



WEST POINT CITY COUNCIL MEETING NOTICE & AGENDA

JUNE 2, 2026

**WEST POINT CITY HALL
3200 W 300 N | WEST POINT, UT 84015**

Mayor:
Brian Vincent
Council:
Trent Yarbrough, Mayor Pro Tem
Jerry Chatterton
Annette Judd
Michele Swenson
Jeremy Strong
City Manager:
Kyle Laws

- **THIS MEETING IS OPEN TO THE PUBLIC AND HELD AT WEST POINT CITY HALL**
- **A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:**
 - » Online: - <https://us02web.zoom.us/j/83203169549> » Telephone: 1(669) 900-6833 – Meeting ID: 832 0316 9549

ADMINISTRATIVE SESSION – 6:00 PM

(Open to the Public)

1. **Quarterly Financial Report** – Mr. Ryan Harvey [pg. 4](#)
2. **Discussion of the Proposed FY27 Tentative Budget** – Mr. Ryan Harvey [pg. 39](#)
3. **Discussion Regarding City Hall Landscaping** – Mr. Kenny England [pg. 56](#)
4. **Other Items**

GENERAL SESSION – 7:00 PM

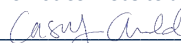
(Open to the Public)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer or Inspirational Thought** *(Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)*
4. **Communications and Disclosures from City Council and Mayor**
5. **Communications from Staff**
6. **Citizen Comment** *(Please approach the podium & clearly state your name and address prior to commenting. Please keep comments to a maximum of 2 ½ minutes. Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives)*
7. **Youth Council Update**
8. **Consideration of Approval of West Point City Council Meeting Minutes:**
 - a. **March 3, 2026** [pg. 114](#)
 - b. **April 7, 2026**
9. **Consideration of Resolution No. 06-02-2026A, Approving a Development Agreement for Property at Appx. 2084 N 5000 W (Nilson Land, Applicant)** – Mrs. Bryn MacDonald [pg. 65](#)
 - a. **Public Hearing**
 - b. **Action**
 - 9.1. **Consideration of Ordinance No. 06-02-2026A, Approving a Rezone of Property at Appx. 2084 N 5000 W from A-40 to R-1**
 - a. **Public Hearing**
 - b. **Action**
10. **Consideration of Resolution No. 06-02-2026B, Approving a Development Agreement for Property at Appx. 5750 W 2425 N (Parker Farms, Applicant)** – Mrs. Bryn MacDonald [pg. 88](#)
 - 10.1. **Consideration of Ordinance No. 06-02-2026B, Approving a Rezone of Property at Appx. 5750 W 2425 N from A-5 to R-1**
11. **Motion to Adjourn the General Session**

Posted this 28th day of May, 2026:


Casey Arnold, City Recorder

I, Casey Arnold, the City Recorder of West Point City, do hereby certify that the above June 2, 2026 West Point City Council Meeting Notice & Agenda was posted at the following locations: 1) West Point City Hall, 2) official City website at www.westpointutah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.


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

TENTATIVE UPCOMING ITEMS

**The items listed below are for planning purposes only and are subject to change.
They should not be relied upon as an official agenda for any City Council meeting.*

Date: **06/16/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding FY27 Tentative Budget and CDRA
Final Budget – Mr. Ryan Harvey
2. Code Enforcement Update – Mr. Bruce Dopp

CDRA

1. Consideration of Resolution R** Approving the FY27
Final Budget for the CDRA – Mr. Ryan Harvey
 - a. **Public Hearing**
 - b. Action

General Session – 7:00 pm

1. Recognition of Bruce Dopp, Code Enforcement Officer –
Mayor Brian Vincent
2. Recognition of the 2025 Woman of Honor and Grand
Marshal – Mayor Brian Vincent
3. Consideration of Resolution No. **, Notifying Proposed
Property Tax Rate Increase for 2026, Notice of Public
Hearing Date, Etc.- Mr. Ryan Harvey
4. Consideration of Resolution No. **, Approving the
FY2027 Fee Schedule – Mr. Ryan Harvey
 - a. **Public Hearing**
 - b. Action
5. Consideration of Resolution No. ** Approving the FY27
Tentative/Interim Budget for West Point City – Mr. Ryan
Harvey
 - a. **Public Hearing**
 - b. Action
6. Consideration of Approval of a Contract with Consor for
the Design of the 1800 N 4500 W Intersection Project –
Mr. Boyd Davis

CLOSED SESSION

1. *Discussion Pursuant to UCA §52-4-205(1)(a): regarding
an individual's character, professional competence, or
physical/mental health*

Date: **07/07/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Youth Council Update
2. Davis County Sheriff's Office Update

Date: **07/21/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. **

Date: **08/04/2026**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. **
-



WEST POINT CITY 2026 CALENDAR

2026

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2 3
4 5	6	7	8	9	10	
11 12	13	14	15	16	17	
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3 4
5	6	7	8	9	10	11
12 13	14	15	16	17	18	
19 20	21	22	23	24	25	
26	27	28	29	30	31	

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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22	23	24	25	26	27	28

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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9 10	11	12	13	14	15	
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23 24	25	26	27	28	29	
30	31					

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
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15 16	17	18	19	20	21	
22 23	24	25	26	27	28	
29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13 14	15	16	17	18	19	
20 21	22	23	24	25	26	
27	28	29	30			

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12 13	14	15	16	17	18	
19 20	21	22	23	24	25	
26	27	28	29	30		

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
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25	26	27	28	29	30	31

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
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17 18	19	20	21	22	23	
24	25	26	27	28	29	30
31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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22 23	24	25	26	27	28	
29	30					

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
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14 15	16	17	18	19	20	
21 22	23	24	25	26	27	
28	29	30				

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13 14	15	16	17	18	19	
20 21	22	23	24	25	26	
27	28	29	30	31	1	2

JANUARY

1	New Year's Observed-CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
19	MLK Jr. Day - CLOSED
20	City Council - 6 PM
22	Planning Commission - 6 PM
27	Council/Staff Lunch - 12 PM

FEBRUARY

6-7	City Council Planning & Visioning Session
10	Senior Lunch - 11:30 AM
12	Planning Commission - 6 PM
16	President's Day - CLOSED
17	City Council - 6 PM
26	Planning Commission - 6 PM

MARCH

3	City Council - 6 PM
12	Planning Commission - 6 PM
17	Senior Lunch - 11:30 AM
17	City Council - 6 PM
26	Planning Commission - 6 PM

APRIL

4	EASTER EGG HUNT - 10 AM
7	City Council - 6 PM
9	Planning Commission - 6 PM
10-11	ANNUAL SPRING CLEAN-UP
14	Senior Lunch - 11:30 AM
21	City Council - 6 PM
23	Planning Commission - 6 PM
28	Council/Staff Lunch - 12 PM

MAY

5	City Council - 6 PM
7	CEMETERY CLEANING
12	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
19	City Council - 6 PM
25	Memorial Day - CLOSED
28	Planning Commission - 6 PM

JUNE

2	City Council - 6 PM
9	Senior Lunch - 11:30 AM (Loy Blake)
11	Planning Commission - 6 PM
12	MOVIE IN THE PARK - DUSK
13	MISS WEST POINT PAGEANT - 7 PM
16	City Council - 6 PM
19	JUNETEENTH - CLOSED
25	Planning Commission - 6 PM

JULY

3 & 4	PARTY AT THE POINT EVENTS
6	Independence Day Observed - CLOSED
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
14	Senior Lunch - 11:30 AM (Loy Blake)
21	City Council - 6 PM
23	Planning Commission - 6 PM
24	Pioneer Day Holiday - CLOSED

AUGUST

4	City Council - 6 PM
7	Summer Social - 6:30 PM
11	Senior Lunch - 11:30 AM (Loy Blake)
13	Planning Commission - 6 PM
14	MOVIE IN THE PARK - DUSK
18	City Council - 6 PM
27	Planning Commission - 6 PM

SEPTEMBER

1	City Council - 6 PM
7	Labor Day - CLOSED
10	Planning Commission - 6 PM
12	DAY OF SERVICE
15	Senior Lunch - 11:30 AM (Loy Blake)
15	City Council - 6 PM
24	Planning Commission - 6 PM

OCTOBER

1	CEMETERY CLEANING
6	City Council - 6 PM
8	Planning Commission - 6 PM
10	FALL FESTIVAL/CHALK ART EVENT
12	Employee Training - CLOSED
20	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23-24	ANNUAL FALL CLEAN-UP
27	Council/Staff Lunch - 12 PM

NOVEMBER

3	GENERAL ELECTION DAY
10	Senior Lunch - 11:30 AM
11	Veterans Day - CLOSED
12	Planning Commission - 6 PM
13-14	CHRISTMAS FARMER'S MARKET
17	City Council - 6 PM
26-27	Thanksgiving - CLOSED
30	CITY HALL LIGHTING - 6 PM

DECEMBER

1	City Council - 6 PM
4	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
8	Senior Lunch - 11:30 AM
10	Planning Commission - 6 PM
15	City Council - 6 PM
18	CEMETERY LUMINARY - 4 PM
24-25	Christmas Holiday - CLOSED
1	New Year's - CLOSED

CITY COUNCIL STAFF REPORT



Subject: Quarterly Financial Report (Jan – Mar 2026)
Author: Ryan Harvey
Department: Administrative Services
Date: June 2, 2026

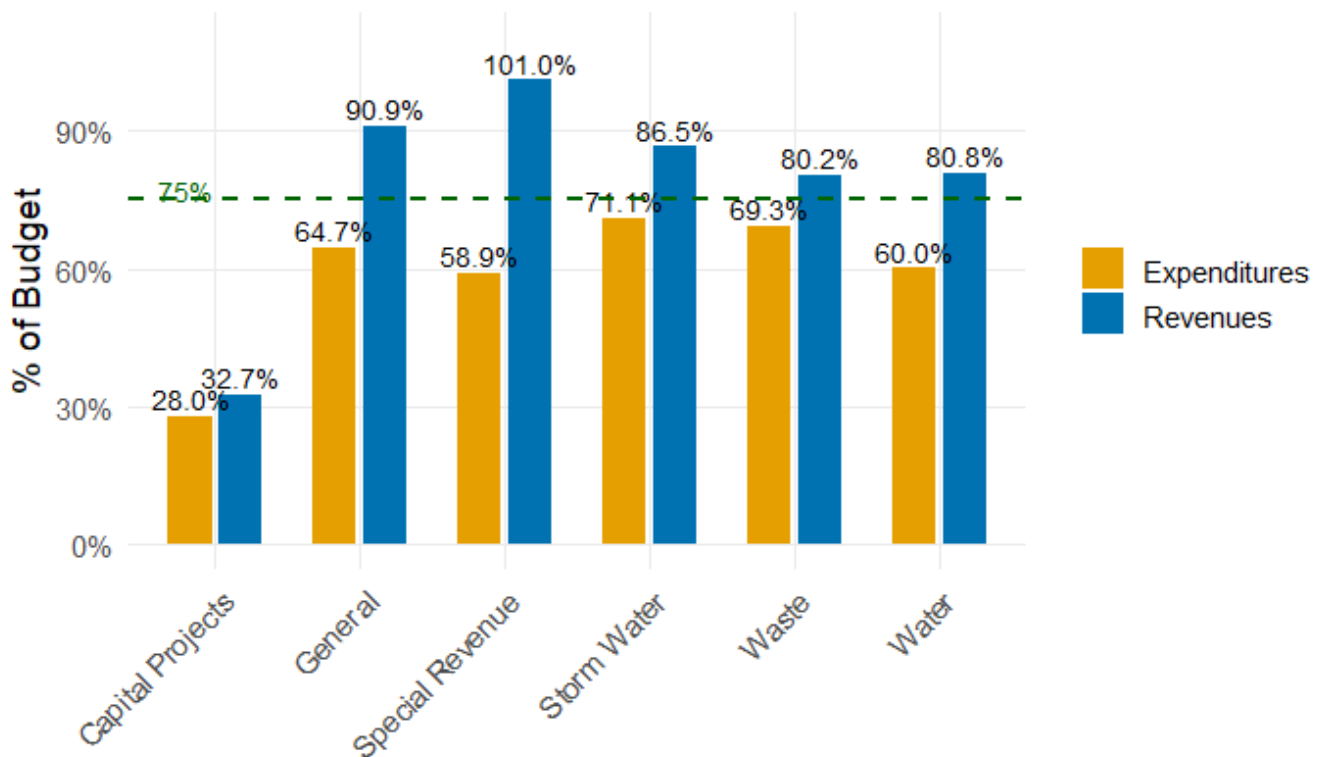
Background

City staff monitors revenues and expenditures on an ongoing basis throughout the year. We issue a quarterly financial report to give the City Council a snapshot of our financial state and as a report on our financial progress for the fiscal year. The attached report contains expenditure, revenue, budget, and balance sheet data for each City fund for the third quarter of Fiscal Year 2026, representing January 1 – March 31, 2026. This information is summarized in the graphs below.

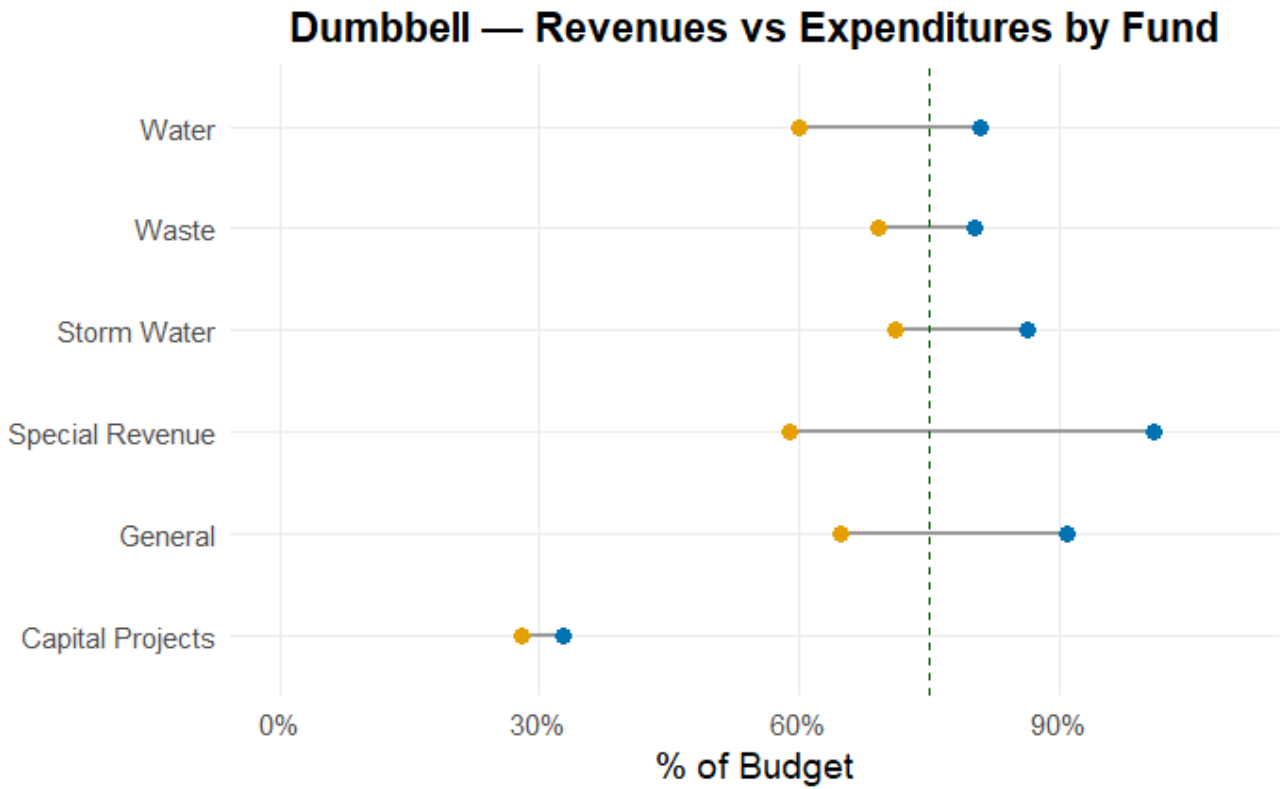
Analysis

As shown in the first graph, revenues exceed expenditures in every fund within the City. With 75% of the year elapsed, revenues exceed 75% in every fund, except the Capital Projects Fund, which receives its funds through the transfer at the end of the year. All the funds continue to benefit greatly from the interest that the City has earned in the PTIF account so far this year.

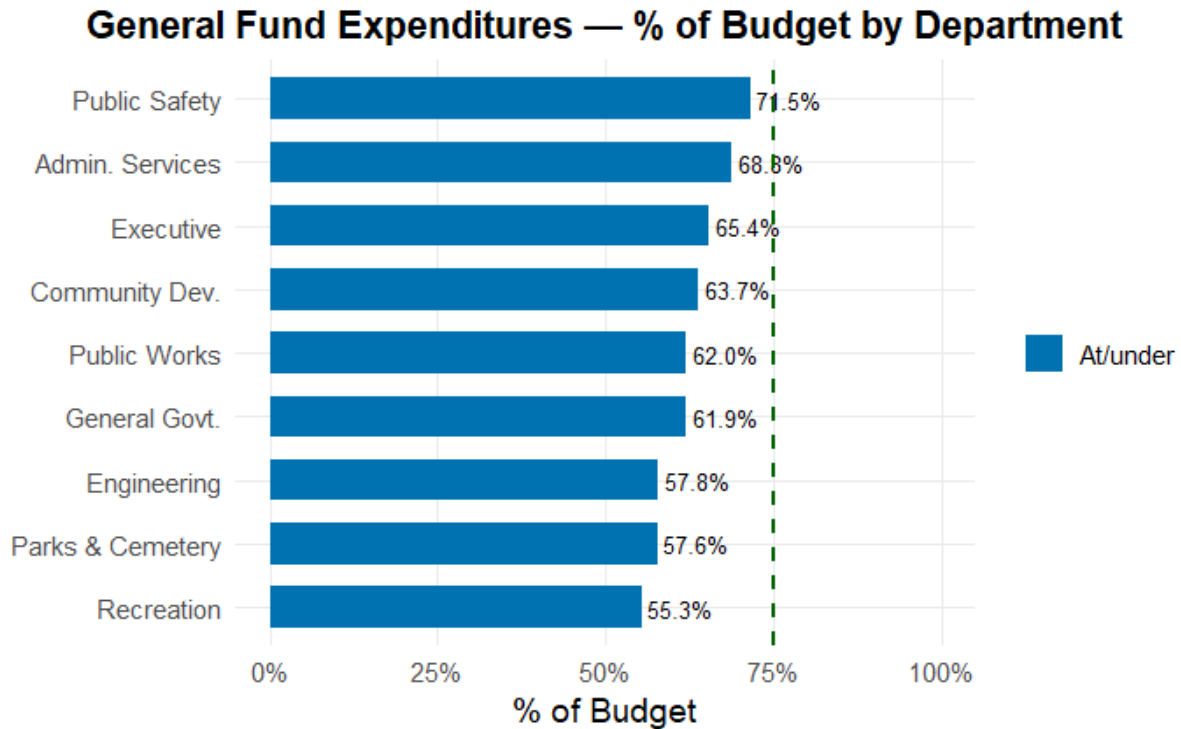
Revenues & Expenditures — % of Budget by Fund



Year-to-date revenues are generally ahead of a straight-line 75% benchmark. Overall, the City is tracking within appropriations with revenues modestly ahead of pace and spending below pace, indicating healthy operating cushions across funds at this point in the fiscal year.



Within the General Fund, all departments are currently below the straight-line 75% benchmark for year-to-date expenditures. Overall, General Fund operating spending is well-controlled at this point in the fiscal year.



Recommendation

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

Significant Impacts

There are no significant impacts at this time.

Attachments

FY2026 Q3 Financial Statements

WEST POINT CITY CORPORATION
COMBINED CASH INVESTMENT
MARCH 31, 2026

COMBINED CASH ACCOUNTS

01-1111	CASH IN CHECKING - ZIONS	314,642.93
01-1113	CASH IN CHECKING-MERCHANT ACCT	100.00
01-1125	XBP DEPOSIT ACCOUNT	161,041.42
01-1130	CASH IN CHECKING - PTIF ACCT.	25,767,063.42
01-1131	PETTY CASH	750.00
	TOTAL COMBINED CASH	26,243,597.77
01-1190	CASH ALLOCATION TO OTHER FUNDS	(26,243,597.77)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,638,850.69
45	ALLOCATION TO SPECIAL REVENUE FUND	10,101,697.00
48	ALLOCATION TO CAPITAL PROJECTS FUND	6,544,218.29
51	ALLOCATION TO WASTE FUND	2,393,450.27
55	ALLOCATION TO WATER FUND	2,375,923.65
58	ALLOCATION TO STORM WATER UTILITY FUND	2,182,902.39
70	ALLOCATION TO DEBT SERVICE	12,753.36
85	ALLOCATION TO CDRA FUND	(6,197.88)
	TOTAL ALLOCATIONS TO OTHER FUNDS	26,243,597.77
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(26,243,597.77)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

WEST POINT CITY CORPORATION

BALANCE SHEET

MARCH 31, 2026

GENERAL FUND

ASSETS

10-1190	CASH ALLOCATION TO OTHER FUNDS	2,638,850.69	
10-1361	PROPERTY TAXES DEFERRED	858,223.00	
10-1411	DUE FROM OTHER GOVT. UNITS	673,013.71	
10-1421	DUE FROM OTHER FUNDS	1,504,356.00	
10-1561	PREPAID EXPENSE	6,826.20	
	TOTAL CURRENT ASSETS		5,681,269.60
	TOTAL ASSETS		5,681,269.60

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	(868,644.12)	
10-2220	PAYROLL TAXES & WITHHOLDINGS	2,733.58	
10-2222	FEDERAL WITHHOLDING PAYABLE	6,439.20	
10-2223	STATE WITHHOLDING PAYABLE	3,493.77	
10-2225	STATE RET & 401(K) PAYABLE	16,263.00	
10-2226	PUBLIC EMPLOYEES HEALTH PROGRA	7,325.76	
10-2228	EMPLOYEES DISABILITIES INS.	248.89	
10-2229	HSA PAYABLE	24,088.63	
10-2232	PEHP - DENTAL & VISION INS.	907.82	
10-2233	ULGT - VISION & LTC INS.	641.67	
10-2234	WELLNESS - HEALTH CLUBS	(120.23)	
10-2243	WORKMENS COMPENSATION PAYABLE	30,974.09	
10-2245	STATE UNEMPLOYMENT PAYABLE	1,277.49	
10-2250	WAGES PAYABLE-CLEARING	(12,146.59)	
10-2255	EXCAVATION BOND PAYABLE	8,946.00	
10-2275	DEFERRED REVENUE	858,223.00	
10-2291	ESCROW ACCOUNTS PAYABLE	1,580,440.52	
	TOTAL LIABILITIES		1,661,092.48

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2975	NON-SPENDABLE FUNDS	22,692.88	
10-2980	UNASSIGNED FUNDS	1,963,798.32	
	REVENUE OVER EXPENDITURES - YTD	2,033,685.92	
	BALANCE - CURRENT DATE	4,020,177.12	
	TOTAL FUND EQUITY		4,020,177.12
	TOTAL LIABILITIES AND EQUITY		5,681,269.60

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 PROPERTY TAXES	139,745.08	857,228.39	858,223.00	994.61	99.9
10-31-25 VEHICLE - IN LIEU OF PROP. TAX	4,070.95	40,146.87	50,000.00	9,853.13	80.3
10-31-30 GENERAL SALES AND USE TAXES	183,914.76	2,029,362.61	2,500,000.00	470,637.39	81.2
10-31-40 CABLE TV	.00	38,732.40	40,000.00	1,267.60	96.8
10-31-50 ENERGY SALES AND USE	56,350.95	457,480.73	650,000.00	192,519.27	70.4
10-31-60 TELECOMMUNICATIONS	2,098.10	20,443.94	25,000.00	4,556.06	81.8
TOTAL TAXES	386,179.84	3,443,394.94	4,123,223.00	679,828.06	83.5
<u>LICENSES AND PERMITS</u>					
10-32-10 BUS. LICENSE/COND. USE PERMITS	523.00	28,389.00	13,000.00	(15,389.00)	218.4
10-32-21 BUILDING PERMITS	49,819.78	454,813.71	400,000.00	(54,813.71)	113.7
TOTAL LICENSES AND PERMITS	50,342.78	483,202.71	413,000.00	(70,202.71)	117.0
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-56 CLASS C ROADS	.00	483,833.94	600,000.00	116,166.06	80.6
TOTAL INTERGOVERNMENTAL REVENUE	.00	483,833.94	600,000.00	116,166.06	80.6
<u>CHARGES FOR SERVICES</u>					
10-34-10 ZONING AND SUBDIVISION FEES	1,850.00	27,025.00	15,000.00	(12,025.00)	180.2
10-34-60 RECREATION FEES	18,415.00	103,720.00	150,000.00	46,280.00	69.2
10-34-78 PARK & CITY HALL RESERVATIONS	790.00	3,445.00	5,000.00	1,555.00	68.9
10-34-79 CITY CELEB. & SPONSORSHIPS	3,880.00	5,905.00	20,000.00	14,095.00	29.5
10-34-82 CEMETERY INTERMENT	2,000.00	15,000.00	15,000.00	.00	100.0
10-34-90 MISC. INCOME & CONCESSIONS	5,860.95	287,810.89	10,000.00	(277,810.89)	2878.1
TOTAL CHARGES FOR SERVICES	32,795.95	442,905.89	215,000.00	(227,905.89)	206.0
<u>MISCELLANEOUS REVENUE</u>					
10-36-10 INTEREST EARNINGS	81,528.27	707,658.57	100,000.00	(607,658.57)	707.7
10-36-30 ARTS COUNCIL REVENUE	75.00	2,180.00	5,000.00	2,820.00	43.6
10-36-90 MISCELLANEOUS	.00	500.00	.00	(500.00)	.0
TOTAL MISCELLANEOUS REVENUE	81,603.27	710,338.57	105,000.00	(605,338.57)	676.5

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CONTRIBUTIONS & TRANSFERS</u>					
10-39-10 BEGINNING BALANCE	.00	.00	800,000.00	800,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	800,000.00	800,000.00	.0
TOTAL FUND REVENUE	550,921.84	5,563,676.05	6,256,223.00	692,546.95	88.9

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-41-10 MAYOR AND COUNCIL WAGES	3,825.72	40,488.87	58,023.00	17,534.13	69.8
10-41-11 EXECUTIVE	637.62	1,912.86	.00	(1,912.86)	.0
10-41-13 EMPLOYEE BENEFITS	672.16	6,407.92	8,777.00	2,369.08	73.0
10-41-33 TRAINING AND EDUCATION	524.81	(25.41)	13,000.00	13,025.41	(.2)
10-41-35 COMMUNITY SERVICE CONTRACTS	2,000.00	3,075.00	4,000.00	925.00	76.9
TOTAL GENERAL GOVERNMENT	7,660.31	51,859.24	83,800.00	31,940.76	61.9
<u>ADMINISTRATIVE SERVICES</u>					
10-44-11 SALARIES AND WAGES	12,533.48	120,668.08	172,202.00	51,533.92	70.1
10-44-13 EMPLOYEE BENEFITS	5,031.28	46,992.26	83,474.00	36,481.74	56.3
10-44-20 MILEAGE REIMBURSEMENT	.00	.00	800.00	800.00	.0
10-44-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-44-24 POSTAGE	541.99	3,209.95	5,000.00	1,790.05	64.2
10-44-25 EQUIPMENT & SUPPLIES	.00	161.83	1,000.00	838.17	16.2
10-44-26 EQUIPMENT LEASE & MAINTENANCE	1,267.43	6,576.28	16,500.00	9,923.72	39.9
10-44-33 TRAINING & EDUCATION	.00	1,624.45	6,000.00	4,375.55	27.1
10-44-38 AUDITOR & ACCOUNTING SUPPORT	.00	15,565.00	16,500.00	935.00	94.3
10-44-63 IT SUPPORT & CONTRACTS	.00	5,857.00	8,100.00	2,243.00	72.3
10-44-65 EMERGENCY MANAGEMENT	.00	.00	2,000.00	2,000.00	.0
10-44-69 OFFICE SUPPLIES & EXPENSE	210.27	1,760.34	4,000.00	2,239.66	44.0
10-44-75 RISK MANAGEMENT	748.14	49,727.55	50,000.00	272.45	99.5
10-44-95 CREDIT CARD PROCESSING FEES	342.35	2,686.17	3,000.00	313.83	89.5
10-44-98 BANK SERVICE CHARGES	87.81	122.81	1,000.00	877.19	12.3
TOTAL ADMINISTRATIVE SERVICES	20,762.75	254,951.72	370,576.00	115,624.28	68.8
<u>PUBLIC WORKS</u>					
10-48-11 SALARIES AND WAGES	11,066.34	105,989.17	180,445.00	74,455.83	58.7
10-48-13 EMPLOYEE BENEFITS & RETIREMENT	5,366.70	50,334.51	107,345.00	57,010.49	46.9
10-48-15 ON CALL PAY	140.00	1,148.00	5,950.00	4,802.00	19.3
10-48-20 OVERTIME	1,282.43	18,493.15	25,000.00	6,506.85	74.0
10-48-23 TRAVEL AND EDUCATION	1,682.50	1,824.29	1,360.00	(464.29)	134.1
10-48-25 EQUIPMENT, SUPPLIES & MAINT.	2,948.90	7,709.70	9,000.00	1,290.30	85.7
10-48-26 MUNICIPAL BLDGS. OPER. & MAINT	2,752.90	19,657.78	24,260.00	4,602.22	81.0
10-48-54 PROT. CLOTHING & EQUIPMENT	976.60	4,717.06	4,500.00	(217.06)	104.8
10-48-65 FLEET OPERATIONS & MAINTENANCE	1,490.51	10,261.45	10,000.00	(261.45)	102.6
10-48-67 FLEET FUEL	944.76	9,415.19	12,865.00	3,449.81	73.2
10-48-69 OFFICE SUPPLIES & EXPENSE	575.17	908.28	1,300.00	391.72	69.9
10-48-70 FLEET LEASES	.00	9,740.00	10,000.00	260.00	97.4
10-48-75 CROSSWALK POWER	34.74	278.20	700.00	421.80	39.7
10-48-77 PUBLIC FACILITIES HEATING	946.82	4,070.13	6,000.00	1,929.87	67.8
10-48-82 PUBLIC FACILITIES POWER	1,226.36	12,058.72	14,000.00	1,941.28	86.1
10-48-84 STREET LIGHTING PWR & MNT.	2,921.60	31,462.27	52,000.00	20,537.73	60.5
TOTAL PUBLIC WORKS	34,356.33	288,067.90	464,725.00	176,657.10	62.0

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXECUTIVE</u>					
10-49-11 SALARIES AND WAGES	23,344.23	224,674.51	336,560.00	111,885.49	66.8
10-49-13 EMPLOYEE BENEFITS	9,405.41	90,909.97	183,206.00	92,296.03	49.6
10-49-20 MILEAGE REIMBURSEMENTS	.00	.00	750.00	750.00	.0
10-49-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	1,002.82	3,334.64	3,000.00	(334.64)	111.2
10-49-23 TRAVEL AND EDUCATION	3,007.25	6,084.87	13,000.00	6,915.13	46.8
10-49-25 NEW EQUIPMENT PURCHASE	1,076.52	1,396.14	22,500.00	21,103.86	6.2
10-49-37 ATTORNEY	2,340.00	17,860.00	35,000.00	17,140.00	51.0
10-49-62 MISCELLANEOUS	.00	.00	10,000.00	10,000.00	.0
10-49-63 IT SUPPORT & CONTRACTS	4,063.33	44,804.08	40,000.00	(4,804.08)	112.0
10-49-65 EMP. AWARDS, REC. & EVENTS	3,335.29	16,252.88	16,000.00	(252.88)	101.6
10-49-66 EDUCATION REIMB. PROGRAM	258.00	1,521.00	6,000.00	4,479.00	25.4
10-49-67 EMP. BENEFITS & BONUS PROGRAM	.00	16,420.51	17,500.00	1,079.49	93.8
10-49-68 WELLNESS PROGRAM	.00	810.62	3,000.00	2,189.38	27.0
10-49-69 OFFICE SUPPLIES & EXPENSE	2,622.17	25,868.68	5,500.00	(20,368.68)	470.3
10-49-70 CELLULAR & RADIO SERV. & EQUIP	653.36	5,987.42	12,000.00	6,012.58	49.9
10-49-72 LEGAL ADVERTISING	.00	1,512.25	6,000.00	4,487.75	25.2
10-49-80 UTAH LEAGUE MEMBERSHIP	.00	7,783.30	8,000.00	216.70	97.3
10-49-82 CITY NEWSLETTER	913.58	8,565.96	12,000.00	3,434.04	71.4
10-49-83 ECONOMIC DEVELOPMENT	.00	.00	5,000.00	5,000.00	.0
10-49-85 VOLUNTEERISM PROGRAM	.00	.00	2,000.00	2,000.00	.0
10-49-86 HR BACKGROUND CHECKS	.00	199.00	500.00	301.00	39.8
10-49-87 HR POSITION POSTING	195.00	195.00	.00	(195.00)	.0
10-49-88 RECORDERS OFFICE	170.45	1,429.57	9,000.00	7,570.43	15.9
10-49-89 ELECTIONS	.00	11,910.94	20,000.00	8,089.06	59.6
10-49-90 CITY CELEBRATIONS & EVENTS	8,540.01	84,798.34	100,000.00	15,201.66	84.8
10-49-91 YOUTH COUNCIL	361.89	6,404.38	10,000.00	3,595.62	64.0
10-49-92 MISS WEST POINT PAGEANT	.00	8,600.00	15,000.00	6,400.00	57.3
10-49-93 SENIOR PROGRAM	.00	350.09	.00	(350.09)	.0
10-49-96 YOUTH COURT	.00	.00	5,000.00	5,000.00	.0
10-49-98 ARTS COUNCIL	151.37	2,028.30	5,000.00	2,971.70	40.6
TOTAL EXECUTIVE	61,440.68	589,702.45	901,516.00	311,813.55	65.4

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-52-11 SALARIES AND WAGES	20,219.53	190,380.28	357,422.00	167,041.72	53.3
10-52-13 EMPLOYEE BENEFITS & RETIREMENT	7,465.87	69,694.76	166,378.00	96,683.24	41.9
10-52-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	100.00	1,500.00	1,400.00	6.7
10-52-23 TRAVEL, EDUCATION & CERTIFICAT	.00	3,617.44	7,500.00	3,882.56	48.2
10-52-25 EQUIPMENT & SUPPLIES	.00	235.01	2,000.00	1,764.99	11.8
10-52-51 GIS	.00	.00	1,000.00	1,000.00	.0
10-52-62 CONTRACT PLANNING & INSP SERV	7,900.00	77,357.50	4,000.00	(73,357.50)	1933.9
10-52-63 IT SUPPORT & CONTRACTS	.00	13,870.25	13,500.00	(370.25)	102.7
10-52-65 STATE BUILDING SURCHARGE	.00	3,403.67	3,000.00	(403.67)	113.5
10-52-68 PLANNING COMM/BOARD OF ADJ.	21.40	856.40	3,500.00	2,643.60	24.5
10-52-69 OFFICE SUPPLIES & EXPENSE	18.69	157.28	500.00	342.72	31.5
10-52-85 CODE ENFORCEMENT	.00	1,352.89	4,000.00	2,647.11	33.8
10-52-90 COUNTY RECORDING FEES	166.00	1,116.00	4,000.00	2,884.00	27.9
TOTAL COMMUNITY DEVELOPMENT	35,791.49	362,141.48	568,300.00	206,158.52	63.7
<u>ENGINEERING</u>					
10-53-11 SALARIES AND WAGES	(19,375.21)	63,685.56	93,431.00	29,745.44	68.2
10-53-13 EMP. BENEFITS & RETIREMENT	3,016.62	31,047.47	45,983.00	14,935.53	67.5
10-53-21 BOOKS, SUBSCRIP. & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
10-53-23 TRAVEL, EDUCATION & CERTIFICAT	1,628.18	3,571.47	4,000.00	428.53	89.3
10-53-25 EQUIPMENT & SUPPLIES	16.40	246.10	20,000.00	19,753.90	1.2
10-53-51 GIS	2,106.00	1,774.49	4,000.00	2,225.51	44.4
10-53-63 IT SUPPORT & CONTRACTS	.00	5,778.00	7,000.00	1,222.00	82.5
10-53-69 OFFICE SUPPLIES & EXPENSE	549.05	549.05	500.00	(49.05)	109.8
10-53-70 ENGINEERING SERVICES	.00	7,711.55	22,000.00	14,288.45	35.1
TOTAL ENGINEERING	(12,058.96)	114,363.69	197,914.00	83,550.31	57.8
<u>PUBLIC SAFETY & EMERGENCY PLAN</u>					
10-54-11 CROSSING GUARDS	12,704.00	89,792.00	163,944.00	74,152.00	54.8
10-54-13 EMPLOYEE BENEFITS & RETIREMENT	1,246.33	8,866.83	16,247.00	7,380.17	54.6
10-54-15 CROSSING GUARD SUPPLIES/EQUIP.	.00	884.12	2,000.00	1,115.88	44.2
10-54-62 POLICE SERVICES	.00	566,396.76	755,248.00	188,851.24	75.0
10-54-65 NARCOTICS STRIKE FORCE	.00	9,647.44	9,700.00	52.56	99.5
10-54-71 EMERGENCY MANAGER	.00	22,532.65	25,000.00	2,467.35	90.1
10-54-75 HOMETOWN SECURITY (EPRT)	.00	.00	4,000.00	4,000.00	.0
TOTAL PUBLIC SAFETY & EMERGENCY PLAN	13,950.33	698,119.80	976,139.00	278,019.20	71.5

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS AND CEMETERY</u>					
10-70-11 SALARIES AND WAGES	9,808.01	124,020.93	252,346.00	128,325.07	49.2
10-70-13 EMPLOYEE BENEFITS & RETIREMENT	3,781.60	39,945.69	82,183.00	42,237.31	48.6
10-70-20 UNIFORMS	450.00	1,144.65	1,000.00	(144.65)	114.5
10-70-23 TRAINING & EDUCATION	291.80	291.80	2,000.00	1,708.20	14.6
10-70-25 EQUIPMENT & SUPPLIES	2,873.04	14,085.14	20,000.00	5,914.86	70.4
10-70-26 BUILDING AND GROUNDS	39,655.96	79,477.32	90,000.00	10,522.68	88.3
10-70-29 PARK & CEMETERY LIGHTS	301.63	3,553.73	4,500.00	946.27	79.0
10-70-61 MISC. SERVICES AND SUPPLIES	96.32	962.28	1,200.00	237.72	80.2
10-70-69 OFFICE SUPPLIES & EXPENSE	.00	.00	500.00	500.00	.0
10-70-70 GATEWAYS & PUBLIC PROPERTIES	.00	1,514.78	6,000.00	4,485.22	25.3
TOTAL PARKS AND CEMETERY	57,258.36	264,996.32	459,729.00	194,732.68	57.6
<u>RECREATION</u>					
10-71-11 SALARIES AND WAGES	32,279.03	243,411.60	414,868.00	171,456.40	58.7
10-71-13 EMPLOYEE BENEFITS & RETIREMENT	9,909.57	85,134.27	188,094.00	102,959.73	45.3
10-71-20 RECREATION PROGRAM MARKETING	.00	145.00	1,000.00	855.00	14.5
10-71-23 TRAVEL & EDUCATION	2,880.00	4,369.03	5,000.00	630.97	87.4
10-71-25 EQUIPMENT AND SUPPLIES	2,984.72	3,365.62	5,000.00	1,634.38	67.3
10-71-26 BUILDING AND GROUNDS	.00	501.09	7,800.00	7,298.91	6.4
10-71-30 BACKGROUND CHECKS	434.70	1,064.30	2,000.00	935.70	53.2
10-71-60 SOCCER	.00	15,060.98	27,000.00	11,939.02	55.8
10-71-67 JUNIOR JAZZ	167.84	22,736.44	25,000.00	2,263.56	91.0
10-71-68 FOOTBALL	.00	26,727.61	35,000.00	8,272.39	76.4
10-71-69 OFFICE SUPPLIES & EXPENSE	368.44	2,423.90	5,000.00	2,576.10	48.5
10-71-71 BASEBALL/SOFTBALL	944.00	2,212.83	31,000.00	28,787.17	7.1
10-71-73 VOLLEYBALL	.00	7,620.00	5,500.00	(2,120.00)	138.6
10-71-76 HOCKEY	.00	.00	15,000.00	15,000.00	.0
10-71-77 FLAG FOOTBALL	.00	.00	18,000.00	18,000.00	.0
10-71-79 ARCHERY	.00	.00	4,000.00	4,000.00	.0
10-71-80 SENIOR PROGAMS	915.71	7,180.92	11,000.00	3,819.08	65.3
TOTAL RECREATION	50,884.01	421,953.59	800,262.00	378,308.41	52.7
<u>TRANSFERS, CONT. & OTHER USES</u>					
10-90-63 CLASS C TRANS. TO SPECIAL REV.	119,297.21	483,833.94	550,000.00	66,166.06	88.0
10-90-86 TRANSFER TO CAP. PROJ. FUND	.00	.00	307,262.00	307,262.00	.0
10-90-95 TRANSFER OUT TO CDRA	.00	.00	576,000.00	576,000.00	.0
TOTAL TRANSFERS, CONT. & OTHER USES	119,297.21	483,833.94	1,433,262.00	949,428.06	33.8
TOTAL FUND EXPENDITURES	389,342.51	3,529,990.13	6,256,223.00	2,726,232.87	56.4
NET REVENUE OVER EXPENDITURES	161,579.33	2,033,685.92	.00	(2,033,685.92)	.0

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

SPECIAL REVENUE FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	10,101,697.00	
45-1411	DUE FROM OTHER GOVT. UNITS	40,839.25	
45-1561	PREPAID EXPENSES	3,560.20	
	TOTAL CURRENT ASSETS		10,146,096.45
	TOTAL ASSETS		10,146,096.45

LIABILITIES AND EQUITY

LIABILITIES

45-2131	ACCOUNTS PAYABLE	386,617.19	
	TOTAL LIABILITIES		386,617.19

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

45-2980	UNASSIGNED FUNDS	1,494,097.12	
45-2985	RESTRICTED FOR LOCAL OPTION RD	204,612.67	
45-2990	RESTRICTED FOR CLASS C ROADS	1,469,067.11	
45-2995	RESTRICTED FOR IMPACT FEES	6,382,245.65	
	REVENUE OVER EXPENDITURES - YTD	209,456.71	
	BALANCE - CURRENT DATE	9,759,479.26	
	TOTAL FUND EQUITY		9,759,479.26
	TOTAL LIABILITIES AND EQUITY		10,146,096.45

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>DEVELOPMENT FEES</u>					
45-30-57 ROAD IMPACT FEES	23,136.00	275,942.12	152,900.00	(123,042.12)	180.5
45-30-70 PARK AND TRAILS IMPACT FEES	48,784.00	544,776.00	623,086.00	78,310.00	87.4
45-30-75 NORTH DAVIS SEWER IMPACT FEES	27,632.24	305,911.71	352,600.00	46,688.29	86.8
45-30-80 N.D. FIRE IMPACT FEES	.00	.00	13,868.00	13,868.00	.0
45-30-99 BEGINNING BALANCE	.00	.00	732,497.00	732,497.00	.0
TOTAL DEVELOPMENT FEES	99,552.24	1,126,629.83	1,874,951.00	748,321.17	60.1
<u>OTHER FINANCING SOURCES</u>					
45-33-90 TRANSFER FROM OTHER FUNDS	119,297.21	483,833.94	550,000.00	66,166.06	88.0
45-33-93 LOCAL OPTION ROADS	15,390.07	174,276.97	1,000,000.00	825,723.03	17.4
TOTAL OTHER FINANCING SOURCES	134,687.28	658,110.91	1,550,000.00	891,889.09	42.5
TOTAL FUND REVENUE	234,239.52	1,784,740.74	3,424,951.00	1,640,210.26	52.1

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SPECIAL FUND PROJECTS</u>					
45-51-15 PARKS/TRAILS IMPACT FEE PROJ.	419,355.29	469,355.29	385,000.00	(84,355.29)	121.9
45-51-71 ROADS/PED. WALKWAYS IMPACT FEE	(90,168.45)	144,249.82	500,000.00	355,750.18	28.9
45-51-80 N.D. SEWER IMPACT FEES	17,090.15	332,672.65	352,600.00	19,927.35	94.4
45-51-85 N.D. FIRE IMPACT FEES	.00	.00	13,868.00	13,868.00	.0
45-51-93 LOCAL OPTION ROADS	.00	55,875.00	1,000,000.00	944,125.00	5.6
45-51-95 CLASS C ROAD EXPENDITURES	3,782.40	573,131.27	1,151,020.00	577,888.73	49.8
45-51-97 ROAD & SIDEWALK GRANT PROJECTS	.00	.00	22,463.00	22,463.00	.0
TOTAL SPECIAL FUND PROJECTS	350,059.39	1,575,284.03	3,424,951.00	1,849,666.97	46.0
TOTAL FUND EXPENDITURES	350,059.39	1,575,284.03	3,424,951.00	1,849,666.97	46.0
NET REVENUE OVER EXPENDITURES	(115,819.87)	209,456.71	.00	(209,456.71)	.0

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

CAPITAL PROJECTS FUND

ASSETS

48-1190	CASH ALLOCATION TO OTHER FUNDS	6,544,218.29	
48-1315	INTERGOVERNMENTAL RECEIVABLES	336,982.00	
	TOTAL CURRENT ASSETS		6,881,200.29
	TOTAL ASSETS		6,881,200.29

LIABILITIES AND EQUITY

LIABILITIES

48-2131	ACCOUNTS PAYABLE	333,938.38	
48-2275	DEFERRED INFLOWS	164,000.00	
	TOTAL LIABILITIES		497,938.38

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
48-2980	UNASSIGNED FUNDS	1,947,559.95	
48-2985	COMMITTED TO CAPITAL PROJECTS	4,586,032.00	
	REVENUE OVER EXPENDITURES - YTD	(150,330.04)	
	BALANCE - CURRENT DATE	6,383,261.91	
	TOTAL FUND EQUITY		6,383,261.91
	TOTAL LIABILITIES AND EQUITY		6,881,200.29

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
48-30-45 CEMETERY PERMIT & PERPET. CARE	450.00	8,400.00	223,062.00	214,662.00	3.8
48-30-90 BEGINNING BALANCE	.00	.00	3,456,375.00	3,456,375.00	.0
TOTAL REVENUE	450.00	8,400.00	3,679,437.00	3,671,037.00	.2
<u>OTHER FINANCING SOURCES</u>					
48-33-10 TRANSFER FROM GENERAL FUND	.00	.00	344,262.00	344,262.00	.0
48-33-25 GRANTS	.00	.00	9,000,000.00	9,000,000.00	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	9,344,262.00	9,344,262.00	.0
TOTAL FUND REVENUE	450.00	8,400.00	13,023,699.00	13,015,299.00	.1

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAP. PROJ. FUND FINANCING USES</u>					
48-51-15 BUILDINGS	117.00	102,710.41	278,581.00	175,870.59	36.9
48-51-20 ROAD PROJECTS	(1,029,312.82)	(102,992.19)	10,442,585.00	10,545,577.19	(1.0)
48-51-25 PARK IMPROVEMENT PROJECTS	3,174.63	62,752.83	1,117,048.00	1,054,295.17	5.6
48-51-43 CAPITAL EQUIPMENT REPLACEMENT	.00	91,970.49	93,912.00	1,941.51	97.9
48-51-44 VEHICLE REPLACEMENT	.00	2,964.00	158,991.00	156,027.00	1.9
48-51-53 5 YEAR CIP	.00	1,324.50	709,520.00	708,195.50	.2
48-51-70 CEMETERY PERPETUAL CARE	.00	.00	223,062.00	223,062.00	.0
TOTAL CAP. PROJ. FUND FINANCING USES	(1,026,021.19)	158,730.04	13,023,699.00	12,864,968.96	1.2
TOTAL FUND EXPENDITURES	(1,026,021.19)	158,730.04	13,023,699.00	12,864,968.96	1.2
NET REVENUE OVER EXPENDITURES	1,026,471.19	(150,330.04)	.00	150,330.04	.0

WEST POINT CITY CORPORATION

BALANCE SHEET

MARCH 31, 2026

WASTE FUND

ASSETS

51-1075	UTILITY CASH CLEARING	(	1,619.57)	
51-1190	CASH-ALLOCATION FROM GEN.FUND		2,393,450.27	
51-1311	WASTE ACCOUNTS RECEIVABLE		238,963.93	
51-1312	ALLOWANCE FOR BAD DEBTS	(	8,284.46)	
51-1411	DUE FROM OTHER GOVERNMENT		4,072,390.53	
51-1502	DEFERRED OUTFLOWS - PENSION		72,847.00	
51-1561	PREPAID EXPENSES		4,566.29	
TOTAL CURRENT ASSETS				6,772,313.99

PROPERTY AND EQUIPMENT

51-1601	CONSTRUCTION IN PROGRESS		16,859,178.39	
51-1631	IMPROVEMENTS OTHER THAN BLDGS.		7,818,733.40	
51-1651	MACHINERY AND EQUIPMENT		460,163.15	
51-1690	ACCUMULATED DEPRECIATION	(	2,382,375.74)	
TOTAL PROPERTY AND EQUIPMENT				22,755,699.20
TOTAL ASSETS				29,528,013.19

LIABILITIES AND EQUITYLIABILITIES

51-2131	ACCOUNTS PAYABLE		1,949,448.69	
51-2140	CUSTOMER DEPOSITS PAYABLE		48,540.00	
51-2141	COMPENSATED ABSENCES PAYABLE		26,694.44	
51-2201	NET PENSION LIABILITY		51,120.00	
51-2202	DEFERRED INFLOWS - PENSION	(	3,595.00)	
51-2250	WAGES PAYABLE		6,887.41	
51-2421	DUE TO OTHER FUNDS		1,505,000.00	
TOTAL LIABILITIES				3,584,095.54

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2980	BEGINNING OF YEAR	22,226,252.97		
51-2995	RESTRICTED - SEWER IMPACT FEES	1,305,342.21		
	REVENUE OVER EXPENDITURES - YTD	2,412,322.47		
BALANCE - CURRENT DATE			25,943,917.65	
TOTAL FUND EQUITY				25,943,917.65
TOTAL LIABILITIES AND EQUITY				29,528,013.19

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
51-37-17 PENALTIES	67.00	889.50	500.00	(389.50)	177.9
51-37-26 SEWER FEES	140,158.08	1,144,019.78	1,300,000.00	155,980.22	88.0
51-37-50 GARBAGE COLLECTION FEES	72,208.95	642,336.96	1,150,000.00	507,663.04	55.9
51-37-60 GREENWASTE COLLECTION FEES	11,439.49	102,354.79	130,000.00	27,645.21	78.7
51-37-70 RECYCLE COLLECTION FEES	15,706.58	138,899.74	170,000.00	31,100.26	81.7
TOTAL OPERATING REVENUE	239,580.10	2,028,500.77	2,750,500.00	721,999.23	73.8
<u>OTHER FINANCING SOURCES</u>					
51-38-05 SEWER IMPACT FEES	6,616.00	206,265.06	82,700.00	(123,565.06)	249.4
51-38-15 CAN PURCHASE	1,760.00	19,140.00	17,000.00	(2,140.00)	112.6
51-38-65 ARPA NEU DAVIS COUNTY	764,389.81	9,869,984.50	25,000,000.00	15,130,015.50	39.5
51-38-80 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
51-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL OTHER FINANCING SOURCES	772,765.81	10,095,389.56	25,129,700.00	15,034,310.44	40.2
<u>TRANSFERS</u>					
51-39-95 BEGINNING FUND BALANCE	.00	.00	104,235.00	104,235.00	.0
51-39-96 SEWER IMPACT FEE BALANCE	.00	.00	77,875.00	77,875.00	.0
TOTAL TRANSFERS	.00	.00	182,110.00	182,110.00	.0
TOTAL FUND REVENUE	1,012,345.91	12,123,890.33	28,062,310.00	15,938,419.67	43.2

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
51-81-11 SALARIES AND WAGES	27,885.54	182,617.73	285,697.00	103,079.27	63.9
51-81-13 BENEFITS AND BONUS	7,264.76	68,463.04	152,868.00	84,404.96	44.8
51-81-15 ON CALL PAY	20.00	164.00	850.00	686.00	19.3
51-81-20 OVERTIME	.00	.00	2,000.00	2,000.00	.0
51-81-27 LIFT STATION PUMPS	3,911.77	7,855.01	10,900.00	3,044.99	72.1
51-81-42 GARBAGE	60,480.80	488,787.32	600,000.00	111,212.68	81.5
51-81-43 GREENWASTE	10,852.62	90,380.52	113,000.00	22,619.48	80.0
51-81-44 RECYCLING	15,337.24	121,372.42	138,000.00	16,627.58	88.0
51-81-49 SEWER COLLECTION AND DISPOSAL	97,591.20	858,711.03	1,068,000.00	209,288.97	80.4
51-81-55 SEWER MAINTENANCE AND REPAIR	970.86	3,717.63	33,620.00	29,902.37	11.1
51-81-63 IT SUPPORT & CONTRACTS	1,092.53	19,203.12	21,800.00	2,596.88	88.1
51-81-65 UTILITY REFUNDS	.00	.00	1,500.00	1,500.00	.0
TOTAL PRIMARY OPERATING EXPENSES	225,407.32	1,841,271.82	2,428,235.00	586,963.18	75.8
<u>MATERIALS AND SUPPLIES</u>					
51-82-24 UTILITY BILLS - POSTAGE/EQUIP.	1,050.36	9,575.55	11,000.00	1,424.45	87.1
51-82-47 CAN PURCHASE	.00	.00	45,000.00	45,000.00	.0
51-82-60 TRAVEL AND EDUCATION	.00	2,700.00	1,500.00	(1,200.00)	180.0
51-82-61 MISC. SUPPLIES & DEPOSIT SLIPS	.00	.00	1,000.00	1,000.00	.0
TOTAL MATERIALS AND SUPPLIES	1,050.36	12,275.55	58,500.00	46,224.45	21.0
<u>WASTE - OTHER EXPENSES</u>					
51-84-05 SEWER IMPACT FEE PROJECTS	50,488.42	51,809.17	33,858.00	(17,951.17)	153.0
51-84-20 RISK MANAGEMENT	170.03	11,301.72	10,000.00	(1,301.72)	113.0
51-84-30 DEPRECIATION	.00	.00	85,000.00	85,000.00	.0
51-84-35 CREDIT CARD PROCESSING FEES	2,944.21	23,100.79	8,100.00	(15,000.79)	285.2
51-84-39 AUDITOR & ACCOUNTING SUPPORT	.00	5,660.00	6,000.00	340.00	94.3
51-84-44 VEHICLE REPLACEMENT	.00	4,447.00	42,754.00	38,307.00	10.4
51-84-81 IT	50.00	450.00	3,000.00	2,550.00	15.0
51-84-82 ARPA DAVIS COUNTY SEWER PROJ	.00	7,590,563.25	25,000,000.00	17,409,436.75	30.4
51-84-83 CAPITAL IMPROVEMENTS	155,980.48	156,330.48	347,863.00	191,532.52	44.9
51-84-84 BLUE STAKES	41.00	467.92	1,000.00	532.08	46.8
51-84-90 FLEET	472.38	4,150.16	8,000.00	3,849.84	51.9
51-84-97 FLEET LEASES	.00	9,740.00	10,000.00	260.00	97.4
TOTAL WASTE - OTHER EXPENSES	210,146.52	7,858,020.49	25,555,575.00	17,697,554.51	30.8
<u>TRANSFERS & CONTINGENCIES</u>					
51-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL TRANSFERS & CONTINGENCIES	.00	.00	20,000.00	20,000.00	.0

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WASTE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	436,604.20	9,711,567.86	28,062,310.00	18,350,742.14	34.6
NET REVENUE OVER EXPENDITURES	575,741.71	2,412,322.47	.00	(2,412,322.47)	.0

WEST POINT CITY CORPORATION

BALANCE SHEET

MARCH 31, 2026

WATER FUND

ASSETS

55-1075	UTILITY CASH CLEARING	913.66	
55-1190	CASH-ALLOCATION FROM GEN. FUND	2,375,923.65	
55-1311	WATER ACCOUNTS RECEIVABLE	172,260.34	
55-1312	ALLOWANCE FOR BAD DEBTS	(3,000.00)	
55-1502	DEFERRED OUTFLOWS - PENSION	83,284.00	
55-1561	PREPAID EXPENSES	130,688.78	
TOTAL CURRENT ASSETS			2,760,070.43

PROPERTY AND EQUIPMENT

55-1601	WATER RIGHTS	494,573.39	
55-1611	LAND	55,500.00	
55-1621	BUILDINGS	60,000.00	
55-1631	IMPROVEMST.OTHER THAN BLDGS.	6,387,690.96	
55-1650	CONSTRUCTION IN PROGRESS	715,766.99	
55-1651	MACHINERY & EQUIPMENT	261,978.97	
55-1690	ACCUMULATED DEPRECIATION	(1,962,527.53)	
TOTAL PROPERTY AND EQUIPMENT			6,012,982.78
TOTAL ASSETS			8,773,053.21

LIABILITIES AND EQUITYLIABILITIES

55-2131	ACCOUNTS PAYABLE	97,868.92	
55-2140	CUSTOMER DEPOSITS PAYABLE	159,351.06	
55-2141	COMPENSATED ABSENCES PAYABLE	29,378.43	
55-2201	NET PENSION LIABILITY	60,319.00	
55-2202	DEFERRED INFLOWS - PENSION	(5,695.00)	
55-2250	WAGES PAYABLE	7,757.54	
TOTAL LIABILITIES			348,979.95

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BEGINNING OF YEAR	8,385,162.64	
55-2995	RESTRICTED - WATER IMPACT FEES	320,411.48	
	REVENUE OVER EXPENDITURES - YTD	(281,500.86)	
BALANCE - CURRENT DATE		8,424,073.26	
TOTAL FUND EQUITY			8,424,073.26
TOTAL LIABILITIES AND EQUITY			8,773,053.21

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
55-37-11 METERED WATER SALES	72,488.42	663,990.87	850,000.00	186,009.13	78.1
55-37-13 SECONDARY WATER SALES	102,037.76	906,427.81	1,200,000.00	293,572.19	75.5
55-37-14 CONNECTION FEES - WATER	2,450.00	11,390.00	11,500.00	110.00	99.0
55-37-17 PENALTIES	348.30	800.55	500.00	(300.55)	160.1
TOTAL OPERATING REVENUE	177,324.48	1,582,609.23	2,062,000.00	479,390.77	76.8
<u>OTHER FINANCING SOURCES</u>					
55-38-05 WATER IMPACT FEES	7,784.00	40,221.04	36,696.00	(3,525.04)	109.6
55-38-80 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
55-38-95 FUND RESERVES	.00	.00	745,769.00	745,769.00	.0
55-38-96 WATER IMPACT FEE BALANCE	.00	.00	291,531.00	291,531.00	.0
55-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL OTHER FINANCING SOURCES	7,784.00	40,221.04	1,113,996.00	1,073,774.96	3.6
TOTAL FUND REVENUE	185,108.48	1,622,830.27	3,175,996.00	1,553,165.73	51.1

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
55-81-11 SALARIES AND WAGES	30,414.95	206,592.93	333,894.00	127,301.07	61.9
55-81-13 BENEFITS AND BONUS	8,313.13	78,760.63	177,404.00	98,643.37	44.4
55-81-15 ON CALL PAY	40.00	328.00	1,700.00	1,372.00	19.3
55-81-20 OVERTIME	.00	380.19	4,000.00	3,619.81	9.5
55-81-28 WELLS & WATER TANK POWER	40.55	9,360.02	9,000.00	(360.02)	104.0
55-81-35 HOOPER WATER DISTRICT	.00	25.00	500.00	475.00	5.0
55-81-41 WATER MAINTENANCE	1,896.74	14,444.68	28,620.00	14,175.32	50.5
55-81-42 WATER SAMPLE TESTING	21.06	2,133.78	5,000.00	2,866.22	42.7
55-81-43 SECONDARY WATER	98,615.52	874,536.28	1,200,000.00	325,463.72	72.9
55-81-45 REGISTRATION & OTHER EXPENSES	.00	165.00	500.00	335.00	33.0
55-81-60 TRAVEL AND EDUCATION	1,179.60	2,607.60	4,140.00	1,532.40	63.0
55-81-63 IT SUPPORT & CONTRACTS	820.61	15,051.72	25,800.00	10,748.28	58.3
TOTAL PRIMARY OPERATING EXPENSES	141,342.16	1,204,385.83	1,790,558.00	586,172.17	67.3
<u>WATER - MATERIALS AND SUPPLIES</u>					
55-82-24 UTILITY BILLS - POSTAGE/EQUIP	1,050.36	9,575.57	8,250.00	(1,325.57)	116.1
55-82-47 MISC. SUPPLIES & DEPOSIT SLIPS	.00	.00	750.00	750.00	.0
55-82-50 WATER METERS	.00	93,183.75	125,000.00	31,816.25	74.6
TOTAL WATER - MATERIALS AND SUPPLIES	1,050.36	102,759.32	134,000.00	31,240.68	76.7
<u>WATER - OTHER EXPENSES</u>					
55-84-05 WATER SYSTEM IMPACT FEE PROJ.	122,732.02	122,732.02	574,753.00	452,020.98	21.4
55-84-20 RISK MANAGEMENT	158.70	10,548.29	10,000.00	(548.29)	105.5
55-84-30 DEPRECIATION	.00	.00	80,000.00	80,000.00	.0
55-84-33 CAPITAL PROJECTS & EXPENDITURE	81,274.04	100,079.66	166,801.00	66,721.34	60.0
55-84-35 CREDIT CARD PROCESSING FEES	3,149.64	24,712.52	8,800.00	(15,912.52)	280.8
55-84-38 AUDITOR & ACCOUNTING SUPPORT	.00	5,660.00	6,000.00	340.00	94.3
55-84-40 WATER PURCHASE - WEBER BASIN	.00	304,335.85	288,474.00	(15,861.85)	105.5
55-84-44 VEHICLE REPLACEMENT	.00	10,376.00	47,110.00	36,734.00	22.0
55-84-82 BLUE STAKES	84.02	1,071.12	2,500.00	1,428.88	42.8
55-84-83 IT	100.00	900.00	2,000.00	1,100.00	45.0
55-84-85 ENGINEERING STUDIES & PLANNING	.00	.00	20,000.00	20,000.00	.0
55-84-90 FLEET	826.67	7,030.52	15,000.00	7,969.48	46.9
55-84-97 FLEET LEASES	.00	9,740.00	10,000.00	260.00	97.4
TOTAL WATER - OTHER EXPENSES	208,325.09	597,185.98	1,231,438.00	634,252.02	48.5
<u>TRANSFERS & CONTINGENCIES</u>					
55-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL TRANSFERS & CONTINGENCIES	.00	.00	20,000.00	20,000.00	.0

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	350,717.61	1,904,331.13	3,175,996.00	1,271,664.87	60.0
NET REVENUE OVER EXPENDITURES	(165,609.13)	(281,500.86)	.00	281,500.86	.0

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

STORM WATER UTILITY FUND

ASSETS

58-1190	CASH-ALLOCATION FROM GEN. FUND	2,182,902.39	
58-1311	STORM WATER ACCTS. RECEIVABLE	21,418.89	
58-1312	ALLOWANCE FOR BAD DEBTS	(100.00)	
58-1411	DUE FROM OTHER GOVERNMENT	3,744.00	
58-1502	DEFERRED OUTFLOWS - PENSION	30,082.00	
58-1561	PREPAID EXPENSES	3,560.20	
	TOTAL CURRENT ASSETS		2,241,607.48

PROPERTY AND EQUIPMENT

58-1611	LAND	102,540.00	
58-1631	IMPROVEMST. OTHER THAN BLDGS.	9,290,232.84	
58-1651	MACHINERY AND EQUIPMENT	144,509.98	
58-1690	ACCUMULATED DEPRECIATION	(1,700,529.42)	
	TOTAL PROPERTY AND EQUIPMENT		7,836,753.40
	TOTAL ASSETS		10,078,360.88

LIABILITIES AND EQUITY

LIABILITIES

58-2131	ACCOUNTS PAYABLE	8,173.73	
58-2141	COMPENSATED ABSENCES PAYABLE	14,201.34	
58-2201	NET PENSION LIABILITY	18,962.00	
58-2202	DEFERRED INFLOWS - PENSION	452.00	
58-2250	WAGES PAYABLE	3,085.89	
	TOTAL LIABILITIES		44,874.96

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
58-2980	BEGINNING OF YEAR	8,838,457.03	
58-2995	RESTRICTED-STORM WTR IMPT FEES	1,139,491.36	
	REVENUE OVER EXPENDITURES - YTD	55,537.53	
	BALANCE - CURRENT DATE	10,033,485.92	
	TOTAL FUND EQUITY		10,033,485.92
	TOTAL LIABILITIES AND EQUITY		10,078,360.88

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUE</u>					
58-37-11 STORM SYS. MAINT. & CONST. FEE	20,520.45	174,526.23	215,000.00	40,473.77	81.2
58-37-17 PENALTIES	38.70	88.95	150.00	61.05	59.3
58-37-90 FUND BALANCE	.00	.00	18,315.00	18,315.00	.0
58-37-91 STORM WATER IMPACT FEE BALANCE	.00	.00	74,288.00	74,288.00	.0
TOTAL OPERATING REVENUE	20,559.15	174,615.18	307,753.00	133,137.82	56.7
<u>OTHER FINANCING SOURCES</u>					
58-38-05 STORM WATER IMPACT FEES	13,132.23	136,970.57	105,100.00	(31,870.57)	130.3
58-38-70 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
58-38-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL OTHER FINANCING SOURCES	13,132.23	136,970.57	145,100.00	8,129.43	94.4
TOTAL FUND REVENUE	33,691.38	311,585.75	452,853.00	141,267.25	68.8

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PRIMARY OPERATING EXPENSES</u>					
58-81-11 SALARIES AND WAGES	17,520.56	83,897.47	113,826.00	29,928.53	73.7
58-81-13 BENEFITS	3,073.80	28,480.71	59,822.00	31,341.29	47.6
58-81-27 STORM SYS. MAINT. & REPAIR	6,413.50	11,164.16	23,620.00	12,455.84	47.3
58-81-28 CONSTRUCTION	.00	.00	10,000.00	10,000.00	.0
58-81-34 CREDIT CARD FEES	410.82	3,223.32	1,100.00	(2,123.32)	293.0
58-81-40 SWEEPING & PREVENTATIVE CARE	.00	8,976.97	12,000.00	3,023.03	74.8
58-81-42 STRM SYS MAINT & PHS II COMP.	479.00	6,006.00	2,500.00	(3,506.00)	240.2
58-81-43 SECONDARY WATER	.00	.00	5,000.00	5,000.00	.0
TOTAL PRIMARY OPERATING EXPENSES	27,897.68	141,748.63	227,868.00	86,119.37	62.2
<u>STORM WTR UTILITY - OTHER EXP.</u>					
58-84-05 STORM SYSTEM IMPACT FEE PROJ.	4,475.25	78,407.50	.00	(78,407.50)	.0
58-84-20 RISK MANAGEMENT	56.68	3,767.26	3,500.00	(267.26)	107.6
58-84-30 DEPRECIATION	.00	.00	64,000.00	64,000.00	.0
58-84-38 AUDITOR & ACCOUNTING SUPPORT	.00	1,415.00	1,500.00	85.00	94.3
58-84-44 VEHICLE REPLACEMENT	.00	19,269.00	83,485.00	64,216.00	23.1
58-84-83 CAPITAL PROJECTS	(86,778.90)	(925.75)	40,000.00	40,925.75	(2.3)
58-84-90 FLEET EXPENSE	118.10	2,626.58	2,500.00	(126.58)	105.1
58-84-97 FLEET LEASES	.00	9,740.00	10,000.00	260.00	97.4
TOTAL STORM WTR UTILITY - OTHER EXP.	(82,128.87)	114,299.59	204,985.00	90,685.41	55.8
<u>DEPARTMENT 90</u>					
58-90-99 PENSION	.00	.00	20,000.00	20,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	(54,231.19)	256,048.22	452,853.00	196,804.78	56.5
NET REVENUE OVER EXPENDITURES	87,922.57	55,537.53	.00	(55,537.53)	.0

WEST POINT CITY CORPORATION

BALANCE SHEET

MARCH 31, 2026

DEBT SERVICE

ASSETS

70-1190	CASH ALLOCATION TO OTHER FUNDS	12,753.36	
	TOTAL CURRENT ASSETS		12,753.36
	TOTAL ASSETS		12,753.36

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
70-2980	UNASSIGNED FUNDS	(105,167.45)	
70-2990	RESTRICTED FOR DEBT SERVICE	117,920.81	
	BALANCE - CURRENT DATE	12,753.36	
	TOTAL FUND EQUITY		12,753.36
	TOTAL LIABILITIES AND EQUITY		12,753.36

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

DEBT SERVICE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FUNDING USES</u>					
70-84-15 INTEREST ON BONDS	(279,663.20)	.00	.00	.00	.0
TOTAL FUNDING USES	(279,663.20)	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	(279,663.20)	.00	.00	.00	.0
NET REVENUE OVER EXPENDITURES	279,663.20	.00	.00	.00	.0

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

CDRA FUND

ASSETS

85-1190	CASH ALLOCATION TO OTHER FUNDS	(	6,197.88)	
85-1361	PROPERTY TAXES DEFERRED		15,206.57	
	TOTAL CURRENT ASSETS			9,008.69
	TOTAL ASSETS			9,008.69

LIABILITIES AND EQUITY

LIABILITIES

85-2275	DEFERRED REVENUE		15,206.57	
	TOTAL LIABILITIES			15,206.57

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
85-2980	UNASSIGNED FUNDS		213,927.32	
	REVENUE OVER EXPENDITURES - YTD	(	220,125.20)	
	BALANCE - CURRENT DATE	(	6,197.88)	
	TOTAL FUND EQUITY			(6,197.88)
	TOTAL LIABILITIES AND EQUITY			9,008.69

WEST POINT CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CDRA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
85-31-08	INTERFUND LOAN	.00	.00	576,000.00	576,000.00	.0
85-31-10	PROPERTY TAX INCREMENT	227,365.00	227,365.00	140,000.00	(87,365.00)	162.4
	TOTAL REVENUE	227,365.00	227,365.00	716,000.00	488,635.00	31.8
	TOTAL FUND REVENUE	227,365.00	227,365.00	716,000.00	488,635.00	31.8

WEST POINT CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CDRA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
85-44-65	LONG-TERM DEBT EXPENSE	.00	306,000.00	439,000.00	133,000.00	69.7
	TOTAL EXPENDITURES	.00	306,000.00	439,000.00	133,000.00	69.7
	<u>DEPARTMENT 84</u>					
85-84-15	INTEREST EXPENSE	.00	141,490.20	277,000.00	135,509.80	51.1
	TOTAL DEPARTMENT 84	.00	141,490.20	277,000.00	135,509.80	51.1
	TOTAL FUND EXPENDITURES	.00	447,490.20	716,000.00	268,509.80	62.5
	NET REVENUE OVER EXPENDITURES	227,365.00	(220,125.20)	.00	220,125.20	.0

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

GENERAL FIXED ASSETS

ASSETS

PROPERTY AND EQUIPMENT

91-1611	LAND	12,414,742.82	
91-1612	INFRASTRUTURE	41,653,559.90	
91-1621	BUILDINGS	2,163,653.16	
91-1631	IMPROVMNTS OTHER THAN BLDGS.	2,703,562.03	
91-1641	OFFICE FURNITURE AND EQUIPMENT	72,662.97	
91-1651	MACHINERY AND EQUIPMENT	787,303.26	
91-1661	AUTOMOBILES AND TRUCKS	1,111,599.71	
91-1711	CONSTRUCTION WORK IN PROGRESS	843,401.67	
91-1750	ACCUMULATED DEPRECIATION	(10,544,619.91)	
TOTAL PROPERTY AND EQUIPMENT			51,205,865.61
TOTAL ASSETS			51,205,865.61

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	51,205,865.61	
BALANCE - CURRENT DATE		51,205,865.61	
TOTAL FUND EQUITY			51,205,865.61
TOTAL LIABILITIES AND EQUITY			51,205,865.61

WEST POINT CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

FUND 92

ASSETS

92-1502	DEFERRED OUTFLOWS OF RESOURCES	328,358.00	
	TOTAL CURRENT ASSETS		328,358.00
	TOTAL ASSETS		328,358.00

LIABILITIES AND EQUITY

LIABILITIES

92-2000	LONG TERM DEBT ACCOUNT GROUP	5,620,000.00	
92-2141	COMPENSATED ABSCENCES PAYABLE	129,323.87	
92-2201	NET PENSION LIABILITY	252,641.00	
92-2202	DEFERRED INFLOWS OF RESOURCES	14,454.00	
92-2551	ACCRUED INTEREST PAYABLE	23,582.00	
	TOTAL LIABILITIES		6,040,000.87

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
92-2980	AMT TO BE PROVIDED FOR LT DEBT	(6,294,775.36)	
	REVENUE OVER EXPENDITURES - YTD	583,132.49	
	BALANCE - CURRENT DATE	(5,711,642.87)	
	TOTAL FUND EQUITY		(5,711,642.87)
	TOTAL LIABILITIES AND EQUITY		328,358.00

CITY COUNCIL STAFF REPORT



Subject: FY2027 Interim/Tentative Budget
Author: Ryan Harvey
Department: Administrative Services
Date: June 2, 2026

Background

Cities in the State of Utah are required to adopt a balanced budget for the upcoming fiscal year (July 1- June 30) on or before the 22nd of June, unless a Truth-in-Taxation (TNT) hearing is held. Since the Council has decided to go through the TNT process, the Interim/Tentative Budget will need to be adopted at the June 16th Council Meeting. The remaining budget schedule is as follows:

June 2, 2026

- CDRA Fund
- Fee Schedule
- Property Tax Rate

June 16, 2026

- Adoption of FY2027 Interim Budget
- Adoption of FY2027 CDRA Final Budget
- Adoption of FY2027 Fee Schedule

Analysis

CDRA Fund

This year the CDRA received \$227,365 from tax increment revenues. The CDRA also made the final payment for the Series 2016 Bonds! As a reminder, this Project Area was created back in 2016. There was not enough Property Tax Increment at the time, so the CDRA decided to postpone “triggering” the Project Area until 2019. As a result, the City lent money to the CDRA to pay for the Bond Payments for the first two years of its existence: \$136,000 in FY2017, and \$140,000 in FY2018. As part of the agreement when the Project Area was created, the following were the priorities for the use of the Tax Increment:

1. Debt Service Payments
2. Repay loans made by the City (\$276,000)
3. Pay City for impact or permit fees related to Smith’s Store (\$587,506)
4. Pay developer for dedication of 300 North (\$87,141)
5. Reimburse Developer for impact fees paid on Pads B, C, & E (TBD)

Reimburse City for waived impact fees paid on Pads A, D, & F (TBD)

6. Any other legal purpose

The projected Fund Balance in the CDRA after the last payment will be approximately \$300,000. That amount, in addition to the increment that the CDRA will continue to receive for the next 7 years, will put the total amount close to \$2 Million. As a result, the City and the developer should receive reimbursement for everything listed in the Development Agreement. City Staff will work with our

Accountant and Attorney to make a plan on how to distribute these funds over the next 7 years, and we will report back to the Council.

In addition, the CDRA continues to have a debt obligation of \$576,000 per year for the property on Highway 193. The changes to the FY2027 budget will be as follows:

85-31-08 Interfund Loan – Increase from \$576,000 to \$577,000
85-31-10 Property Tax Increment – Increase from \$140,000 to \$220,000
85-44-65 Long-Term Debt Expense – Increase from \$419,000 to \$439,000
85-44-65 Transfers Out – Increase from \$0 to \$220,000
85-84-15 Interest Expense – Decrease from \$297,000 to \$277,000

Fee Schedule

As part of the contract that the City signed with ACE Garbage and Disposal, they increased their rates by 2.7% this year. Accordingly, staff proposes the following changes to the Garbage collection rates to account for this change:

1st Black Can – \$14.70 (Increase from \$14.30)
2nd Black Can – \$14.70 (Increase from \$14.30)
Green Waste Can - \$6.00 (No Increase) – 6.15
Recycling Can - \$4.75 (No Increase) – 4.90

Other changes to the Fee Schedule for FY 2027:

- Zoning Verification Letter - \$50 (New Fee)
- Appeals Authority Hearing - \$350 (Increase from \$200)
- Re-roof residential - \$150 (New Fee)
- Swimming Pool Permit - \$400 (Increase from \$150)
- Site Plan Review (Change language from “Final Site Plan Review Fee”)

Property Tax Rate

The County has not yet set a Certified Rate which will ensure that the City collects the same amount of revenue as last year, plus new growth. The Council has declared its intent to go through the Truth-in-Taxation (TNT) process. As a result, the Council will need to adopt an Interim Budget at the June 16th Council Meeting. As a reminder here is the Proposed Property Tax Impact Schedule, which will be amended when the City receives the Certified Rate from the County:

PROPOSED PROPERTY TAX IMPACT SCHEDULE

West Point City will consider an increase to its property tax rate from .000730 to .000773 (estimated) to generate an additional \$50,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

West Point City's Current Property Tax Rate:	0.000730
West Point City's Current Property Tax Revenue:	\$858,223
Proposed Revenue with Tax Change:	\$908,223
New Property Tax Revenue to West Point City:	\$50,000

Estimated Increase to West Point City's Property Tax Revenue:	5.83%
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Estimated Annual Increase to a primary residence of \$500,000:	\$11.70
Estimated Annual Increase to a business valued at \$500,000:	\$21.26

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	\$900,000	\$850,000	\$50,000

Impact of Tax Increase – The contract with the Sherriff's Department has increased to \$900,000 to cover the cost of providing sufficient police services to West Point City

Recommendation

Staff would like Council to discuss and provide direction on the CDRA Fund and the Fee Schedule changes.

Significant Impacts

Financial impacts as outlined in the FY2027 Interim/Tentative Budget

Attachments

Proposed Interim/Tentative Budget FY2027

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
GENERAL FUND						
TAXES						
10-31-10	Property Taxes	752,634.63	858,074.09	858,223.00	858,223.00	858,223.00
10-31-11	Restricted Property Tax (TinT)	.00	.00	.00	.00	50,000.00
10-31-25	Vehicle - In lieu of prop. tax	48,977.18	56,191.83	50,000.00	50,000.00	55,000.00
10-31-30	General Sales and Use Taxes	2,443,522.68	2,589,630.13	2,500,000.00	2,500,000.00	2,700,000.00
10-31-40	Cable TV	45,133.65	38,346.87	40,000.00	40,000.00	30,000.00
10-31-50	Energy Sales and Use	576,492.75	559,699.50	650,000.00	650,000.00	550,000.00
10-31-60	Telecommunications	27,358.36	27,655.40	25,000.00	25,000.00	25,000.00
Total TAXES:		3,894,119.25	4,129,597.82	4,123,223.00	4,123,223.00	4,268,223.00
LICENSES AND PERMITS						
10-32-10	Bus. License/Cond. Use Permits	13,337.20	30,956.50	13,000.00	13,000.00	13,000.00
10-32-21	Building Permits	241,382.83	564,506.35	400,000.00	400,000.00	450,000.00
Total LICENSES AND PERMITS:		254,720.03	595,462.85	413,000.00	413,000.00	463,000.00
INTERGOVERNMENTAL REVENUE						
10-33-56	Class C Roads	559,992.16	676,662.10	600,000.00	600,000.00	650,000.00
Total INTERGOVERNMENTAL REVENUE:		559,992.16	676,662.10	600,000.00	600,000.00	650,000.00
CHARGES FOR SERVICES						
10-34-10	Zoning and Subdivision Fees	9,875.00	24,800.00	15,000.00	15,000.00	20,000.00
10-34-60	Recreation Fees	167,248.40	152,898.92	150,000.00	150,000.00	160,000.00
10-34-78	Park & City Hall Reservations	7,280.00	6,275.00	5,000.00	5,000.00	6,000.00
10-34-79	City Celeb. & Sponsorships	20,480.00	22,145.50	20,000.00	20,000.00	20,000.00
10-34-82	Cemetery Interment	24,200.00	17,600.00	15,000.00	15,000.00	15,000.00
10-34-90	Misc. Income & Concessions	42,630.29	330,607.59	10,000.00	10,000.00	10,000.00
Total CHARGES FOR SERVICES:		271,713.69	554,327.01	215,000.00	215,000.00	231,000.00
MISCELLANEOUS REVENUE						
10-36-10	Interest Earnings	107,236.13	45,620.46	100,000.00	100,000.00	40,000.00
10-36-20	Donations	.00	50.00	.00	.00	.00
10-36-30	Arts Council Revenue	2,945.00	3,735.00	5,000.00	5,000.00	5,000.00
10-36-90	Miscellaneous	765.00	1,100.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		110,946.13	50,505.46	105,000.00	105,000.00	45,000.00
CONTRIBUTIONS & TRANSFERS						
10-39-10	Beginning Balance	.00	.00	800,000.00	800,000.00	800,000.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	800,000.00	800,000.00	800,000.00
GENERAL GOVERNMENT						
10-41-10	Mayor and Council Wages	55,726.06	55,738.30	58,023.00	58,023.00	58,965.00
10-41-13	Employee Benefits	8,331.45	8,452.82	8,777.00	8,777.00	8,920.00
10-41-33	Training and Education	10,964.22	8,416.03	13,000.00	13,000.00	13,000.00
10-41-35	Community Service Contracts	2,359.19	2,825.00	4,000.00	4,000.00	4,000.00
Total GENERAL GOVERNMENT:		77,380.92	75,432.15	83,800.00	83,800.00	84,885.00
ADMINISTRATIVE SERVICES						
10-44-11	Salaries and Wages	152,536.62	156,743.72	172,202.00	172,762.00	186,759.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
10-44-13	Employee Benefits	69,447.30	68,029.82	83,474.00	83,735.00	86,958.00
10-44-20	Mileage Reimbursement	739.32	524.55	800.00	800.00	800.00
10-44-21	Books, Subscrip. & Memberships	275.58	100.00	1,000.00	1,000.00	1,000.00
10-44-24	Postage	3,643.88	4,310.44	5,000.00	5,000.00	5,000.00
10-44-25	Equipment & Supplies	1,124.01	810.58	1,000.00	1,000.00	1,000.00
10-44-26	Equipment Lease & Maintenance	8,065.95	8,085.40	16,500.00	16,500.00	16,500.00
10-44-33	Training & Education	2,238.05	5,284.85	6,000.00	6,000.00	6,000.00
10-44-38	Auditor & Accounting Support	16,115.00	15,290.00	16,500.00	16,500.00	16,500.00
10-44-63	IT Support & Contracts	5,442.98	5,387.50	8,100.00	8,100.00	8,100.00
10-44-65	Emergency Management	.00	1,376.72	2,000.00	2,000.00	2,000.00
10-44-69	Office Supplies & Expense	3,452.80	3,113.15	4,000.00	4,000.00	4,000.00
10-44-75	Risk Management	27,693.58	26,519.79	50,000.00	50,000.00	50,000.00
10-44-95	Credit Card Processing Fees	2,422.79	2,924.26	3,000.00	3,000.00	3,000.00
10-44-98	Bank Service Charges	35.00	35.00	1,000.00	1,000.00	1,000.00
Total ADMINISTRATIVE SERVICES:		293,232.86	298,535.78	370,576.00	371,397.00	388,617.00
PUBLIC WORKS						
10-48-11	Salaries and Wages	129,451.44	137,500.22	180,445.00	180,982.00	179,051.00
10-48-13	Employee Benefits & Retirement	80,115.47	66,234.33	107,345.00	107,639.00	97,962.00
10-48-15	On call pay	4,732.00	1,169.98	5,950.00	5,950.00	5,950.00
10-48-20	Overtime	27,783.34	23,068.81	25,000.00	25,000.00	25,000.00
10-48-23	Travel and Education	1,490.00	238.55	1,360.00	1,360.00	1,360.00
10-48-25	Equipment, Supplies & Maint.	13,224.06	11,335.03	9,000.00	9,000.00	9,000.00
10-48-26	Municipal Bldgs. Oper. & Maint	27,693.19	29,497.57	24,260.00	24,260.00	24,260.00
10-48-54	Prot. Clothing & Equipment	6,554.81	5,559.39	4,500.00	4,500.00	4,500.00
10-48-65	Fleet Operations & Maintenance	15,962.65	16,550.32	10,000.00	10,000.00	10,000.00
10-48-67	Fleet Fuel	12,329.72	12,371.05	12,865.00	12,865.00	12,865.00
10-48-69	Office Supplies & Expense	208.48	224.92	1,300.00	1,300.00	1,300.00
10-48-70	Fleet Leases	9,740.00	5,520.60	10,000.00	10,000.00	13,000.00
10-48-75	Crosswalk Power	639.28	499.96	700.00	700.00	700.00
10-48-77	Public Facilities Heating	7,924.79	5,072.27	6,000.00	6,000.00	6,000.00
10-48-82	Public Facilities Power	15,007.79	17,164.68	14,000.00	14,000.00	14,000.00
10-48-84	Street Lighting Pwr & Mnt.	63,295.49	133,013.24	52,000.00	52,000.00	52,000.00
Total PUBLIC WORKS:		416,152.51	465,020.92	464,725.00	465,556.00	456,948.00
EXECUTIVE						
10-49-11	Salaries and Wages	276,444.86	295,874.90	336,560.00	347,737.00	392,373.00
10-49-13	Employee Benefits	140,632.45	136,289.48	183,206.00	183,840.00	211,321.00
10-49-20	Mileage Reimbursements	.00	.00	750.00	750.00	750.00
10-49-21	Books, Subscrip. & Memberships	5,957.41	3,849.96	3,000.00	3,000.00	3,000.00
10-49-23	Travel and Education	25,034.21	12,711.48	13,000.00	13,000.00	13,000.00
10-49-25	New Equipment Purchase	30,397.43	2,487.97	22,500.00	22,500.00	22,500.00
10-49-37	Attorney	33,909.00	23,282.00	35,000.00	35,000.00	35,000.00
10-49-62	Miscellaneous	5,877.00	3,556.13	10,000.00	10,000.00	10,000.00
10-49-63	IT Support & Contracts	33,332.29	51,291.05	40,000.00	40,000.00	40,000.00
10-49-65	Emp. Awards, Rec. & Events	20,609.29	19,949.70	16,000.00	16,000.00	16,000.00
10-49-66	Education Reimb. Program	.00	2,054.83	6,000.00	6,000.00	6,000.00
10-49-67	Emp. Benefits & Bonus Program	43,810.28	45,357.47	17,500.00	17,500.00	17,500.00
10-49-68	Wellness Program	315.75	945.32	3,000.00	3,000.00	3,000.00
10-49-69	Office Supplies & Expense	2,972.61	5,061.56	5,500.00	5,500.00	5,500.00
10-49-70	Cellular & Radio Serv. & Equip	8,339.55	8,393.58	12,000.00	12,000.00	12,000.00
10-49-72	Legal Advertising	4,885.99	2,961.50	6,000.00	6,000.00	6,000.00
10-49-80	Utah League Membership	6,891.55	7,274.00	8,000.00	8,000.00	8,000.00
10-49-82	City Newsletter	11,057.72	6,049.20	12,000.00	12,000.00	12,000.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
10-49-83	Economic Development	.00	.00	5,000.00	5,000.00	5,000.00
10-49-85	Volunteerism Program	.00	.00	2,000.00	2,000.00	2,000.00
10-49-86	HR Background Checks	99.90	201.15	500.00	500.00	500.00
10-49-87	HR Position Posting	358.00	585.00	.00	.00	.00
10-49-88	Recorders Office	4,167.86	9,847.89	9,000.00	9,000.00	9,000.00
10-49-89	Elections	24,221.88	18.05	20,000.00	20,000.00	20,000.00
10-49-90	City Celebrations & Events	86,581.96	87,477.07	100,000.00	120,000.00	120,000.00
10-49-91	Youth Council	8,441.02	9,015.17	10,000.00	10,000.00	10,000.00
10-49-92	Miss West Point Pageant	12,799.00	18,753.52	15,000.00	15,000.00	15,000.00
10-49-93	Senior Program	592.06	325.22	.00	.00	.00
10-49-96	Youth Court	.00	2,384.12	5,000.00	5,000.00	5,000.00
10-49-98	Arts Council	4,038.00	5,903.24	5,000.00	5,000.00	22,000.00
Total EXECUTIVE:		791,767.07	761,900.56	901,516.00	933,327.00	1,022,444.00
COMMUNITY DEVELOPMENT						
10-52-11	Salaries and Wages	240,392.67	246,471.04	357,422.00	358,316.00	298,078.00
10-52-13	Employee Benefits & Retirement	80,059.22	98,501.16	166,378.00	166,753.00	125,159.00
10-52-21	Books, Subscrip. & Memberships	668.00	738.00	1,500.00	1,500.00	1,500.00
10-52-23	Travel, Education & Certificat	6,269.02	4,806.67	7,500.00	7,500.00	9,000.00
10-52-25	Equipment & Supplies	1,214.93	22.11	2,000.00	2,000.00	2,000.00
10-52-51	GIS	.00	552.00	1,000.00	1,000.00	4,000.00
10-52-62	Contract Planning & Insp Serv	80,890.50	99,480.00	4,000.00	4,000.00	100,000.00
10-52-63	IT Support & Contracts	12,697.21	22,871.22	13,500.00	13,500.00	13,500.00
10-52-65	State Building Surcharge	1,855.32	3,228.53	3,000.00	3,000.00	4,000.00
10-52-68	Planning Comm/Board of Adj.	1,786.85	597.46	3,500.00	3,500.00	3,500.00
10-52-69	Office Supplies & Expense	81.26	364.75	500.00	500.00	500.00
10-52-85	Code Enforcement	4,197.71	2,252.39	4,000.00	4,000.00	4,000.00
10-52-90	County Recording Fees	508.00	668.00	4,000.00	4,000.00	4,000.00
Total COMMUNITY DEVELOPMENT:		430,620.69	480,553.33	568,300.00	569,569.00	569,237.00
ENGINEERING						
10-53-11	Salaries and Wages	60,102.96	100,275.92	93,431.00	93,735.00	101,255.00
10-53-13	Emp. Benefits & Retirement	23,251.83	39,162.58	45,983.00	46,127.00	47,941.00
10-53-21	Books, Subscrip. & Memberships	100.00	374.00	1,000.00	1,000.00	1,000.00
10-53-23	Travel, Education & Certificat	2,871.62	1,669.32	4,000.00	4,000.00	4,000.00
10-53-25	Equipment & Supplies	1,127.34	19,920.86	20,000.00	20,000.00	20,000.00
10-53-51	GIS	940.00	4,498.80	4,000.00	4,000.00	4,000.00
10-53-63	IT Support & Contracts	2,727.17	6,603.45	7,000.00	7,000.00	7,000.00
10-53-69	Office Supplies & Expense	.00	365.66	500.00	500.00	500.00
10-53-70	Engineering Services	954.25	5,574.50	22,000.00	22,000.00	22,000.00
Total ENGINEERING:		92,075.17	178,445.09	197,914.00	198,362.00	207,696.00
PUBLIC SAFETY & EMERGENCY PLAN						
10-54-11	Crossing Guards	59,092.86	89,131.64	163,944.00	163,944.00	181,948.00
10-54-13	Employee Benefits & Retirement	5,861.29	8,869.39	16,247.00	16,247.00	18,031.00
10-54-15	Crossing Guard Supplies/Equip.	1,680.94	2,264.47	2,000.00	2,000.00	2,000.00
10-54-62	Police Services	463,065.12	606,030.36	755,248.00	755,248.00	900,000.00
10-54-65	Narcotics Strike Force	9,647.44	9,647.44	9,700.00	9,700.00	9,700.00
10-54-71	Emergency Manager	.00	26,166.39	25,000.00	25,000.00	25,000.00
10-54-75	Hometown Security (EPRT)	.00	.00	4,000.00	4,000.00	4,000.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
Total PUBLIC SAFETY & EMERGENCY PLAN:		539,347.65	742,109.69	976,139.00	976,139.00	1,140,679.00
PARKS AND CEMETERY						
10-70-11	Salaries and Wages	101,081.80	161,184.13	252,346.00	253,338.00	330,761.00
10-70-13	Employee Benefits & Retirement	26,599.97	46,639.62	82,183.00	82,520.00	112,473.00
10-70-20	Uniforms	128.40	191.45	1,000.00	1,000.00	1,000.00
10-70-23	Training & Education	.00	.00	2,000.00	2,000.00	2,000.00
10-70-25	Equipment & Supplies	35,147.53	21,746.92	20,000.00	20,000.00	20,000.00
10-70-26	Building and Grounds	52,749.90	77,465.60	90,000.00	90,000.00	94,100.00
10-70-29	Park & Cemetery Lights	3,932.85	4,367.48	4,500.00	4,500.00	4,500.00
10-70-61	Misc. Services and Supplies	214.75	.10	1,200.00	1,200.00	1,200.00
10-70-69	Office Supplies & Expense	.00	.00	500.00	500.00	500.00
10-70-70	Gateways & Public Properties	3,530.39	3,981.69	6,000.00	6,000.00	6,000.00
Total PARKS AND CEMETERY:		223,385.59	315,576.99	459,729.00	461,058.00	572,534.00
RECREATION						
10-71-11	Salaries and Wages	223,027.43	312,770.64	414,868.00	416,216.00	449,180.00
10-71-13	Employee Benefits & Retirement	72,003.23	117,162.76	188,094.00	188,681.00	195,547.00
10-71-20	Recreation Program Marketing	.00	737.76	1,000.00	1,000.00	1,000.00
10-71-23	Travel & Education	4,180.28	5,731.58	5,000.00	5,000.00	6,000.00
10-71-25	Equipment and Supplies	15,940.69	2,624.57	5,000.00	5,000.00	5,000.00
10-71-26	Building and Grounds	29.00	6,290.43	7,800.00	7,800.00	7,800.00
10-71-29	Facility Maintenance	.00	.00	.00	.00	5,000.00
10-71-30	Background Checks	1,314.55	1,765.35	2,000.00	2,000.00	2,000.00
10-71-50	Concessions Trailer	.00	.00	.00	3,000.00	3,000.00
10-71-60	Soccer	25,889.34	25,084.63	27,000.00	27,000.00	27,000.00
10-71-67	Junior Jazz	8,754.47	28,473.93	25,000.00	25,000.00	30,000.00
10-71-68	Football	25,706.63	26,129.06	35,000.00	35,000.00	35,000.00
10-71-69	Office Supplies & Expense	2,585.00	2,239.54	5,000.00	5,000.00	5,000.00
10-71-71	Baseball/Softball	30,013.99	51,000.24	31,000.00	31,000.00	31,000.00
10-71-73	Volleyball	2,337.30	5,717.30	5,500.00	5,500.00	6,000.00
10-71-76	Hockey	.00	.00	15,000.00	15,000.00	18,000.00
10-71-77	Flag Football	.00	.00	18,000.00	18,000.00	19,000.00
10-71-79	Archery	.00	.00	4,000.00	4,000.00	4,000.00
10-71-80	Senior Programs	12,443.10	8,482.61	11,000.00	11,000.00	11,000.00
Total RECREATION:		424,225.01	594,210.40	800,262.00	805,197.00	860,527.00
TRANSFERS, CONT. & OTHER USES						
10-90-63	Class C Trans. to Special Rev.	580,257.60	645,796.29	550,000.00	550,000.00	550,000.00
10-90-86	TRANSFER TO CAP. PROJ. FUND	1,041,679.00	650,000.00	307,262.00	265,818.00	26,656.00
10-90-95	Transfer Out to CDRA	576,000.00	576,000.00	576,000.00	576,000.00	577,000.00
Total TRANSFERS, CONT. & OTHER USES:		2,197,936.60	1,871,796.29	1,433,262.00	1,391,818.00	1,153,656.00
GENERAL FUND Revenue Total:		5,091,491.26	6,006,555.24	6,256,223.00	6,256,223.00	6,457,223.00
GENERAL FUND Expenditure Total:		5,486,124.07	5,783,581.20	6,256,223.00	6,256,223.00	6,457,223.00
Total GENERAL FUND:		394,632.81-	222,974.04	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
SPECIAL REVENUE FUND						
DEVELOPMENT FEES						
45-30-57	Road Impact Fees	272,647.52	419,584.78	152,900.00	152,900.00	152,900.00
45-30-70	Park and Trails Impact Fees	411,750.34	786,950.00	623,086.00	623,086.00	1,008,086.00
45-30-75	North Davis Sewer Impact Fees	300,618.27	414,811.92	352,600.00	352,600.00	352,600.00
45-30-80	N.D. Fire Impact Fees	.00	.00	13,868.00	13,868.00	13,868.00
45-30-99	Beginning Balance	.00	.00	732,497.00	1,775,097.00	2,323,849.00
Total DEVELOPMENT FEES:		985,016.13	1,621,346.70	1,874,951.00	2,917,551.00	3,851,303.00
OTHER FINANCING SOURCES						
45-33-90	Transfer from Other Funds	580,257.60	645,796.29	550,000.00	550,000.00	550,000.00
45-33-93	Local Option Roads	208,079.04	220,151.37	1,000,000.00	1,000,000.00	1,000,000.00
Total OTHER FINANCING SOURCES:		788,336.64	865,947.66	1,550,000.00	1,550,000.00	1,550,000.00
CHARGES FOR SERVICES						
45-36-10	Interest Income	428,292.91	419,223.39	.00	.00	.00
Total CHARGES FOR SERVICES:		428,292.91	419,223.39	.00	.00	.00
SPECIAL FUND PROJECTS						
45-51-15	Parks/Trails Impact Fee Proj.	.00	.00	385,000.00	765,000.00	425,000.00
45-51-71	Roads/Ped. Walkways Impact Fee	4,515.00	209,837.59	500,000.00	1,162,600.00	2,820,723.00
45-51-80	N.D. Sewer Impact Fees	301,541.01	406,929.86	352,600.00	352,600.00	352,600.00
45-51-85	N.D. Fire Impact Fees	.00	.00	13,868.00	13,868.00	13,868.00
45-51-93	Local Option Roads	47,379.37	184,579.67	1,000,000.00	1,000,000.00	1,000,000.00
45-51-95	Class C Road Expenditures	410,925.49	1,070,816.55	1,151,020.00	1,151,020.00	766,649.00
45-51-97	Road & Sidewalk Grant Projects	.00	.00	22,463.00	22,463.00	22,463.00
Total SPECIAL FUND PROJECTS:		764,360.87	1,872,163.67	3,424,951.00	4,467,551.00	5,401,303.00
SPECIAL REVENUE FUND Revenue Total:		2,201,645.68	2,906,517.75	3,424,951.00	4,467,551.00	5,401,303.00
SPECIAL REVENUE FUND Expenditure Total:		764,360.87	1,872,163.67	3,424,951.00	4,467,551.00	5,401,303.00
Total SPECIAL REVENUE FUND:		1,437,284.81	1,034,354.08	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
CAPITAL PROJECTS FUND						
REVENUE						
48-30-37	Intergovernmental Revenues	.00	247,343.67	.00	.00	.00
48-30-39	Misc. revenue	28.00	.00	.00	.00	.00
48-30-45	Cemetery Permit & Perpet. Care	59,865.00	20,700.00	223,062.00	223,062.00	223,062.00
48-30-90	Beginning Balance	.00	.00	3,456,375.00	3,034,819.00	5,694,531.00
Total REVENUE:		59,893.00	268,043.67	3,679,437.00	3,257,881.00	5,917,593.00
OTHER FINANCING SOURCES						
48-33-10	Transfer from General Fund	1,041,679.00	650,000.00	344,262.00	265,818.00	26,656.00
48-33-25	Grants	.00	.00	9,000,000.00	9,000,000.00	9,000,000.00
48-33-35	Interest	286,277.54	282,740.84	.00	.00	.00
48-33-55	Transfer from Water Fund	.00	.00	.00	500,000.00	.00
Total OTHER FINANCING SOURCES:		1,327,956.54	932,740.84	9,344,262.00	9,765,818.00	9,026,656.00
CAP. PROJ. FUND FINANCING USES						
48-51-15	Buildings	46,342.25	2,380.14	278,581.00	278,581.00	176,020.00
48-51-20	Road Projects	135,947.00	259,461.88	10,442,585.00	10,442,585.00	12,260,390.00
48-51-25	Park Improvement Projects	110,910.44	37,192.52	1,117,048.00	1,117,048.00	1,180,125.00
48-51-43	Capital Equipment Replacement	12,632.10	82,270.55	93,912.00	93,912.00	51,942.00
48-51-44	Vehicle Replacement	46,012.81	.00	158,991.00	158,991.00	199,027.00
48-51-53	5 Year CIP	12,704.00	7,735.00	709,520.00	709,520.00	818,196.00
48-51-70	Cemetery Perpetual Care	.00	.00	223,062.00	223,062.00	258,549.00
Total CAP. PROJ. FUND FINANCING USES:		364,548.60	389,040.09	13,023,699.00	13,023,699.00	14,944,249.00
CAPITAL PROJECTS FUND Revenue Total:		1,387,849.54	1,200,784.51	13,023,699.00	13,023,699.00	14,944,249.00
CAPITAL PROJECTS FUND Expenditure Total:		364,548.60	389,040.09	13,023,699.00	13,023,699.00	14,944,249.00
Total CAPITAL PROJECTS FUND:		1,023,300.94	811,744.42	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
WASTE FUND						
OPERATING REVENUE						
51-37-17	Penalties	802.15	980.00	500.00	500.00	1,500.00
51-37-26	Sewer Fees	1,303,462.28	1,357,531.01	1,300,000.00	1,300,000.00	1,400,000.00
51-37-50	Garbage Collection Fees	756,663.61	801,091.83	1,150,000.00	1,150,000.00	800,000.00
51-37-60	Greenwaste Collection Fees	128,989.57	132,993.10	130,000.00	130,000.00	135,000.00
51-37-70	Recycle Collection Fees	168,417.99	176,651.21	170,000.00	170,000.00	180,000.00
Total OPERATING REVENUE:		2,358,335.60	2,469,247.15	2,750,500.00	2,750,500.00	2,516,500.00
OTHER FINANCING SOURCES						
51-38-05	Sewer Impact Fees	64,827.70	107,888.59	82,700.00	82,700.00	82,700.00
51-38-15	Can Purchase	15,470.00	25,340.00	17,000.00	17,000.00	25,000.00
51-38-65	ARPA NEU Davis County	4,851,871.91	10,660,926.00	25,000,000.00	25,000,000.00	25,000,000.00
51-38-80	Interest Earnings	46,760.57	9,524.09	10,000.00	10,000.00	10,000.00
51-38-91	DEVELOPER CONTRIBUTIONS	178,216.97	513,684.00	.00	.00	.00
51-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		5,157,147.15	11,317,362.68	25,129,700.00	25,129,700.00	25,137,700.00
TRANSFERS						
51-39-95	Beginning Fund Balance	.00	.00	104,235.00	147,382.00	278,949.00
51-39-96	Sewer Impact Fee Balance	.00	.00	77,875.00	77,875.00	77,875.00
Total TRANSFERS:		.00	.00	182,110.00	225,257.00	356,824.00
PRIMARY OPERATING EXPENSES						
51-81-11	Salaries and Wages	225,534.57	234,265.43	285,697.00	286,685.00	329,433.00
51-81-13	Benefits and Bonus	105,247.70	114,058.99	152,868.00	153,397.00	176,255.00
51-81-15	On call pay	690.00	208.12	850.00	850.00	850.00
51-81-20	Overtime	197.56	261.30	2,000.00	2,000.00	2,000.00
51-81-27	Lift Stations	2,846.88	7,696.67	10,900.00	10,900.00	23,000.00
51-81-42	Garbage	692,299.86	658,596.74	600,000.00	600,000.00	600,000.00
51-81-43	Greenwaste	115,262.80	128,727.44	113,000.00	113,000.00	113,000.00
51-81-44	Recycling	159,358.02	171,875.24	138,000.00	138,000.00	138,000.00
51-81-49	Sewer Collection and Disposal	1,072,060.02	1,012,619.94	1,068,000.00	1,068,000.00	1,068,000.00
51-81-55	Sewer Maintenance and Repair	44,848.05	29,643.97	33,620.00	33,620.00	65,000.00
51-81-63	IT Support & Contracts	15,888.82	23,145.59	21,800.00	21,800.00	21,800.00
51-81-65	Utility Refunds	.00	.00	1,500.00	1,500.00	1,500.00
Total PRIMARY OPERATING EXPENSES:		2,434,234.28	2,381,099.43	2,428,235.00	2,429,752.00	2,538,838.00
MATERIALS AND SUPPLIES						
51-82-24	Utility Bills - Postage/Equip.	11,471.10	11,088.15	11,000.00	11,000.00	11,000.00
51-82-47	Can Purchase	68,633.00	43,442.50	45,000.00	45,000.00	45,000.00
51-82-60	Travel and Education	814.00	1,134.00	1,500.00	1,500.00	1,500.00
51-82-61	Misc. Supplies & Deposit Slips	.00	.00	1,000.00	1,000.00	1,000.00
Total MATERIALS AND SUPPLIES:		80,918.10	55,664.65	58,500.00	58,500.00	58,500.00
WASTE - OTHER EXPENSES						
51-84-05	Sewer Impact Fee Projects	.00	14,448.00	33,858.00	75,488.00	25,000.00
51-84-20	Risk Management	6,293.98	6,027.21	10,000.00	10,000.00	10,000.00
51-84-30	Depreciation	157,038.43	168,237.80	85,000.00	85,000.00	85,000.00
51-84-35	Credit Card Processing Fees	20,835.74	25,148.55	8,100.00	8,100.00	8,100.00
51-84-39	Auditor & Accounting Support	5,860.00	5,560.00	6,000.00	6,000.00	6,000.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
51-84-44	Vehicle Replacement	2,270.20	.00	42,754.00	42,754.00	42,754.00
51-84-81	IT	2,600.00	600.00	3,000.00	3,000.00	6,000.00
51-84-82	ARPA Davis County Sewer Proj	.00	.01	25,000,000.00	25,000,000.00	25,000,000.00
51-84-83	Capital Improvements	2,357.82	6,600.00	347,863.00	347,863.00	191,832.00
51-84-84	Blue Stakes	772.50	626.44	1,000.00	1,000.00	1,000.00
51-84-90	Fleet	6,164.86	5,849.83	8,000.00	8,000.00	8,000.00
51-84-97	Fleet Leases	9,740.00	5,520.60	10,000.00	10,000.00	10,000.00
Total WASTE - OTHER EXPENSES:		213,933.53	238,618.44	25,555,575.00	25,597,205.00	25,393,686.00
TRANSFERS & CONTINGENCIES						
51-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total TRANSFERS & CONTINGENCIES:		.00	.00	20,000.00	20,000.00	20,000.00
WASTE FUND Revenue Total:		7,515,482.75	13,786,609.83	28,062,310.00	28,105,457.00	28,011,024.00
WASTE FUND Expenditure Total:		2,729,085.91	2,675,382.52	28,062,310.00	28,105,457.00	28,011,024.00
Total WASTE FUND:		4,786,396.84	11,111,227.31	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
WATER FUND						
OPERATING REVENUE						
55-37-11	Metered Water Sales	852,442.51	879,883.97	850,000.00	850,000.00	875,000.00
55-37-13	Secondary Water Sales	1,156,128.71	1,175,580.14	1,200,000.00	1,200,000.00	1,200,000.00
55-37-14	Connection Fees - Water	14,900.00	29,150.00	11,500.00	11,500.00	14,000.00
55-37-17	Penalties	721.94	882.00	500.00	500.00	500.00
Total OPERATING REVENUE:		2,024,193.16	2,085,496.11	2,062,000.00	2,062,000.00	2,089,500.00
OTHER FINANCING SOURCES						
55-38-05	Water Impact Fees	44,912.56	87,570.00	36,696.00	36,696.00	36,696.00
55-38-20	Gain/Loss on Capital Assets	6,265.32	.00	.00	.00	.00
55-38-55	Miscellaneous Revenue	4,911.20	4,900.00	.00	.00	.00
55-38-80	Interest Earnings	146,945.89	115,205.40	20,000.00	20,000.00	20,000.00
55-38-91	DEVELOPER CONTRIBUTIONS	83,651.46	1,001,257.00	.00	.00	.00
55-38-95	Fund Reserves	.00	.00	745,769.00	1,328,881.00	746,010.00
55-38-96	Water Impact Fee Balance	.00	.00	291,531.00	291,531.00	291,531.00
55-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		274,155.79	1,208,932.40	1,113,996.00	1,697,108.00	1,114,237.00
PRIMARY OPERATING EXPENSES						
55-81-11	Salaries and Wages	260,240.28	265,345.14	333,894.00	335,097.00	401,052.00
55-81-13	Benefits and Bonus	122,201.85	131,389.00	177,404.00	178,038.00	211,412.00
55-81-15	On call pay	1,380.00	416.04	1,700.00	1,700.00	1,700.00
55-81-20	Overtime	3,003.51	929.85	4,000.00	4,000.00	4,000.00
55-81-28	Wells & Water Tank Power	7,483.35	8,252.73	9,000.00	9,000.00	9,000.00
55-81-35	Hooper Water District	.00	50.00	500.00	500.00	500.00
55-81-41	Water Maintenance	17,534.33	23,768.07	28,620.00	28,620.00	28,620.00
55-81-42	Water Sample Testing	1,943.47	4,607.00	5,000.00	5,000.00	5,000.00
55-81-43	Secondary Water	1,026,597.27	1,137,943.14	1,200,000.00	1,200,000.00	1,200,000.00
55-81-45	Registration & Other Expenses	.00	.00	500.00	500.00	500.00
55-81-60	Travel and Education	4,255.51	3,874.92	4,140.00	4,140.00	6,140.00
55-81-63	IT Support & Contracts	15,897.43	19,783.99	25,800.00	25,800.00	25,800.00
Total PRIMARY OPERATING EXPENSES:		1,460,537.00	1,596,359.88	1,790,558.00	1,792,395.00	1,893,724.00
WATER - MATERIALS AND SUPPLIES						
55-82-24	Utility Bills - Postage/Equip	11,471.11	11,642.11	8,250.00	8,250.00	8,250.00
55-82-47	Misc. Supplies & Deposit Slips	.00	.00	750.00	750.00	750.00
55-82-50	Water Meters	114,583.47	68,427.00	125,000.00	125,000.00	125,000.00
Total WATER - MATERIALS AND SUPPLIES:		126,054.58	80,069.11	134,000.00	134,000.00	134,000.00
WATER - OTHER EXPENSES						
55-84-05	Water System Impact Fee Proj.	.00	.00	574,753.00	574,753.00	452,021.00
55-84-20	Risk Management	5,874.41	5,625.40	10,000.00	10,000.00	10,000.00
55-84-30	Depreciation	160,975.74	179,931.52	80,000.00	80,000.00	80,000.00
55-84-33	Capital Projects & Expenditure	7,245.17	15,043.49	166,801.00	248,076.00	172,028.00
55-84-35	Credit Card Processing Fees	22,289.43	26,903.09	8,800.00	8,800.00	8,800.00
55-84-38	Auditor & Accounting Support	5,860.00	5,560.00	6,000.00	6,000.00	6,000.00
55-84-40	Water Purchase - Weber Basin	226,918.00	126,122.50	288,474.00	288,474.00	328,930.00
55-84-44	Vehicle Replacement	1,026.96	.00	47,110.00	47,110.00	48,734.00
55-84-82	Blue Stakes	2,352.58	2,285.44	2,500.00	2,500.00	2,500.00
55-84-83	IT	3,200.00	1,200.00	2,000.00	2,000.00	2,000.00
55-84-85	Engineering Studies & Planning	.00	.00	20,000.00	20,000.00	20,000.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
55-84-90	Fleet	10,788.54	10,097.33	15,000.00	15,000.00	15,000.00
55-84-97	Fleet Leases	9,740.00	5,520.60	10,000.00	10,000.00	10,000.00
Total WATER - OTHER EXPENSES:		456,270.83	378,289.37	1,231,438.00	1,312,713.00	1,156,013.00
TRANSFERS & CONTINGENCIES						
55-90-48	Transfer to Capital Projects	.00	.00	.00	500,000.00	.00
55-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total TRANSFERS & CONTINGENCIES:		.00	.00	20,000.00	520,000.00	20,000.00
WATER FUND Revenue Total:		2,298,348.95	3,294,428.51	3,175,996.00	3,759,108.00	3,203,737.00
WATER FUND Expenditure Total:		2,042,862.41	2,054,718.36	3,175,996.00	3,759,108.00	3,203,737.00
Total WATER FUND:		255,486.54	1,239,710.15	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
STORM WATER UTILITY FUND						
OPERATING REVENUE						
58-37-11	Storm Sys. Maint. & Const. Fee	215,796.46	221,760.59	215,000.00	215,000.00	230,000.00
58-37-14	Grant	.00	.00	.00	1,000,000.00	1,000,000.00
58-37-17	Penalties	80.22	98.00	150.00	150.00	100.00
58-37-90	Fund Balance	.00	.00	18,315.00	68,934.00	26,925.00
58-37-91	Storm Water Impact Fee Balance	.00	.00	74,288.00	1,074,288.00	1,074,288.00
Total OPERATING REVENUE:		215,876.68	221,858.59	307,753.00	2,358,372.00	2,331,313.00
OTHER FINANCING SOURCES						
58-38-05	Storm Water Impact Fees	112,994.63	182,506.50	105,100.00	105,100.00	105,100.00
58-38-70	Interest Earnings	106,437.60	91,260.80	20,000.00	20,000.00	20,000.00
58-38-91	DEVELOPER CONTRIBUTIONS	313,219.25	383,451.00	.00	.00	.00
58-38-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total OTHER FINANCING SOURCES:		532,651.48	657,218.30	145,100.00	145,100.00	145,100.00
PRIMARY OPERATING EXPENSES						
58-81-11	Salaries and Wages	86,782.17	100,210.76	113,826.00	114,236.00	136,828.00
58-81-13	Benefits	43,071.52	45,767.35	59,822.00	60,031.00	69,581.00
58-81-27	Storm Sys. Maint. & Repair	18,838.38	13,822.43	23,620.00	23,620.00	43,620.00
58-81-28	Construction	.00	.00	10,000.00	10,000.00	10,000.00
58-81-34	Credit Card Fees	2,907.22	3,509.08	1,100.00	1,100.00	1,100.00
58-81-40	Sweeping & Preventative Care	23,396.36	14,834.05	12,000.00	12,000.00	12,000.00
58-81-42	Strm Sys Maint & Phs II Comp.	5.79	1,938.97	2,500.00	2,500.00	2,500.00
58-81-43	Secondary Water	.00	.00	5,000.00	5,000.00	5,000.00
Total PRIMARY OPERATING EXPENSES:		175,001.44	180,082.64	227,868.00	228,487.00	280,629.00
STORM WTR UTILITY - OTHER EXP.						
58-84-05	Storm System Impact Fee Proj.	3,617.50	.00	.00	1,000,000.00	946,593.00
58-84-20	Risk Management	2,097.98	2,009.09	3,500.00	3,500.00	3,500.00
58-84-30	Depreciation	183,179.38	199,148.52	64,000.00	64,000.00	64,000.00
58-84-38	Auditor & Accounting Support	1,465.00	1,390.00	1,500.00	1,500.00	1,500.00
58-84-44	Vehicle Replacement	988.80	.00	83,485.00	83,485.00	83,485.00
58-84-83	Capital Projects	.00	.00	40,000.00	1,090,000.00	1,064,206.00
58-84-90	Fleet Expense	1,541.24	1,490.46	2,500.00	2,500.00	2,500.00
58-84-97	Fleet Leases	9,740.00	5,520.60	10,000.00	10,000.00	10,000.00
Total STORM WTR UTILITY - OTHER EXP.:		202,629.90	209,558.67	204,985.00	2,254,985.00	2,175,784.00
STORM WTR UTILITY - OTHER EXP.						
58-90-99	Pension	.00	.00	20,000.00	20,000.00	20,000.00
Total STORM WTR UTILITY - OTHER EXP.:		.00	.00	20,000.00	20,000.00	20,000.00
STORM WATER UTILITY FUND Revenue Total:		748,528.16	879,076.89	452,853.00	2,503,472.00	2,476,413.00
STORM WATER UTILITY FUND Expenditure Total:		377,631.34	389,641.31	452,853.00	2,503,472.00	2,476,413.00
Total STORM WATER UTILITY FUND:		370,896.82	489,435.58	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
DEBT SERVICE						
MISCELLANEOUS REVENUE						
70-36-10	Interest Earnings	651.28	567.90	.00	.00	.00
	Total MISCELLANEOUS REVENUE:	651.28	567.90	.00	.00	.00
	DEBT SERVICE Revenue Total:	651.28	567.90	.00	.00	.00
	Total DEBT SERVICE:	651.28	567.90	.00	.00	.00

Account Number	Account Title	2024 Actual	2025 Actual	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget
CDRA FUND						
REVENUE						
85-31-08	Interfund Loan	576,000.00	576,000.00	576,000.00	576,000.00	577,000.00
85-31-10	Property Tax Increment	222,630.00	222,145.00	140,000.00	140,000.00	220,000.00
Total REVENUE:		798,630.00	798,145.00	716,000.00	716,000.00	797,000.00
REVENUE						
85-38-80	Interest Earnings	7,853.15	7,651.54	.00	.00	.00
Total REVENUE:		7,853.15	7,651.54	.00	.00	.00
EXPENDITURES						
85-44-65	Long-term Debt Expense	399,000.00	419,000.00	439,000.00	439,000.00	322,000.00
85-44-66	Transfers Out	.00	.00	.00	.00	220,000.00
Total EXPENDITURES:		399,000.00	419,000.00	439,000.00	439,000.00	542,000.00
EXPENDITURES						
85-84-15	Interest Expense	313,741.60	294,952.45	277,000.00	277,000.00	255,000.00
Total EXPENDITURES:		313,741.60	294,952.45	277,000.00	277,000.00	255,000.00
CDRA FUND Revenue Total:		806,483.15	805,796.54	716,000.00	716,000.00	797,000.00
CDRA FUND Expenditure Total:		712,741.60	713,952.45	716,000.00	716,000.00	797,000.00
Total CDRA FUND:		93,741.55	91,844.09	.00	.00	.00
Grand Totals:		7,573,125.97	15,001,857.57	.00	.00	.00

CITY COUNCIL STAFF REPORT



Subject: Landscaping at City Hall
Author: Kyle Laws
Department: Executive
Date: June 2, 2026

Background

Last summer, staff and the Council discussed landscaping improvements needed throughout the City. One priority was updating the landscaping at City Hall to create a refreshed appearance and incorporate water-efficient plants. Staff retained a landscape architect late last fall and has since worked with them to develop the design and construction documents. Council was advised that the proposed plan and cost estimate would be brought forward for review before the project was bid. That plan is now ready for presentation and discussion.

Analysis

The process has taken longer than anticipated and, to this point, has been managed primarily by the City Manager and Public Works Director. Staff has met with the landscape architect multiple times, provided information, and reviewed revisions. The attached documents include the full landscape plan. Most existing landscaping will be removed and replaced, while all existing trees will remain except for one dead tree that has already been removed. The plant schedule on the plans identifies the new plants and shrubs and shows where each will be installed. Staff requested plantings that are low-maintenance and water-efficient and has relied on the expertise of the design professionals for specific plant selection.

The full cost estimate is attached to this report and the project is anticipated to cost approximately \$31,335. Our public works crew will remove all of the existing landscaping to save costs on the demolition.

Kenny will lead the next phase of the project, including obtaining quotes and overseeing construction through completion.

Cemetery Design Update

The same landscape architect is also preparing the cemetery landscaping design, including additional burial options for urn interments. The project is approaching the 60% design milestone, which is expected within the next few weeks. Once received, staff should also have a cost estimate and a design package to present to the Council for review.

Recommendation

This item is for discussion only, and no formal action is required because it is already included in the budget. Staff is seeking Council feedback on the design and budget before proceeding. If changes are desired, this is the appropriate time to make them. If the Council supports the proposed design and budget, staff will next obtain quotes and move the project forward.

Attachments

Landscape Plan
Supporting Documents



WEST POINT CITY HALL - LANDSCAPE UPGRADE

WEST POINT CITY

DESIGN TEAM

LANDSCAPE

DESIGN WEST ARCHITECTS
255 SOUTH 300 WEST
LOGAN, UT 84321
PHONE: 435.752.7031
EMAIL: kenia@designwestarchitects.com
CONTACT: KENI ALTHOUSE, PLA

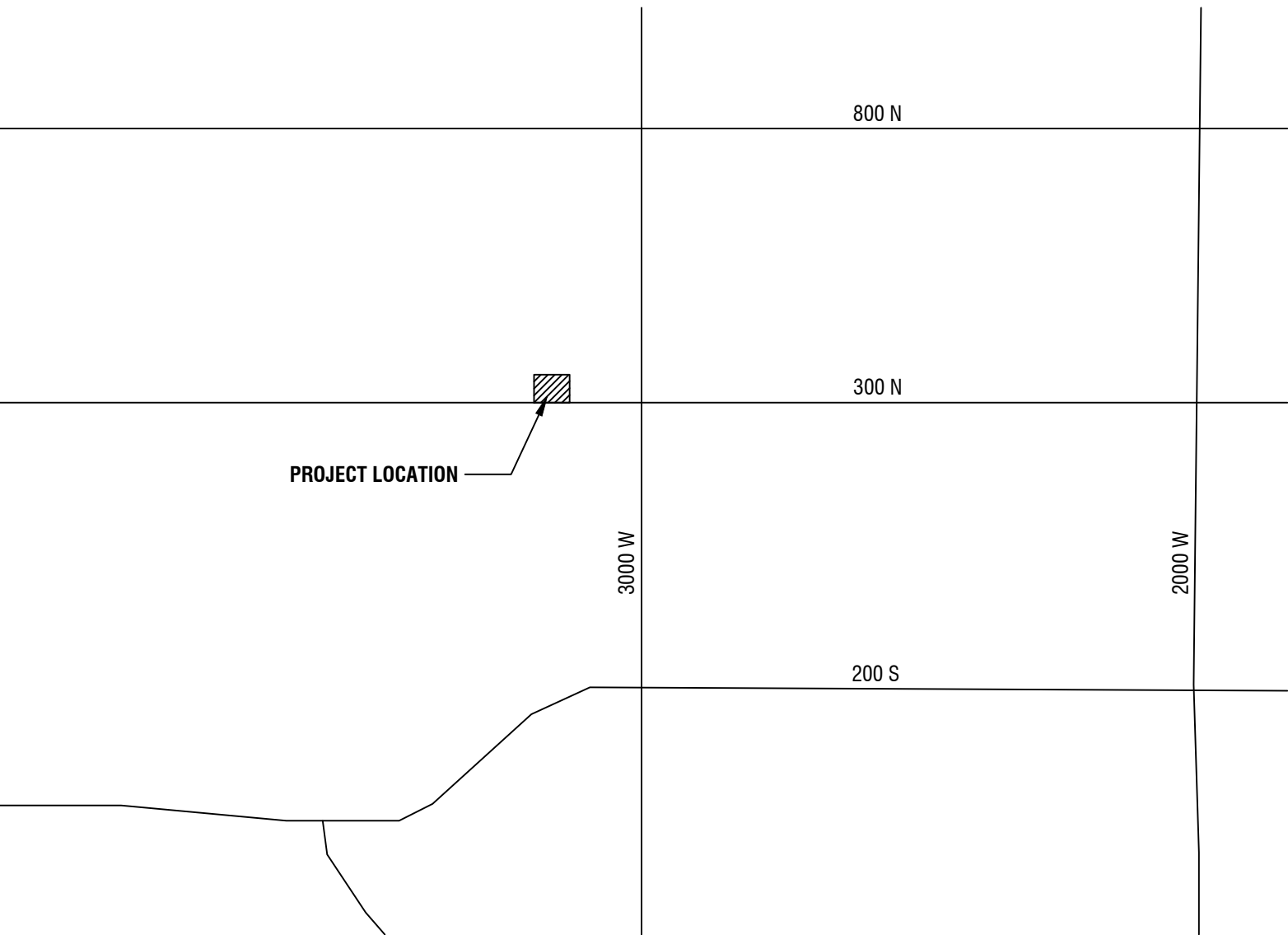
OWNER

WEST POINT CITY
3200 WEST 300 NORTH
WEST POINT CITY, UT 84015
PHONE: 801-776-0970
EMAIL: klaws@westpointutah.gov
CONTACT: KYLE LAWS, CITY MANAGER

INDEX OF DRAWINGS

G-001	COVER SHEET
G-002	GENERAL SPECIFICATIONS
L-001	LANDSCAPE SPECIFICATIONS
L-002	LANDSCAPE SPECIFICATIONS
L-101	PLANTING PLAN
L-201	IRRIGATION PLAN
L-501	DETAILS

VICINITY MAP



DESIGN
WEST

LOGAN, UTAH
(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

WEST POINT CITY HALL - LANDSCAPE UPGRADE

3200 WEST 300 NORTH,
WEST POINT, UT 84015

WEST POINT CITY

CONSTRUCTION DOCUMENTS

MARK: DATE: DESCRIPTION:

PROJECT #: 825325
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2026



COVER SHEET

G-001

D

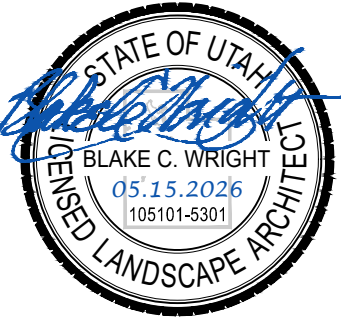
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B

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MARK: DATE: DESCRIPTION:

PROJECT #: 825325
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2026



SECTION 01 2500
SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. PROCEDURAL REQUIREMENTS FOR PROPOSED SUBSTITUTIONS.

1.02 SUMMARY

- A. THIS SECTION SETS OUT PROCEDURES FOR REQUESTING SUBSTITUTIONS FOR PRODUCTS, MATERIAL, EQUIPMENT, METHOD OR PROCESS, IN LIEU OF THAT SPECIFIED.

1.03 DEFINITIONS

- A. SUBSTITUTIONS: CHANGES FROM CONTRACT DOCUMENTS REQUIREMENTS PROPOSED BY CONTRACTOR TO MATERIALS, PRODUCTS, ASSEMBLIES, AND EQUIPMENT.

1.04 SYSTEM DESCRIPTION

- A. LEGITIMATE PROPOSED SUBSTITUTIONS, IF SUBMITTED AS REQUIRED AND ACCOMPANIED BY NECESSARY DOCUMENTATION, WILL BE ENTERTAINED BY THE OWNER FOR INCLUSION IN THE CONTRACT DOCUMENTS.
1. NO SUBSTITUTIONS OR VARIATIONS FROM THE CONTRACT DOCUMENTS WILL BE PERMITTED EXCEPT AS DESCRIBED HEREIN.
- B. A PROPOSED MATERIAL OR EQUIPMENT WHICH IS NOT SHOWN TO BE AT LEAST EQUAL IN QUALITY AND FULLY EQUIVALENT IN PERFORMANCE TO THAT SPECIFIED, WILL NOT BE ACCEPTED.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SUBSTITUTION PROCEDURE

- A. REQUESTS FOR SUBSTITUTION MAY BE SUBMITTED FOR CONSIDERATION AT ANY JUNCTURE IN THE PROJECT, BOTH PRIOR TO, AND AFTER EXECUTION OF THE CONSTRUCTION CONTRACT.
- B. PRIOR TO EXECUTION OF THE CONTRACT:
1. DURING BIDDING:
- a. INDICATE THE NAME, MANUFACTURER, MODEL NUMBER, SIZE, ETC. OF THE PROPOSED SUBSTITUTION, ALONG WITH THE EFFECT ON THE BID AMOUNT FOR EACH PROPOSED SUBSTITUTION.
- b. THE OWNER WILL EVALUATE THE PROPOSED SUBSTITUTION PRIOR TO EXECUTION OF THE AGREEMENT.
- c. IF ACCEPTABLE, THE SUBSTITUTION WILL BE INCORPORATED BY REFERENCE INTO THE AGREEMENT, AND BECOME PART OF THE CONTRACT DOCUMENTS. THE CONTRACT SUM WILL REFLECT THE NET ADJUSTMENT DUE TO ALL ACCEPTED SUBSTITUTIONS.
- d. IF NOT ACCEPTED, THE CONTRACTOR SHALL PROVIDE THE ORIGINALLY SPECIFIED ITEM.
2. AFTER BIDDING: IF NO SUBSTITUTION IS OFFERED BY THE BIDDER FOR THOSE BRANDS SPECIFIED (WITHOUT THE "EQUALLY" CLAUSE), THEN THE CONTRACTOR SHALL PROVIDE SPECIFIED PRODUCTS, UNLESS A FORMAL REQUEST FOR SUBSTITUTION IS MADE IN WRITING BY THE CONTRACTOR AND ACCEPTED BY THE OWNER, UNDER THE SAME RESTRICTIONS GOVERNING THE SUBMITTAL OF PROPOSED SUBSTITUTIONS FORM, TO BE UTILIZED AFTER EXECUTION OF THE CONTRACT. (SEE BELOW.)

3.02 CONTRACTOR'S RESPONSIBILITIES

- A. THE FOLLOWING REQUIREMENTS APPLY TO ALL REQUESTS FOR SUBSTITUTIONS, WHETHER PROPOSED DURING BIDDING OR DURING CONSTRUCTION:
1. REQUEST FOR CONSIDERATION OF SUBSTITUTE ITEMS SHALL BE ORIGINATED BY THE CONTRACTOR.
2. THE REQUEST SHALL BE ACCOMPANIED BY A REQUEST FOR SUBSTITUTION FORM BY ALL DATA NECESSARY TO DEMONSTRATE CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND SHALL SHOW ANY DEVIATION FROM THE ITEM SPECIFIED.
3. IF THE SUBSTITUTION OF ANY MATERIAL OR EQUIPMENT INCREASES COSTS TO THE CONTRACTOR, OR ANY OTHER CONTRACTOR OR SUBCONTRACTOR ON THE PROJECT, THEN THESE COSTS SHALL BE BORNE BY THE CONTRACTOR PROVIDING THE SUBSTITUTION.
4. IF THE SUBSTITUTION OF ANY MATERIAL OR EQUIPMENT REQUIRES A REVISION OF DESIGN, THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND ARCHITECT A COMPLETE AND DETAILED DESIGN FOR REVIEW BEFORE COMMENCING WORK.
- B. IN ALL INSTANCES OF SUBSTITUTIONS, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR HAVING ALL SUBSTITUTIONS COMPLY IN ALL RESPECTS WITH THE APPLICABLE PORTIONS OF THE CONTRACT DOCUMENTS, CODES, REGULATIONS, AND STANDARDS, EXCEPT WHERE ANY SUCH REQUIREMENTS ARE SPECIFICALLY WAIVED IN WRITING.
1. EVIDENCE OF FULL EQUIVALENCY OF THE REQUESTED SUBSTITUTE TO THE SPECIFIED PRODUCT, LIES FULLY AT THE RESPONSIBILITY OF THE SUBMITTING CONTRACTOR, AND SHALL BE CLEARLY SHOWN IN COMPLETE COMPARATIVE DOCUMENTATION.
- C. IN THE EVENT THE OWNER'S EVALUATION OF THE PROPOSED SUBSTITUTION REVEALS THAT A REDESIGN IS NECESSARY TO ACCOMMODATE THE SUBSTITUTION, THE COST FOR SUCH REDESIGN SHALL BE BORNE BY THE CONTRACTOR.
- D. THE ARCHITECT'S FEE FOR INVESTIGATING AND EVALUATING A PROPOSED SUBSTITUTION'S COMPLIANCE WITH THE CONTRACT DOCUMENTS SHALL BE BORNE BY THE CONTRACTOR, WHETHER THE SUBSTITUTION IS ACCEPTED OR NOT.
- E. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MATERIALS AND EQUIPMENT TO BE FURNISHED FIT THE SPACE AVAILABLE. MAKE NECESSARY INVESTIGATIONS TO ASCERTAIN SPACE REQUIREMENTS, INCLUDING THOSE FOR MAINTENANCE. ORDER SUCH SIZES AND SHAPES OF PRODUCT THAT THE FINAL INSTALLATION WILL MEET THE TRUE INTENT AND MEANING OF THE CONTRACT DOCUMENTS AND WILL FIT INTO THE SPACE ALLOCATED WITH ADEQUATE ROOM FOR MAINTENANCE.
1. THE CONTRACTOR REQUESTING OR UTILIZING AN APPROVED SUBSTITUTION, SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY CHANGES WITH OTHER CONTRACTORS AND SUBCONTRACTORS AFFECTED.

END OF SECTION

SECTION 01 7700
CLOSEOUT PROCEDURES

PART 1 GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

- A. DEFINITIONS: CLOSEOUT IS HEREBY DEFINED TO INCLUDE GENERAL REQUIREMENTS NEAR END OF CONTRACT TIME, IN PREPARATION FOR FINAL ACCEPTANCE, FINAL PAYMENT, NORMAL TERMINATION OF CONTRACT, OCCUPANCY BY OWNER AND SIMILAR ACTIONS EVIDENCING COMPLETION OF THE WORK. SPECIFIC REQUIREMENTS FOR INDIVIDUAL UNITS OF WORK ARE SPECIFIED IN SECTIONS OF THE PROJECT MANUAL.
- B. SUBMIT PROJECT CLOSEOUT DOCUMENTS TO ARCHITECT AT TIME OF SUBSTANTIAL COMPLETION INSPECTION UNLESS OTHERWISE NOTED.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 FINAL CLEANING

- A. PROVIDE FINAL CLEANING OF THE WORK, AT TIME INDICATED, CONSISTING OF CLEANING EACH SURFACE OR UNIT OF WORK TO NORMAL "CLEAN" CONDITION. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR CLEANING OPERATIONS. THE FOLLOWING ARE EXAMPLES, BUT NOT BY WAY OF LIMITATION, FOR CLEANING LEVELS REQUIRED.
- B. REMOVE LABELS WHICH ARE NOT REQUIRED AS PERMANENT LABELS.
- C. CLEAN PROJECT SITE (YARD AND GROUNDS), INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS TO A BROOM-CLEAN CONDITION; REMOVE STAINS, PETROL-CHEMICAL SPILLS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS WHICH ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH, EVEN-TEXTURED SURFACE.
- D. REMOVAL OF PROTECTION: EXCEPT AS OTHERWISE INDICATED OR REQUESTED BY ARCHITECT/ENGINEER, REMOVE TEMPORARY PROTECTION DEVICES AND FACILITIES WHICH WERE INSTALLED DURING COURSE OF THE WORK TO PROTECT PREVIOUSLY COMPLETED WORK DURING REMAINDER OF CONSTRUCTION PERIOD.
- E. COMPLIANCES: COMPLY WITH SAFETY STANDARDS AND GOVERNING REGULATIONS FOR CLEANING OPERATIONS. DO NOT BURN WASTE MATERIALS AT SITE, OR BURY DEBRIS OR EXCESS MATERIALS ON OWNER'S PROPERTY, OR DISCHARGE VOLATILE OR OTHER HARMFUL OR DANGEROUS MATERIAL INTO DRAINAGE SYSTEMS; REMOVE WASTE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER.

3.02 PRE-FINAL AND FINAL INSPECTIONS

- A. UPON CONTRACTOR'S REQUEST, ARCHITECT WILL MAKE A PREFINAL INSPECTION AND FURNISH TO CONTRACTOR A LIST OF ITEMS TO BE CORRECTED BY CONTRACTOR. UPON CORRECTION OF THESE ITEMS, AND RECEIPT OF WRITTEN REQUEST THAT WORK IS READY FOR FINAL INSPECTION, ARCHITECT WILL ARRANGE A SUBSTANTIAL COMPLETION INSPECTION TO INCLUDE OWNER'S REPRESENTATIVES AT WHICH TIME ARCHITECT WILL FURNISH FINAL LIST OF ITEMS TO BE CORRECTED. ARCHITECT WILL EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION.

3.03 MAINTENANCE MANUALS

- A. ORGANIZE MAINTENANCE AND OPERATING MANUAL INFORMATION INTO SUITABLE SETS. INCLUDE SPARE PARTS LISTING, EXTRA STOCK RECEIPTS, COPIES OF WARRANTIES, SHOP DRAWINGS, PRODUCT DATA, AND SIMILAR APPLICABLE INFORMATION.

3.04 MANUFACTURER'S INSTRUCTIONS

- A. ARRANGE, BY APPOINTMENT, TO GIVE PHYSICAL DEMONSTRATION AND ORAL INSTRUCTIONS FOR SYSTEM OPERATION TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE. PROVIDE FORM STATING INSTRUCTION HAS BEEN GIVEN. FORM SIGNED BY OWNER OR HIS DESIGNATED REPRESENTATIVE AND BY MANUFACTURER'S REPRESENTATIVE. INCLUDE IN MAINTENANCE MANUALS.

3.05 WARRANTIES AND BONDS

- A. WHEN WRITTEN, GUARANTEES ARE REQUIRED OF ANY SECTION OF THE WORK, CONTRACTOR SHALL SECURE SUCH GUARANTEES AND/OR WARRANTIES PROPERLY ADDRESSED AND SIGNED AND IN FAVOR OF OWNER. THESE DOCUMENTS SHALL BE DELIVERED TO ARCHITECT UPON COMPLETION OF CONTRACTOR'S WORK AND PRIOR TO FINAL PAYMENT. DELIVERY OF GUARANTEES AND WARRANTIES SHALL NOT RELIEVE CONTRACTOR FROM ANY OBLIGATION ASSUMED UNDER ANY OTHER PROVISIONS OF HIS CONTRACT. NOTHING HEREIN INTENDS OR IMPLIES THAT GUARANTEES AND/OR WARRANTIES SHALL APPLY TO WORK ABUSED OR NEGLECTED BY OWNER.

3.06 PROJECT CLOSEOUT DOCUMENTS

- A. WARRANTIES, GUARANTEES, CERTIFICATIONS, AND EXTRA STOCK RECEIPTS REQUIRED FOR PROJECT CLOSE-OUT INCLUDE, BUT ARE NOT LIMITED TO, THOSE SHOWN ON FOLLOWING SCHEDULE OF PROJECT CLOSE-OUT DOCUMENTS.
- B. DELIVER TOOLS, SPARE PARTS, EXTRA STOCKS OF MATERIALS, AND SIMILAR PHYSICAL ITEMS TO OWNER.
- C. COMPLETE FINAL CLEANING UP REQUIREMENTS.
- D. SUBMIT FINAL PAYMENT REQUEST WITH FINAL RELEASES SUPPORTING DOCUMENTATION NOT PREVIOUSLY SUBMITTED AND ACCEPTED. INCLUDE CERTIFICATES OF INSURANCE FOR PRODUCTS AND COMPLETED OPERATIONS WHERE REQUIRED.
- E. SUBMIT THE FOLLOWING CLOSEOUT FORMS:
1. CERTIFICATE OF SUBSTANTIAL COMPLETION
2. MAINTENANCE MANUALS
3. CONTRACTOR'S ONE-YEAR GUARANTEE
4. RECORD DRAWINGS

3.07 WARRANTIES, GUARANTEES, CERTIFICATIONS

- A. MINIMUM ONE (1) YEAR WARRANTY FROM DATE OF SUBSTANTIAL COMPLETION AND SPECIFIED WARRANTIES AS INDICATED IN EACH SPECIFICATION SECTION.

END OF SECTION

A

B

C

D

SECTION 32 8423
UNDERGROUND SPRINKLERS

PART 1 GENERAL

1.01 SUMMARY

- A. THE WORK COVERED BY THESE SPECIFICATIONS CONSISTS OF FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES IN PERFORMING ALL OPERATIONS IN CONNECTION WITH PROVIDING AN IRRIGATION SYSTEM AND ALL SITE WORK IN STRICT ACCORDANCE WITH PROVIDED SPECIFICATIONS, DETAILS, AND DRAWINGS.
- B. ANY MINOR ITEMS OF LABOR AND/OR MATERIALS NOT SPECIFICALLY NOTED ON THE DRAWINGS OR SPECIFICATIONS, BUT OBVIOUSLY NECESSARY FOR THE PROPER COMPLETION OF THE WORK, ARE TO BE CONSIDERED AS INCIDENTAL TO AND ARE TO BE INCLUDED IN THE CONTRACT. CONTRACTOR SHALL NOTE SUCH ITEMS AND PRESENT THEM TO OWNER BEFORE BID OPENING.
- C. CONTRACTOR SHOULD SUBMIT CONSTRUCTION SCHEDULE OF ANTICIPATED WORK TIME TO FACILITATE TIMELY VISITS FOR REVIEW OF WORK. SUCH PROPOSAL SHALL INCLUDE A PROJECTED TIME FRAME FOR INSTALLING THE SYSTEM. IT SHOULD REFLECT, IN CALENDAR DAYS, THE ANTICIPATED TIME REQUIRED FROM THE DAY OF THE AWARD TO COMPLETION OF THE SYSTEM IN A FULLY OPERATIONAL MODE. THIS SCHEDULE SHOULD REFLECT ANTICIPATED TIME FOR ORDERING AND RECEIVING ALL COMPONENTS, STARTING AND ENDING TIMES FOR INSTALLATION, SYSTEM START-UP, ETC.

1.02 SECTION INCLUDES

- A. PIPE AND FITTINGS, VALVES, SPRINKLER HEADS, EMITTERS, AND ACCESSORIES.

1.03 DEFINITION

- A. CIRCUIT PIPING: DOWNSTREAM FROM CONTROL VALVES TO SPRINKLERS, SPECIALTIES, AND DRAIN VALVES. PIPING IS UNDER PRESSURE DURING FLOW.
- B. DRAIN PIPING: DOWNSTREAM FROM CIRCUIT-PIPING DRAIN VALVES. PIPING IS NOT UNDER PRESSURE.
- C. MAINLINE PIPING: DOWNSTREAM FROM POINT OF CONNECTION TO WATER DISTRIBUTION PIPING TO AND INCLUDING CONTROL VALVES. PIPING IS UNDER WATER DISTRIBUTION SYSTEM PRESSURE.

1.04 PROJECT CONDITIONS

- A. IRRIGATION WATER SHALL BE PROVIDED BY THE FOLLOWING:
1. WATER SYSTEM TO BE CONNECTED TO EXISTING MAINLINE.
 2. DESIGN PRESSURE OF THE IRRIGATION DESIGN IS 65 PSI.
 3. STATIC PRESSURE IN MAINLINE SHALL BE VERIFIED BY THE CONTRACTOR. IF PRESSURE IS 5 PSI HIGHER OR LOWER AS SPECIFIED, THE INSTALLER SHALL NOTIFY THE PROJECT REPRESENTATIVE.

1.05 SYSTEM PERFORMANCE REQUIREMENTS

- A. MINIMUM WATER COVERAGE:
1. SHRUBS, AND PERENNIALS SHALL HAVE ADEQUATE WATER APPLIED TO THE ROOT ZONES TO ENSURE PLANT HEALTH AND DEVELOPMENT.
- B. THE IRRIGATION SYSTEM SHALL PROVIDE THE MANUFACTURER'S RECOMMENDED MINIMUM OPERATION PRESSURE TO EVERY IRRIGATION HEAD.
- C. MINIMUM WORKING PRESSURES: THE FOLLOWING ARE MINIMUM PRESSURE REQUIREMENTS FOR PIPING, VALVES, AND SPECIALTIES, UNLESS OTHERWISE INDICATED:
1. PRESSURE PIPING: 200 PSIG.
 2. CIRCUIT PIPING: 150 PSIG.
 3. DRAIN PIPING: 100 PSIG.

1.06 SUBMITTALS

- A. PRODUCT DATA: SUBMIT TECHNICAL PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR IRRIGATION SYSTEM MATERIALS AND PRODUCTS.
- B. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS OR "AS BUILT" DRAWINGS FOR IRRIGATION SYSTEMS SHOWING PIPING MATERIALS, SIZES, LOCATIONS, AND ELEVATIONS. INCLUDE DETAILS OF UNDERGROUND STRUCTURES, CONNECTIONS, THRUST BLOCKS, AND ANCHORING. SHOW INTERFACE AND SPATIAL RELATIONSHIP BETWEEN PIPING AND PROXIMATE STRUCTURES.
- C. OPERATION AND MAINTENANCE DATA: INCLUDE IN MAINTENANCE MANUALS SPECIFIED IN DIVISION 1. INCLUDE DATA FOR THE FOLLOWING:
1. PROVIDE TYPEWRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVATION AND SHUTDOWN, AND MANUFACTURER'S PARTS CATALOG.
- D. SUBMIT MANUALS WITH RECORD DRAWINGS. THE MANUAL SHALL ALSO CONTAIN:
- a. IDENTIFICATION READABLE FROM THE OUTSIDE OF THE COVER STATING BY WHOM THE INFORMATION WAS COMPILED.
 - b. NEATLY TYPE-WRITTEN INDEX NEAR THE FRONT OF THE MANUAL, FURNISHING IMMEDIATE INFORMATION AS TO THE LOCATION IN THE MANUAL OF ALL EMERGENCY DATA REGARDING THE INSTALLATION.
 - c. COMPLETE NOMENCLATURE OF ALL REPLACEABLE PARTS, THEIR PART NUMBERS, AND NAME AND ADDRESS OF THE NEAREST VENDOR OF REPLACEMENT PARTS.
 - d. COPY OF ALL GUARANTEES AND WARRANTIES ISSUED ON THE INSTALLATION SHOWING ALL DATES OF EXPIRATION.
- D. RECORD DRAWINGS: AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWINGS OF PIPING SYSTEM AND CONDUIT TO BE SUBMITTED PRIOR TO FINAL INSPECTION THAT ALSO INCLUDES:
1. DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION
 2. SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN THE APPROVED CONTRACT DOCUMENTS.
 3. FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, CONTROL WIRE RUNS NOT IN MAINLINE DITCH, AND BOTH ENDS OF SLEEVES.
 4. TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
 5. TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
- E. MAINTENANCE MATERIALS: PROVIDE THE FOLLOWING FOR OWNER'S USE IN MAINTENANCE OF PROJECT.
1. EXTRA SPRINKLER HEADS: ONE OF EACH TYPE AND SIZE.
 2. EXTRA VALVE BOX KEYS: ONE.
 3. WRENCHES: ONE FOR EACH TYPE HEAD CORE AND FOR REMOVING AND INSTALLING EACH TYPE HEAD.
- F. WARRANTY DOCUMENTS: WARRANTY DOCUMENTS SHALL BE SUBMITTED TO OWNER AT THE TIME OF FINAL INSPECTION.

1.07 QUALITY ASSURANCE

- A. MANUFACTURER QUALIFICATIONS: LICENSED FIRMS REGULARLY ENGAGED IN MANUFACTURE OF IRRIGATION SYSTEM PRODUCTS OF TYPES, MATERIALS AND SIZES SPECIFIED, WHOSE PRODUCTS HAVE BEEN IN USE IN SIMILAR SERVICE.
- B. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS. NOTHING IN APPROVED CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- C. PRE-INSTALLATION MEETING: SCHEDULE MEETING AFTER EXCAVATION OF TRENCHES AND INSTALLATION OF SLEEVES, BUT PRIOR TO INSTALLATION OF PIPE.
- D. INSTALLER QUALIFICATIONS: LICENSED CONTRACTING FIRM REGULARLY ENGAGED IN SUCCESSFUL INSTALLATION OF IRRIGATION SYSTEMS SIMILAR IN SIZE AND SCOPE OF THIS CONTRACT. OWNER RESERVES THE RIGHT TO ASK FOR AND VERIFY REFERENCES FROM CONTRACTORS PAST PORTFOLIO OF WORK BEFORE AWARD OF CONTRACT.

1.08 CODES AND STANDARDS

- A. PLUMBING CODE COMPLIANCE: COMPLY WITH ANY APPLICABLE PORTIONS OF THE UTAH STATE PLUMBING CODE PERTAINING TO THE SELECTION OF MATERIALS AND THE INSTALLATION OF IRRIGATION SYSTEMS.
- B. WATER PURVEYOR COMPLIANCE: COMPLY WITH REQUIREMENTS OF PURVEYOR SUPPLYING WATER TO THE PROJECT.
- C. ANY PERMITS THAT ARE NEEDED FOR THE INSTALLATION OF CONSTRUCTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHICH ARE REQUIRED BY THE AUTHORITIES OF JURISDICTION, SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR FOLLOWING WHATEVER ORDINANCES, REGULATIONS AND CODES REQUIRING THE PERMITS. IF THE AUTHORITIES OF THE JURISDICTION REQUIRE INSPECTION AT SAID POINTS OF THE INSTALLATION, THE CONTRACTOR SHALL ARRANGE FOR, AND BE PRESENT AT, ANY SUCH INSPECTIONS.
- D. ADDITIONAL WORK OR FURNISHING OF MATERIALS REQUIRED DUE TO INSPECTION BY THE AUTHORITIES OF JURISDICTION SHALL BE FURNISHED AT NO COST TO THE OWNER. IN THE EVENT THAT THE SPECIFICATIONS FOR THIS PROJECT AND EXISTING ORDINANCES, REGULATIONS OR CODES ARE IN CONFLICT, THE CONFLICT SHALL BE NOTED IN WRITING BY THE CONTRACTOR TO THE OWNERS AUTHORIZED REPRESENTATIVE, AND ANY NECESSARY CHANGES IN WORK SHALL FOLLOW AN ESTABLISHED PROCEDURE FOR CLAIMS FOR EXTRA COMPENSATION.

1.09 CONTRACTORS USE OF PREMISES

- A. CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND INTERRUPTION OF ALL EXISTING UTILITIES.
- B. CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS AND EQUIPMENT.
- C. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SECURITY OF MATERIALS AND EQUIPMENT STORED ON JOB SITE.

- D. CONTRACTOR SHALL CONFINE OPERATIONS TO AREAS WITHIN HIS CONTRACT LIMITS.
- E. ANY DAMAGES TO EXISTING STRUCTURES, SURFACES, OR UTILITIES CAUSED BY CONTRACTOR OR CONTRACTOR'S EMPLOYEES SHALL BE CONSIDERED CONTRACTOR'S RESPONSIBILITY AND WILL BE PART OF THIS CONTRACT TO BE CORRECTED TO SATISFACTION OF OWNER.
- F. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY LOCATING SERVICES AND KEEPING UTILITIES CLEARLY MARKED ON THE JOB SITE. ANY UTILITIES, WIRING, OR PIPING DAMAGED BY CONTRACTOR WITHOUT FOLLOWING THESE GUIDELINES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
- G. CONTRACTOR IS RESPONSIBLE FOR SAFETY ON JOB SITE. BARRICADING OR COVERING OPEN TRENCHES, ELIMINATING TRIP HAZARDS, AND OTHER SAFETY ISSUES ARE A PRIORITY. RENTAL OR SUPPLYING OF BARRICADES IS CONTRACTOR'S RESPONSIBILITY.

1.10 PERFORMANCE BOND,BID BOND/INSURANCE

- A. THE OWNER SHALL HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO FURNISH BONDS COVERING FAITHFUL PERFORMANCE OF THE CONTRACT AND PAYMENT OF OBLIGATIONS ARISING THEREUNDER AS STIPULATED IN BIDDING REQUIREMENTS. A BID BOND, CERTIFIED CHECK, OR CASHIERS CHECK EXECUTED IN FAVOR OF WEST POINT CITY IN THE AMOUNT OF FIVE PERCENT (5%) OF THE TOTAL BID PRICE MUST BE SUBMITTED WITH THE PROPOSAL AS GUARANTEE THAT BIDDER IS WILLING TO ENTER INTO A CONTRACT. BIDDER MUST ALSO BE ABLE TO PROVIDE A ONE HUNDRED PERCENT (100%) PERFORMANCE AND PAYMENT BOND AT TIME OF AWARD OF CONTRACT.
- B. SUCCESSFUL CONTRACTOR MUST MEET FEDERAL, STATE, COUNTY AND CITY CODES AND REGULATIONS. PROOF OF LIABILITY INSURANCE AND WORKMENS COMPENSATION MUST BE SUBMITTED WITH BID.

1.11 SUPERVISION

- A. THE CONTRACTOR SHALL PROVIDE A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS ON THE PROJECT WHEN WORK IS IN PROGRESS. THE SUPERINTENDENT SHALL NOT BE CHANGED DURING THE PROJECT WITHOUT THE CONSENT OF THE OWNER'S REPRESENTATIVE UNLESS THE SUPERINTENDENT CEASES HIS STATUS AS AN EMPLOYEE OF THE CONTRACTOR. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN THE CONTRACTOR'S ABSENCE, AND ALL DIRECTIONS GIVEN TO HIM BY THE OWNER'S REPRESENTATIVE SHALL BE BINDING AS IF THEY WERE GIVEN TO THE CONTRACTOR.
- B. THE CONTRACTOR'S SUPERINTENDENT SHALL SUPERVISE THE CONTRACTOR'S EMPLOYEES ON THE JOB SITE AND BE RESPONSIBLE FOR THEIR ACTIONS AND CONDUCT ON THE JOB SITE.

1.12 GUARANTEE

- A. SUBMIT ONE-YEAR WRITTEN GUARANTEE SIGNED BY UNDERGROUND SPRINKLER CONTRACTOR, AGREEING TO REPAIR OR REPLACE ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP.
- B. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

PART 2 PRODUCTS

2.01 IRRIGATION SYSTEM

- A. MANUFACTURERS:
1. RAIN BIRD SALES, INC./NA: WWW.RAINBIRD.COM/#SLE.

2.02 FILL MATERIAL

- A. BACKFILL MATERIAL
1. BACKFILL MATERIAL FOR IRRIGATION PIPE SHALL CONSIST OF SAND, NATIVE MATERIAL OR TOPSOIL WITH NO ROCKS LARGER THAN 1/4 INCH IN ANY DIMENSION FOR PIPE BEDDING HAUNCHES AND INITIAL BACKFILL ABOVE THE PIPE. ABOVE THE INITIAL BACKFILL, THE TRENCH SHALL BE FILLED WITH SOIL WITH NO DEBRIS OR ROCKS GREATER THAN 1-1/2 INCH IN ANY DIRECTION. LANDSCAPE ARCHITECT SHALL APPROVE ON-SITE MATERIAL FOR BACKFILL OPERATION.
 2. IMPORTED BACKFILL MATERIAL SHALL BE CLEAN SILE, FREE FROM ORGANIC MATERIAL, TRASH, DEBRIS, RUBBISH, BROKEN CEMENT, ASPHALT MATERIAL, OR OTHER OBJECTIONABLE SUBSTANCES AND APPROVED BY THE LANDSCAPE ARCHITECT.
- B. DRAINAGE FILL MATERIAL
1. WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, WITH 100% PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5% PASSING A NO. 4 SIEVE.

2.03 PIPE MATERIALS

- A. PVC PIPE: ASTM D2241; 200 PSI (1.38 MPa) PRESSURE RATED UPSTREAM FROM CONTROLS, 160 PSI (1.10 MPa) DOWNSTREAM, SOLVENT WELDED SOCKETS.
- B. PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH MANUFACTURER'S NAME, SIZE, SCHEDULE, TYPE AND WORKING PRESSURE.
- C. ALL LATERAL PIPE AND FITTINGS SHALL BE SCHEDULE 40 PRESSURE RATED PVC UNLESS SPECIFICALLY NOTED ON DRAWINGS.
- D. ALL MAIN PRESSURE SIDE VALVE MANIFOLD PIPING SHALL BE DOMESTIC GALVANIZED IRON PIPE AND FITTINGS. ALL GALVANIZED IRON PIPE AND FITTING CONFIGURATIONS SHALL MATCH DETAIL DRAWINGS EXACTLY.
- B. FITTINGS:
1. MAINLINES SHALL HAVE PVC SCH. 40 FITTINGS FOR PIPE SIZES 3/4 INCH THROUGH 1-1/2 INCH, PVC SCH. 80 FOR PIPE SIZES 2 INCH THROUGH 3 INCH AND PUSH ON DUCTILE OR MECHANICAL CAST IRON FITTINGS ON PVC MAINLINE 4 INCH AND LARGER.
 2. REMOTE CONTROL VALVE CONNECTION TO MAINLINE SHALL BE PVC SST TEE, EPOXY COATED DOUBLE STRAP SADDLE, M.J. TEE, OR HARCO DUCTILE IRONS SERVICE TEES.
- C. PIPE CONNECTION MATERIAL
1. P-70 PRIMER
 2. 711 SOLVENT/GLUE
 3. TEFLON TAPE

2.04 OUTLETS

- A. MANUFACTURERS:
1. RAIN BIRD SALES, INC./NA: WWW.RAINBIRD.COM/#SLE.
- B. ALL SPRINKLER HEADS SHALL BE THE BRAND, MODEL, SIZE, AND TYPE SHOWN ON DRAWINGS.
- C. ALL SPRINKLER HEADS SHALL BE INSTALLED ON A "SWING JOINT" ASSEMBLY. LAWN SPRAY HEADS AND SMALL ROTORS WITH AN INLET SIZE 3/4" AND SMALLER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS WITH "FUNNY PIPE" AND "SWING ELLS" AS MANUFACTURED BY HUNTER OR APPROVED EQUAL. ALL LARGE STREAM ROTOR AND IMPACT HEADS SHALL BE INSTALLED WITH THREE (3) "SCHEDULE 40 MARLEY STREET ELLS AND ONE SCHEDULE 80 1"x12" "APPLE" PREFABRICATED SWING JOINT ASSEMBLY AS SPEARS MANUFACTURING OR OTHER APPROVED EQUAL CAN BE SUBSTITUTED IF DESIRED. ALL "SWING JOINT" CONFIGURATIONS SHALL MATCH DETAIL DRAWINGS EXACTLY.
- D. SPRAY TYPE SPRINKLER HEAD: POP-UP HEAD WITH FULL CIRCLE PATTERN OR HEAD PER PLAN.
1. RAIN BIRD SPRAY HEADS: 1800 SAM PRS, RD1800 SAM PRS, HE VAN SERIES SAM PRS, AND U-SERIES SAM PRS FOR ALL SPRAY SPRINKLER HEADS.
- E. DRIP TUBING:
1. RAIN BIRD 1/4 INCH DISTRIBUTION TUBING OR APPROVED EQUAL.
- F. DRIP TUBING FITTINGS:
1. FIGURE 8 CLOSURE FOR END OF LINE.
 2. RAIN BIRD REMOVABLE FLUSH CAP.
 3. RAIN BIRD DIFFUSER BUG CAP.
 4. RAIN BIRD 1/4 INCH TUBING STAKE.
 5. DRIP LINE THE DOWNS STAKE SHALL BE RAIN BIRD TDS-50 WITH BENT 12 GAUGE GALVANIZED STEEL STAPLE OR APPROVED EQUAL.
- G. DRIP EMITTER: ADJUSTABLE OUTLET, NON-CLOGGING, WITH TWO TRICKLE TUBES.
1. RAIN BIRD XERN-BUG, SELF-PIERCING BARB
- H. RISERS: STATIONARY SPRAY POP-UP SPRINKLER HEADS, SHRUB SPRAY HEADS, STATIONARY SPRAY SPRINKLER HEADS SHALL HAVE RISERS MADE UP OF ONE OF THE FOLLOWING WAYS:
1. RISER FOR IRRIGATION HEADS WITH 3/4 INCH TO 1 INCH INLETS SHALL HAVE A SWING JOINT ASSEMBLY ACCORDING TO DETAILS ON DRAWING.

2.05 VALVES

- A. MANUFACTURERS:
1. RAIN BIRD SALES, INC./NA: WWW.RAINBIRD.COM/#SLE.
- B. REMOTE CONTROL VALVES:
1. ALL CONTROL VALVES USED SHALL BE SCRUBBER VALVES.
 2. RAIN BIRD PEB-PRS-D WITH PRESSURE REGULATION.
- C. DRIP IRRIGATION VALVES:
1. RAIN BIRD XC2-100
- D. VALVE BOX AND COVER: ALL BOXES TO HAVE LOCKING LIDS.
1. CONTROL VALVE BOXES SHALL BE APPROPRIATE SIZE, MADE OF HDPE PLASTIC, GREEN OR TAN IN COLOR DEPENDING ON SURROUNDING SURFACE MATERIAL, WITH BOLT DOWN LID. VALVE BOXES SHALL BE MADE BY CARSON INDUSTRIES OR APPROVED EQUAL. NO MORE THAN ONE VALVE SHALL BE LOCATED IN EACH PLASTIC BOX.

2. CIRCUIT OR ISOLATION VALVE: CARSON 1220 JUMBO BOX OR APPROVED EQUAL.
3. VALVE BOX SUPPORTS: STANDARD SIZE FIRED CLAY PAVING BRICKS WITHOUT HOLES.

2.06 CONTROLS

- A. CONTROLLER: CONNECT INTO EXISTING CONTROLLER.
- B. WIRE CONDUCTORS:
1. ELECTRICAL WIRE:
 - a. ALL WIRING SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE.
 2. TRADITIONAL WIRING:
 - a. CONTROL WIRE SHALL BE UL LISTED DIRECT BURIAL CABLE NOT SMALLER THAN 14 GAUGE. IN SOME CASES 18-GAUGE MULTI-STRAND WIRE IS USED IN SPECIAL SITUATIONS AS SHOWN ON DRAWINGS AND APPROVED BY OWNER.
 3. THREADED CONNECTIONS SHALL BE MADE WITH TEFLON TAPE.
- C. SLEEVING:
1. LOCATE AND UTILIZED EXISTING PIPE SLEEVES.
- D. OUTLETS:
1. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
2. SPRINKLER HEADS:
- a. PRIOR TO INSTALLATION OF SPRINKLER HEADS, OPEN CONTROL VALVES AND USE FULL HEAD OF WATER TO FLUSH OUT SYSTEM.
 - b. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
 - c. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
 - d. SET SPRINKLERS AT A CONSISTENT DISTANCE FROM EXISTING WALKS, CURBS, AND OTHER PAVED AREAS AND TO GRADE.
3. DRIP IRRIGATION: COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND PROJECT DETAILS.
- a. PLACE TUBING UNDER PLANTING BED MULCH.
 - b. ALL DRIP TUBING SHALL BE HELD IN PLACE BY SOIL STAPLES. SOIL STAPLES SHALL CONFORM TO THE FOLLOWING:
 - 1) SANDY SOIL: ONE STAPLE EVERY THREE (3) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - 2) LOAM SOIL: ONE STAPLE EVERY FOUR (4) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - 3) CLAY SOIL: ONE STAPLE EVERY FIVE (5) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - c. JOIN ALL ENDS OF TUBING WHEN POSSIBLE. INSTALL A REMOVABLE FLUSHING CAP AT POINTS ON THE SYSTEM TO DRAIN THE TUBING. AT ENDS NOT USED FOR FLUSHING INSTALL A FIGURE EIGHT CLOSURE.
- E. VALVES & VALVE BOXES:
1. INSTALL VALVES, IN PLASTIC BOXES WITH LOCKING REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOX TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE VALVE IN A SINGLE BOX.
 2. PLACE PEA GRAVEL A MINIMUM OF 6 INCHES DEEP BELOW VALVE FOR DRAINAGE. EXTEND WASHED GRAVEL 3 INCHES MINIMUM BEYOND LIMITS OF VALVE BOX. MAINTAIN 4 INCH MINIMUM BETWEEN BOTTOM OF VALVE AND TOP OF GRAVEL AND 3 INCHES MINIMUM CLEARANCE BETWEEN THE TOP OF THE VALVE TO THE BOTTOM OF VALVE COVER. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
 3. INSTALL 3/4 INCH BRASS BALL VALVE IN VALVE BOX ON DOWNSTREAM SIDE OF AUTOMATIC VALVES IF LATERAL LINE SLOPES TOWARD VALVE BOX.
 4. INSTALL ANY OTHER EQUIPMENT REQUIRED BY LOCAL AUTHORITIES ACCORDING TO LOCAL CODES AND REQUIREMENTS IN ORDER TO MAKE THIS SYSTEM COMPLETE.
- F. AFTER PIPING IS INSTALLED, BUT BEFORE OUTLETS ARE INSTALLED AND BACKFILLING COMMENCES, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.

PART 3 EXECUTION

3.01 OWNERS SALVAGE RIGHTS

- A. ANY ITEMS REMOVED AND NOT REUSED IN CONTRACT WILL REMAIN OWNER'S PROPERTY AND WILL BE RETURNED TO OWNER AT HIS DISCRETION.

3.02 EXAMINATION

- A. VERIFY LOCATION OF EXISTING UTILITIES.
- B. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.
- C. PERFORM PRESSURE TEST AT SUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEARBY FIRE HYDRANT.
- D. PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, THE CONTRACTOR MUST VERIFY THE SUPPLY PRESSURE AT THE WORK SITE. IF THERE IS A FAILURE TO OBTAIN THE NEEDED PRESSURE OR IF AN EXCESS PRESSURE SITUATION EXISTS FOR NORMAL OPERATION, THE CONTRACTOR MUST CONTACT THE OWNER FOR ANY ADJUSTMENTS TO THE SUPPLY OR IRRIGATION SYSTEM DESIGN. FAILURE TO REPORT ANY DISCREPANCIES IN PRESSURE DUE TO ANY REASON, AND ANY INSTALLATION DONE PRIOR TO NOTIFICATION OF OWNER SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

3.03 PREPARATION

- A. DURING CONSTRUCTION AND STORAGE, PROTECT MATERIALS FROM DAMAGE AND PROLONGED EXPOSURE TO SUNLIGHT.
- B. WORK DAMAGED DURING COURSE OF WORK IN THIS SECTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, REPAIR OR REPLACEMENT SHALL BE PERFORMED BY INSTALLER OF ORIGINAL WORK.
- C. LAYOUT AND STAKE LOCATIONS OF SYSTEM COMPONENTS.
- D. ALL LATERAL LINES SHALL RUN PARALLEL WITH PLANTING AREAS AND AVOID CONFLICT WITH THE LOCATION OF PLANT MATERIALS. WHERE TRENCHING IS REQUIRED IN PROXIMITY TO PLANT MATERIALS CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES IN DIAMETER.

3.04 TRENCHING

- A. TRENCH SIZE:
1. MINIMUM COVER OVER INSTALLED BRANCH PIPING: 12 INCHES (305 MM).
- B. TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPE TO DRAINS.
- C. MAINTAIN TRENCHES FREE OF DEBRIS, MATERIAL, OR OBSTRUCTIONS THAT MAY DAMAGE PIPE.
- D. PULLING OF PIPE IS NOT PERMITTED.
- E. WHEN DIGGING ON PROJECT SITE, THE AREA SHALL BE STAKED TO IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES AND STRUCTURES.
- F. EXCAVATION WORK SHALL BE AS DEEP AND AS WIDE AS REQUIRED TO SAFELY PERFORM THE WORK, SUCH AS MAKING MAINLINE CONNECTIONS OR FORMING VAULTS. WHERE TRENCHING IS DONE IN ESTABLISHED LAWN, CARE MUST BE TAKEN TO KEEP THE TRENCHES ONLY AS WIDE AS IS NECESSARY TO ACCOMPLISH THE WORK.

- G. IF MORE THAN ONE LINE IS REQUIRED IN A SINGLE TRENCH, THAT TRENCH SHALL BE DEEP AND WIDE ENOUGH TO ALLOW FOR AT LEAST 3 INCHES OF SEPARATION BETWEEN PIPES. INSTALL THE PIPING IN A MANNER FOR EASY REPAIR IN THE FUTURE.
- H. OVER-EXCAVATE TRENCHES 2 INCHES AND BRING BACK TO INDICATED DEPTH BY FILLING WITH BACKFILL MATERIAL AS SPECIFIED UNDER PART 2 - PRODUCTS. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
- I. WHERE IT BECOMES NECESSARY TO EXCAVATE BEYOND THE LIMITS OF NORMAL EXCAVATION LINES TO REMOVE ROCKS OR OTHER INTERFERING OBJECTS, THE VOID REMAINING AFTER THE REMOVAL OF THE OBJECT SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED AS PER THE "EARTHWORK" SECTION. THE REMOVAL OF ALL ROCK OR OTHER INTERFERING OBJECTS AND THE BACKFILLING OF VOIDS LEFT BY SUCH REMOVALS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- J. ANY EXISTING UTILITY LINES DAMAGED DURING EXCAVATING OR TRENCHING SHALL BE REPAIRED IMMEDIATELY AFTER NOTIFICATION OF THE UTILITY OWNER AND TO HIS/HER SATISFACTION. SHOULD UTILITY LINES BE ENCOUNTERED, WHICH ARE NOT INDICATED ON PLANS, THE PROJECT REPRESENTATIVE SHALL BE NOTIFIED. THE REPAIR OF ANY DAMAGE SHALL BE DONE AS SOON AS POSSIBLE BY THE CONTRACTOR OR THE UTILITY OWNER AND PROPER COMPENSATION WILL BE NEGOTIATED BY THE OWNER. SUCH UTILITY LOCATIONS SHALL BE NOTED ON THE "AS-BUILT" DRAWINGS.

3.05 INSTALLATION

- A. GENERAL:
1. INSTALL PIPE, VALVES, CONTROLS, AND OUTLETS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. CONNECT TO UTILITIES.
 3. SET OUTLETS AND BOX COVERS AT FINISH GRADE ELEVATIONS.
 4. PROVIDE FOR THERMAL MOVEMENT OF COMPONENTS IN SYSTEM.
- B. PIPES:
1. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTIONS AS RECOMMENDED BY MANUFACTURER.
 2. UNLESS OTHERWISE INDICATED ON APPROVED DRAWINGS, INSTALL MAIN LINES AND LATERAL LINES CONNECTING ROTOR POP-UP SPRINKLERS WITH MINIMUM COVER OF 18 INCHES BASED ON FINISHED GRADE. INSTALL REMAINING LATERAL LINES WITH MINIMUM OF 12 INCHES OF COVER BASED ON FINISH GRADE.
 3. LOCATE SPRINKLER HEADS NO CLOSER THAN 12 INCHES FROM BUILDING FOUNDATION. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE ONE INCH BELOW TOP OF MOW STRIP, WALK, OR CURB AND HAVE 1 TO 3 INCHES CLEARANCE BETWEEN HEAD AND MOW STRIP, WALK, OR CURB.
 4. SLOPE PIPING FOR SELF DRAINAGE TO CONTROL BOX WHERE POSSIBLE.
 5. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS PRIOR TO INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
 6. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
 - a. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 40 DEGREES F.
 - b. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY AN OAT COAT OF P-70 PRIMER TO EACH.
 6. APPLY UNIFORM COAT OF 711 SOLVENT TO OUTSIDE OF PIPE.
 6. APPLY SOLVENT TO FITTING IN A SIMILAR MANNER.
 - e. RE-APPLY LIGHT COAT OF SOLVENT TO PIPE AND QUICKLY INSERT INTO FITTING.
 - f. GIVE PIPE OR FITTING A QUARTER TURN TO ENSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
 - g. HOLD IN POSITION FOR 15 SECONDS MINIMUM OR LONG ENOUGH TO SECURE JOINT.
 - h. WIPE OFF SOLVENT APPEARING AT OUTER SHOULDER OF FITTING.
 - i. DO NOT USE EXCESSIVE AMOUNT OF SOLVENT THEREBY CAUSING OBSTRUCTION TO FORM ON INSIDE OF PIPE.
 - j. ALLOW JOINTS TO SET AT LEAST 24 HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
7. THREADED CONNECTIONS SHALL BE MADE WITH TEFLON TAPE.
- C. SLEEVING:
1. LOCATE AND UTILIZED EXISTING PIPE SLEEVES.
- D. OUTLETS:
1. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.
2. SPRINKLER HEADS:
- a. PRIOR TO INSTALLATION OF SPRINKLER HEADS, OPEN CONTROL VALVES AND USE FULL HEAD OF WATER TO FLUSH OUT SYSTEM.
 - b. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
 - c. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
 - d. SET SPRINKLERS AT A CONSISTENT DISTANCE FROM EXISTING WALKS, CURBS, AND OTHER PAVED AREAS AND TO GRADE.
3. DRIP IRRIGATION: COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND PROJECT DETAILS.
- a. PLACE TUBING UNDER PLANTING BED MULCH.
 - b. ALL DRIP TUBING SHALL BE HELD IN PLACE BY SOIL STAPLES. SOIL STAPLES SHALL CONFORM TO THE FOLLOWING:
 - 1) SANDY SOIL: ONE STAPLE EVERY THREE (3) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - 2) LOAM SOIL: ONE STAPLE EVERY FOUR (4) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - 3) CLAY SOIL: ONE STAPLE EVERY FIVE (5) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
 - c. JOIN ALL ENDS OF TUBING WHEN POSSIBLE. INSTALL A REMOVABLE FLUSHING CAP AT POINTS ON THE SYSTEM TO DRAIN THE TUBING. AT ENDS NOT USED FOR FLUSHING INSTALL A FIGURE EIGHT CLOSURE.
- E. VALVES & VALVE BOXES:
1. INSTALL VALVES, IN PLASTIC BOXES WITH LOCKING REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOX TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE VALVE IN A SINGLE BOX.
 2. PLACE PEA GRAVEL A MINIMUM OF 6 INCHES DEEP BELOW VALVE FOR DRAINAGE. EXTEND WASHED GRAVEL 3 INCHES MINIMUM BEYOND LIMITS OF VALVE BOX. MAINTAIN 4 INCH MINIMUM BETWEEN BOTTOM OF VALVE AND TOP OF GRAVEL AND 3 INCHES MINIMUM CLEARANCE BETWEEN THE TOP OF THE VALVE TO THE BOTTOM OF VALVE COVER. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
 3. INSTALL 3/4 INCH BRASS BALL VALVE IN VALVE BOX ON DOWNSTREAM SIDE OF AUTOMATIC VALVES IF LATERAL LINE SLOPES TOWARD VALVE BOX.
 4. INSTALL ANY OTHER EQUIPMENT REQUIRED BY LOCAL AUTHORITIES ACCORDING TO LOCAL CODES AND REQUIREMENTS IN ORDER TO MAKE THIS SYSTEM COMPLETE.
- F. AFTER PIPING IS INSTALLED, BUT BEFORE OUTLETS ARE INSTALLED AND BACKFILLING COMMENCES, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.

3.06

- FIELD QUALITY CONTROL
- A. NOTIFY LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO TESTING.
- B. SYSTEM IS ACCEPTABLE IF NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.

3.07 BACKFILLING

- A. COVER BOTH TOP AND SIDES OF PIPE WITH 3 INCH (75 MM) OF BACKFILL MATERIAL AS SPECIFIED UNDER PART 2 - PRODUCTS.
- B. BACKFILL TRENCH AND COMPACT TO WITHIN 5 INCHES (127 MM) OF FINISH GRADE AS SPECIFIED IN RELATED SECTIONS. PROTECT PIPING FROM DISPLACEMENT. TOP 5 INCHES (127 MM) OF BACKFILL SHALL BE TOPSOIL AS SPECIFIED IN RELATED SECTION.
- C. DO NOT COVER PRESSURE MAIN, SPRINKLER PIPE, OR FITTINGS UNTIL PRESSURE TEST HAS BEEN COMPLETED AND ARCHITECT HAS INSPECTED AND APPROVED THE SYSTEM
- D. AFTER BACKFILLING, PERFORM AN OPERATING TEST OF THE ENTIRE SYSTEM. OPERATE THE ENTIRE SYSTEM THROUGHOUT THE CYCLE OF THE CONTROLLER FOR THE PURPOSE OF CHECKING COVERAGE AND ASSURING THE ABSENCE OF LEAKS. REPAIR WATER LINES, VALVES, OR CONNECTIONS WHICH SHOW EVIDENCE OF LEAKAGE.
- E. ALL TRENCHES SHALL BE BACKFILLED AND THEN SATURATED WITH WATER SUFFICIENTLY TO ENSURE NO SETTLING OF THE SURFACE AFTER LAWN IN PLANTED.
- F. ANY PORTION OF THE SYSTEM WHICH SHOWS DEFECTS OR LEAKAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER OR BE REPLACED. AFTER ALL REPAIRS OR REPLACEMENTS HAVE BEEN MADE AND APPROVED BY THE LANDSCAPE ARCHITECT, THE ABOVE REQUIRED TEST SHALL BE MADE AGAIN.

3.08 SYSTEM STARTUP

- A. PREPARE AND START SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO PROVIDE PROPER AMOUNTS OF WATER TO ALL PLANTS.
- C. ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION AND SO SPRAY DOES NOT FALL ON BUILDING.

3.09 CLOSOUT ACTIVITIES

- A. AT THE POINT OF SUBSTANTIAL COMPLETION OF WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND ARRANGE FOR A WALK THROUGH TO VERIFY THE INSTALLATION OF THE SYSTEM. A COVERAGE TEST WILL BE COMPLETED AND THE SYSTEM INSTALLATION INSPECTED AND A PUNCH LIST OF FINAL ITEMS NEEDING COMPLETION MADE.
- B. AT THE TIME OF FINAL INSPECTION, THE ENTIRE SYSTEM MUST BE TESTED IN THE PRESENCE OF OWNERS REPRESENTATIVE. IT MUST BE FULLY OPERATIONAL IN A SATISFACTORY CONDITION, WITH FULL UNIFORM COVERAGE OF THE AREAS INDICATED TO BE IRRIGATED. ALL HEADS SHALL BE ADJUSTED TO PATTERN, RADIUS, AND GRADE LEVEL.
- C. BEFORE THE INSPECTION IS COMPLETE, THE CONTRACTOR MUST FURNISH THE "AS BUILT" DRAWINGS. THESE DRAWINGS SHOULD BE UPDATED ON A DAILY BASIS TO ENSURE ACCURACY. THESE DRAWINGS MUST SHOW THE LOCATION OF ALL PIPING, VALVES, HEADS, WIRE SPLICES AND OTHER PERTINENT INFORMATION. THESE DRAWINGS AND ALL MAINTENANCE MANUALS MUST BE SUBMITTED AT THE TIME OF FINAL INSPECTION IN ACCORDANCE WITH THESE SPECIFICATIONS.
- D. IF AT THE TIME OF THE FINAL INSPECTION THERE IS ANY ADDITIONAL WORK TO SATISFY CONTRACT REQUIREMENTS, IT WILL BE NOTED ON A "PUNCH LIST". CONTRACTOR WILL HAVE 10 DAYS IN ORDER TO SATISFY, OR MAKE SUITABLE ARRANGEMENTS WITH OWNER TO SATISFY ITEMS ON THE "PUNCH LIST". AT OWNERS DISCRETION FINAL PAYMENT OR A PORTION THEREOF, COULD BE HELD PENDING COMPLETION OF "PUNCH LIST" ITEMS.
- E. INSTRUCT OWNERS PERSONNEL IN OPERATION AND MAINTENANCE OF THE SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE DATA AS BASIS FOR DEMONSTRATION.

3.10 CLEAN-UP AND MAINTENANCE

- A. REMOVE FROM SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

3.11 WARRANTY

- A. ALL WORK SHALL BE WARRANTED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS, INCLUDING REPLACEMENT, FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. IF AN UNSATISFACTORY CONDITION DEVELOPS DURING THE WARRANTY PERIOD AND IS DUE TO NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, CONTRACTOR SHALL IMMEDIATELY REPLACE SUCH ITEMS IN A SATISFACTORY MANNER. ALL WARRANTIES SHALL BE IN WRITING, SIGNED BY CONTRACTOR OR LEGAL REPRESENTATIVE, AND WORDED AS APPROVED BY OWNER. WARRANTY DOCUMENTS SHALL BE PRESENTED TO OWNER AT THE TIME OF FINAL INSPECTION.
- B. DURING ONE-YEAR WARRANTY PERIOD, CONTRACTOR WILL COMPLY WITH THE FOLLOWING:
1. FILL AND REPAIR LOW AREAS AND REPLACE PLANTINGS DUE TO SETTLEMENT OF EXCAVATED AREAS.

END OF SECTION

SECTION 32 9113
SOIL PREPARATION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. PERFORM SOIL PREPARATION WORK.
- B. FURNISH AND APPLY SOIL AMENDMENTS.
- C. PERFORM FINE GRADING WORK REQUIRED TO PREPARE SITE FOR PAVING FINISH GRADING AND FOR LANDSCAPE FINISH GRADING.

PART 2 PRODUCTS

PLANTING NOTES

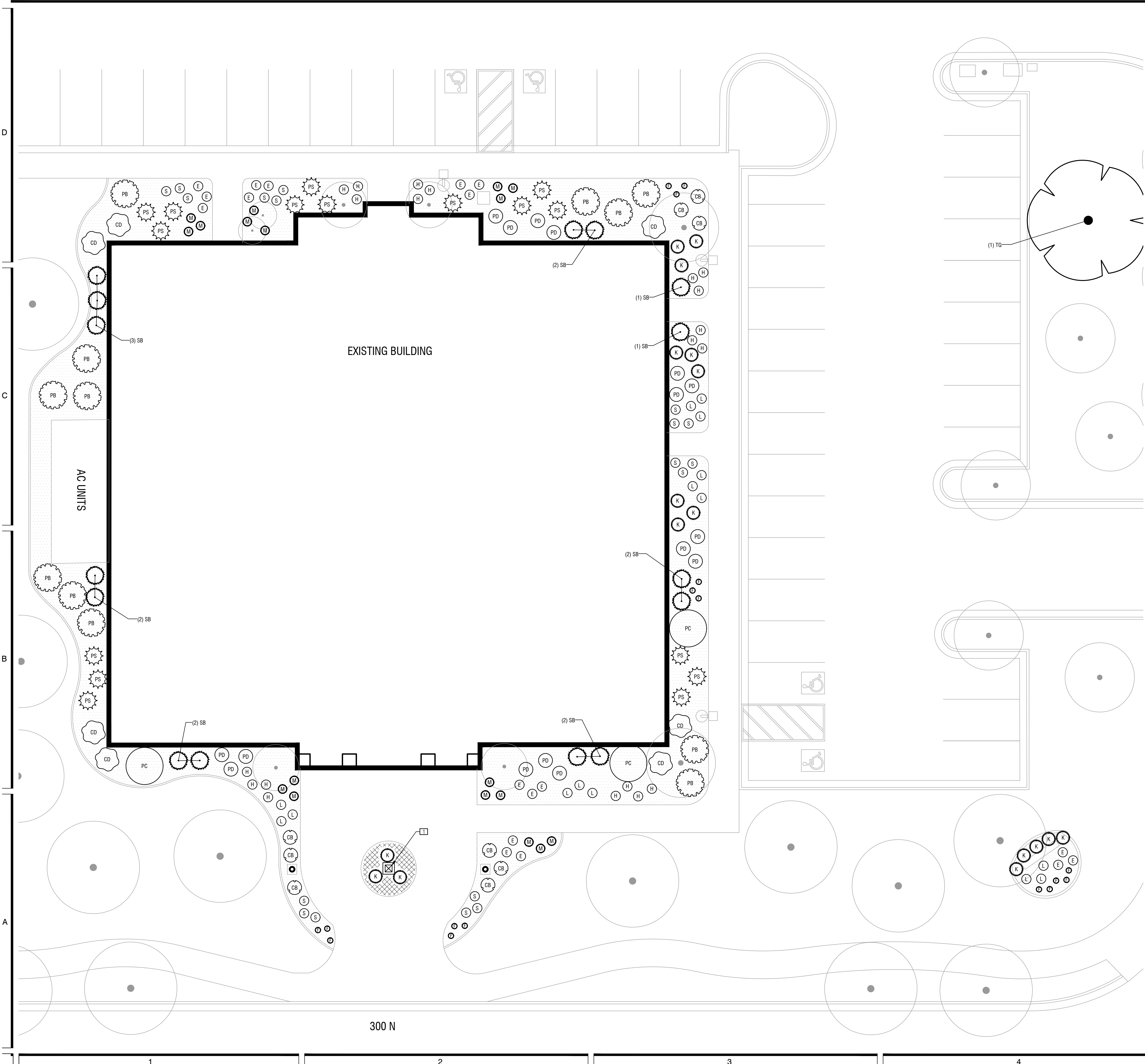
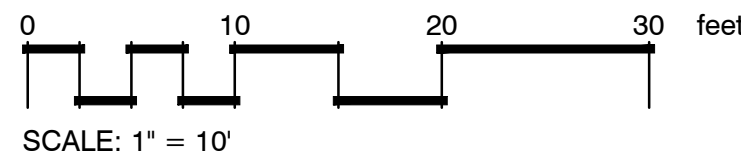
- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
- PERFORM PERCOLATION TEST
 - SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
 - FILL SELECTED EXCAVATIONS WITH WATER AND VERIFY THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM.
 - IF IT DOESN'T DRAIN, SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
 - WITHIN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1 200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
- INFORM LANDSCAPE ARCHITECT OF CONDITIONS OF POOR DRAINAGE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN 12 INCHES OF A SPRINKLER HEAD.
- SEE L-501 FOR LANDSCAPE DETAILS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
TREES			
	KEP	Existing Tree to Remain / Preserve and Protect	Existing
	SB	15 Pinus leucodermis 'Satellit' / Satellit Bosnian Pine	B & B 6' Height
	TG	1 Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B 2"
SHRUBS			
	CB	9 Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal
	CD	7 Cotinus x 'Londus' / Dusky Maiden Smoke Tree	5 gal
	PS	16 Pinus mugo 'Sherwood Compact' / Sherwood Compact Mugo Pine	5 gal
	PD	16 Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	5 gal
	PB	12 Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal
	PC	3 Prunus x cistena / Purple Leaf Sand Cherry	5 gal
GRASSES			
	K	17 Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal
	F	17 Festuca cinerea 'Elijah's Blue' / Elijah's Blue Fescue	2 gal
	M	18 Muhlenbergia reverchonii 'Autumn Embers' / Autumn Embers Muhly Grass	2 gal
PERENNIALS			
	E	18 Echinacea x 'Pow Wow Wildberry' / Purple Coneflower	1 gal
	H	20 Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	L	15 Lavandula angustifolia 'Hidcote Blue' / English Lavender	1 gal
	S	18 Salvia nemorosa 'Balyricose' / 'Lyrical'™ Rose Meadow Sage	1 gal

LEGEND

SYMBOL	DESCRIPTION	QTY
	5-6' TALL STONE OBELISK (FUTURE BY OWNER)	
	BROWN SHREDDED BARK MULCH - 4" depth	4,841 sf
	MIXED ANNUALS - to be planted each spring by owner	57 sf



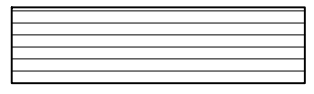
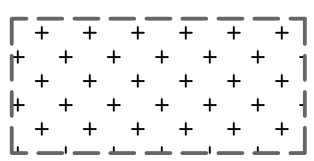
IRRIGATION NOTES

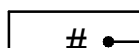
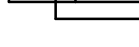
- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING CONSTRUCTION SHALL BE ARRANGED AND CONDUCTED BY THE CONTRACTOR.
- BEFORE ANY TRENCHING, EXCAVATION OR DIGGING BELOW THE SURFACE FOR ANY REASON IS BEGUN, THE CONTRACTOR SHALL HAVE THE AREA "BLUE STAKED" IN ORDER TO DETERMINE AS CLOSE AS POSSIBLE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ASSUMED AVAILABLE STATIC PRESSURE IS 65 PSI. CONTRACTOR SHALL VERIFY THE AVAILABLE STATIC PRESSURE AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- IRRIGATION DESIGN IS DIAGRAMMATIC. PIPING, IRRIGATION VALVES AND OTHER IRRIGATION EQUIPMENT ARE OFTEN SHOWN FOR CLARITY IN AREAS ADJACENT TO LOCATIONS WHERE THEY WILL BE INSTALLED. IRRIGATION LINES AND EQUIPMENT MAY BE SHOWN ON PAVEMENT, INSIDE BUILDINGS OR CROSS PROPERTY LINES. THE CONTRACTOR SHALL PLACE ALL IRRIGATION LINES, VALVES, ETC. IN PLANTING AREAS AND ON THE PROPERTY WHEN POSSIBLE.
- PROTECT EXISTING TREES AND THEIR ROOT SYSTEMS. ROUTE IRRIGATION LINES AS NECESSARY TO MINIMIZE THE CUTTING OF TREE ROOTS.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER TO PROTECT ALL SITE CONDITIONS AND UTILITIES TO REMAIN FROM DAMAGE. WHEN OCCURS, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED WATERING OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS CAN BE COMPLETED BY HAND WATERING, THE USE OF TEMPORARY IRRIGATION SYSTEMS, OR THE CONTINUED OPERATION OF EXISTING SYSTEMS NOT DISTURBED BY CONSTRUCTION.
- ALL LINE SIZES SHOWN ARE FOR IRRIGATION PIPE. SEE SPECIFICATIONS AND DETAILS FOR SLEEVE SIZES.
- SLEEVE CONTROL WIRES IN A 2 INCH CONDUIT NEXT TO, OR UNDER, IRRIGATION MAINLINE AS SHOWN IN DETAILS. CONTROL WIRES NOT SLEEVED SHALL FOLLOW MAINLINE AND BE BUNDLED EVERY 10 FEET.
- INSTALL MANUAL DRAINS AT ALL LOW POINTS ON THE MAINLINE.
- ADJUST ALL RADII ON SPRINKLERS TO NOT SPRAY ONTO BUILDINGS, WALLS, WALKS, SIGNS, OR FENCES.
- LANDSCAPE CONTRACTOR TO COORDINATE PLANT PLACEMENT WITH SPRINKLERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- REBUILD, RECONFIGURE AND ADJUST THE IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN TURF AREAS. THE INSTALLED SYSTEM SHALL NOT SPRAY ONTO BUILDINGS, WALLS, WALKS, SIGNS, OR FENCES.
- INSTALL NEW IRRIGATION MATERIAL SIMILAR TO THE EXISTING IRRIGATION MATERIALS USED ON SITE. MATCH HEADS, REMOTE VALVES, QUICK COUPLERS, ETC. AS NECESSARY TO MAKE SYSTEM OPERATIONAL.
- THE IRRIGATION PIPING SHALL BE SIZED TO HAVE WATER SPEEDS UNDER FIVE FEET PER SECOND. NEW PIPING SHALL NOT CAUSE WATER SPEEDS IN THE EXISTING PIPE SYSTEM TO EXCEED FIVE FEET PER SECOND. PIPING SHALL BE PLACED SO THAT THERE IS 12 INCHES OF COVER ON LATERAL LINES AND 18 INCHES OF COVER ON MAINLINES AND ROTOR CIRCUIT LATERAL LINES.
- IRRIGATION SLEEVES SHALL BE PLACED UNDER PAVEMENT. SLEEVE SIZE SHALL BE TWO TIMES THE SIZE OF THE PIPE TO BE SLEEVED. IRRIGATION WIRES SHALL BE IN SEPARATE SLEEVE FROM WATER LINES. WIRE SLEEVES SHALL BE TWO TIMES THE SIZE OF THE WIRE BUNDLE WITH A MINIMUM SIZE OF TWO INCH. CONTROL WIRES NOT SLEEVED SHALL FOLLOW THE MAINLINE AND BE BUNDLED EVERY 10 FEET AS SHOWN IN DETAILS. USE EXISTING SLEEVES WHERE POSSIBLE.
- RECONNECT THE IRRIGATION CONTROL WIRES AS REQUIRED TO CREATE AN OPERATIONAL SYSTEM. PUT ALL WIRE SPLICES IN SPLICE BOXES OR IN REMOTE CONTROL BOXES.
- SEE L-500 SERIES FOR IRRIGATION DETAILS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1812-U HE-VAN Series		
	Shrub Spray, 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet.	5	30
	1/2in. NPT Female Threaded Inlet.		
	Isolate circular planter to its own zone.		

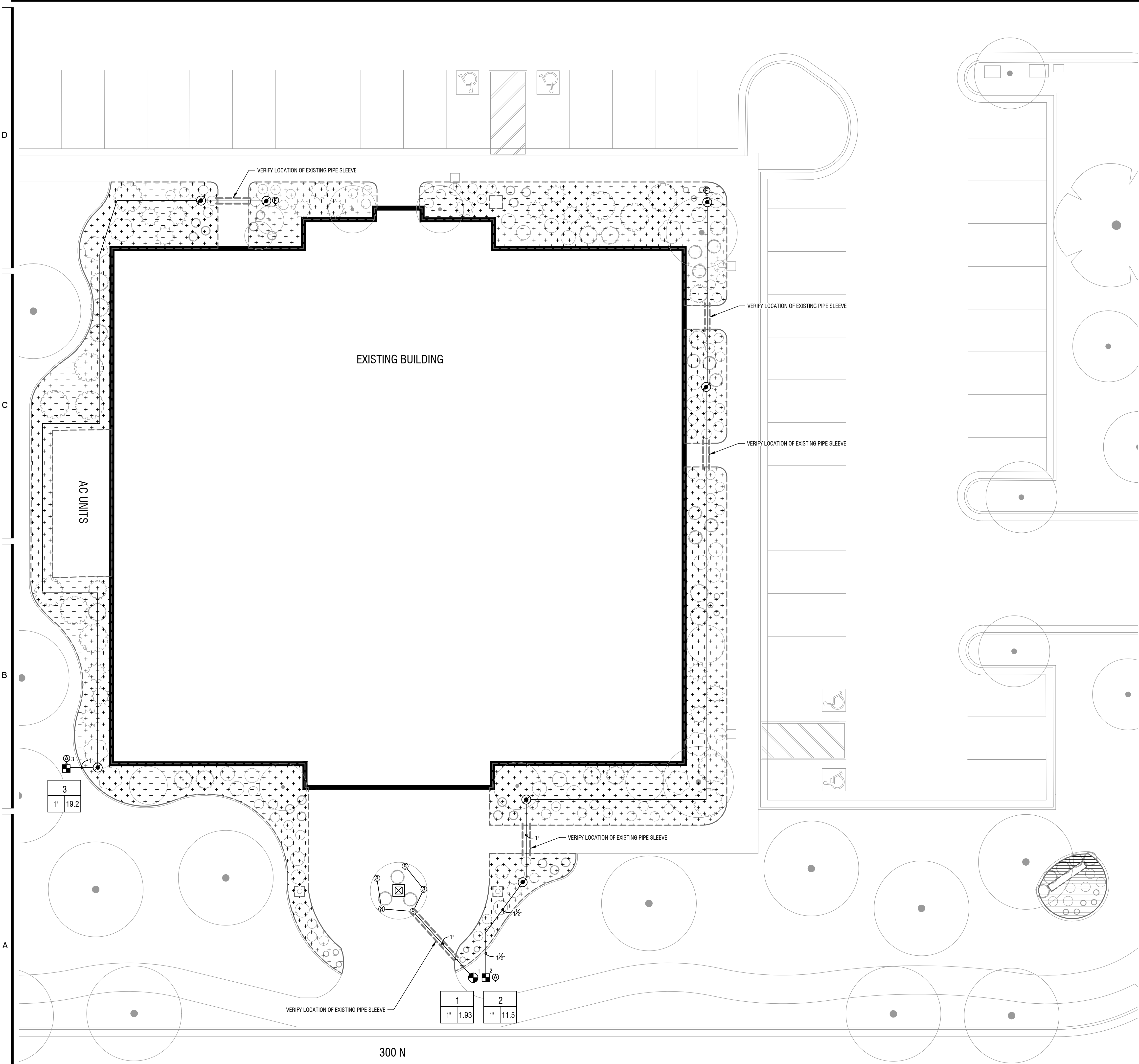
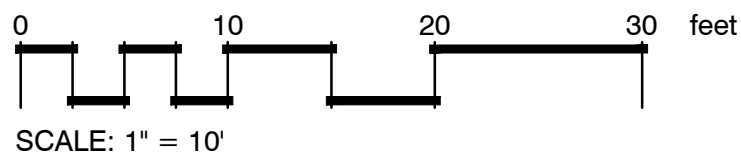
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1in. DV Valve, 1in. pressure regulating filter, 40psi pressure regulator. 5 GPM-20 GPM.	2
	Replace existing spray valve in box with this drip valve.	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	7
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	2
	Rain Bird ARV050 1/2in. Air Relief Valve, made of quality rust-proof materials, with a 6in. drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	2

	Existing Spray Heads Preserve and Protect	133.2 sf
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of OSPC 0.5 GPH=blue, 10PC 1.0 GPH=black, and 20PC 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: OSPC emitters (2 assigned to each 2 gal plant) OSPC emitters (2 assigned to each 1 gal plant) 10PC emitters (2 assigned to each 5 gal plant) 20PC emitters (6 assigned to each Existing plant) 20PC emitters (6 assigned to each B & B plant)	4,594 sf 78 130 126 432 90

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1in., 1-1/2in., 2in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.	1
	Irrigation Lateral Line: PVC Schedule 40	430.9 lf
	Pipe Sleeve: PVC Schedule 40	39.5 lf
	Valve Callout	
	Valve Number	
	Valve Flow	
	Valve Size	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	Rain Bird PEB	1"	Shrub Spray	1.93	31.4	1.74 in/h
2	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	11.49	24.3	1.03 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	19.18	33.0	0.87 in/h



D

C

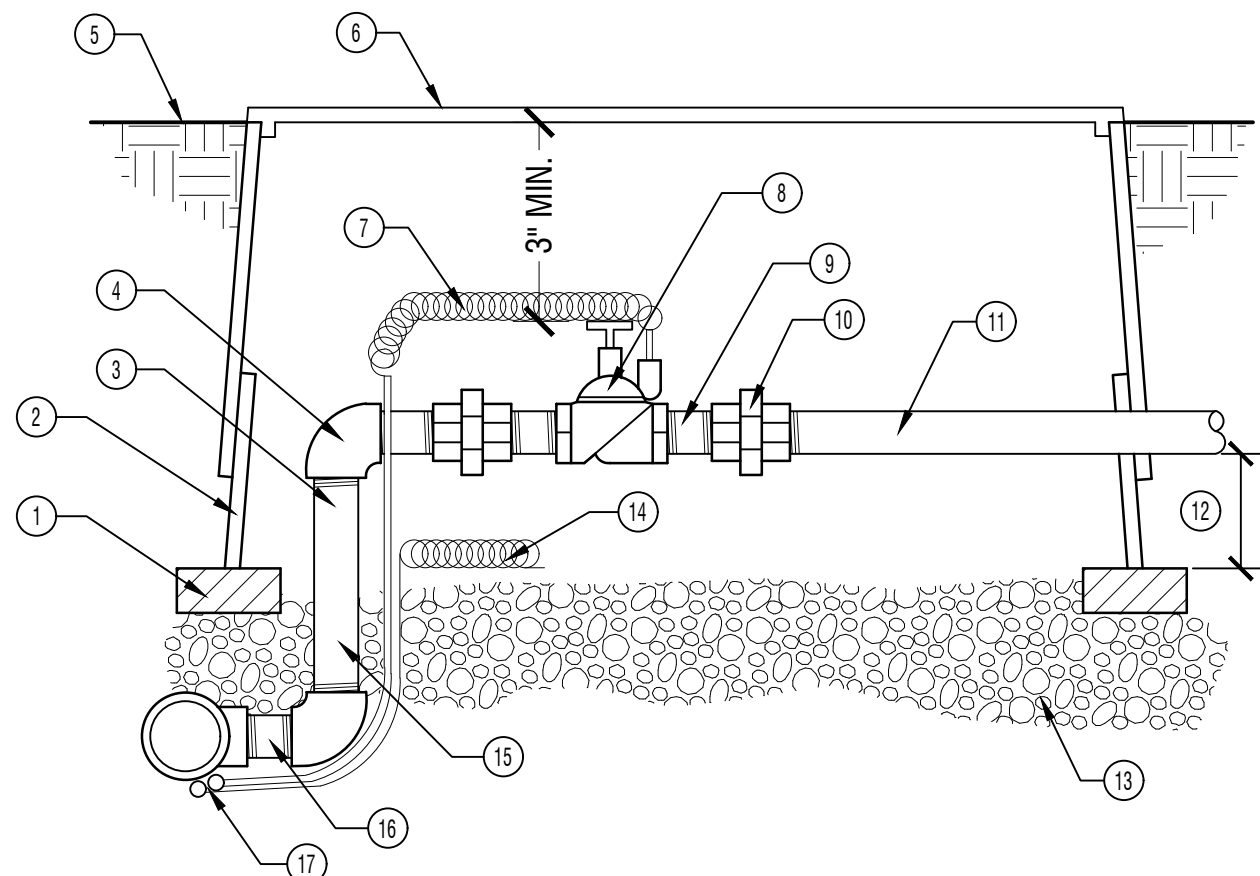
B

A

B1 REMOTE CONTROL VALVE

1 1/2" = 1'-0"

P-6-WEST-08

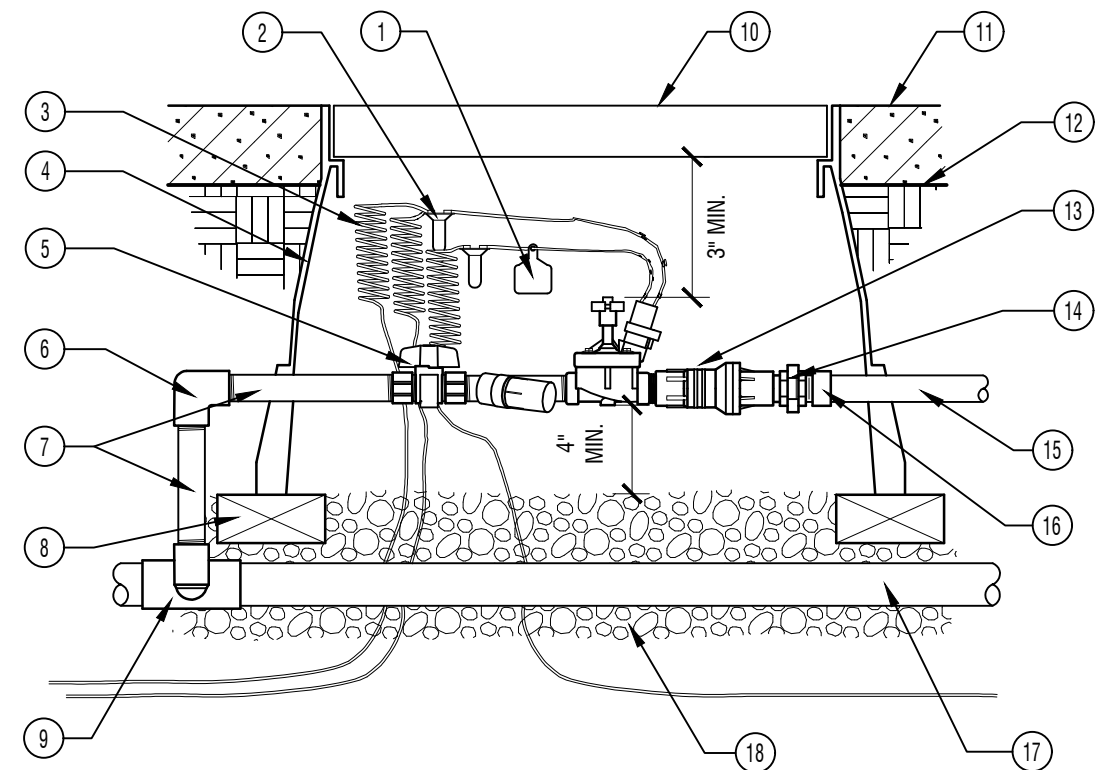


- PAVING BRICK (TYP.)
- VALVE BOX EXTENSION AS REQUIRED
- SCH. 80 PVC SS T.O.E. NIPPLE (TYP.)
- SCH. 80 TT90 (TYP.)
- FINISH GRADE
- RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
- 24" COILED WIRE
- REMOTE CONTROL VALVE
- SCH. 80 PVC THREADED NIPPLE
- SCH. 80 PVC UNION
- SCH. 40 PVC LATERAL LINE (12" DEEP MIN.)
- 4" CLEARANCE BETWEEN GRAVEL AND VALVE
- 6" DEEP PEA GRAVEL SUMP
- 24" COILED EXTRA WIRE (DIFFERENT COLOR) INSTALL COIL IN EACH VALVE BOX
- SCH. 40 PVC MAINLINE (18" DEEP MIN.)
- 2" SCH. 80 NIPPLE
- TAPE WIRE TO SIDE OF MAINLINE AT 10'-0" O.C.

A1 DRIP REMOTE CONTROL VALVE

1 1/2" = 1'-0"

P-6-WEST-05

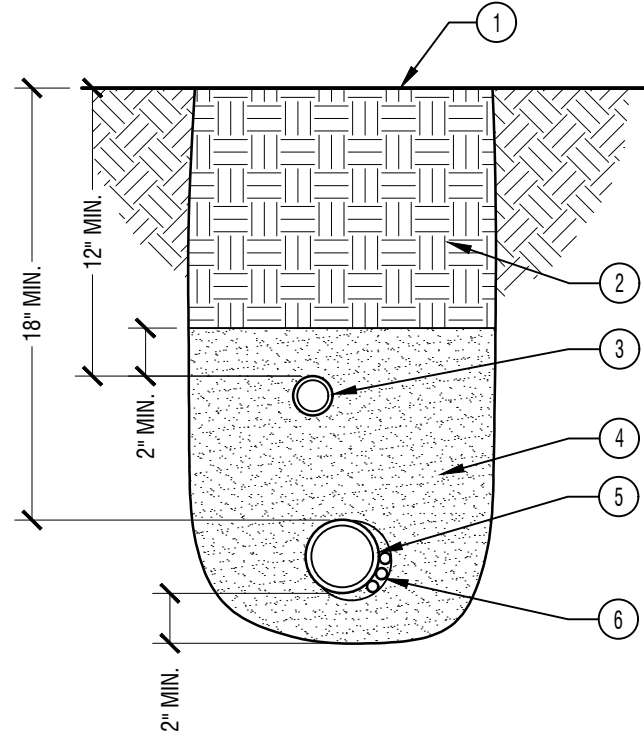


- VALVE ID TAG
- WATER PROOF CONNECTORS
- 24" COILED WIRE (TYP.)
- VALVE BOX EXTENSION AS REQUIRED
- BALL VALVE
- SCH. 80 PVC ELL
- SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
- PAVING BRICK (TYP.)
- SCH. 40 PVC TEE OR ELL AND SCH. 80 PVC NIPPLE (2" LENGTH, HIDDEN)
- RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
- TOP OF MULCH
- FINISH GRADE
- DRIP IRRIGATION ZONE ASSEMBLY
- SCH. 80 PVC NIPPLE AND UNION
- PVC LATERAL
- SCH. 40 PVC MALE ADAPTER
- MAINLINE
- 6" DEEP GRAVEL SUMP

B3 TRENCH SECTION

1 1/2" = 1'-0"

P-6-WEST-06

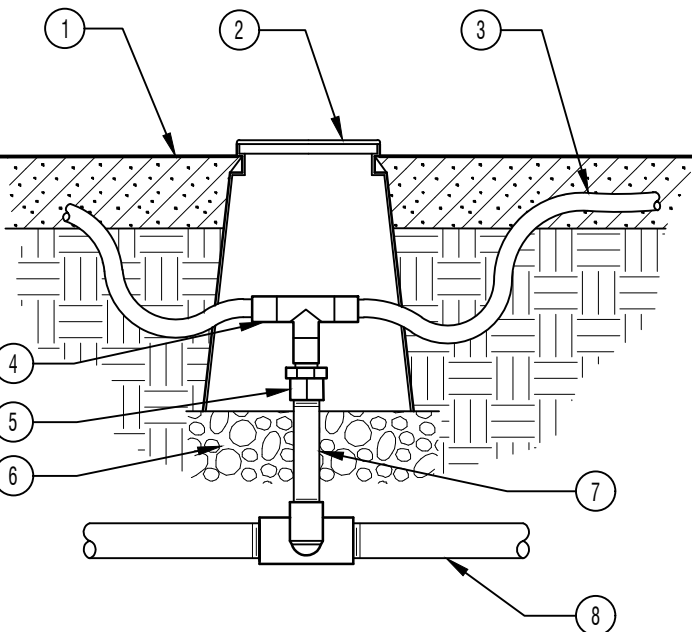


- FINISH GRADE
- COMPACTED BACKFILL
- LATERAL PVC LINE (18" DEEP FOR ROTOR HEAD INSTALLATIONS)
- 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE
- PVC MAINLINE
- TAPE WIRES TO SIDE OF MAINLINE AT 10'-0" O.C.

A3 DRIPLINE CONNECTION IN BOX

1 1/2" = 1'-0"

P-6-WEST-30

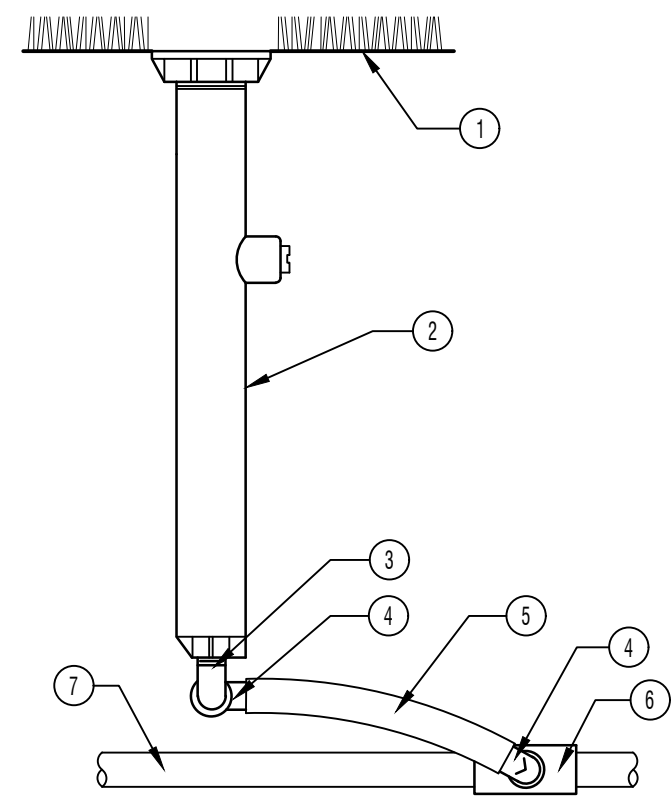


- TOP OF MULCH
- 6" ROUND BOX
- DRIP TUBING
- COMPRESSION TEE
- 3/4" FPT X 1/2" DRIP TUBING ADAPTER
- 3" LAYER OF WASHED GRAVEL. THE BOX SHALL REST ON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX
- 3/4" SCHEDULE 80 NIPPLE, LENGTH AS REQUIRED
- PVC LATERAL LINE

B4 12 IN. POP-UP SPRAY HEAD

3" = 1'-0"

P-6-WEST-07

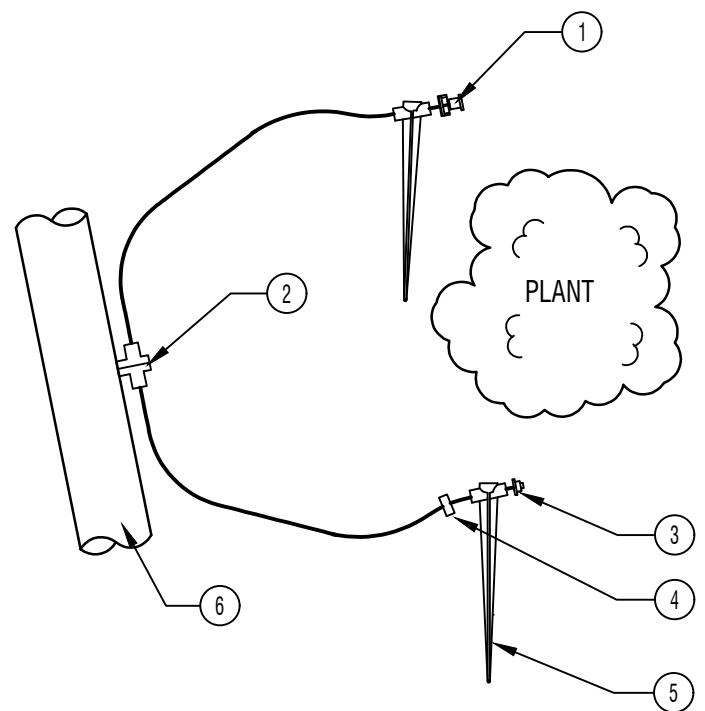


- FINISH GRADE
- 12" POP-UP SPRAY HEAD
- 90° MARLEX STREET ELL
- 90° MARLEX ELL BARBED INSERT FITTING
- LINEAR LOW DENSITY POLYETHYLENE PIPE (14" LONG MINIMUM, 24" LONG MAXIMUM)
- PVC SCH. 40 TEE OR ELL
- PVC LATERAL LINE

A4 DRIP EMITTERS AROUND PLANT

6" = 1'-0"

P-6-WEST-02

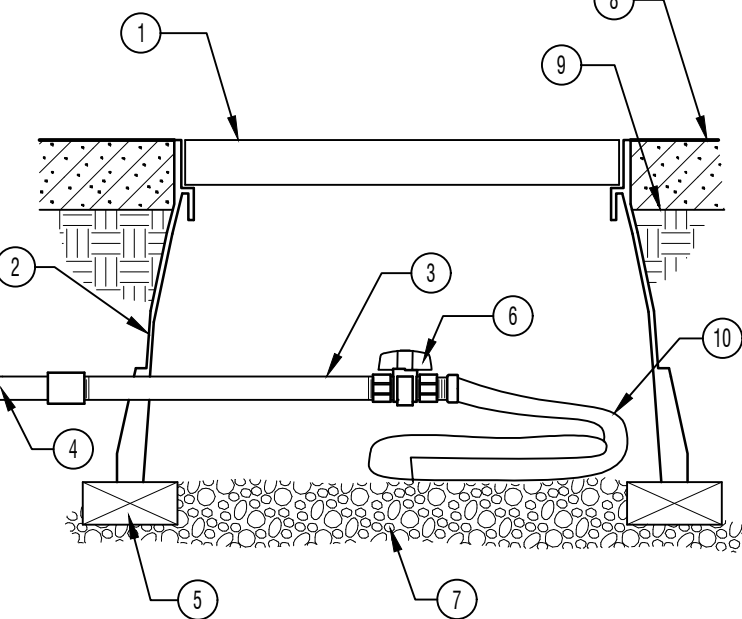


- PRESSURE COMPENSATING MODULE WITH DIFFUSING CAP
 - 1/4" BARB TRANSFER TEE
 - DIFFUSER BUG CAP
 - SINGLE OUTLET EMITTER: RAIN BIRD XERI-BUG
 - 1/4" TUBING STAKE
 - 1/2" OR 3/4" SUPPLY TUBING
- NOTE:
- BOTH PRESSURE COMPENSATING EMITTER WITH DIFFUSION CAP OR XERI-BUG EMITTER WITH DIFFUSER BUG CAP ARE SHOWN. SEE IRRIGATION EQUIPMENT SCHEDULE FOR WHICH DEVICE TO BE USED. MORE EMITTERS MAY BE REQUIRED. SEE IRRIGATION EQUIPMENT SCHEDULE.

B5 DRIPLINE FLUSHING VALVE

1" = 1'-0"

P-6-WEST-03

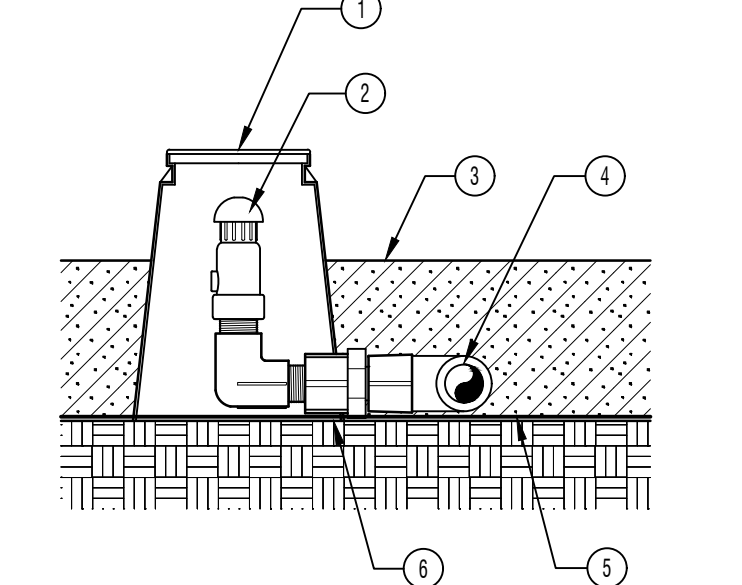


- RECTANGULAR PLASTIC VALVE BOX
- VALVE BOX EXTENSION AS REQUIRED
- PVC SCH. 80 NIPPLE
- PVC DRIPLINE HEADER
- PAVING BRICK (TYP.)
- BALL VALVE
- 4" DEEP GRAVEL SUMP
- TOP OF MULCH
- FINISH GRADE
- 18" MINIMUM FLEXIBLE HOSE

A5 DRIPLINE AIR RELEASE VALVE

1 1/2" = 1'-0"

P-6-WEST



- 6" ROUND VALVE BOX
- AIR RELIEF VALVE
- TOP OF MULCH
- DRIPLINE BARBED OR COMPRESSION TEE
- LANDSCAPE FABRIC
- FINISH GRADE

CONSTRUCTION DOCUMENTS

MARK: DESCRIPTION: DATE:

PROJECT #: 825325
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2026



DETAILS

L-501

© COPYRIGHT DESIGN WEST ARCHITECTS 026
June 2, 2026

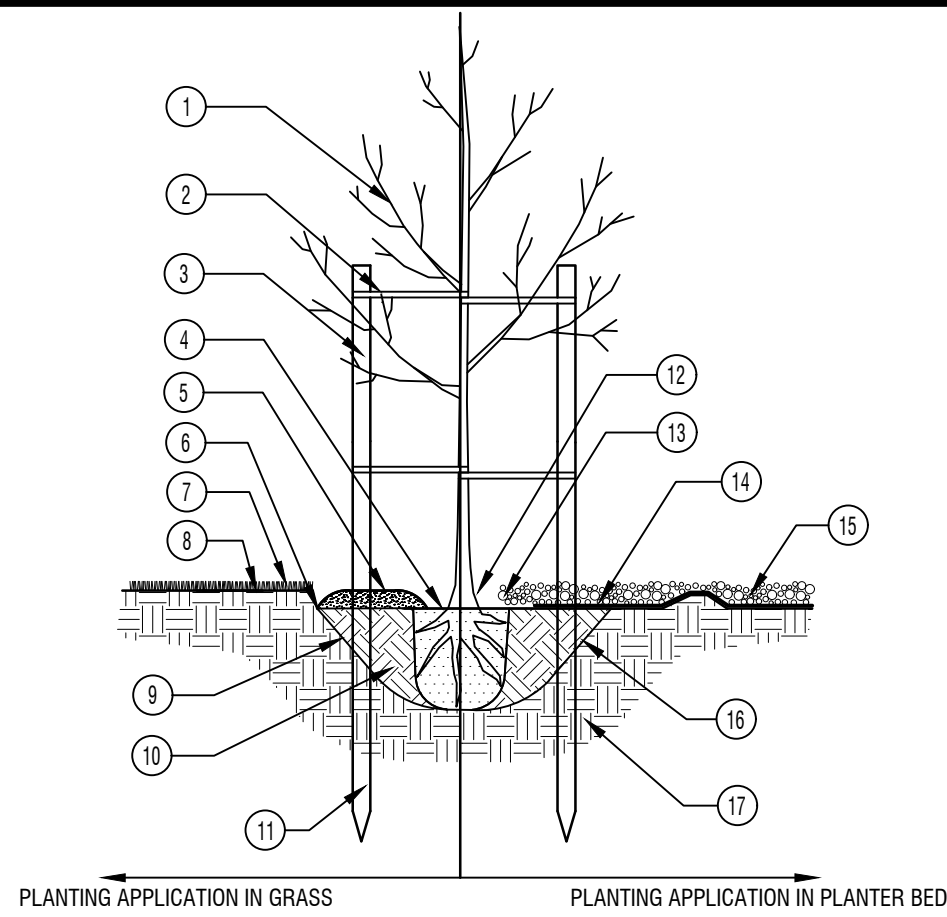
WEST POINT CITY HALL - LANDSCAPE UPGRADE

3200 WEST 300 NORTH,
WEST POINT, UT 84015
WEST POINT CITY

DESIGN
WEST

LOGAN, UTAH
(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

- NOTES:
- TREES ARE PLACED IN EITHER GRASS AREA OR PLANTER BED. SEE PLANS FOR LOCATION.
 - INSTALLATION INCLUDES STAKE REMOVAL ONE YEAR AFTER INSTALLATION.

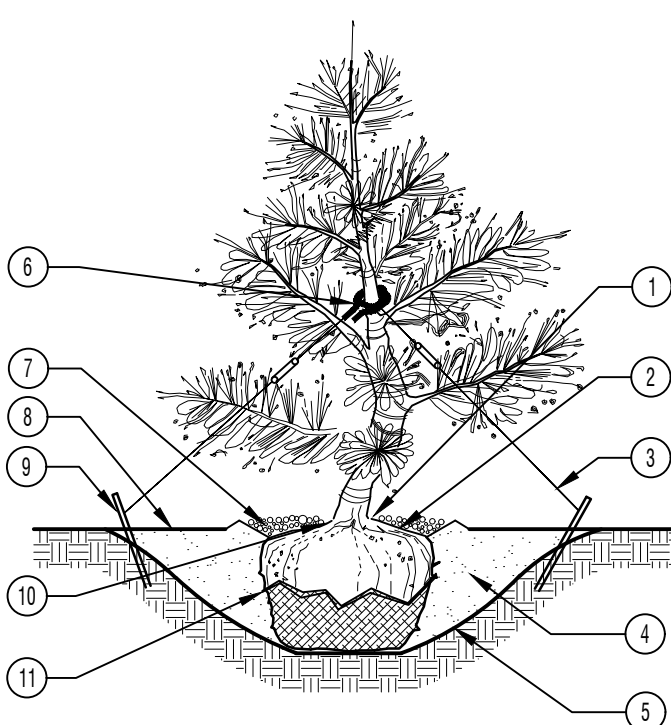


- TREE (SEE PLANT SCHEDULE)
- *CHAINLOCK* OR EQUAL TREE TIE MATERIAL (1" WIDTH). NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOSELY LOOP EACH TIE AROUND HALF OF TREE TO PROVIDE 1" SLACK FOR TRUNK GROWTH
- SUPPORT TREE WITH (2) 2" DIA. TREATED LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH)
- AFTER PLACING TREE IN HOLE, REMOVE WIRE AND BURLAP FROM THE UPPER HALF OF THE ROOT BALL. (MORE IF THE ROOT BALL IS STABLE)
- 3" DEEP SOIL PEP IN 4" DIA. TREE RING
- TRENCH EDGING - SEE DETAIL THIS SHEET
- GRASS
- FINISH GRADE
- PLANT PIT SHALL BE THREE TIMES LARGER THAN ROOTBALL. SLOPE EDGES AT 45° AND SCARIFY SIDE BEFORE PLANTING
- BACKFILL PLANTING PIT WITH NATIVE SOIL OR 1/2 NATIVE SOIL AND 1/2 SPECIFIED BACKFILL MIX
- DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BEFORE BACKFILLING
- KEEP MULCH 3" AWAY FROM TREE TRUNK
- PLACE 1-2" DEPTH OF MULCH OVER ROOT BALL
- PLACE LANDSCAPE FABRIC UNDER MULCH WITH 12" CLEAR CIRCLE AROUND TREE TRUNK
- ROCK OR SHREDDED BACK MULCH. SEE PLANS
- EXCAVATE PLANTING PIT SO THAT THE ROOT FLARE SHALL BE 1-2" ABOVE FINAL GRADE OR 10% OF ROOT BALL
- UNDISTURBED SUBGRADE

D4 TREE PLANTING

3/8" = 1'-0"

- SAWCUT AND PATCH CONCRETE/ASPHALT AS REQUIRED
 - EXISTING CONCRETE/ASPHALT
 - COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1/4" IN DIAMETER
 - CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE
 - PVC MAINLINE/LATERAL LINE IN SLEEVE
 - 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE
- NOTES:
- SLEEVES 4" AND SMALLER, USE PVC SCH. 40 PIPE.
 - SLEEVES >4", USE PVC SEWER PIPE.
 - ALL SLEEVES FOR IRRIGATION PIPES SHALL BE 2X LARGER THAN PIPE TO BE SLEEVED.
 - WIRE SLEEVES TO BE MINIMUM OF 2".
 - SLEEVES TO EXTEND 12" INTO PLANTING AREA.

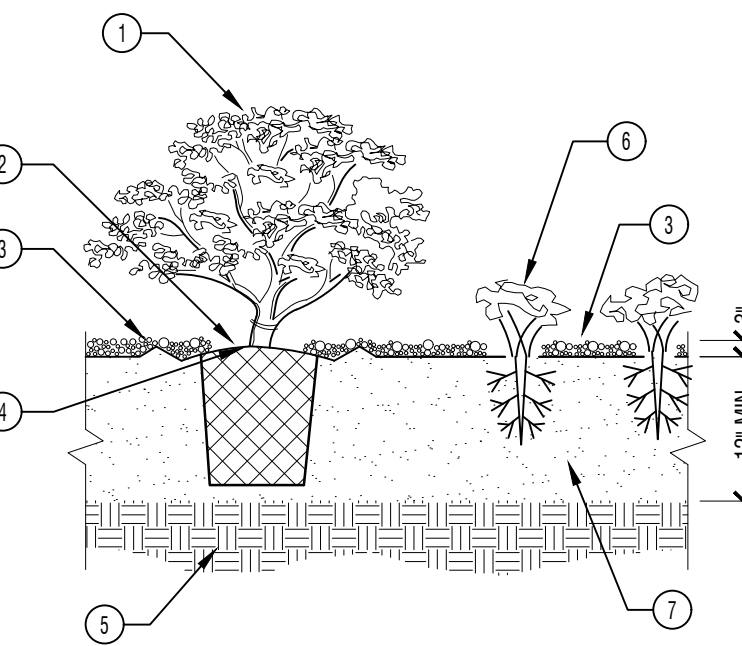


- MULCH 3" AWAY FROM TRUNK
- SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE
- #12 GALVANIZED WIRE W/ TURN BUCKLES
- BACKFILL WITH NATIVE SOIL OR SPECIFIED TOPSOIL
- PLANT PIT SHALL BE THREE TIMES AS WIDE AS ROOT BALL
- 5/8" - 3/4" RUBBER HOSE
- 3" DEEP MULCH (PER PLAN)
- FINISH GRADE
- STAKE GUYS WITH 2x2x24" STAKES
- SOIL BACKFILL SHALL NOT BE ABOVE ROOT COLLAR
- REMOVE BURLAP FROM AS MUCH OF THE BALL AS POSSIBLE IF THE ROOT BALL IS STABLE. REMOVE UPPER HALF OF BURLAP AT A MINIMUM

C4 CONIFER PLANTING

3/8" = 1'-0"

P-6-WEST-54



- SHRUB (SEE PLANT SCHEDULE)
- KEEP MULCH 3" AWAY FROM SHRUB AND PERENNIAL STEMS
- MULCH PER PLAN
- SOIL BACKFILL SHALL NOT BE ABOVE ROOT COLLAR
- EXISTING SUBGRADE
- PERENNIAL (SEE PLANT SCHEDULE)
- BACKFILL WITH SPECIFIED TOPSOIL

C5 SHRUB AND PERENNIAL PLANTING

3/4" = 1'-0"



West Point - City Hall Landscape Upgrades

Schematic Construction Cost Estimate

May 15, 2026

ITEM	QTY	UNIT	UNIT PRICE	TOTAL COST
Site Development				
General				
Mobilization / Start Up	1	LS	\$2,000.00	\$2,000.00
Landscape Planter Bed (shredded bark mulch)	4,841	SF	\$1.00	\$4,841.00
Site Development Total				\$6,841.00
Landscaping				
Trees - large shade tree	1	EA	\$420.00	\$420.00
Trees - small columnar	15	EA	\$200.00	\$3,000.00
Shrubs - 5 gal	63	EA	\$45.00	\$2,835.00
Ornamental Grasses - 1 gal	52	EA	\$24.00	\$1,248.00
Perennials - 1 gal	71	EA	\$20.00	\$1,420.00
Annuals - yearly expense	57	SF	\$5.00	\$285.00
Sod - patch & repair	40	SF	\$4.00	\$160.00
Irrigation Spray	75	SF	\$3.00	\$225.00
Irrigation Drip	4,500	SF	\$2.00	\$9,000.00
Landscaping Subtotal				\$18,593.00
Subtotal				\$25,434.00
Contractor OH&P, General Conditions 12%				\$3,052.08
Contractor Bond 1.2%				\$305.21
Unforeseen Conditions, Contingency 10%				\$2,543.40
Total Construction Cost				\$31,334.69

CITY COUNCIL STAFF REPORT

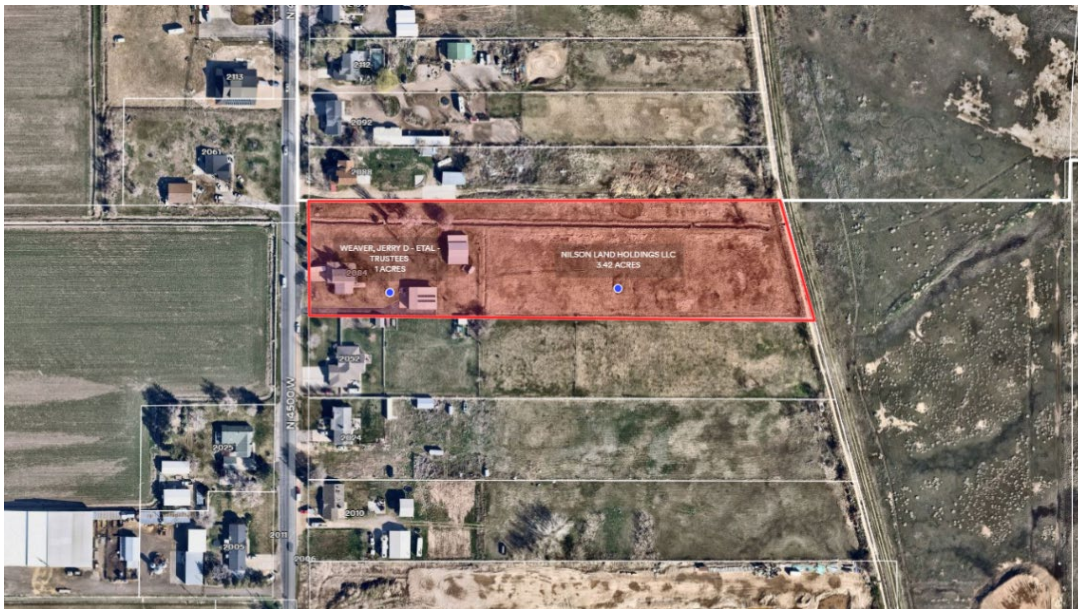


Subject: Development Agreement & Rezone
2084 N 4500 W (Nilson Land Development)
Author: Bryn MacDonald
Department: Community Development
Date: June 2, 2026

Background

The applicant, Nilson Land Development, has submitted a rezone request for two properties located at approximately 2084 North 4500 West (Parcel Nos. 14-165-0005 and 14-165-0006), totaling approximately 4.42 acres. The properties are currently zoned A-40 (Agricultural) and the request is to rezone to R-4 (Residential/6 units per acre).

On February 17, 2026, the City Council approved a General Plan amendment for the property, changing the future land use designation from R-1 Residential to R-4 Residential. The applicant is now requesting to rezone the properties from A-40 to R-4 Residential to align with the adopted General Plan designation. The applicant is also proposing a development agreement.



Process

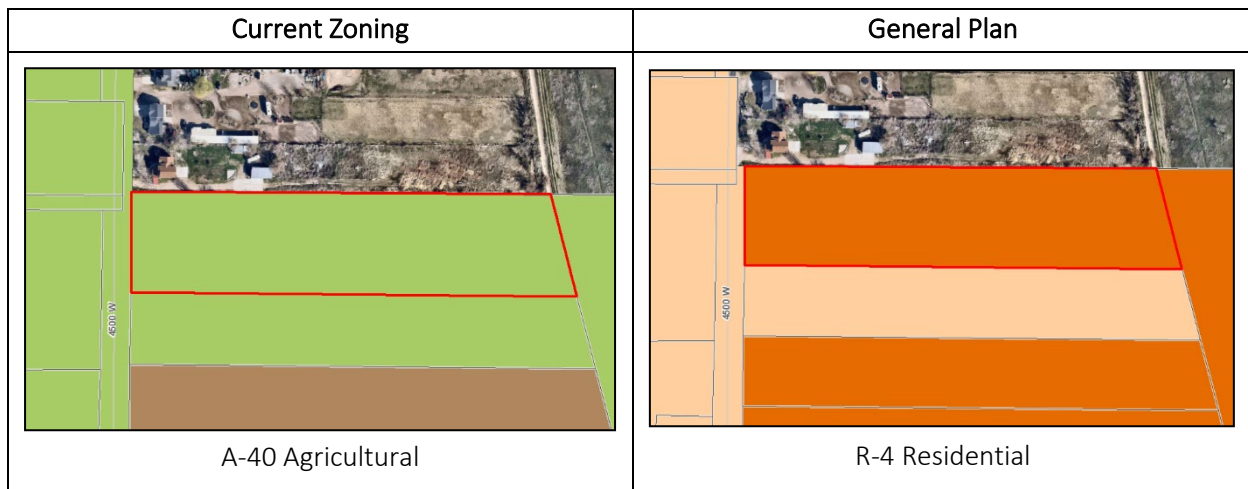
A rezone is a legislative decision. A public hearing must be held by the Planning Commission and a recommendation made to the City Council. The City Council then holds a public hearing and can approve, modify, or deny the request.

The Planning Commission held a public hearing on May 14, 2026, and recommended approval of the rezone. There were no public comments received during the hearing. The City Council must now hold a public hearing and can approve, deny, or modify the rezone request.

The applicant is also proposing a development agreement. Since the agreement grants exceptions to the zoning ordinance, it also requires a public hearing. The Planning Commission held a public hearing on May 14, 2026, and recommended approval of the development agreement. There were no comments received during the public hearing. The City Council must now hold a public hearing and can approve, deny, or modify the development agreement.

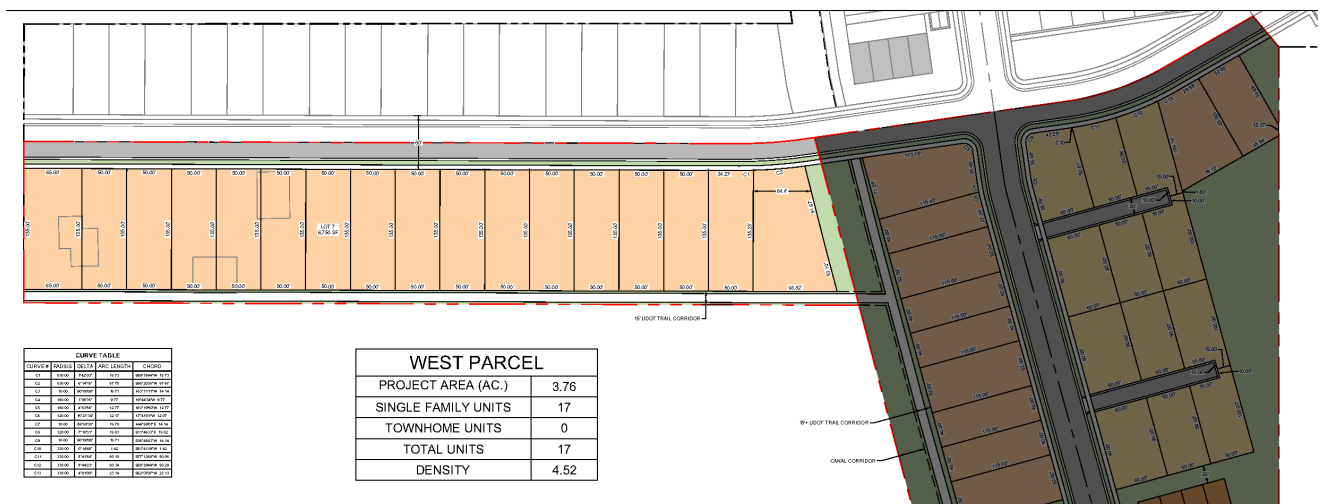
Analysis

The proposed rezone request would change the existing A-40 (Agricultural) zoning designation to R-4 Residential, consistent with the adopted General Plan designation for the property.



West Point City Code defines the R-4 zone as a medium-density residential zone allowing up to 6 units per acre. The applicant's concept plan identifies 17 single-family lots on approximately 4.42 acres, resulting in an overall density of approximately 3.85 units per acre. The proposed density is below the maximum density permitted within the R-4 zone.

The applicant is proposing single-story patio homes for this phase of the development. The R-4 code requires street trees and perimeter fencing as part of the site plan. These items will be verified for compliance during the preliminary plat review.



The table below compares the applicant's proposal with selected R-4 zoning and development agreement requirements.

R-4 Zone		
Standard	Required	Proposed
Maximum Density	Up to 6 units/acre	3.85 units/acre
Minimum Lot size	5,000 sq/ft	6,700 sq/ft
Conceptual Plan	Yes	Provided
Landscape Plan – includes one 2-inch caliper tree per dwelling	Yes	Provided
Elevations	Yes	Provided; See below
Perimeter fence	Yes	Provided

Applicants Proposed Elevations:



Development Agreement:

In conjunction with the rezone request, the applicant is proposing a development agreement that would establish architectural requirements for the subdivision. It would also allow exceptions to the side yard setback and road cross section. The side yard setback would be reduced from 6 feet to 5 feet. The road cross section would be slightly modified to align with the right of way requirements for Clinton City.

Declaration of Covenants, Conditions, and Restrictions (CC&Rs):

The Heritage Trails CC&Rs must mandate that all homes within the R-4 zone be owner-occupied for the life of the home, consistent with West Point City's requirements. Exceptions to this rule are allowed as specified in Utah Code section 57-8a-209. This requirement is outlined in Section 3.2 of the attached draft CC&Rs.

Recommendation

The Planning Commission recommended approval of the rezone to R-4 and the development agreement. The City Council should consider whether the proposed zoning change, development agreement, and associated site plan support the overall welfare of the community and comply with applicable city standards.

Attachments

Site Plan

Landscape Plan

Resolution

Draft Development Agreement

Ordinance

EXHIBIT B

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C-1	600.00	74°02'	13.73	288°16'48" 16.33
C-2	600.00	8°45'	30.70	288°25'36" 17.48
C-3	600.00	90°00'00"	16.71	282°11'36" 16.67
C-4	1480.00	3°39'30"	9.77	302°46'36" 9.77
C-5	1480.00	4°33'58"	13.77	303°16'36" 13.77
C-6	1280.00	19°31'34"	30.57	302°41'36" 32.07
C-7	600.00	89°58'00"	16.70	282°11'36" 16.67
C-8	1280.00	7°03'11"	13.03	311°46'36" 13.03
C-9	600.00	90°00'00"	16.71	282°11'36" 16.67
C-10	600.00	0°45'00"	1.43	302°16'36" 1.43
C-11	600.00	8°45'54"	30.10	317°02'36" 30.10
C-12	600.00	8°46'22"	30.34	302°16'36" 30.30
C-13	600.00	4°15'00"	23.14	302°07'36" 23.14

WEST PARCEL	
PROJECT AREA (AC.)	3.76
SINGLE FAMILY UNITS	17
TOWNHOME UNITS	0
TOTAL UNITS	17
DENSITY	4.52

EAST PARCEL	
PROJECT AREA (AC.)	9.31
SINGLE FAMILY UNITS	29
TOWNHOME UNITS	24
TOTAL UNITS	53
DENSITY	5.69

PRODUCT SUMMARY	
SINGLE-FAMILY	17



DESIGNING OUR FUTURE

civilsolutionsgroup, inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

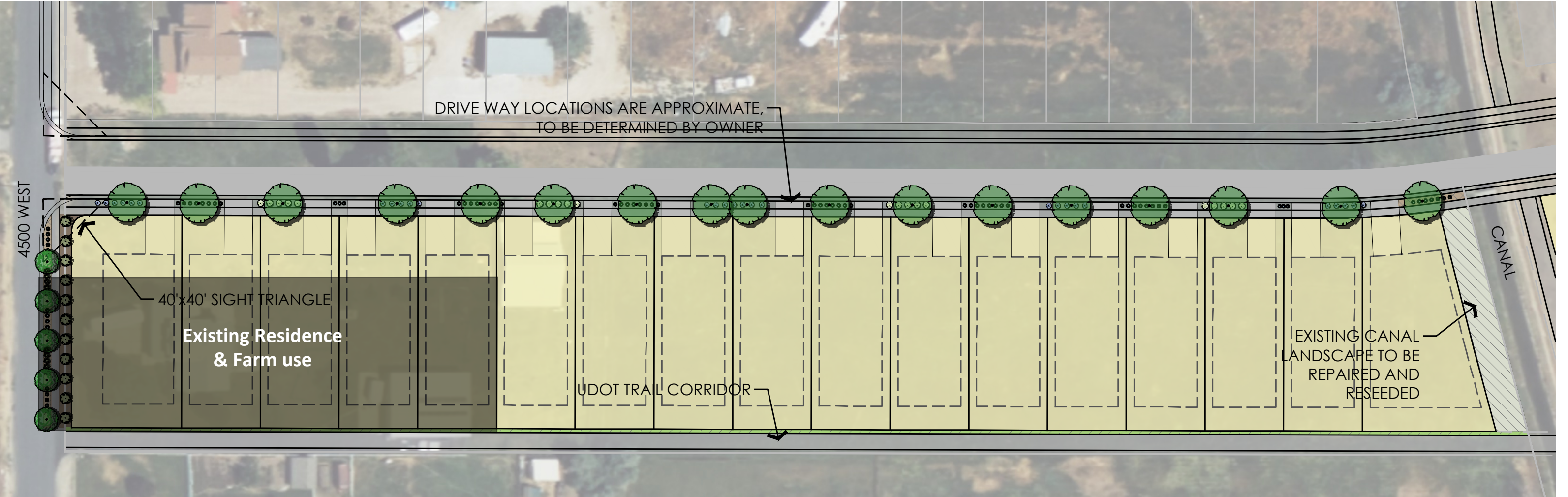
HERITAGE TRAILS
RESIDENTIAL SUBDIVISION
WEST POINT CITY, UTAH

[illegible]

PROJECT #: 23-029
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 04/01/2026

DRAFT

CONCEPT PLAN

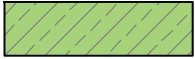


PLANTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CP	17	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	2" CAL.	B&B
	PP	5	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL.	B&B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	PL	28	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE' DENIM 'N LACE RUSSIAN SAGE	5 GAL.	

	PJ2	20	POTENTILLA FRUTICOSA `JACKMANII` JACKMAN`S BUSH CINQUEFOIL	3 GAL.
	RG	11	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.
GRASSES				
	FE	77	FESTUCA GLAUCA `ELIJAH BLUE` ELIJAH BLUE FESCUE	1 GAL.
	MSA	10	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	1 GAL.

LEGEND

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE ROCK 4" DEPTH, 2-4" SIZE WITH WEED BARRIER FABRIC	865 SF
	4' DEPTH LANDSCAPE MULCH WITH WEED MAT	1,102 SF
	EXISTING LANDSCAPE, REPAIR AND RESEED AREAS DISTURBED BY CONSTRUCTION	2,790 SF
	UDOT TRAIL CORRIDOR BY OTHERS	2,321 SF

RESOLUTION NO. 06-02-2026A

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN WEST POINT CITY AND NILSON LAND HOLDINGS LLC FOR THE DEVELOPMENT OF PROPERTY LOCATED AT APPROXIMATELY 2084 N 4500 W

WHEREAS, Nilson Land Holdings LLC owns the real property located at approximately 2084 N 4500 W and identified as Davis County parcel identification numbers: 14-165-0005 and 14-165-0006; and

WHEREAS, West Point City desires to enter into a development agreement with Nilson Land Holdings LLC; and

WHEREAS, West Point City and Nilson Land Holdings LLC have jointly prepared the written agreement, attached hereto; and

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

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

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

PASSED AND ADOPTED this 2nd day of June, 2026.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

When Recorded Return to:

Nilson Land Holdings, LLC
Attn: Lacy Richards
1740 Combe Road, #2
South Ogden, Utah 84403

**DEVELOPMENT AGREEMENT
HTR-WPWEST SUBDIVISION
(West Point, UT)**

THIS DEVELOPMENT AGREEMENT for the HTR-WPWEST SUBDIVISION (“**Agreement**”) is made and entered into this ___ day of ____, 2026, (“**Effective Date**”) between West Point City, a municipal corporation of the State of Utah (“**City**”), and Nilson Land Holdings, LLC (“**Developer**”). City and Developer collectively referred to as the “Parties” and separately as “Party.”

RECITALS

WHEREAS, Developer is the owner of certain property, consisting of approximately 4.42 acres, located within the boundaries of City, and known by tax identification numbers: 14-165-0005 and 14-165-0006 (“**Property**”). The Property is further described on Exhibit A, attached hereto and incorporated herein.

WHEREAS, Developer intends to develop the Property into a residential subdivision, in accordance with the terms of this Agreement (“**Project**”). Therefore, Developer and City desire to enter into this Agreement.

WHEREAS, to enable development of the Project, Developer has requested and City has considered an application for a zone change on the Property to R-4 (Residential), which combined with this Agreement, will enable Developer and City to agree on issues such as land use density, streetscape, amenities, utility infrastructure, and other development objectives prior to development of the Project, all in accordance with the Concept Plan, attached hereto as Exhibit B and incorporated herein (“**Concept Plan**”); and

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

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

1 Interpretation and Conditions Precedent.

1.1 Interpretation. Whenever in this Agreement:

- 1.1.1 the consent or approval of any person is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed, unless expressly provided to the contrary;
 - 1.1.2 there is a reference to “days,” such reference shall be deemed to be “calendar days” unless the phrase “business days” is expressly stated;
 - 1.1.3 the date on which any payment or performance is due under this Agreement is not a business day, such payment or performance shall be due on the immediately following business day; and
 - 1.1.4 there appears a reference to a consent, approval, description, designation, estimate, notice, request, demand, response, statement, warning, correspondence, Agreement, schedule or other communication, such reference shall be deemed to require the same to be in writing, unless otherwise expressly stated.
- 1.2 Council Approval Condition. This Agreement shall not take effect until the West Point City Council has (a) given final zoning approval to the R-4 zoning designation(s) on the Property, which will allow Developer to develop the Project as shown on the Concept Plan, and (b) legislatively approved this Agreement, and all parties have signed.

2 Vesting.

- 2.1 Vested Rights. The Parties specifically intend and agree that this Agreement grants to the Developer “vested rights” to the maximum extent possible under law and equity, as that term is construed in Utah’s common law and pursuant to UTAH CODE § 10-20-902. Accordingly, the Developer has the right to develop the property in accordance with the City’s ordinances in place as of the Effective Date and this Agreement, which is attached hereto an Exhibit C, without modification by the City except as specifically provided in this Agreement. With the legislative passage of this Agreement, no further zoning change or amendment to the zoning ordinances is needed to fully develop the Project in accordance with the Concept Plan.
- 2.2 Exceptions to Vested Rights. The following City laws, as may be modified in the future, are excepted from vesting, and shall apply as they exist at the time of application:
- 2.2.1 City laws that Developer agrees in writing apply to the Project;
 - 2.2.2 City laws that are both generally applicable to all properties in the City’ jurisdiction and that are required in order to comply with state and federal laws and regulations affecting the Project;
 - 2.2.3 City’s development standards, engineering requirements, approval, and supplemental specifications applicable to public works, and any City Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards

that are generated by a nationally or statewide recognized construction/safety organization, or by the state or federal governments and are otherwise required to meet legitimate concerns related to public health, safety or welfare;

2.2.4 Lawful taxes, or modifications thereto, provided that nothing in this Agreement shall be construed as waiving or limiting in any way Developer's right to challenge taxes imposed by City, which right to challenge is hereby reserved;

2.2.5 Changes to the amounts of utility rates, service fees or charges, or fees for the processing of Development Applications that are generally applicable to all development within City's jurisdiction and that are adopted pursuant to state and local law.

2.3 Vested Density. Subject to Developer complying with the terms of this Agreement, as well as with all applicable subdivision and site plan standards found in the City ordinances in place as of the Effective Date (and in accordance with subsection 2.4, below), the Project is vested at a density of up to 17 residential units ("Units"). The number of vested Units may be reduced by Developer from that number depending on development needs.

2.4 Conflicts. Development shall take place in accordance with the terms of this Agreement, the City's code in effect on the Effective Date, and the Utah State Code. In the event of any conflicts among the above, this Agreement shall control.

2.5 Material Changes. Approval of this Agreement includes approval of the attached Concept Plan, which is expressly understood to be conceptual and not final, and is not a preliminary plat approval. Deviations from the attached concept plan in design, layout, and engineering, including the location of trails and open spaces, are expected. Such changes shall not be considered amendments to this agreement and shall be reviewed and approved administratively by City staff based on overall compliance with section 2.4. Material changes, meaning an increase in overall density or a change in use, will require an amendment to this Agreement.

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

3 Development Obligations.

3.1 Application Review Procedures. Procedures for review and approval of applications from Developer shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

3.2 Design Standards

3.2.1 As a planned development, the Project will feature certain architectural design standards (“**Standards**”) as specified herein, in order to ensure quality exterior appearance. Compliance with these Standards shall be the responsibility of the Developer. To the extent that the Standards in this Agreement conflict with City Ordinances, this Agreement controls.

3.2.2 The following exterior materials are approved: Brick, Stone, Stucco, Fiber-Cement Siding, Metal Siding, Exposed Architectural Concrete, Colored/Textured CMU Block.

3.2.3 Fencing for screening of residential units from streets is not required.

3.2.4 Use of color in residential exterior elevations is permitted. No restriction on color shall be imposed by the City.

3.2.5 The primary road through the Project shall be dedicated to the public, 60 feet wide, in compliance with the below and with the right-of-way cross sections attached hereto as Exhibit D:

3.2.6 Setbacks -Single Family Detached Homes

Front Setbacks:	Street-Facing Garage (Public Road)	25’
	Home	20’
Side Yard Setbacks:	Between buildings.	10’
Rear Yard Setbacks:		15’
All Corner Setbacks:		15’
Porches, decks, and stairs may encroach into the setbacks.		

3.3 HOA Association Formation. Prior to the final recording of any residential subdivision within the Project, a Homeowner’s Association (“**HOA**”) shall be formed and organized and covenants, conditions, and restrictions applicable to the Project (“**CC&Rs**”) shall be recorded against the Property. Developer may, in Developer’s discretion, elect to include the Project into the HOA for the neighboring Heritage Trails Subdivision.

Trails. Along with the recording of the Final Plat, Developer shall dedicate for the use of the public such trail corridors as are shown on the Concept Plan, which the parties acknowledge are

sufficient to satisfy Developer's open space obligations. The final trail corridor shall be designed to provide connectivity to the City's greater trail system. Developer shall have no obligation to construct trail improvements upon the corridor. The trail shall be constructed by UDOT and owned and maintained by the City.

3.4 Phasing. The Property may be developed in Phases as justified by market demand, subject to the specific requirement of this Agreement that necessary and adequate infrastructure be in place or constructed to ensure adequate and equal service to the property. Planning for each phase will include planning for public infrastructure and improvements to be installed with each phase, in accordance with the Concept Plan, and as may be required as phased development proceeds. Each phase or completed portion of a Project must independently meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto, such that it will stand alone, if no further work takes place on the Project.

3.5 Diligent Completion. Developer shall, in good faith, reasonably pursue completion of the Project. In consideration of the current use and occupancy of the Property, City acknowledges that Developer may not be able to apply for residential building permits on the Property for some time. The Parties therefore agree that the lack of development activity on the property for up to five years from the date that development approvals are received will not result in the loss of those development approvals.

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

3.7 Project Timing. In consideration of the current occupant of the Property, Developer shall not be obligated to begin development activities on the Property for up to four years following the Effective Date. Furthermore, this Agreement and Developer's associated rights to develop the Project shall not expire due to inactivity as long as the Property remains occupied.

4 Reimbursement for System Improvements.

4.1 Reimbursement. Developer may, from time-to-time, install and construct System Improvements (as that term is defined in the Utah Impact Fees Act). To the extent that such improvements go beyond the Project's proportionate impact, the City shall add such improvements to its impact fee facilities plan, and reimburse or credit Developer for such facilities as required by the rough proportionality test found in UTAH CODE § 10-20a-911, in the Nollan/Dolan line of cases, and by the Utah Impact Fees Act.

4.2 Upsizing. The City shall not require the Developer to "upsized" any public improvements (i.e., to construct the improvements to a size larger than required to service the Project) unless the City agrees to reimburse Developer for the marginal cost difference of the upsizing.

5 Default.

- 5.1 Notice of Default and Cure.** In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. **Right to Cure.** In the event that such default or breach cannot be reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner.
- 5.3 Remedies.** In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default, including, but not limited to proceedings to compel specific performance by the Party in default or breach of its obligations; and
- 5.4 Cease and Desist.** If Developers fail to comply with applicable City codes, regulations, laws, agreements, conditions of approval, or other established requirements, City is authorized to issue orders requiring that all activities within the development cease and desist, that all work therein be stopped, also known as a “Stop Work” order.
- 5.5 Force Majeure.** For the purpose of any other provisions of this Agreement, neither City nor Developer, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.
- 5.6 Extensions.** Any Party may extend, in writing, the time for the other Party’s performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any of any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6 General Provisions.

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

To Developer:
Nilson Land Holdings, LLC

Attn: Lacy Richards
1740 Combe Road, #2
South Ogden, Utah 84403
Email: lacy.richards@nilsonld.com

With a Copy To:
Dentons Durham Jones Pinegar
Attn: Brent Bateman
1557 W Technology Way #400
Lehi, UT 84043
Email: brent.bateman@dentons.com

To City:
West Point City Corporation
3200 West 300 North
West Point, Utah 84015
Attn: Bryn MacDonald

With a Copy To:

- 6.2 Successor Developers.** Developer may sell or transfer one or more portions of the Project to one or more sub-developers (“**Successor Developer**”), selected by Developer. Developer may do so without modification of this Agreement. The terms of such sale shall expressly include the transfer of the rights and obligations to develop the Successor Developer’s portion of the Project in accordance with this Agreement. Upon such sale Successor Developer will inure to all rights and obligations under this Agreement with respect to the portion of the Property sold to the Successor Developer, and Developer will no longer be obligated under this Agreement in any respect with regard to the portion of the Property sold to the Successor Developer. The City agrees to release Developer from any obligation under this Agreement upon Developer providing proof of acceptance of the obligation to be released from its successor. Developer will retain all rights and obligations hereunder with respect to unsold or untransferred portions of the Property.
- 6.3 Third Party Beneficiaries.** Any claims of third-party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Developer.
- 6.4 Governing Law.** It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.
- 6.5 Integration Clause.** This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Developer or Developers affected by the amendment.

- 6.6 Exhibits Incorporated.** Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.
- 6.7 Attorneys' Fees.** In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.
- 6.8 Recordation.** This Agreement shall be recorded upon approval and execution of this agreement by the Developer, whose property is affected by the recording and the City.
- 6.9 Expiration.** Subject to section 3.6 above, this Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project is completed; (ii) such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project; (iii) the use or active development is discontinued for a period of more than three (3) years; or (iv) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement.

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

WEST POINT CITY CORPORATION:

, Mayor

ATTEST:

, City Recorder

Nilson Land Holdings, LLC, a Utah limited liability company

, Manager

I (we), _____, _____ being duly sworn, depose and say that I (we) am (are) the Developer(s) of the property identified in the attached agreement and that the statements contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Subscribed and sworn to me this _____ day of _____ 20__

Notary Public

Residing in: _____

My Commission Expires: _____

**EXHIBIT A
DESCRIPTION OF PROPERTY**

14-165-0005

ALL OF LOT 1, DAVIS FARMS WEST. CONT. 4.42 ACRES LESS & EXCEPT THAT PART CONV IN WARRANTY DEED RECORDED 04/21/2026 AS E# 3664630 BK 8979 PG 750 DESC AS FOLLOWS: A PARCEL OF LAND, BEING A PORTION OF LOT 1, DAVIS FARMS WEST SUBDIVISION, SIT IN THE N 1/2 OF SEC 30-T5N-R2W, SLB&M, BEING MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE N'LY LINE OF LOT 1, DAVIS FARMS WEST SUBDIVISION (RECORDED 08/15/1992, E# 985486), SD PT BEING N 0°48'41" W 1321.80 FT ALG THE SEC LINE FR THE CENTER 1/4 COR OF SD SEC 30; & RUN TH ALG THE BNDRY LINE OF SD LOT 1 THE FOLLOWING THREE (3) COURSES & DISTANCES: 1) S 89°59'34" E 791.70 FT; 2) S 14°46'45" E 222.07 FT; 3) N 89°47'11" W 546.82 FT; TH N 0°12'44" E 113.39 FT; TH N 89°59'31" W 386.50 FT TO A PT ON THE W'LY LINE OF SD LOT 1, SD PT ALSO BEING ON THE E'LY R/W LINE OF 4500 WEST STR; TH N 0°12'44" E 99.35 FT ALG SD R/W LINE TO THE NW'LY COR OF SD LOT 1; TH S 89°59'34" E 84.18 FT ALG THE N'LY LINE OF SD LOT 1 TO THE POB. CONT. 3.423 ACRES TOTAL ACREAGE 0.997 ACRES

14-165-0006

A PARCEL OF LAND, BEING A PORTION OF LOT 1, DAVIS FARMS WEST SUBDIVISION, SIT IN THE N 1/2 OF SEC 30-T5N-R2W, SLB&M, BEING MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE N'LY LINE OF LOT 1, DAVIS FARMS WEST SUBDIVISION (RECORDED 08/15/1992, E# 985486), SD PT BEING N 0°48'41" W 1321.80 FT ALG THE SEC LINE FR THE CENTER 1/4 COR OF SD SEC 30; & RUN TH ALG THE BNDRY LINE OF SD LOT 1 THE FOLLOWING THREE (3) COURSES & DISTANCES: 1) S 89°59'34" E 791.70 FT; 2) S 14°46'45" E 222.07 FT; 3) N 89°47'11" W 546.82 FT; TH N 0°12'44" E 113.39 FT; TH N 89°59'31" W 386.50 FT TO A PT ON THE W'LY LINE OF SD LOT 1, SD PT ALSO BEING ON THE E'LY R/W LINE OF 4500 WEST STR; TH N 0°12'44" E 99.35 FT ALG SD R/W LINE TO THE NW'LY COR OF SD LOT 1; TH S 89°59'34" E 84.18 FT ALG THE N'LY LINE OF SD LOT 1 TO THE POB. CONT. 3.423 ACRES

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
APPLICABLE R-4 ZONING ORDINANCE

EXHIBIT D
ROW CROSS SECTION

ORDINANCE NO. 06-02-2026A

**AN ORDINANCE REZONING PROPERTY LOCATED AT
APPROXIMATELY 2084 N 4500 W FROM A-40 to R-4**

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

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

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

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

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

Section One:

That the subject property as shown on the current West Point City Zoning Map shall be and the same is hereby rezoned and the Zoning Map amended by removing the property from the A-40 zone and placing the property in the R-4 zone.

Legal Description:

See Exhibit A attached hereto.

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

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

Section Three: **Severability**

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

Section Four: **Effective Date**

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

DATED this 2nd day of June, 2026.

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

EXHIBIT A

Parcels:

14-165-0005

14-165-0006

CONTAINS 4.42 acres

CITY COUNCIL STAFF REPORT

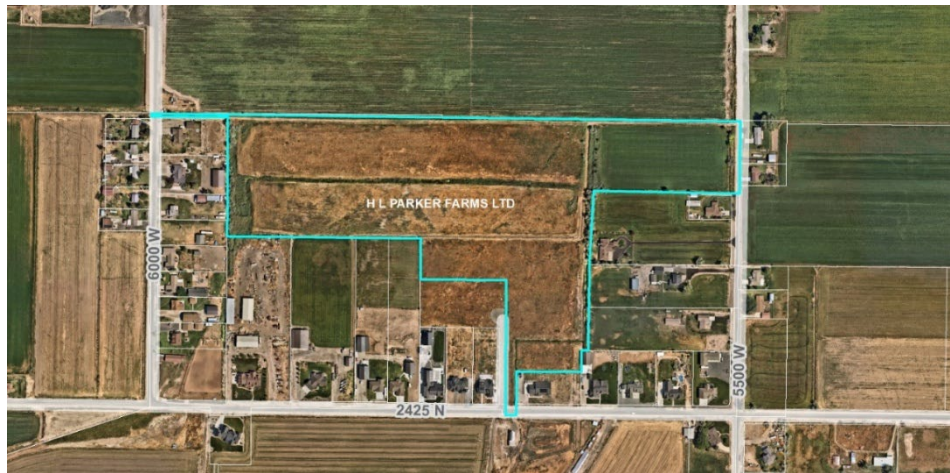


Subject: Development Agreement & Rezone
5750 W 2425 N (Parker Family)
Author: Bryn MacDonald
Department: Community Development
Date: June 2, 2026

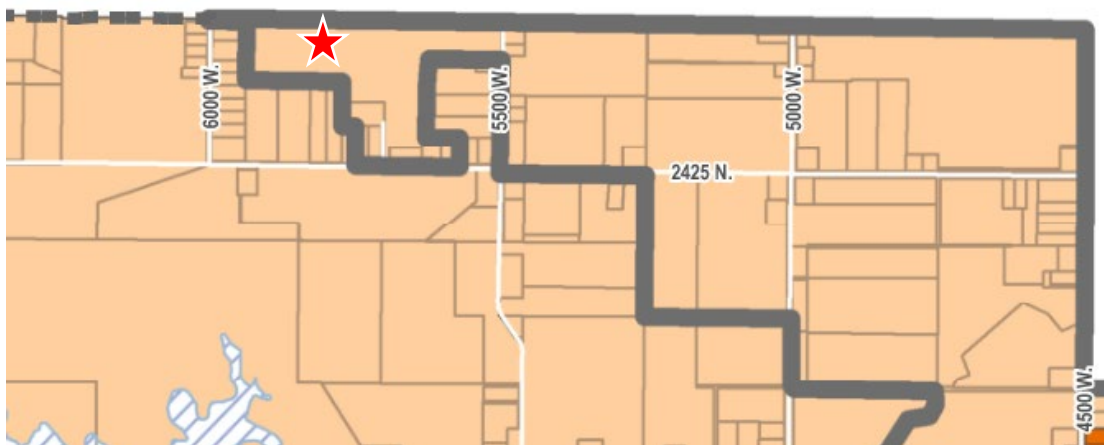
Background

Beverly Parker Bailey, representing H.L Parker Farms, LLC, has applied to rezone 34.56 acres located at 5750 West 2425 North. The property was zoned A-5 Agricultural (1 unit per 5 acres) when it was annexed into West Point City in December 2024. The applicant is requesting a rezone to R-1 (Residential 2.2 units per acre) to develop the property into 76 single family lots. There is also a development agreement being proposed to address the infrastructure.

This item was last discussed with the City Council on May 6, 2025. There were concerns that the infrastructure in the area was not adequate to serve the Parker property. The Council directed staff to move forward with infrastructure studies for the newly annexed property. The Council expressed support for the Parker plan being proposed, so long as adequate infrastructure could be provided. The studies have now been completed and were presented to the City Council on February 3, 2026.



General Plan December 2024



Process

Rezoning requests are legislative decisions. The Planning Commission and City Council have discretion to determine if a zoning change serves the community's overall welfare. This requires demonstrating alignment with the City's General Plan, which outlines the community's long-term vision for development. The rezoning must support the General Plan's goals.

A public hearing must be held by the Planning Commission before the City Council's final decision, and the Planning Commission is required to provide a recommendation. This recommendation may include approval, denial, or modification. The Planning Commission held public hearings on January 9 and January 23, 2025. During both hearings, numerous public comments were received, primarily expressing opposition to the proposal. Some of the key concerns raised included increased traffic, lack of infrastructure, and loss of agricultural character. During their meeting on February 13, 2025, the Planning Commission recommended denial of the rezone. The PC made the following comments in their motion (*from the PC minutes for February 13, 2025*):

Commissioner Farnsworth moved to deny the rezone from A-5 to R-1 for the property located at approximately 5750 W 2425 N, Beverly Parker, applicant, citing concerns regarding density in the area, the lack of agricultural safety considerations related to roads and animals, the need to maintain property rights of surrounding owners, and ensuring infrastructure is in place before expansion. Commissioner Taylor seconded the motion.

Commissioner Turner moved to amend the motion to include an additional reason for denial: that the Planning Commission was open to considering alternative options if the applicant was willing to propose a different density, but the applicant declined.

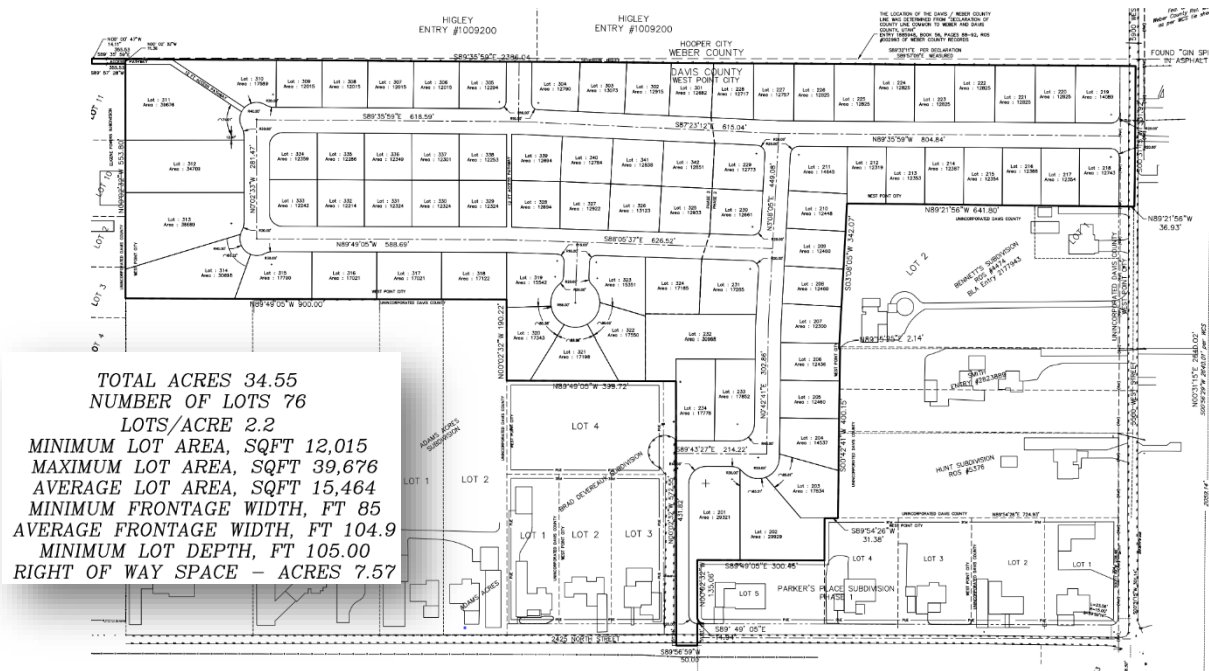
The City Council held a public hearing on May 19, 2026. There were several comments received during the hearing regarding density, lack of water, and infrastructure. The Council can now decide to approve, deny, or modify the request.

Analysis

The applicant is proposing to rezone to R-1 to develop 76 single family lots. The proposal complies with the R-1 designation shown on the General Plan Map in place at the time this application was received.

The R-1 Residential zone allows for a density up to 2.2 dwelling units per acre. For the 35-acre site, this would permit a maximum of 76 dwelling units, which aligns with the applicant's proposal. The minimum lot size in the R-1 zone is 12,000 square feet, and the proposed lots comply with this requirement.

Applicants Proposal



R-1 Zone	Required	Proposed
Maximum Density	Up to 2.2 units/acre	2.2 units/acre
Minimum Lot size	12,000 sq/ft	12,015 sq/ft

During the meeting on January 23, 2025, City staff noted that the infrastructure in the annexation area, including stormwater and road capacity, may not be adequate for projected development. The City has now completed the infrastructure studies and determined what improvements will need to be made as part of any development occurring in the area. The infrastructure improvements are outlined in the studies and will receive further engineering review as part of the subdivision preliminary plat process.

Development Agreement

A development agreement has also been prepared as part of the rezone. It lays out the required infrastructure improvements and funding sources. The applicant is required to pay for 100 percent of the necessary infrastructure, unless funding can be obtained from Davis County or reimbursed with impact fees. It also has architectural requirements and the concept plan attached. There are no exceptions being requested, so a public hearing is not required for the development agreement.

During the Council meeting on May 19, 2026, there were questions raised about the improvements required on the existing ditch on 6000 West. The development agreement has been revised to clarify that this ditch will be cleaned and upgraded to provide sufficient capacity to meet the flow demands stated in the storm water master plan. It also adds that a new ditch shall be constructed adjacent to the existing

ditch to supply irrigation water. The improvement costs have been increased to reflect this additional ditch.

Recommendation

The Planning Commission recommended denial of the rezone to R-1. The PC was concerned about the potential lack of adequate infrastructure in the area, and the density of the proposed development fitting in with the surrounding area. The City Council must now determine if the rezone request complies with the general plan in place at the time of application and can approve, deny, or modify the request.

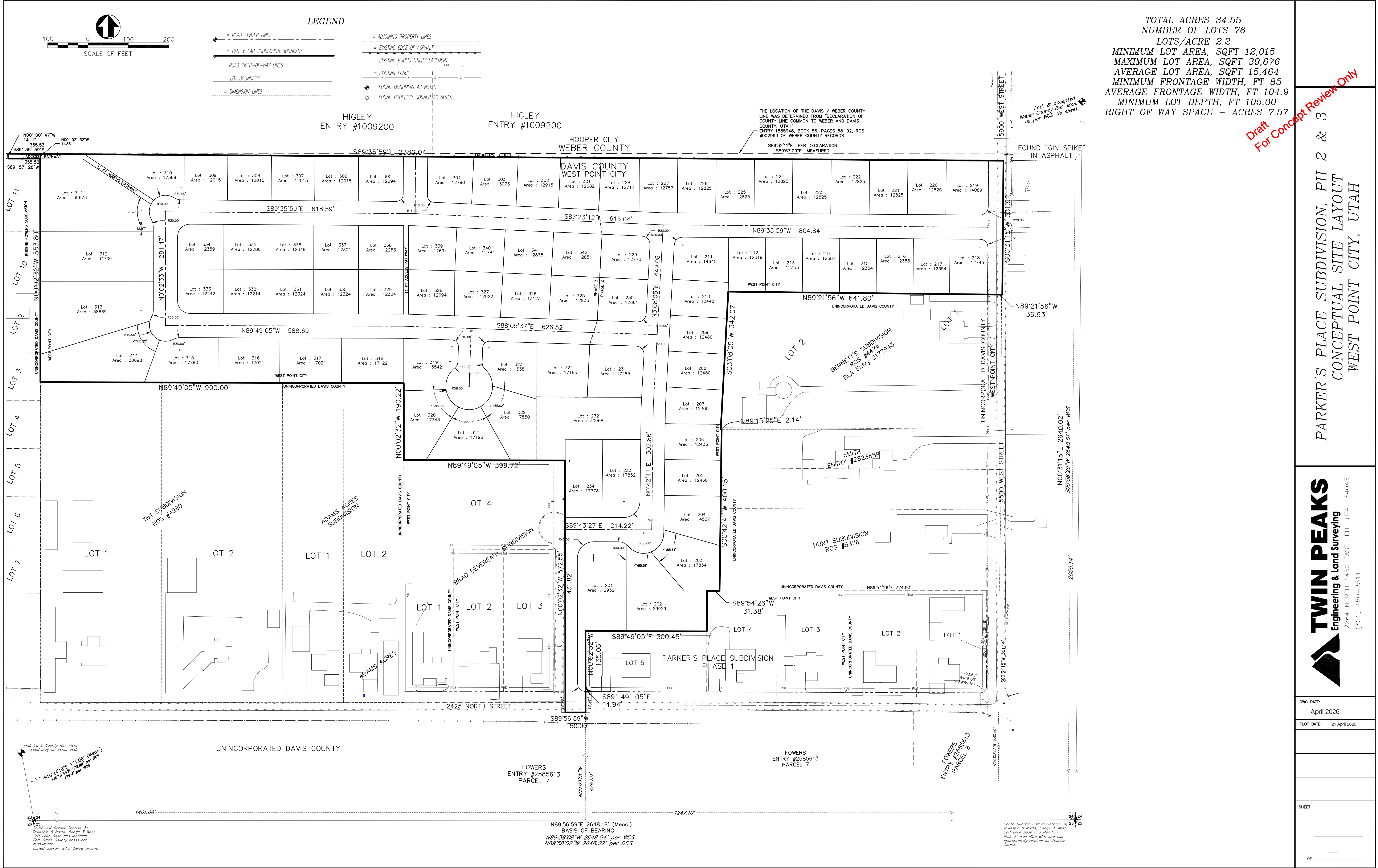
Attachments

Concept Plan

Resolution

Draft Development Agreement

Ordinance



RESOLUTION NO. 06-02-2026B

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN WEST
POINT CITY AND H.L. PARKER FARMS LLC FOR THE DEVELOPMENT OF
PROPERTY LOCATED AT 5750 W 2425 N**

WHEREAS, H.L. Parker Farms LLC owns the real property located at approximately 5750 W 2425 N and identified as Davis County parcel identification number: 14-100-0038 and

WHEREAS, West Point City desires to enter into a development agreement with H.L. Parker Farms LLC; and

WHEREAS, West Point City and H.L. Parker Farms LLC have jointly prepared the written agreement, attached hereto; and

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

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

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

PASSED AND ADOPTED this 2nd day of June, 2026.

WEST POINT CITY,
A Municipal Corporation

By: _____
Brian Vincent, Mayor

ATTEST:

Casey Arnold, City Recorder

**AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN WEST POINT CITY AND
H. L. PARKER FARMS LLC,
5750 W. 2425 N. (34.55 acres)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “**Agreement**”) is made and entered into this ____ day of _____, 2026, between WEST POINT CITY, a municipal corporation of the State of Utah (hereinafter referred to as “**City**”), and H. L. Parker Farms LLC (hereinafter referred to as “**Master Developer**”). City and Master Developer may collectively be referred to as the “**Parties**”.

RECITALS

WHEREAS, the City has considered an application for a zone change from the present zoning of A-5 (Agricultural) to R-1 (Residential) for certain property located at approximately 5750 W. 2425 N. and contained by the following tax identification number: 14-100-0038 (hereinafter the “**Subject Area**”); and

WHEREAS, the overall Subject Area consists of approximately 34.55 acres; and
WHEREAS the overall Subject Area is described in the legal descriptions in more detail in “**Exhibit A**” attached hereto; and

WHEREAS, the Master Developer has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of the City’s General Plan, and is depicted in more detail on “**Exhibit B**” attached hereto (the “**Concept Plan**”); and

WHEREAS, the City has considered the overall benefits of developing the Subject Area as R-1;

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

WHEREAS, the City has the authority to enter into this Agreement pursuant to Utah Code Section 10-20-508 and relevant municipal ordinances;

WHEREAS the Parties desire to enter into this Agreement to specify the rights and responsibilities of the Master Developer to develop the Subject Area and the rights and

responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement;

WHEREAS, the Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., 10-20-102(18)(a).

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

ARTICLE I

DEFINITIONS

The following terms have the meaning and content set forth in this Article 1, in this Agreement:

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

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

1.3 “Master Developer” shall mean H.L. Parker Farms, LLC. Except where expressly indicated in this Agreement, all provisions of the Agreement shall apply jointly and severally to the Master Developer or any successor in interest to the Master Developer’s interests hereunder.

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

1.5 “Subject Area” shall mean the 34.55 acres as legally described in Exhibit A.

ARTICLE II

CONDITIONS PRECEDENT

2.1 The zoning of the Subject Area consistent with the Concept Plan is a condition precedent to Master Developer Undertakings in Article IV. The zoning of the Subject Area shall reflect the general concept and schematic layout of the Concept Plan, which means 34.55 acres of R-1 zoning.

2.2 With respect to all zoning designations, Master Developer agrees to design and construct industry standard quality structures and amenities and to comply with all land use provisions of the City’s Ordinances and specific setback requirements of Article IV of this Agreement, except as modified by this Agreement.

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

ARTICLE III

CITY'S UNDERTAKINGS

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

ARTICLE IV

MASTER DEVELOPER UNDERTAKINGS

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

4.1 Master Developer shall have the right to develop up to 76 single-family residential lots on the Subject Area. Master developer acknowledges that the development of 76 single family lots requires the subdivision application comply with all City ordinances and the terms of this agreement. The City's entry into this agreement does not guarantee that the developer will be able to construct all 76 single family lots.

4.2 Master Developer shall construct or cause to be constructed and installed all of the public or private infrastructure which are located on and/or necessary to service any portion of the development of the Subject Area including, without limitation, roads, utilities and any off-site improvements necessary to connect to existing utilities. Specifically, Master Developer shall be responsible for the following items:

4.2.1 Storm Water Infrastructure

The Master Developer shall be responsible for the design and construction of the storm water infrastructure depicted in **Exhibit C** (the "Improvements"), which shall include, without limitation, the following components:

- a. Construction of approximately 300 feet of eighteen-inch (18") irrigation supply pipe along the west side of 5500 West Street from approximately 2630 North to Davis/Weber County Line
- b. Cleaning and upgrading of approximately 560 feet of the existing open drainage ditch, to provide sufficient capacity to meet the flow demands stated in the storm water master plan, along the west side of 6000 West Street from approximately 2532 North to 2425 North Street and the construction of a new ditch adjacent to the existing ditch to accommodate the irrigation supply water;

- c. Construction of approximately 50 feet of twenty-four inch (24") storm drain pipe adjacent to an existing eighteen-inch (18") storm drain pipe crossing 2425 North Street at approximately 5990 West
- d. Construction of multiple sections totaling approximately 1940 feet of thirty-six inch (36") pipe, or smaller pipe size if determined by the city engineer to accommodate projected flow rates, along south side of 2425 North Street from approximately 5990 West to 6450 West;
- e. Cleaning and upgrading of approximately 690 feet of the existing open drainage ditch along the south side of 2425 North Street from approximately 6250 West to 6400 West;

The estimated cost of Offsite Improvements is **One Million Four Hundred Twenty-one Thousand One Hundred Forty-five Dollars (\$1,421,145.00)**. The Master Developer shall be solely responsible for all costs associated with the design and construction of the Improvements and shall pay the actual costs incurred at the time of construction.

All impact fees received by City from lots within Parker's Place Subdivision shall be used first to reimburse Master Developer for the full costs listed above. All impact fees received by City from or associated with properties in the general impact fee study area (not from Parker's Place or Ivy Meadows) shall be used first to reimburse Master Developer and the master developer in the Ivy Meadows development for the full costs of storm drain system improvements associated with the study area. While it is anticipated that these construction costs will be eligible for reimbursement through impact fees, it is not likely that impact fees will be collected in an amount sufficient to cover all of these costs. The parties shall enter into a separate impact fee reimbursement agreement setting forth the terms and conditions of such reimbursement.

It is further anticipated that funding from Davis County will be available to cover a portion of the construction costs. Davis County has committed \$1,000,000 from budget funds to pay for these regional infrastructure needs. West Point City has also filed a request for a \$2,400,000 county transportation grant. City agrees that all of this funding through Davis County will be used to reimburse Master Developer and the master developer in the Ivy Meadows development and that funds will reimburse the two master developers in amounts proportional to the amounts listed in the two development agreements. As this funding becomes available, the parties shall enter into a separate agreement governing the reimbursement timing of those funds.

In the event that reimbursement through impact fees and/or funding from Davis County is not available, the Master Developer shall remain fully responsible for the payment of one hundred percent (100%) of the costs of the Improvements.

4.2.2 Sewer Improvements

The Master Developer shall be responsible for the design and construction of the Sewer improvements depicted in **Exhibit D** (the "Improvements"), which shall include, without limitation, the following components:

- a. Install an eight inch (8”) sewer line along 2425 N from 5500 W to 5750 West.

The Master Developer shall be solely responsible for all costs associated with the design and construction of the Improvements and shall pay the actual costs incurred at the time of construction.

All impact fees received by City from lots within Parker’s Place Subdivision shall be used first to reimburse Master Developer for the full costs of improvements listed above. All impact fees received by City from or associated with properties in the general impact fee study area (not from Parker’s Place or Ivy Meadows) shall be used first to reimburse Master Developer and the master developer in the Ivy Meadows development for the full costs of sewer system improvements associated with the study area. While it is anticipated that these construction costs will be eligible for reimbursement through applicable impact fees, it is not likely that impact fees will be collected in an amount sufficient to cover all of these costs. The parties shall enter into a separate impact fee reimbursement agreement setting forth the terms and conditions of such reimbursement.

In the event that reimbursement through impact fees is not available, the Master Developer shall remain fully responsible for the payment of one hundred percent (100%) of the costs of the Improvements.

4.2.3 Roadway Improvements

The Master Developer shall be responsible for the design and construction of the roadway improvements depicted in **Exhibit E** (the “Improvements”), which shall include, without limitation, the following components:

- a. Widen 2425 North from 5500 W to 6000 W. The existing road is approximately twenty feet (20’) wide and must be widened to twenty six feet (26’). wide with a minimum of a three feet (3’) gravel shoulder on each side.
- b. Where the roadway is adjacent to the Master Developer’s property on 2425 N and 5500 W, the roadway must be widened to the full width according to the city standard, including curb and gutter.

The estimated cost of the Improvements is **Two Hundred Twenty-five Thousand Seven Hundred Seventy-five Dollars (\$225,775)**. The Master Developer shall be solely responsible for all costs associated with the design and construction of the Improvements and shall pay the actual costs incurred at the time of construction.

All impact fees received by City from lots within Parker’s Place Subdivision shall be used first to reimburse Master Developer for the full costs of improvements listed above. All impact fees received by City from or associated with properties in the general impact fee study area (not from Parker’s Place or Ivy Meadows) shall be used first to reimburse Master Developer and the

master developer in the Ivy Meadows development for the full costs of roadway improvements associated with the study area. While it is anticipated that these construction costs will be eligible for reimbursement through applicable impact fees, it is not likely that impact fees will be collected in an amount sufficient to cover all of these costs. The parties shall enter into a separate impact fee reimbursement agreement setting forth the terms and conditions of such reimbursement.

It is further anticipated that funding from Davis County will be available to cover a portion of the construction costs. Davis County has committed \$1,000,000 from budget funds to pay for these regional infrastructure needs. West Point City has also filed a request for a \$2,400,000 county transportation grant. City agrees that all of this funding through Davis County will be used to reimburse Master Developer and the master developer in the Ivy Meadows development and that funds will reimburse the two master developers in amounts proportional to the amounts listed in the two development agreements. As this funding becomes available, the parties shall enter into a separate agreement governing the reimbursement timing of those funds.

In the event that reimbursement through impact fees and/or funding from Davis County is not available, the Master Developer shall remain fully responsible for the payment of one hundred percent (100%) of the costs of the Improvements.

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

4.3.1 The following restrictions on single-family homes built in the subdivision:

- i. Exterior materials must meet one of the following two options:
 - a. A minimum of 40 percent brick or stone on the front of the home with a three-foot wainscot of brick or stone on both sides extending to the rear of the home three feet from the front corner and the remainder to be fiber cement board or stucco.
 - b. All front and side exterior walls, including corner lots, shall be constructed of 100 percent brick, rock, stone or engineered siding (includes fiber cement boards such as Hardie) as a stand-alone product or in combination with other materials previously mentioned. Specific to the front face of the house, homes with 100 percent engineered siding, must use a different pattern on the gables.
- ii. Minimum square footage of 1,400 sq. ft. on main level for rambler style homes.
- iii. Minimum square footage of 1,900 sq. ft. above grade for two story style homes.

- iv. Minimum square footage of 1,750 sq. ft. for one story, slab on grade style homes.
- v. All homes must have a minimum 4-12 pitched roof.
- vi. All homes must have a minimum 2 car garage side by side, not tandem.
- vii. Vinyl siding shall be prohibited.

4.4 Impact Fees. Master Developer agrees to pay all impact fees required at the time a building permit is submitted.

4.5 Amendments. Master Developer agrees to limit development of the Subject Area to the residential and open space uses provided herein unless otherwise set forth in this Agreement.

4.6 Conflicts. Except as otherwise provided, in the event of a conflict between the provisions of this Agreement and the City's standards for improvements, this Agreement shall govern.

ARTICLE V

GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

5.1 Issuance of Permits-Master Developer. Master Developer shall have the sole responsibility for obtaining all necessary building permits in connection with Master Developer Undertakings pertaining to the development of the Subject Area and shall apply for such permits directly to the City and other appropriate agencies having authority to issue such permits in connection with the performance of Master Developer Undertakings. City shall not unreasonably withhold or delay the issuance of said permits.

5.2 Completion Date. The Master Developer shall, in good faith, reasonably pursue completion of the development of the Subject Area. The development of the Subject Area must meet the requirements of this Agreement and the City's ordinances and regulations applicable thereto.

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

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

5.5 Basements. Basements may be permitted in the Subject area subject to West Point City Code section 15.16.010.

ARTICLE VI

REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or a permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within sixty (60) days after receipt of such notice. In the event that such default or breach cannot be reasonably cured within said sixty (60) day period, the Party receiving such notice shall, within such sixty (60) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

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

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

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

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

ARTICLE VII

VESTED RIGHTS-INFRASTRUCTURE IMPROVEMENTS

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

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

7.3 Infrastructure and the Provision of Municipal Services

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

7.3.2 Maintenance of Private Roads and Improvements. Master Developer shall have the duty to maintain or cause to be maintained all private areas designated as such on subdivision plats that are located on the Subject Area. The Master Developer shall have the duty to maintain or cause to be maintained any detention ponds within the subdivision. The Master Developer may transfer the ownership and maintenance responsibilities for the detention ponds to the Home Owner's Association or to a private individual.

ARTICLE VIII

GENERAL PROVISIONS

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

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

To Master Developer: H. L. Parker Farms LLC

 c/o Beverly P Bailey

 179 E Peachtree Dr

 Centerville, UT 84014

To City: WEST POINT CITY CORPORATION

 3200 West 300 North

 West Point, Utah 84015

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

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

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

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

8.5 Integration Clause. This document, together with any related applications, actions, permits, plats, plans, and associated vested rights, constitutes the entire agreement between the

Parties and may not be amended except in writing, signed by the City and the Master Developer affected by the amendment.

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

8.7 Attorney Fees. In the event of any dispute between the parties concerning the construction or enforcement of this Agreement, the prevailing party shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorney fees.

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

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

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

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

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

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

WEST POINT CITY CORPORATION

[Mayor's Signature]

ATTEST:

[City Recorder]

H.L. Parker Farms, LLC

[Authorized Signatory for H. L. Parker Farms, LLC]

**EXHIBIT A
LEGAL DESCRIPTIONS**

Davis County Parcel ID Number:
14-100-0038

A parcel of land lying and situate in the Southwest Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being Geodetic NORTH as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the Davis County Survey Monuments monumentalizing the south line of said Southwest Quarter of said Section 24. Subject parcel being more particularly described as follows:

Commencing at the Davis County Surveyor's capped 2-inch iron pipe monumentalizing the South Quarter Corner of said Section 24; Thence South 89°56'59" West 1253.84 feet coincident with the south line of said Southwest Quarter Section; Thence North 00°31'15" East 676.53 feet; to the southwest corner of Parker's Place Subdivision Phase 1 and the TRUE POINT OF BEGINNING:

Thence South 89°56'59" West 50.00 feet to the southeast corner of the Brad Devereaux Subdivision, Thence the following two (2) courses coincident with the east and north lines of the Brad Devereaux Subdivision, according to the official plat thereof, 1) North 00°02'32" West 624.16 feet to the northeast corner thereof; 2) North 89°49'05" West 399.72 feet to the northwest corner thereof; Thence North 00°02'32" West 190.22 feet to the northeast corner of Adams Acres Subdivision, according to the official plat thereof; Thence North 89°49'05" West 900.00 feet coincident with the north line of said Adams Acres Subdivision and the TNT Subdivision to a point on the east boundary of the Eugene Fowers Subdivision; Thence North 00°02'32" West 553.80 feet coincident with said "Fowers Subdivision"; Thence South 89°57'28" West 355.53 feet; Thence North 00°00'47" West 14.11 feet; Thence South 89°35'59" East 2741.57 feet;

Thence South 00°31'15" West 331.92 feet to a point on the north line of the Bennett's Subdivision; Thence the following three (3) courses coincident with the perimeter of said subdivision, 1) North 89°21'56" West 678.73 feet; 2) South 03°08'06" West 342.07 feet; 3) North 89°15'25" East 2.14 feet; Thence South 00°42'41" West 400.15 feet coincident with the west line of the Hunt Subdivision to a point on the north line of Parker's Place Subdivision Phase 1; Thence the following four (4) courses coincident with the Parker's Place Subdivision Phase 1, according to the official plat thereof, 1) South 89°54'26" West 31.38 feet; 2) South 00°11'39" West 100.14 feet; 3) North 89°49'05" West 300.45 feet; 4) South 00°02'32" East 201.68 feet to the southwest corner thereof; and the point of beginning.

Contains approximately 34.55 acres of land

EXHIBIT B CONCEPT PLAN

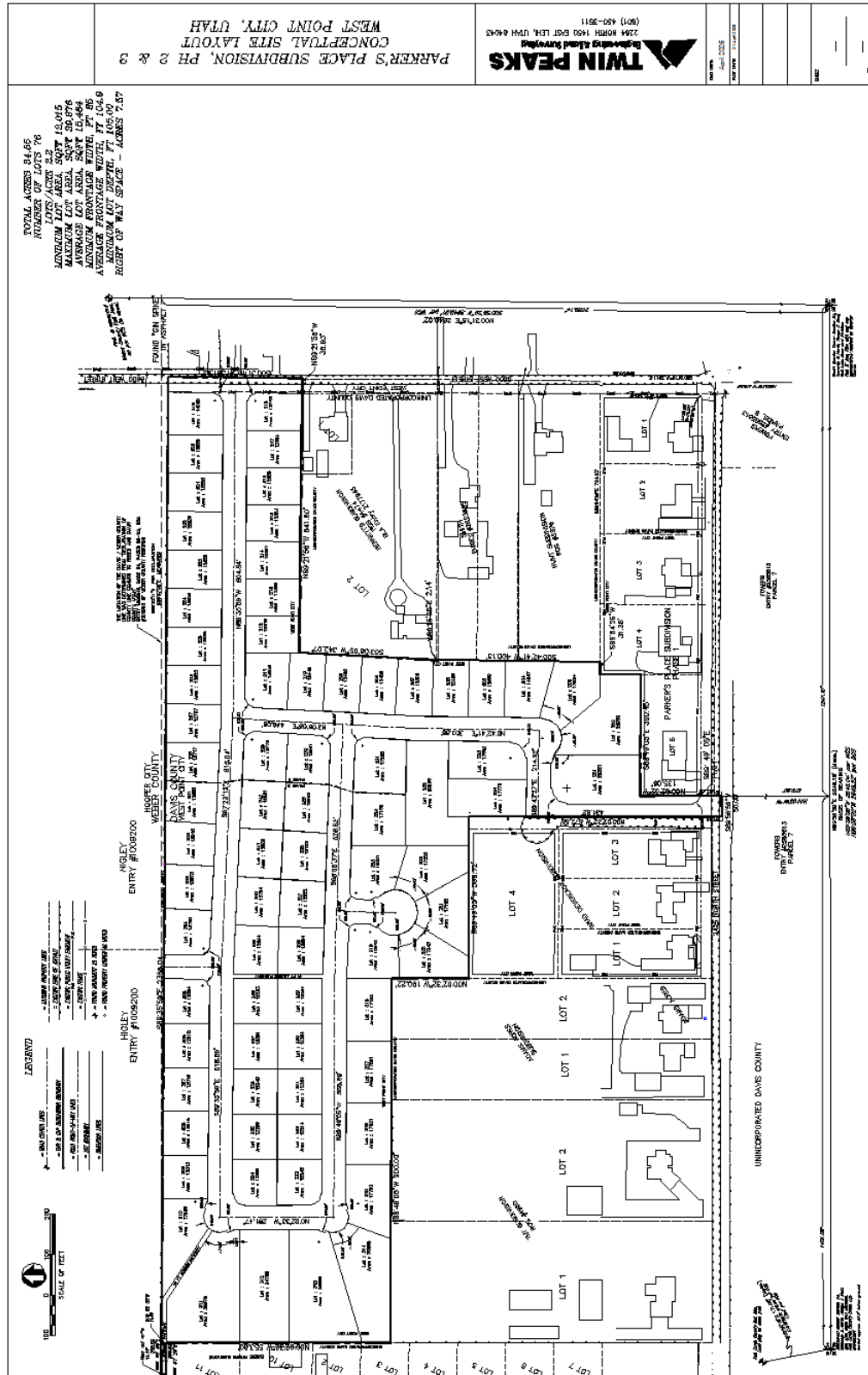


EXHIBIT C STORM WATER IMPROVEMENTS

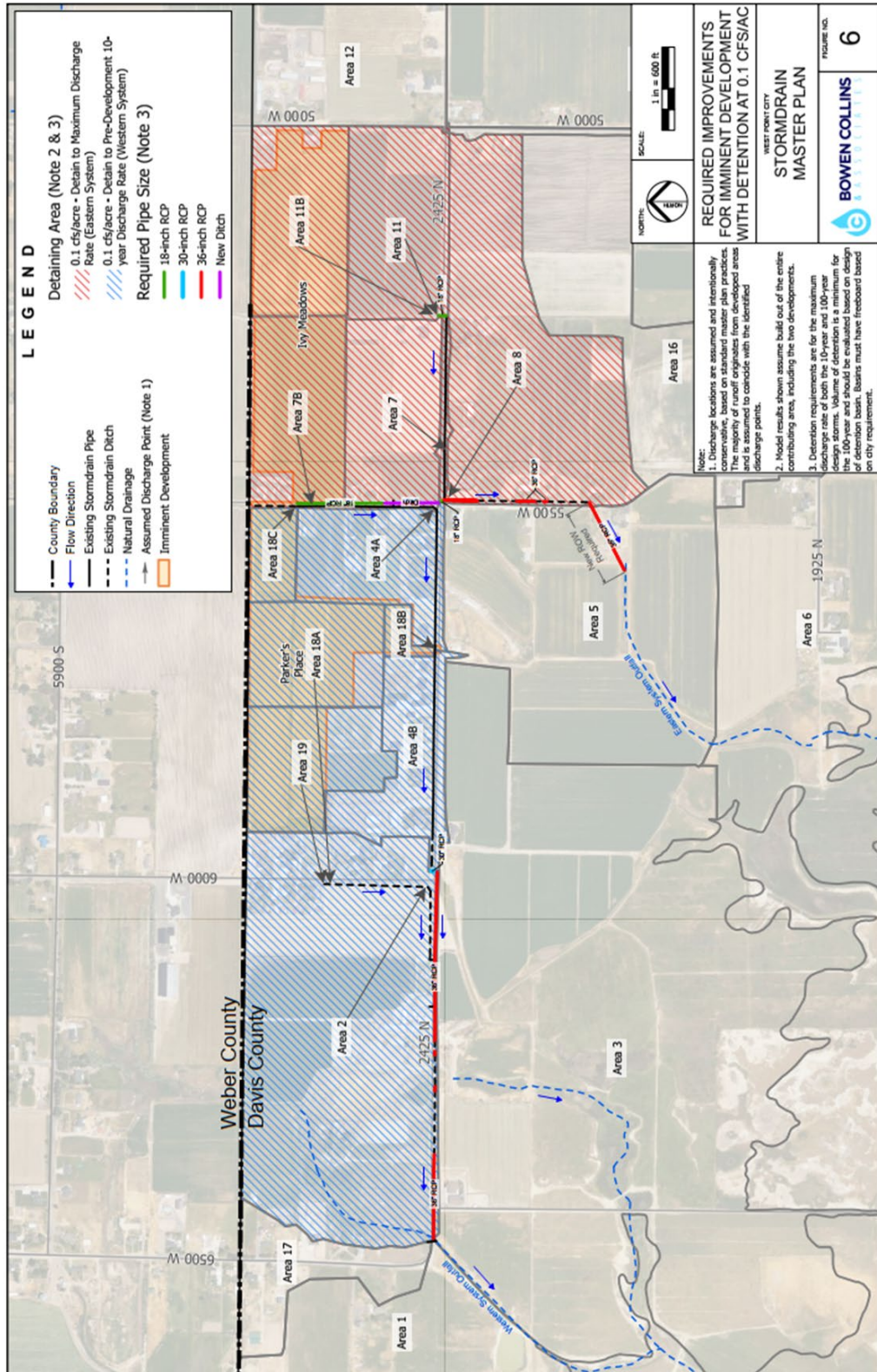


EXHIBIT D SEWER IMPROVEMENTS

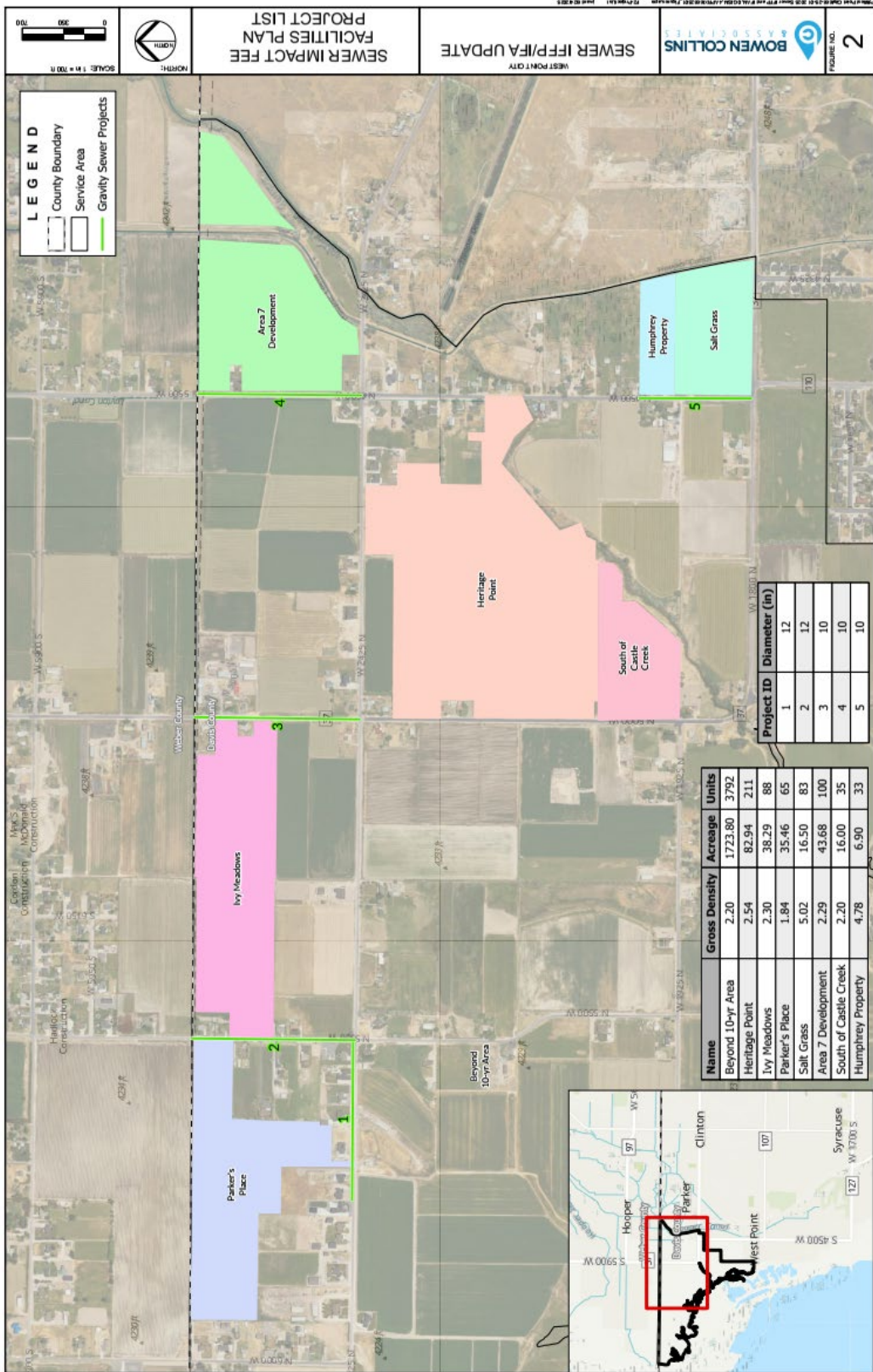
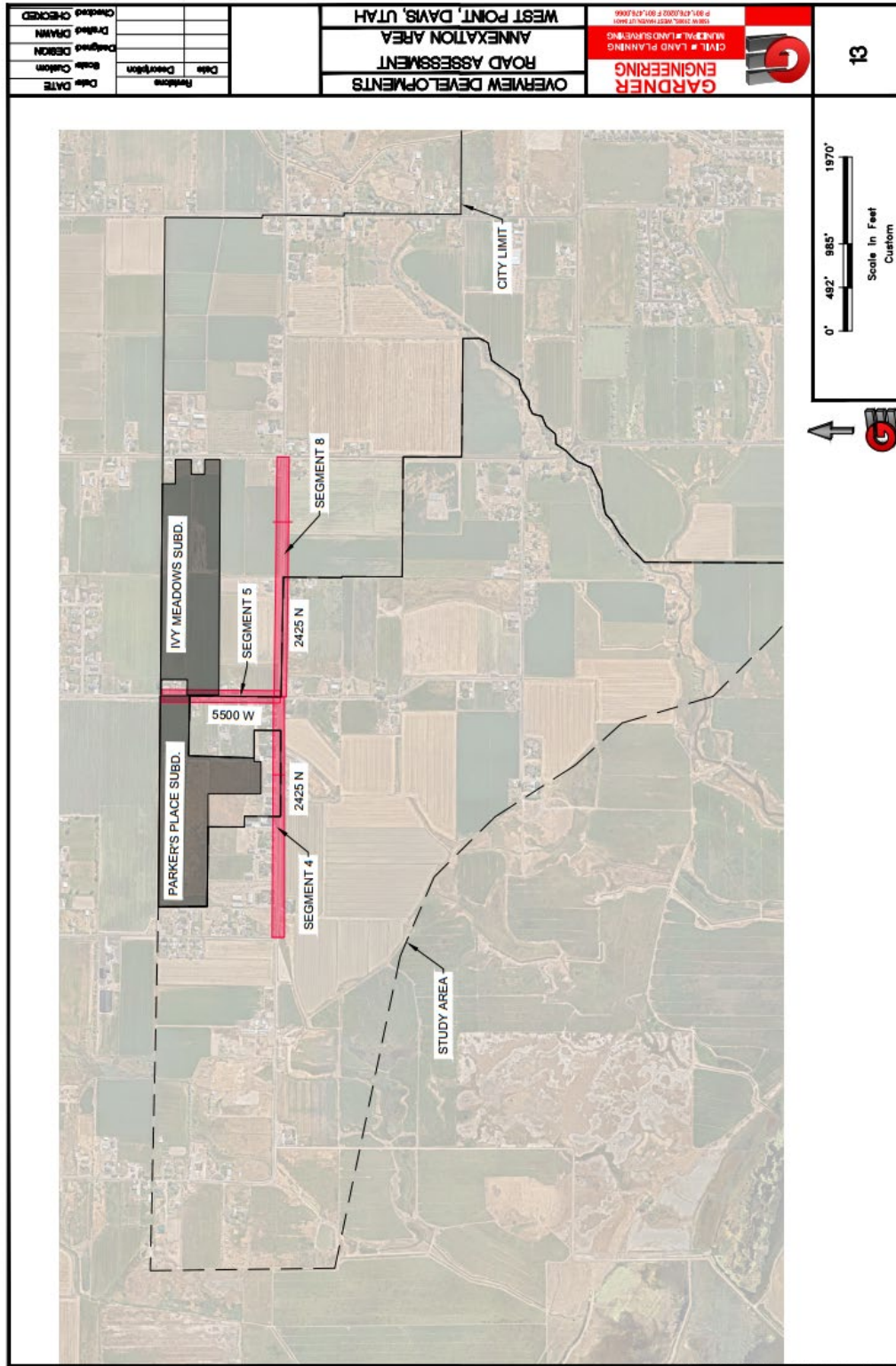


EXHIBIT E ROADWAY IMPROVEMENTS



ORDINANCE NO. 06-02-2026B

**AN ORDINANCE REZONING PROPERTY LOCATED AT
5750 W 2425 N FROM A-5 TO R-1**

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

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

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

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

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

Section One:

That the subject property as shown on the current West Point City Zoning Map shall be and the same is hereby rezoned and the Zoning Map amended by removing the property from the A-5 zone and placing the property in the R-1 zone.

Legal Description:

See Exhibit A attached hereto.

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

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

Section Three: **Severability**

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

Section Four: **Effective Date**

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

DATED this 2nd day of June, 2026.

WEST POINT CITY, a Municipal Corporation

By: _____
Brian Vincent
Mayor

ATTEST:

Casey Arnold
City Recorder

EXHIBIT A

Legal Description:

Parcel ID number: 14-100-0038