule the Truth in Taxation meeting on August 18, 2025 at 6:00 p.m.

MANAGER'S MATTERS

None.

OPERATIONAL MATTERS

Mr. Bell provided an update for the Board, noting that summer maintenance has begun and a proposal for a pressure monitoring system will be presented for the Board's consideration at a future meeting.

LEGAL MATTERS

Phase 3C Improvement Completion Agreement:

Trustee Derck and Ms. Herrick reviewed the agreement with the Board. Following discussion, Trustee Robinson made a motion to ratify approval of the Phase 3C Improvement Completion Agreement. Trustee Schultz seconded the motion. The motion passed unanimously.

Updated District Procurement Policy:

Ms. Herrick reviewed the Updated District Procurement Policy with the Board. Following discussion, Trustee Robinson made a motion to rescind approval of the previous Procurement Policy and approve the Updated District Procurement Policy as presented. Trustee Schultz seconded the motion. The motion passed unanimously.

Services Agreement with Wasatch Peaks Ranch Club:

Ms. Herrick and Trustee Derck reviewed the agreement with the Board. Following discussion, Trustee Derck made a motion to approve the Services Agreement with Wasatch Peaks Ranch Club. Trustee Robinson seconded the motion. The motion passed unanimously.

Services Agreement with WPR Development Company:

Ms. Herrick Trustee Derck reviewed the agreement with the Board. Following discussion, Trustee Derck made a motion to approve the Services Agreement with WPR Development Company. Trustee Robinson seconded the motion. The motion passed unanimously.

Service Fee Schedule:

Ms. Herrick and Trustee Derck reviewed the schedule with the Board. Following discussion, Trustee Robinson made a motion to approve the Service Fee Schedule. Trustee Schultz seconded the motion. The motion passed unanimously.

Interlocal Equipment Use Agreement with WPR Road & Fire District:

Trustee Derck reviewed the agreement with the Board. Following discussion, Trustee Schultz made a motion to approve the Interlocal Equipment Use Agreement with WPR Road & Fire District. Trustee Robinson seconded the motion. The motion passed unanimously.

Propane Services Update:

Trustee Derck provided an update for the Board regarding recent legislature that approved the District's provision of propane. He noted that field work and administrative tasks are underway. No action was taken.

TRUSTEES' MATTERS

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Schultz made a motion to adjourn the meeting at 5:24 p.m. Trustee Robinson seconded the motion. The motion passed unanimously.

Respectfully submitted,

By _____

District Chair

Attest:

By _____

District Clerk

2025-2026 Annual Meeting Schedule

**WPR UTILITY DISTRICT
NOTICE OF ANNUAL MEETING SCHEDULE**

PUBLIC NOTICE is hereby given that the annual schedule for the regular meetings of the Board of Trustees (the “Board”), of WPR Utility District (the “District”), for fiscal year 2025-2026 is as follows:

- Tuesday July 22, 2025
- Tuesday August 26, 2025
- Tuesday September 23, 2025
- Tuesday October 28, 2025
- Tuesday November 25, 2025
- Tuesday December 18, 2025
- Tuesday January 27, 2026
- Tuesday February 24, 2026
- Tuesday March 24, 2026
- Tuesday April 28, 2026
- Tuesday May 26, 2026
- Tuesday June 23, 2026

The said regular meetings of the Board will be held on the above dates at 36 S. State Street, Suite 500, Salt Lake City, Utah 84111, beginning at 5:00 p.m. and virtually via Microsoft Teams, until the District offices are complete. Once completed, the meetings of the Board will be held at 4201 N Morgan Valley Dr, Morgan, UT 84050.

District Clerk

Payment of Claims

WPR Utility District

For the period 5/15/2025-6/16/2025

Paid Claims

Date	Person/Description	Reference	Balance	Remarks
5/21/2025	May 2025 Bank Fees		(9.42)	May 2025 Bank Fees
5/22/2025	CLYDE SNOW & SESSIONS P.C. (v0000027)	2052	(241.50)	
5/22/2025	WEBER BASIN WATER CONSERVANCY DISTRICT (v00	2053	(12.00)	April Lab Billing
5/22/2025	METRON FARNIER LLC (v0000669)	2054	(17,930.83)	
5/23/2025	WHEELER MACHINERY CO. (v0000510)	9999052325	(7,500.00)	Backhoe Loader Rental (12 months)
5/23/2025	WHEELER MACHINERY CO. (v0000510)	9999052325	(14,000.00)	Excavator Rental (12 months)
5/29/2025	USA BLUE BOOK (v0000623)	2055	(319.08)	TriView Flex Blue
5/29/2025	USA BLUE BOOK (v0000623)	2055	(457.02)	Pressure Gauge, Hydrant Wrench
5/29/2025	USA BLUE BOOK (v0000623)	2055	(171.90)	Paint
5/29/2025	USA BLUE BOOK (v0000623)	2055	(1,208.53)	TriView Flex
5/29/2025	LES SCHWAB TIRE CENTER (v0000738)	2056	(111.71)	135 Winter Tire Changeover
5/30/2025	HINTONBURDICK CPAS & ADVISORS (v0000711)	9999053025	(1,500.00)	FY 2024 Audit
5/30/2025	HINTONBURDICK CPAS & ADVISORS (v0000711)	9999053025	(2,500.00)	FY 24 Audit
6/5/2025	ALL WEST COMMUNICATIONS (v0000357)	2057	(119.23)	
6/5/2025	ALL WEST COMMUNICATIONS (v0000357)	2057	(220.59)	
6/6/2025	BLUE LINE TECHNOLOGIES INC (v0000039)	9999060625	(112.00)	Microsoft May Agreement
6/6/2025	MOUNTAIN GREEN SEWER DISTRICT (v0000162)	9999060625	(2,964.00)	MGSID Sewer Base Rate - 19 Connections
6/12/2025	CLIFTONLARSONALLEN LLP (v0000514)	2058	(786.98)	District Management Services through 4/29/25
			<u>(50,164.79)</u>	

Unpaid Claims

	Vendor		Amount	
6/3/2025	Rocky Mountain Power	060325 9550-003 9	17,238.51	Electric Bill
			<u>17,238.51</u>	

General Fund Budget Amendment

Wasatch Peaks Ranch Utility District
General Fund
Fiscal Year 2025 Amended Budget

	BUDGET FY2025	AMENDED FY2025
Beginning Fund Balance	\$103,151	\$103,151
Revenues and other sources		
Water usage	540,854	835,939
Sewer usage	46,200	29,750
Utility connections	1,342,000	281,000
Utility standby	8,020	180
Property taxes	191,458	205,170
Asset contribution	0	21,592,619
Other Income	0	0
Contribution from Fund Balance	0	1,190,820
Developer advance	722,798	228,942
Total revenues and other sources	2,851,330	24,364,420
Total Funds Available	2,954,481	24,467,571
Expenses and other uses		
Fixed Assets - Infrastructure	0	21,592,619
Fixed Assets - Vehicles	0	0
Fixed Assets - Equipment	0	6,623
Equipment Rental	10,000	21,500
Water meters	258,450	31,528
Management fee	120,525	114,534
Dues and Subscriptions	365	3,869
Education and training	3,300	7,060
Uniforms	0	841
Construction water equipment	1,400	(4,342)
Sewer base rate	39,402	26,052
Utilities - general	219,667	245,248
Utilities - water rights	1,167,349	1,150,907
Sewer standby fees	21,190	20,000
Impact fees	632,515	565,936
Office supplies	1,000	1,000
Fuel and Lubricants	0	3,178
Repairs and maintenance	79,000	(15,464)
Other operating supplies	5,000	9,507
Supplies - Parts	35,000	11,263
Supplies - water treatment	1,000	1,075
Small tools	10,000	3,343
Sampling and testing	6,000	6,000
Bank fees	300	107
I/T - Software (Including subscriptions)	1,464	3,545
Professional Fees - Legal	36,000	14,862
Professional Fees - Accounting	37,860	14,390
Professional Fees - Assurance	5,000	12,000
Professional Fees - Other	5,000	0
Consulting Fees	60,000	51,530
Management Expense	18,000	23,000
SCADA fees and maintenance	8,500	21,165
Cell and landline communications	504	830
Insurance	30,000	30,000
Security	0	10,000
Expenditures - budget contingency	140,690	0
Contribution to fund balance	0	483,868
Total expenses and other uses	2,954,481	24,467,571
Total expenditures and transfers out requiring appropriation	2,954,481	24,467,571
Ending Fund Balances	\$0	\$0

Fiscal Year 2025-2026 Tentative Budget

WPR Utility District
 General Fund
 Fiscal Year 2026 Tentative Budget
 6/11/2025

	TENTATIVE BUDGET FY2026	Notes (FY2026 Tentative Budget)	AMENDED FY2025
Beginning Fund Balance	0		103,151
Revenues and other sources			
Water usage	961,330	Assume 15% increase from FY25 (NB/ET/Acct working on validating assumption w/ water usage forecast)	835,939
Sewer usage	55,650	Placeholder - 18 connections @ \$175/month for 6 months and 35 connections @ \$175/month for 6 months - working on validating assumption w/ NB	29,750
Utility connections	675,000	Skier svcs, MV bldgs 1&2, SF homes per BN	281,000
Utility standby	4,920		180
Property taxes	586,173	per UTSC form PT-693	205,170
Asset contribution	15,294,769		21,592,619
Phase 2A (water & sewer)	5,996,490	per budget (Yardi) + 20% for soft cost	
Phase 3A (water & sewer)	4,612,585	per budget (Yardi) + 20% for soft cost	
Phase 5 (water & sewer)	3,720,603	per budget (Yardi) + 20% for soft cost	
Phase 6A.1 (water & sewer)	965,091	Per BHI bid + 20% soft cost	
Contribution from Fund Balance	483,868		1,190,820
Developer advance	219,875	addition of impact fees has resulted in a projected developer subsidy	228,942
Total revenues and other sources	18,281,586		24,364,420
Total Funds Available	18,281,586		24,467,571
Expenses and other uses			
Fixed Assets - Infrastructure	15,294,769		21,592,619
Phase 2A (water & sewer)	5,996,490	per budget (Yardi) + 20% for soft cost	
Phase 3A	4,612,585	per budget (Yardi) + 20% for soft cost	
Phase 5	3,720,603	per budget (Yardi) + 20% for soft cost	
Phase 6A.1	965,091		
Fixed Assets - Vehicles	31,794		0
3/4 Ton Truck (50/50 SPLIT RFD/UD)	31,794	3/4 Ton Truck (50/50 SPLIT RFD/UD)	
Fixed Assets - PP&E	17,500	Shop Tools/OS&E UD SPLIT	6,623
Capital Cost - Water Distribution & Treatment	140,000	Phase 1 PRV Retrofit	
Phase 1 PRV Retrofit	100,000	Distribution capital	
Clow I Hydrant	30,000	Distribution capital - Smart hydrant - distribution pressure monitoring and alarms	
PS3 CL2 Analyzer Upgrade	10,000	Water treatment Capital	
Equipment Rental	35,250		21,500
Backhoe	7,500	50/50 UD split (renewal 05/2026)	
Excavator	18,750	50/50 UD split (renewal 05/2026) + 500 hrs per year (\$9500 50/50 split)	
Misc Rental	9,000	placeholder for a specialty tool if needed (i.e. pipe fuser, sewer camera, etc)	
Water meters	43,500	Per NB	31,528
Management fee	333,280	25% Nate, 100% Leif, 25% Roads super, 50% operators	114,534
Dues and Subscriptions	4,600	UASD annual membership dues + \$50/month per NB	3,869
Education and training	8,400	per NB (utilities training & safety)	7,060
Uniforms	1,000		841
Construction water equipment	0		(4,342)
Sewer base rate	49,608	Placeholder - 18 connections @ \$175/month for 6 months and 35 connections @ \$175/month for 6 months - working on validating assumption w/ NB	26,052
Utilities - general	269,772	added 10% to last year	245,248
Utilities - water rights	1,194,032	3.75% increase (last year was 1.05% and the year before that was 2.5%)	1,150,907
Sewer standby fees	21,190	same as last year per MGSID interlocal agreement	20,000
Impact fees	214,603	19 Impact fees will be billed on July 1st to maintain 50 a balance of 50 impact fees with MGSID. Same approach as last year per MGSID interlocal agreement.	565,936
Office supplies	1,000	Same as FY25	1,000
Publications and Notices	1,500	100% of 2024 TNT publication cost in RFD	0
Fuel and Lubricants	2,565	Per NB	3,178
Repairs and maintenance	0	see below / NB utilities budget	(15,464)
Repairs/Maintenance/Operating Costs - Transmission	116,400	Per NB Utilities Budget	
Repairs/Maintenance/Operating Costs - Distribution	23,400	Per NB Utilities Budget	
Repairs/Maintenance/Operating Costs - Sewer Collection	18,000	Per NB Utilities Budget	
Emergency Repair Contingency	60,000	Per NB Utilities Budget	
Supplies - Parts	62,400	Per NB - stock supplies (will be \$10K/yr after this)	11,263
Supplies - water treatment	0		1,075
Small tools	24,000	Per NB	3,343
Other operating supplies	0		9,507
Sampling and testing	6,000	Same as last year but could be less with reduction in testing required per DEQ	6,000
Bank fees	300		107
Software and subscriptions	3,600	Assume same as last year but should be less (blue line cost reduced in winter 2024/2025)	3,545
Professional Fees - Legal	15,000		14,862
Professional Fees - Accounting	30,000	Per Draft Svcs Agreement (Club/District)	14,390
Professional Fees - Assurance	12,000		12,000
Consulting Fees	77,500	GIS mapping, Aqua Environmental, Aqua Engineering	51,530
GIS Mapping	40,000	GIS mapping - \$10K/quarter	
Aqua Environmental Services	36,000		
Aqua Engineering	1,500	Aqua Engineering (infrastructure acquisition inspection)	
District Management	36,000	Per Draft Svcs Agreement (WPR Dev Co/District)	23,000
SCADA fees and maintenance	18,000	SKM - assume \$1.5K/month (should be less)	21,165
Cell and landline communications	1,200		830
Insurance	40,000	Placeholder \$10K increase for infrastructure acquired before 6/30/25	30,000
Security	1,000	Additional Nest cameras	10,000
Expenditures - budget contingency	72,422	2.5% on all expenses excluding Infrastructure acquisition value	0
Contribution to fund balance			483,868
Total expenses and other uses	18,281,586		24,467,571
Total expenditures and transfers out requiring appropriation	18,281,586		24,467,571
Ending Fund Balances	0		0

Wasatch Peaks Ranch
 Utility District Manager Operating Budget
 5/16/2025

	Total	Notes
Utility District Operating Costs		
Transmission		
Tanks	18,000	
Pump Stations	24,000	
Wells	10,800	
Piping, ARV, Valves	6,000	
Treatment	33,600	
SCADA	24,000	
Subtotal - Transmission	116,400	
Distribution		
Piping, ARV, Valves	6,000	
Fire Hydrants	4,200	
Pressure Reducing Valves	13,200	
Subtotal - Distribution	23,400	
Sewer Collections		
Piping, ARV, Valves	6,000	
Manholes	6,000	
Lift Stations	6,000	
Subtotal - Sewer Collections	18,000	
Supplies and Operations		
Gasoline (15% of RD)	2,565	
Hand Tools	24,000	
Stock supplies	62,400	
Water Meters	43,500	
Subtotal - Supplies and Operations	132,465	
Emergency Repairs	60,000	
Other		
Aqua Enviromental Services	36,000	
Communications	1,200	
Software and Subscriptions	3,000	
Dues and membership	600	
Utilities Training/Safety	8,400	
Subtotal - Other	49,200	
Subtotal - Utility District Operating Costs	399,465	
Capital Costs & Equipment Rental/Lease		
Purchase		
Shop Tools/OS&E UD SPLIT	17,500	
3/4 Ton Truck (SPLIT UD)	31,794	
Lease		
CAT 315 Excavator	18,750	Split RFD/UD
CAT 420 Backhoe	7,500	Split RFD/UD
Rental		
Misc Rental	9,000	placeholder for a specialty tool if needed (i.e. pipe fuser, sewer camera, etc)
Capital Cost - Water Distribution & Treatment		
Phase 1 PRV Retrofit	100,000	Distribution capital
Clow I Hydrant	30,000	Distribution capital - Smart hydrant - distribution pressure monitoring and alarms
PS3 CL2 Analyzer Upgrade	10,000	Water treatment Capital
Subtotal - Capital Costs & Equipment Rental/Lease	224,544	
Total Operating & Equipment/Capital Costs	624,009	

**WPR Utility District
Standby and Connection Fee Revenue
FY26 Budget**

Standby Fees

Lot	Owner		Amount	
	NVRTH1, LLC	TH Units 1-6	720	7/31/2025
	NVRTH2, LLC	TH Units 7-12	720	7/31/2025
	NVRMV1, LLC	MV units (4)	480	7/31/2025
	NVRMV2, LLC	MV units (4)	480	7/31/2025
	NVRCondo 1, LLC	Condo Bldg	120	7/31/2025
C-15	Lim		120	7/31/2025
D-01A	Nevell		120	7/31/2025
D-02A	Gerlich		120	7/31/2025
D-03A			120	7/31/2025
D-04A			120	7/31/2025
D-05A			120	7/31/2025
D-06A			120	7/31/2025
D-07A			120	7/31/2025
D-08A			120	7/31/2025
D-09A			120	7/31/2025
D-10A			120	7/31/2025
D-11A			120	7/31/2025
D-12A			120	7/31/2025
E-05	Hyde		120	7/31/2025
E-02	Dechant		120	7/31/2025
C-14	Page		120	7/31/2025
WPR	Skier Services		120	7/31/2025
C-03	Petelinsek	Phase 1	120	7/31/2025
E-08	Goodman	Phase 1	120	7/31/2025
E-01	Fisher	Phase 1	120	7/31/2025

Total Standby Fee Revenue 4,920

Connection Fee Revenue

WPR	Skier Services	Phase 4	25,000	7/31/2025	
C-03	Petelinsek	Phase 1	25,000	7/31/2025	DRB approved 3/27/25... no will serve yet
E-08	Goodman	Phase 1	25,000	7/31/2025	DRB approved 4/14/25...will serve - 04/28/25
NVRMV2, LLC	MV Bldg (final 2)	Phase 4	50,000	5/31/2026	
D-22	Layton	Phase 2A	25,000		under construction
D-28	Khosla	Phase 2A	25,000		under construction
D-32	Payne	Phase 2A	25,000		under construction

Permits by June 2026 (per Brian N)

D-30	Dick	Phase 2A	25,000		will serve - 04/28/25
D-44	Allen	Phase 3A	25,000		will serve - 04/28/25
G-05	Camaur	Phase 3A	25,000		DRB approved 3/24/25
D-35	Williams	Phase 2A	25,000		DRB approved 5/5/25
D-59	Taylor	Phase 3A	25,000		final plan resubmittal 5/5/25
D-42	Nichols	Phase 3A	25,000		final plan submittal 5/9/25
C-37	Schroepfer	Phase 5	25,000		preliminary submittal 5/2/25
C-20	Cardon	Phase 1	25,000		concept submittal 5/12/25
F-02	Stern	Phase 3A	25,000		Preliminary comments 7/23/24
D-53	Hill	Phase 3A	25,000		Preliminary resubmittal 5/9/25
C-27	Eggers	Phase 5	25,000		Concept submittal 3/11/25
E-10	Sonen	Phase 1	25,000		concept submittal 4/3/25
D-29	Ryan	Phase 2A	25,000		concept submittal 5/7/25
C-38	Chan	Phase 5	25,000		Pre-design mtg 11/25/24
D-56	Brazeal	Phase 3A	25,000		Pre-design mtg 1/31/25
E-15	Feldman	Phase 1	25,000		pre-design mtg 11/8/24
C-29	Brand	Phase 5	25,000		pre-design mtg 1/31/25
D-51	Danhakl	Phase 3A	25,000		Pre-design mtg 11/8/24
G-12	Ramirez	Phase 3C	25,000		

Total Connection Fee Revenue 675,000

Legal Services Agreement

LEGAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into effective as of the ___ day of _____, 2025, by and between the **WPR UTILITY DISTRICT**, a special district organized under the laws of the State of Utah (the “District”), and **HAYES GODFREY BELL, P.C.**, a Utah professional corporation (the “Attorney”).

RECITALS

A. The District is a legal governmental entity duly organized under the laws of the State of Utah; and

B. The District requires various civil legal services to be performed in connection with its purposes and business and the Attorney is willing to perform said legal services as more particularly set forth herein.

AGREEMENT

In consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Attorney’s Services.** Attorney agrees to perform or provide legal services for the District and to give legal consultation and advice to the District with respect to the same, to prepare resolutions, contracts and other documents relating to the business of the District, and to attend meetings of the District and other meetings, hearings and court appearances as requested by the District Board and/or the District General Manager.

2. **Appointment.** The District hereby appoints Hayes Godfrey Bell, P.C., as its attorney. Services performed under this Agreement will primarily be performed by Todd J. Godfrey. Other members of the firm may also provide legal provide services.

3. **Attorney Compensation.** For the professional services outlined in paragraph 1 hereinabove, Attorney shall charge and be paid at rates of \$340 per hour. Hourly rates for other attorneys of the firm providing services may vary from \$150 an hour to \$340 an hour. The District should expect the majority of services to be performed by Mr. Godfrey. Hourly rates charged by Attorney shall be deemed to include Attorney’s internal overhead office costs. This rate will be in effect for a period of at least 12 months. After that time, rates are subject to change by Attorney to reflect increases in inflation and the cost of doing business. No rate change shall be implemented by Attorney without consultation with and approval by the District. The District agrees to reimburse Attorney for all costs and expenses advanced by Attorney on the District’s behalf with respect to litigation or otherwise.

4. **Termination.** This Agreement may be terminated by either party hereto by giving written notice of such termination to the other party. If such termination is without cause, the party terminating this Agreement shall give the other party a minimum of thirty (30) days advance written notice of termination.

The parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the date and year first written above.

“DISRICT”

WPR UTILITY DISTRICT

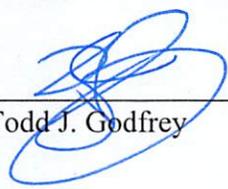
ATTEST:

Carley Herrick
District Clerk

Gary Derck
Chair, Board of Trustees

“ATTORNEY”

HAYES GODFREY BELL, P.C.



Todd J. Godfrey