

Capital Projects Planning Meeting

21 January 2026

Capital Project Planning Committee Agenda

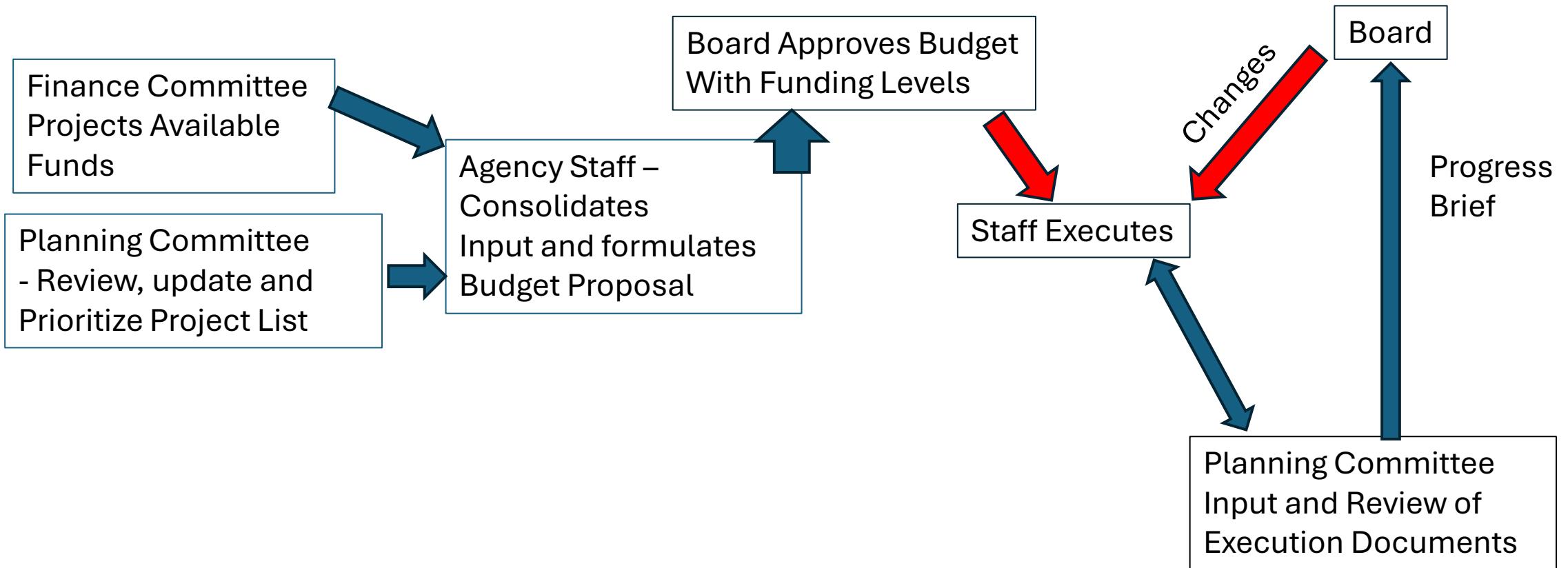
21 January 2026

- Call to Order
- Organization and Function
- 2025 Project End of Year Summary
- Review of 2026 Projects
- Pool Backflush Effluent Rerouting Project
- Soundwall Trail Plan set and RFP Update
- Millpond Park Project Update
- Millpond Bridge Planning
- Update on Impact Fee Plan Update
- Update on Oscarson Park Planning Bid
- **Motion to Adjourn**

Functions of the Planning Committee

- Working Group – Not and Approval Body
- Project Planning
- Capture Requirements
- Review of Contracting Documents

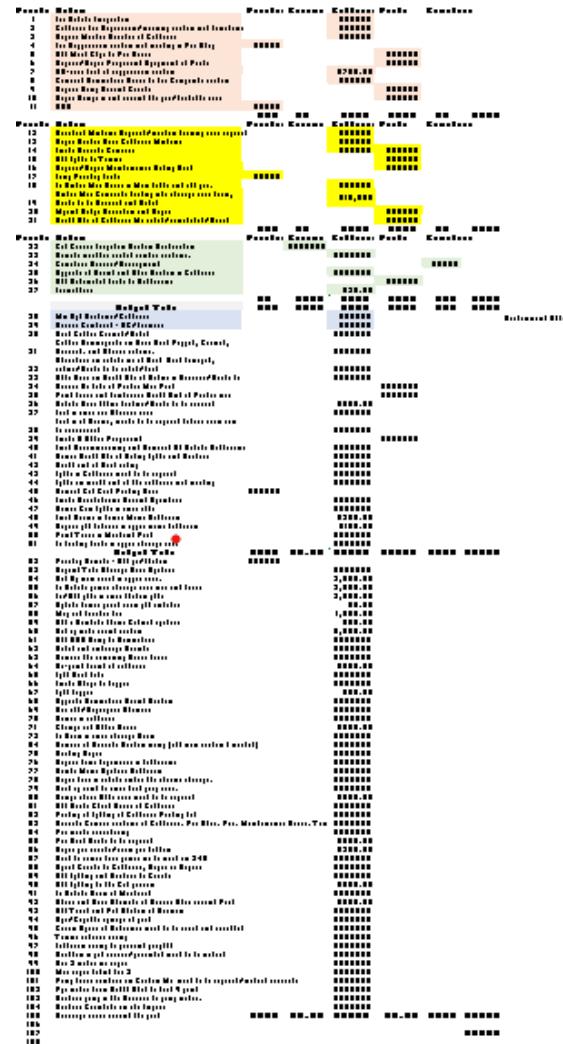
Capital Project Process



2026 Operational Proposal

- Propose using working groups on specific projects
- Proposals
 - Bridge – John, Brett
 - Soundwall Irrigation – Kasey, Kyle
 - Soundwall Build – John, Brett
 - Oscarson Park –
 - Millpond Park – Brett, John

2025 1-N Project List



2025 Capital Projects

Parks and Recreation

Clubhouse Improvements	Department	Capital Project	General Fund	Budget	Projected Cost
Install Fire Alarm in Clubhouse	Clubhouse	\$4,856		\$6,000	
Replace Master Breaker at Clubhouse	Clubhouse		\$14,994	\$15,000	
Overhead Windows Replaced/wooden framing seals replaced	Clubhouse		\$23,717	\$30,000	
Install Access to Entry Doors	Clubhouse	\$13,196		\$10,000	
Install Security Cameras	Clubhouse	\$6,148		\$0	\$5,000
AED (Non - Outlay)	Clubhouse	\$1,325		\$0	
Engineering Assessment of Clubhouse Entry/North Wall	Clubhouse	\$1,838		\$0	
Internal Labor	Clubhouse	\$20,329		\$55,000	
Install Flooring in Clubhouse	Clubhouse		\$22,357	\$0	\$24,000
Totals		\$47,692	\$38,711	\$116,000	
Park Improvements					
Add Wood Chips to Play Areas (Move to Maintenance)	Park and Rec		\$17,200	\$40,000	
Replace Railing Around Gazebo	Park and Rec		\$29,356	\$15,256	
Repair Railings in and around the pool/basketball area	Park and Rec			\$4,356	
Replacing Maintenance Roof	Park and Rec	\$25,286		\$25,000	
Repair of Weed Removal Boat	Park and Rec		8825	\$0	
Bridge Engineering and Evaluation	Park and Rec	19,520		\$0	
Install All Abilities Playground in Woodland Park (Oct 6)	Park and Rec	\$156,446		\$0	\$152,000
Repair Playground Equipment at 4 Parks (25 Oct)	Park and Rec		\$45,447	\$0	\$45,000
Install Weathertrak at Porter Way Park/Sagers	Park and Rec		\$28,350		\$50,000
Totals		\$248,944	\$55,381	\$84,612	

LEGEND

Project Definition
Safety
Facility Protection
Operational
Improvement/Customer Satisfaction
Capital Equipment

Department

Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

2025 Capital Projects

Golf Course

		Department	Amount	Amount	Amount
Pro Shop					
Add Fire Suppression Alarm system in Pro Shop	Pro Shop	\$4,796		\$5,725	
Pro Shop Doors (In lieu of Fire Station Access Box)	Pro Shop	\$4,138		\$0	
AED (Non-outlay)	Pro Shop	\$1,325		\$2,650	
Replace Windows in Pro Shop	Pro Shop		\$24,079	\$0	\$25,000
Replace Cabinets in Pro Shop	Pro Shop		\$10,935	\$0	\$12,000
Total		\$10,259	\$24,079	\$8,375	
 Golf Greens					
Rewire Irrigation on Holes 18 and 11	Golf Course	\$29,000		\$35,000	

LEGEND	
Project Definition	
Safety	
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2025 Capital Projects

Pool and Impact Fees

Pool						
Relocate Entry Gate	Pool		\$950	\$0	\$5,000	
Pool Backflush Effluent Rerouting	Pool		\$2,610	\$0	\$50,000	
			\$3,560			

LEGEND

Park Improvements		Budgeted	Allocated	Spent	Grant	Total
Phase I of Millpond Park Build	Park and Rec	\$310,000	\$600,000	\$472,115	\$0	\$472,115
Clubhouse Dock (25 Oct) (Impact Fee)	Park and Rec	\$152,000	\$68,500	\$68,500	\$89,716	\$158,216

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2025 Capital Projects

Equipment Purchases

Equipment Purchased		
	Actuals	Budget
Parks Equipment		
Used Truck Flatbed Truck	\$12,000	\$0
Irrigation Van	\$48,245	\$50,000
3 Utility vehicles	\$35,879	\$45,000
Weed Harvesting Boat	\$0	\$160,000
Terrazzo grinder (uneven sidewalk g)	\$3,500	\$7,000
Total	\$96,124	\$255,000
Golf Greens		
2 Utility Vehicles	\$23,304	\$30,000
Golf Cmd/Cont Cart	\$16,340	\$15,000
Verticut Reels (Specialty Blades for C	\$11,150	\$9,000
Spreader	\$7,700	\$0
Total	\$58,494	\$54,000
Proshop		
Ice Machine	\$5,765	\$7,000
Pool		
Diving Boards	\$10,192	\$12,000
Totals	\$163,883	\$323,000

2026 Priority List

Part 1

Available Funds:								
Project/Equipment		Category	Dept.	Budget	Rationale	2025	Capital Maintenance	Capital Projects Out Years
From Origina Budget				\$458,020				
From Additional 2025 Revenue				\$1,120,427				
Total				\$1,578,447				
2026 Capital Projects List								
Priority	Project/Equipment	Category	Dept.	Budget	Rationale	2025	Capital Maintenance	Capital Projects Out Years
1	Reroute Backflush From Pool	Project	Pool	\$50,000	Necessary if the pool is to open	\$50,000		
2	Repair of Existing Millpond Bridge*	Project	Operations	\$456,000	\$250,000 reimbursement from UORG			\$456,000
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000	Safety Issue for Workers			\$476,000
4	Footie Golf*	Project	Operations	\$10,000	\$5000 Reimbursement from UORG			
5	Hydraulic Excavator	Equip	Operations	\$60,000	Larger unit for more Efficient Operation; Smaller Unit to Golf Course			\$536,000
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000				\$543,000
7	Diving Board and Slide for Pool	Equip	Pool	\$15,000	Replacement for Diving Boards	\$65,000		
8	Add Automatic Locks to Bathrooms	Project	Operations	\$10,000	Operational Efficiency		\$10,000	
9	Add Automatic Locks to Bathrooms	Project	Golf Course	\$25,000	Operational Efficiency			\$35,000
10	Convert Porter Way Park to WxTrak	Project	Operations	\$20,000	Operational Efficiency	\$85,000		
11	Relocate entry gate as pool	Project	Operations	\$5,000	Reduces pool operational costs	\$90,000		
12	West Bank Off Loading Area	Project	Operations	\$50,000	Needed to improve weed Removal			\$593,000
13	Replace and Relocate A/C Unit on Pro Shop	Equipment	Pro Shop	\$25,000	Unit Failing and Roof Leaking			\$618,000
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329	Leak Source at Pro Shop and Unit failing	\$40,329		
15	Mechanics Truck	Equip	Ops/GC	\$60,000	Needed to move between locations			\$678,000
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000	Needed to groom bunkers			\$718,000
17	Irrigation Cart	Equip	Golf Course	\$30,000	Needed to facilitate work on irrigation			\$748,000
18	VFD for Gordon Well #1	Project	Golf Course	\$25,000	Needed for Better Operation of Gordon Well	\$65,329		
19	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000	Leakage point into clubhouse	\$85,329		
20	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000	Leakage point into clubhouse	\$130,329		

*UORG Grant Supported

LEGEND

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2026 Priority List

Part 2

21	Repair and Repaint GC Maintenance Building	Project	Golf Course	\$35,000	Shop is in need of refurbishment		\$35,000	
22	Replace Flooring in Clubhouse	Project	Clubhouse	\$25,000	Carpeting is failing/Rentals/Use	\$115,000		
23	Extend Camera System throughout the park	Project	Operations	\$15,000	Needed to Reduce Vandalism		\$763,000	
24	Porter Way Ball Field #1 Infield	Project	Operations	\$25,000	Need to get ballfield useable.		\$788,000	
25	Irrigation Van	Equip	Operations	\$50,000	Need Second Vehicle			\$50,000
26	Rebuild of Cart Path to No. 1 Green	Project	Golf Course	\$10,000	Start of Cart Path Rebuild		\$45,000	
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	Leaking into main part of clubhouse		\$70,000	
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	Half the sockets/lights unuseable		\$95,000	
29	Rebuild Utilities Enclosure on South Side of Clubhouse	Project	Clubhouse	\$50,000	Aesthetics/Safety			\$100,000
30	Proshop Front Desk	Project	Proshop	\$12,000	Operational Efficiency and Inc. Sales	\$127,000		
31	Grind Pool Deck Level	Project	Pool	\$10,000	Safety Issue, Trip Hazard		\$105,000	
32	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$15,000	Structure is failing,		\$120,000	
33	Golf Course Irrigation System Restoration*	Project	Golf Course	\$15,000	Continuation of Wiring/Controller work		\$135,000	
34	Cart Parking Area at Pro Shop	Project	Pro Shop	\$26,000	Operations			\$126,000
35	Prepare New Section of Cemetery	Project	Operations	\$46,000	Operations			\$161,000
36	Repair outfield of Porter Way Ballfield	Project	Operations	\$35,000	Needed to make the field fully operational			\$311,000
37	Install Second field at Porter Way	Project	Operations	\$150,000	Needed for increased capacity			\$461,000
38	Indoor Practice Facility at Pro Shop	Project	Pro Shop	\$50,000	Better experience for golfers			\$511,000
39	Upgrade of Sound and Video System in Clubhouse	Project	Clubhouse	\$15,000	Add video teleconferencing to big room, hearing impaired add on.			\$526,000
	Upgrade Sand in Bunkers	Project	Golf Course	\$250,000	Need better sand for improved course.			\$776,000
40	Replace GC Maintenance Shop	Project	Golf Course	\$350,000	Expanded Shop for both operations			\$1,126,000
					Total		\$1,388,000	

2026 Capital Projects

Capital Projects				
		Project	Operation	\$50,000
1	Reroute Backflush From Pool	Project	Operation	\$50,000
2	Repair of Existing Millpond Bridge*	Project	Operation	\$456,000
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000
5	Hydraulic Excavator	Equip	Operation	\$60,000
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000
12	West Bank Off Loading Area	Project	Operation	\$50,000
13	Replace and Relocate A/C Unit on Pro Shop	Equipment	Pro Shop	\$25,000
15	Mechanics Truck	Equip	Ops/GC	\$60,000
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000
17	Irrigation Cart	Equip	Golf Course	\$30,000
23	Extend Camera System throughout the park	Project	Operation	\$15,000
24	Porter Way Ball Field #1 Infield	Project	Operation	\$25,000
				\$838,000
*UORG Grant Supported				

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2026 Capital Maintenance Projects

2026 Capital Maintenance					
Priority	Project/Equipment	Category	Dept.	Budget	
8	Add Automatic Locks to Bathrooms	Project	Operations	\$10,000	
9	Remodel Golf Course Bathrooms	Project	Golf Course	\$25,000	
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329	
16	VFD for Gordon Well #1	Project	Golf Course	\$25,000	
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000	
9	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000	
18	Repair and Repaint GC Maintenance Building	Project	Golf Course	\$35,000	
19	Grind Pool Deck Level	Project	Pool	\$10,000	
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	
20	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$25,000	
				\$250,329	

LEGEND

Project Definition

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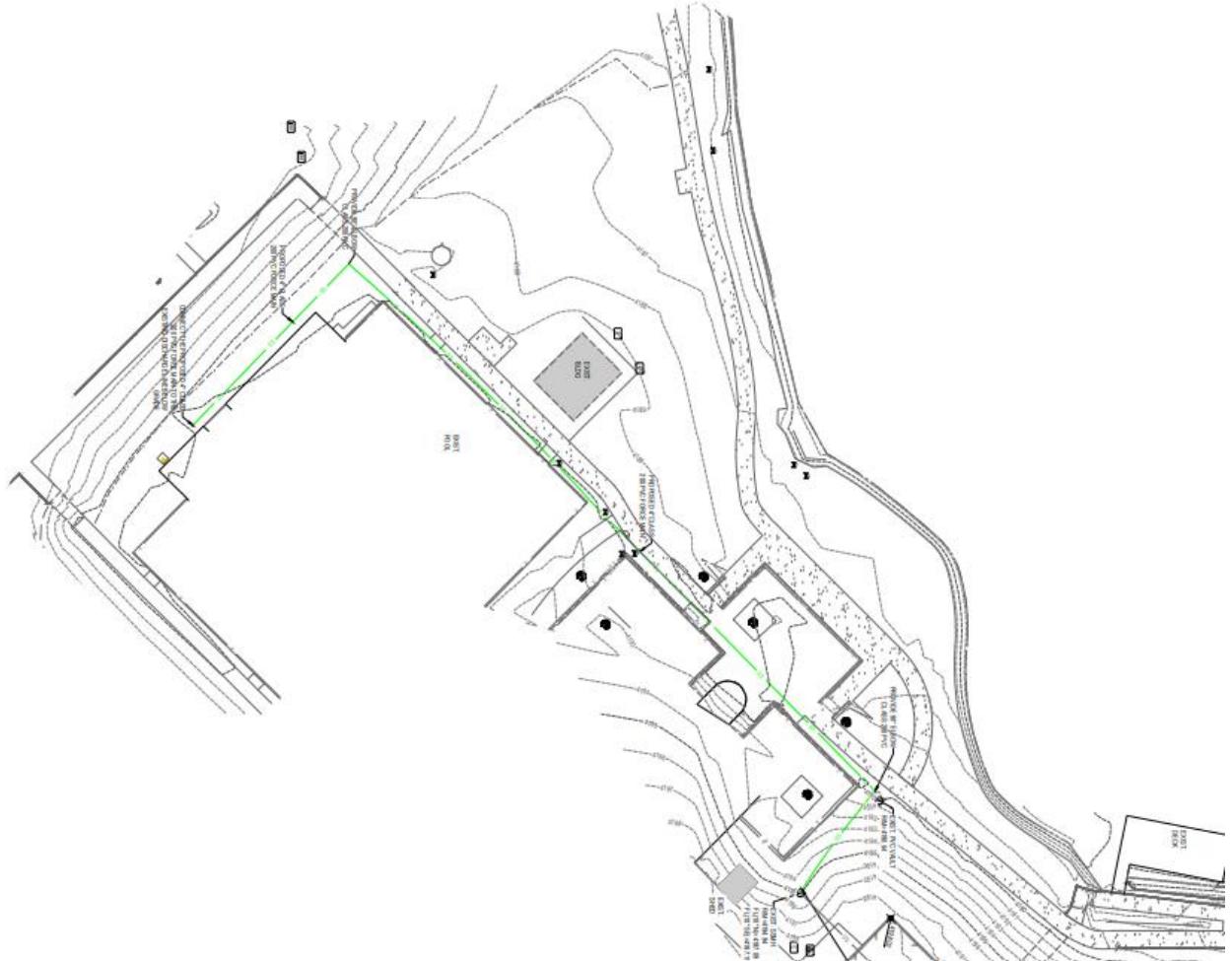
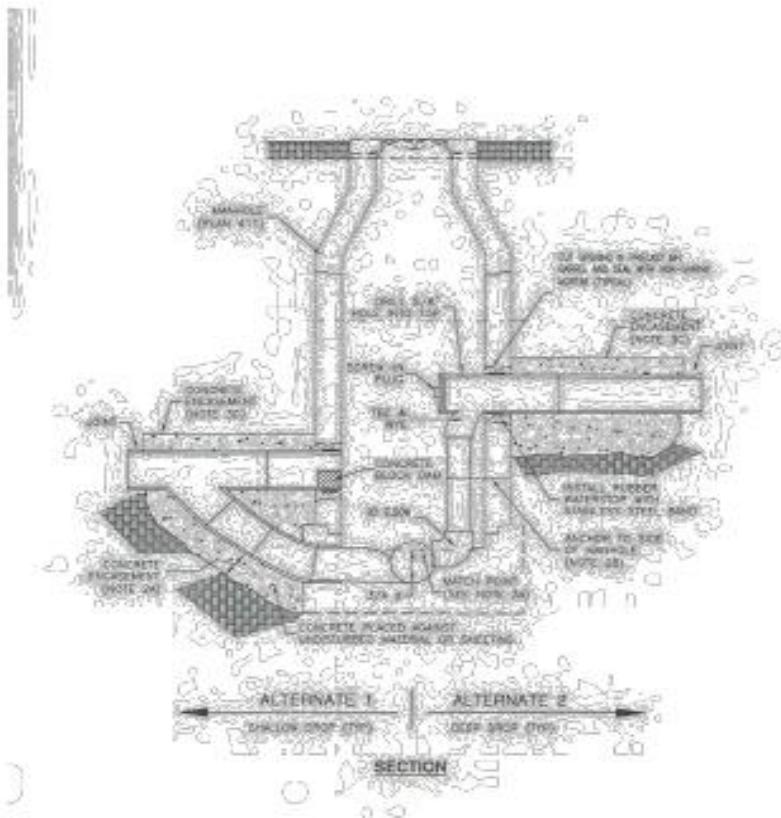
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2026 Impact Fee Projects

- Sound Wall Trail - \$769,228 (80/20 split with UDOT)
- Oscarson Park - \$303,872 (\$40K for planning)
- Millpond Park - \$322,500
- **Total - \$1,395,596**

Pool Effluent Re- Routing Pipe



Pool Backflush Effluent Piping

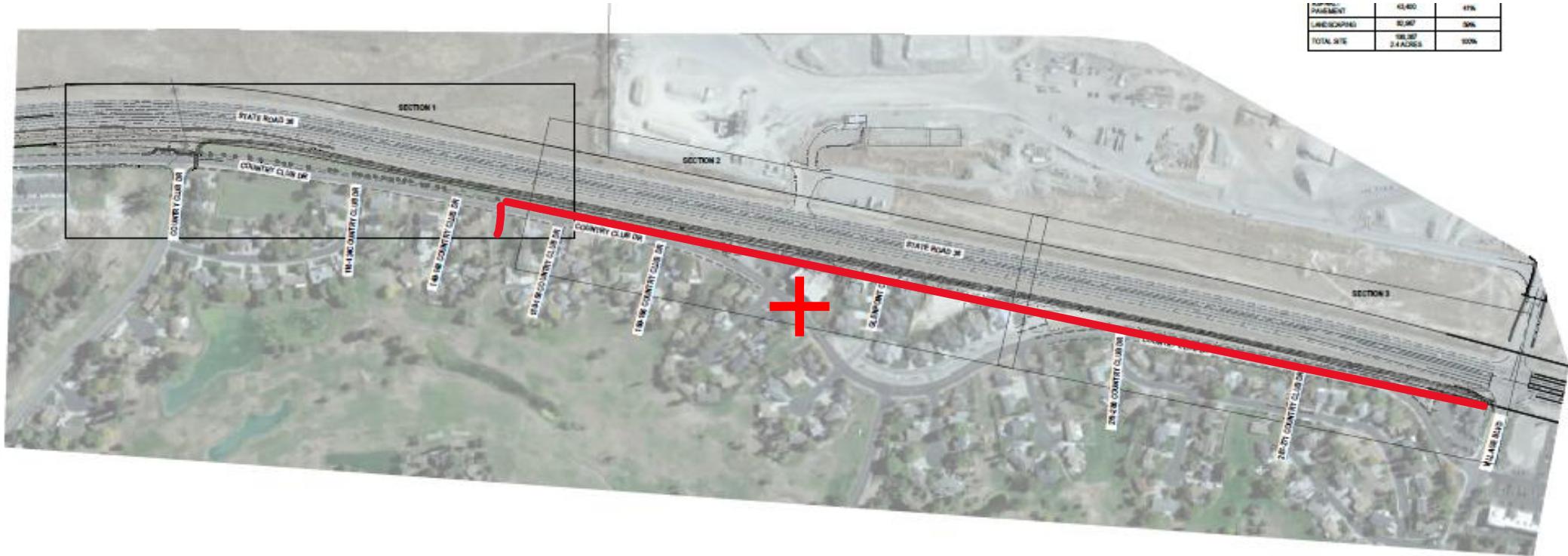
- Ensign has completed design phase
 - Determined backflush pump provide sufficient pressure to power process
 - No need for a secondary sump or upgraded pumps
- Build phase
 - Pipe run from pump house to sump – Inhouse?
 - Connection at Manhole - ?

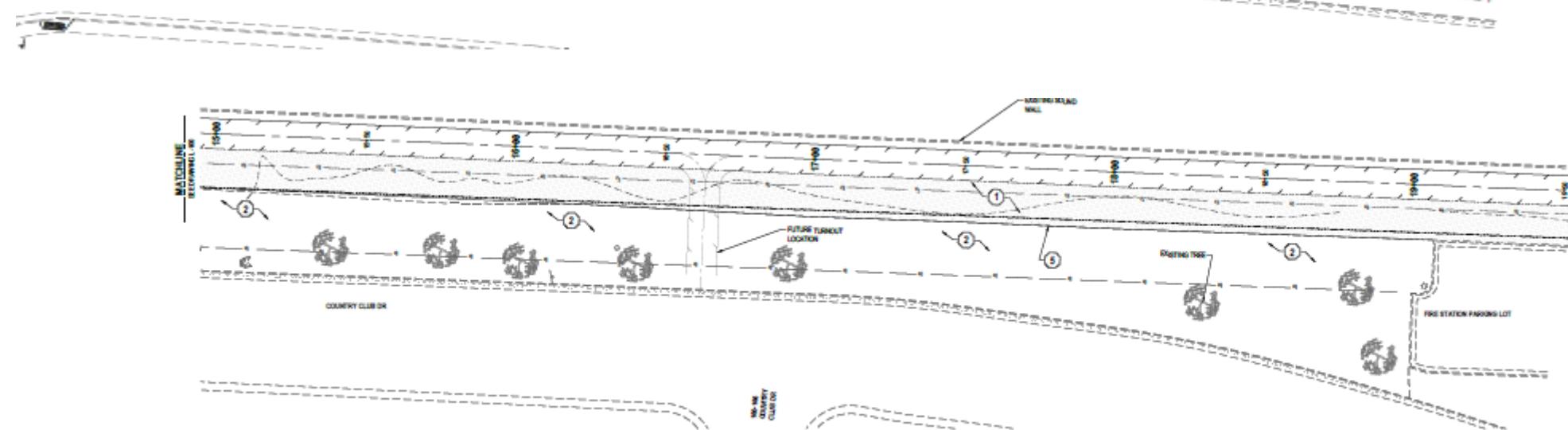
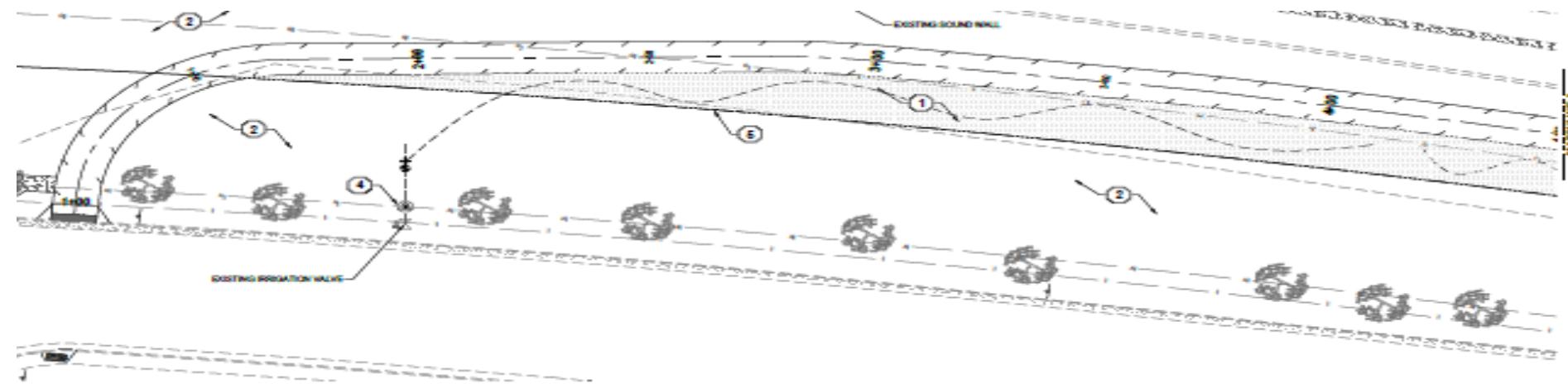
Soundwall Trail

21 January 2026

- Project Agreed to by Board in 2020
- Final Agreement Signed July 2025
- Current Plans the result of UDOT punch list.
- In house review found issues with irrigation plan.
- Assigned Sprinkler Supply to work with Ensign to update plan
 - Reworking entire design in that area – New water source?
- Waiting on final punch list/agreement from UDOT
- Ensign working to update requirements for RFP

PAVEMENT	43,480	41%
LANDSCAPING	30,967	29%
TOTAL SITE	104,447	100%



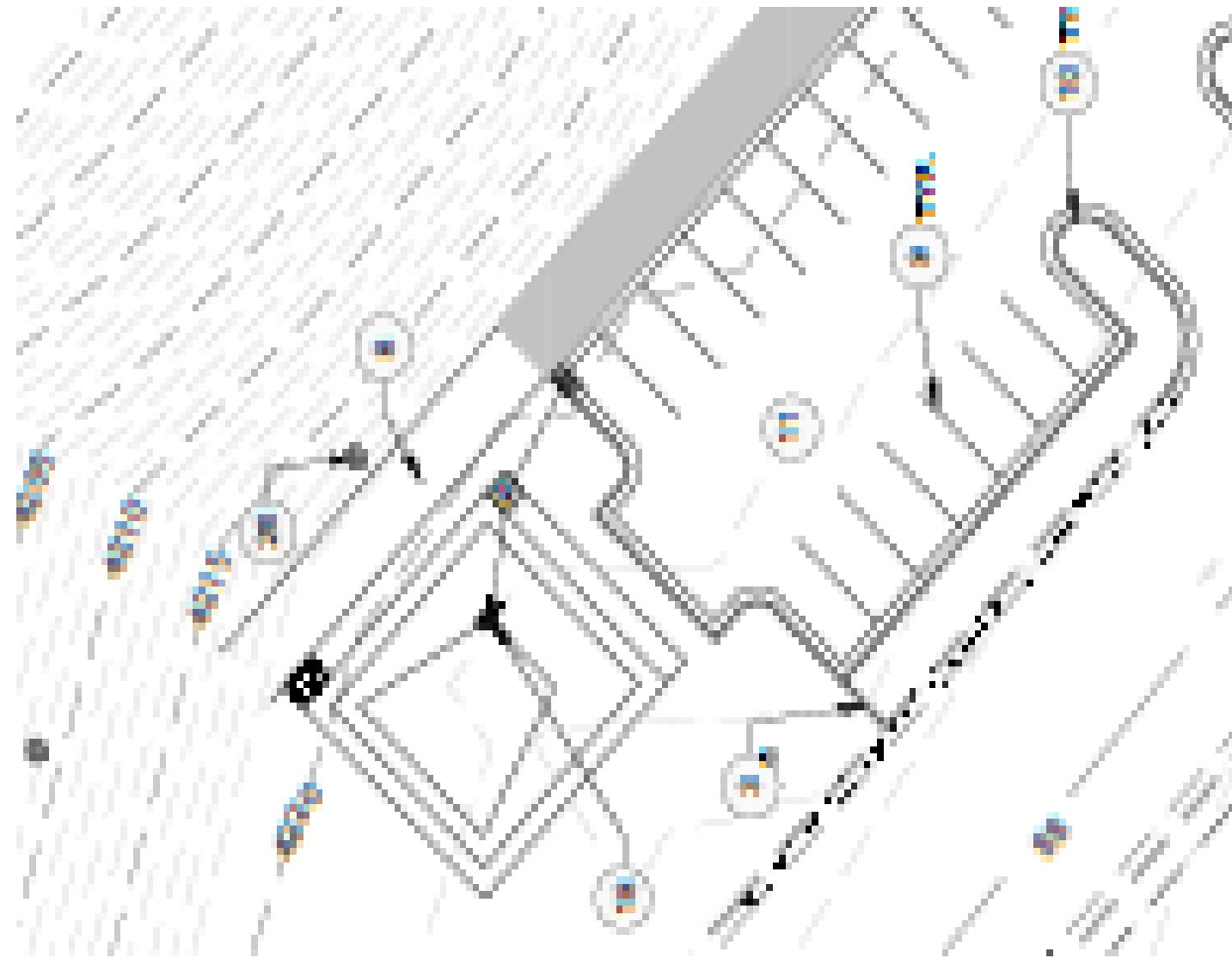


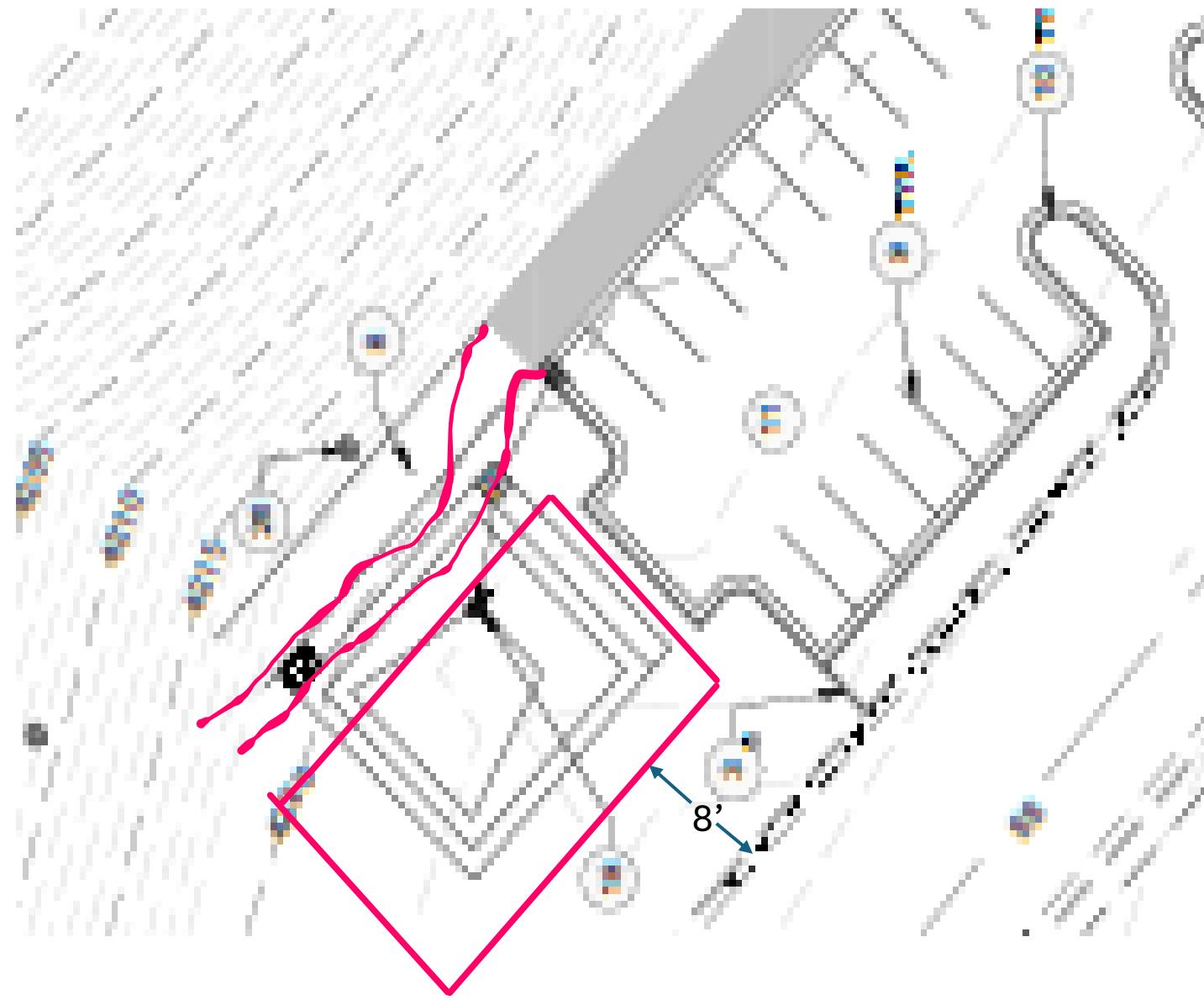
Millpond Park Update

- Electrical – March est. Transformer Delivery
- Change Order Cost
- Trail Segments – 2026 project

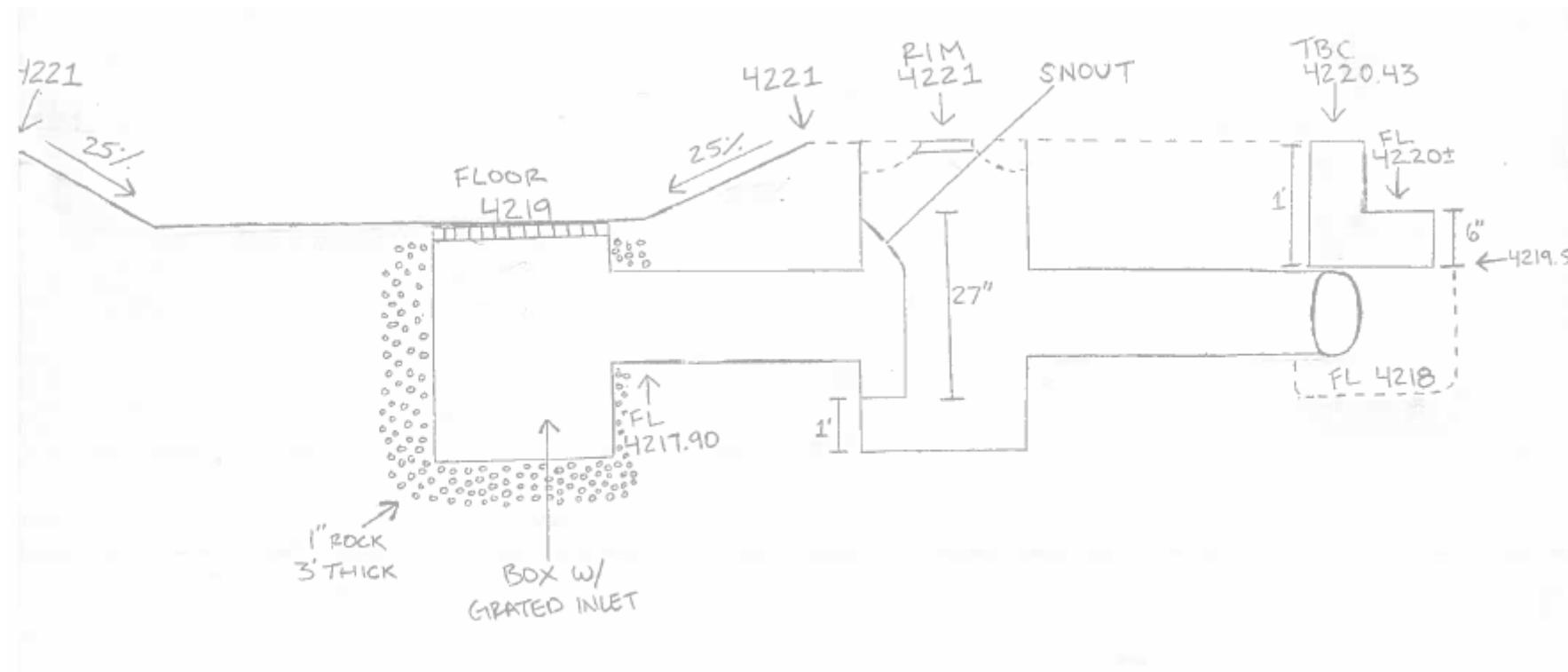
Millpond Electrical

- Issue with the RMP permit and the contractor install
- Planning Committee decided to get the right size in now rather than do one now and bigger size later.
- Next Steps
 - Install H frame to support transformers
 - Install 400 W transformer (Down from 600 W) in plan
 - Install Photoelectric Cell on bathroom to control parking lot lights
 - Connect the Restroom Panel





Millpond Retention Pond Redesign 10/18/25





HUGHES

GENERAL CONTRACTORS

900 North Redwood Rd. North Salt Lake, UT 84054
Phone: (801) 292-1411 Fax: (801) 295-0530

To:	Stansbury Service Agency	Contact:	Shawn Chidester
Address:	1 Country Club Drive Suite #1 Stansbury Park, UT	Phone:	(435) 882-6188
Project Name:	Mill Pond Park		
Project Location:	135 Country Club Drive, Stansbury Park, UTAH		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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3x3 Box With Sump

C.2 Earthwork / Drainage - Re-grade Pond & Install 3x3 Sump With Grate 1.00 LS \$11,745.00 \$11,745.00
Total Price for above 3x3 Box With Sump Items: \$11,745.00

**4x4 Box With Sump**

C.1 Earthwork / Drainage - Re-grade Pond & Install 4x4 Sump With Grate 1.00 LS \$12,570.00 \$12,570.00
Total Price for above 4x4 Box With Sump Items: \$12,570.00

Asphalt Trail Extention 25'

E.1 Asphalt - 25' X 10' 250.00 SF \$15.15 \$3,787.50
Total Price for above Asphalt Trail Extention 25' Items: \$3,787.50

**Asphalt Trail Extention 55'**

E.2 Asphalt - 55' X 10' 550.00 SF \$18.00 \$9,900.00
Total Price for above Asphalt Trail Extention 55' Items: \$9,900.00

Conduit To 4 North Poles

G Electrical / Parking Lot Lights (4 Poles North Side) 1.00 LS \$3,850.00 \$3,850.00
Total Price for above Conduit To 4 North Poles Items: \$3,850.00

**Conduit To All 8 Poles**

G Electrical / Parking Lot Lights (All 8 Poles) 1.00 LS \$5,683.00 \$5,683.00
Total Price for above Conduit To All 8 Poles Items: \$5,683.00

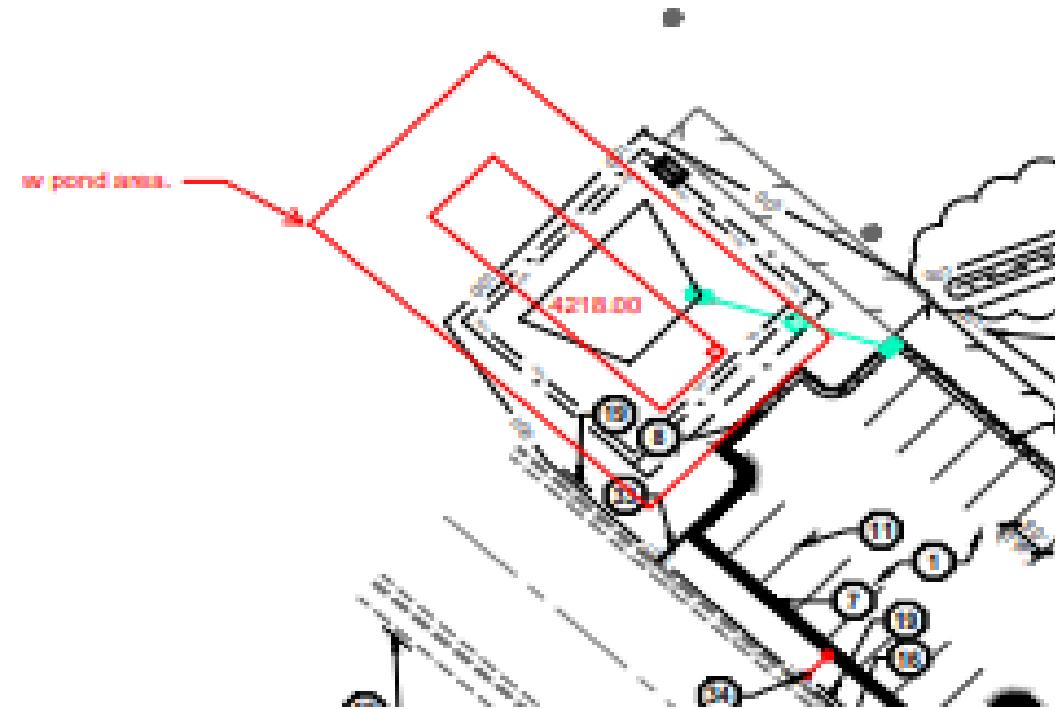
Conduit To NE Pole

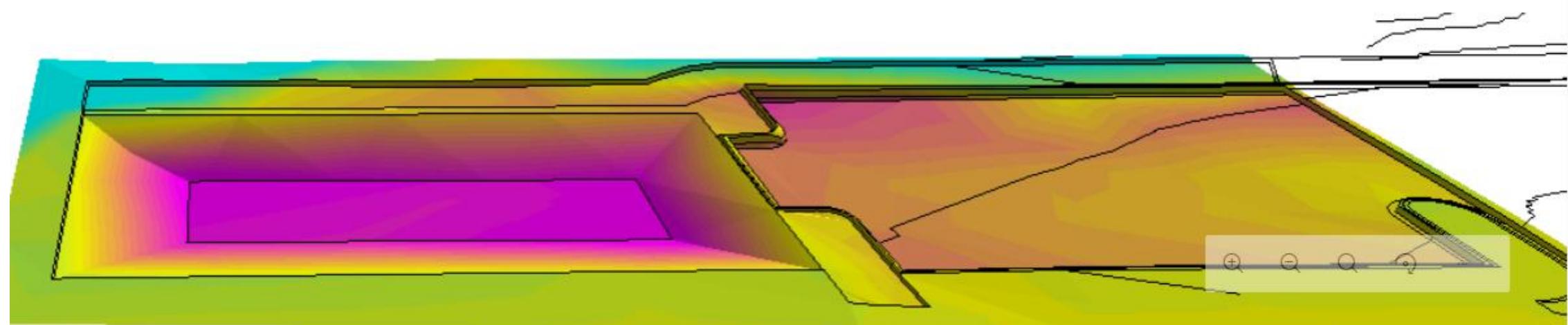
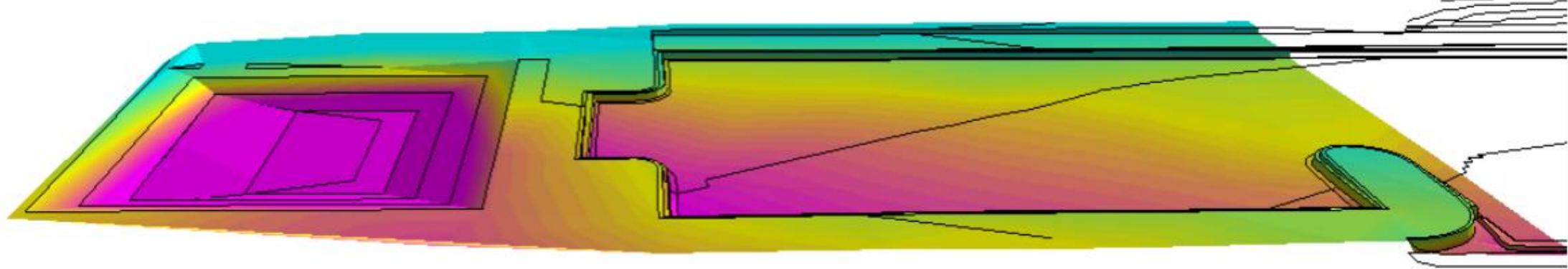
G Electrical / Parking Lot Lights (1 Pole NE Pole) 1.00 LS \$2,837.00 \$2,837.00
Total Price for above Conduit To NE Pole Items: \$2,837.00

**Credit For 12" HP VS 12" RCP**

1450 Credit For 12" HP SD VS 12" RCP 1.00 LS (\$584.62) (\$584.62)
Total Price for above Credit For 12" HP VS 12" RCP Items: (\$584.62)

Final Retention Pond Footprint 11/18/2025







HUGHES GENERAL CONTRACTORS

900 North Redwood Rd. North Salt Lake, UT 84054
Phone: (801) 292-1411 Fax: (801) 295-0530

To:	Stansbury Service Agency	Contact:	Shawn Chidester
Address:	1 Country Club Drive Suite #1 Stansbury Park, UT	Phone:	(435) 882-6188
Project Name:	Mill Pond Park	Fax:	(435) 843-5183
Project Location:	135 Country Club Drive, Stansbury Park, UTAH	Bid Number:	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Earthwork / Drainage - Re-grade Pond & Install 3x3 Sump With Grate (Including Setting And Resetting The 3x3 Storm Drain Box Per SPID & Additional Grading For Pond Elevation Changes Both Directed On 11/10.) Includes Additional Topsoil & Sod In Pond Area.	1.00	LS	\$28,045.00	\$28,045.00
Asphalt - 55' X 10'	550.00	SF	\$18.00	\$9,900.00
Electrical / Parking Lot Lights (All 8 Poles)	1.00	LS	\$5,683.00	\$5,683.00
Credit For 12" HP SD In-Lieu Of 12" RCP	1.00	LS	(\$585.00)	(\$585.00)
Supervision	1.00	UNIT	\$969.00	\$969.00

Total Bid Price: **\$44,012.00**



Pond Change Pricing Break Down

Summary

First Pond Change Pricing

Sub Total	\$ 10,689.00
Overhead & Profit	\$ 1,056.00
Total	\$ 11,745.00

Second Pond Change Pricing

Sub Total	\$ 14,979.50
Overhead & Profit	\$ 1,320.50
Total	\$ 16,300.00

Total for Pond Changes	\$ 28,045.00
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Non-Scope Work Pricing

15' Additional Trail	1 LS	\$ 2,700.00	\$ 2,700.00
Park Strip Rock Upgrade	1 LS	\$ 435.00	\$ 435.00
East Side Grading/Ditch (Skidsteer,Excavator & Operator)	1 LS	\$ 1,142.00	\$ 1,142.00
Build Extra Berm (Dozer&Operator)	1 LS	\$ 448.00	\$ 448.00
2 Additional Bollards at Power Box	1 LS	\$ 500.00	\$ 500.00
		Subtotal	\$ 5,225.00
		Overhead & Profit 10%	\$ 522.50
		Total	\$ 5,747.50



First Pond Change Pricing Break Down

New 3x3 Box Perf with Grate

<i>Labor</i>	8 HRS	\$	45.00	\$	360.00
勞工	8 HRS	\$	67.00	\$	536.00
操作員	8 HRS	\$	110.00	\$	880.00
監督					
<i>Equipment</i>					
挖掘機	8 HRS	\$	171.00	\$	1,368.00
滑移車	4 HRS	\$	62.00	\$	248.00
		\$		\$	-
<i>Material</i>					
石子	2 載	\$	417.50	\$	835.00
3x3 盒	1 每	\$	1,800.00	\$	1,800.00
混凝土	1 LS	\$	500.00	\$	500.00
NX140N 紗網	1 每	\$	500.00	\$	500.00
		\$		\$	7,027.00

Pond Grading

<i>Labor</i>	14 HRS	\$	45.00	\$	630.00
勞工	8 HRS	\$	67.00	\$	536.00
操作員	8 HRS	\$	110.00	\$	880.00
監督					
<i>Equipment</i>					
挖掘機	8 HRS	\$	171.00	\$	1,368.00
滑移車	4 HRS	\$	62.00	\$	248.00
		\$		\$	3,662.00
					Sub Total \$ 10,689.00



Second Pond Change Pricing Break Down

Lower & Reset 3x3 Box Perf with Grate

Labor

Laborer	8 HRS	\$ 45.00	\$ 360.00
Operator	8 HRS	\$ 67.00	\$ 536.00
Supervision	6 HRS	\$ 110.00	\$ 660.00

Equipment

Excavator	8 HRS	\$ 171.00	\$ 1,368.00
Skidsteer	2 HRS	\$ 62.00	\$ 124.00

Material

Gravel	1 Load	\$ 417.50	\$ 417.50
Concrete	1 LS	\$ 500.00	\$ 500.00
			\$ 3,965.50

Additional Grading to Lower Pond Elevation

Labor

Laborer	22 HRS	\$ 45.00	\$ 990.00
Operator	30 HRS	\$ 67.00	\$ 2,010.00

Equipment

Excavator	20 HRS	\$ 171.00	\$ 3,420.00
Skidsteer	5 HRS	\$ 62.00	\$ 310.00
Dozer	12 HRS	\$ 157.00	\$ 1,884.00
			\$ 8,614.00

Additional Landscape

Topsoil & Sod	1 LS	\$ 2,400.00	\$ 2,400.00
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Sub Total \$ 14,979.50

Oscarson Park

- Single Source Plan, Design, Build
 - New Process to see if we can afford a single source
 - Restart on planning and design
- Bid Closed 19 Jan 2026 – Received 10 Bidders
 - Evaluate to determine which best meet our criteria
 - Selected bidder(s) will then be asked to submit technical plan

Oscarson Park Bid Evaluation Chart

OSCARSON PARK RFSQ RESPONSES & GRADING	Blu Line	Place Collaborative	Confluence	LAI Design Group	Norris Design	Landmark Design	FFKR Architects	Think Architecture	MGB+A Studio	G. Brown Design	
General Conditions 3, 4, & 5 Letter (Required)											
Signed Ethical Clause (Required)											
Sustainability Response (Yes or No)	/5	/5	/5	/5	/5	/5	/5	/5	/5	/5	
Specific Project Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25	
Capacity of Firm to Complete the Work	/20	/20	/20	/20	/20	/20	/20	/20	/20	/20	
Specific Individual Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25	
Narrative on Team's Qualifications & Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25	
TOTAL	/100	/100	/100	/100	/100	/100	/100	/100	/100	/100	
	Blu Line	Place Collaborative	Confluence	LAI Design Group	Norris Design	Landmark Design	FFKR Architects	Think Architecture	MGB+A Studio	G. Brown Design	

Impact Fee Facilities Plan

- Last updated in 2007 with a memo
- Some information in 2019 Five Year Plan.
 - Did not include a formal re-evaluation as required
- Previous board approved the “Notice of Intent to Update Impact Fees”
- Planning formal vote to set public hearing at February 25 meeting