CITY COUNCIL MEETING

Thursday, August 06, 2026 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, August 06, 2026. The proposed agenda is as follows:

1. ROLL CALL

2. CALL TO ORDER

3. WELCOME

4. PLEDGE OF ALLEGIANCE

5. INVOCATION

6. APPROVAL OF MINUTES

7. AGENDA ADOPTION

8. PUBLIC COMMENT

9. PUBLIC HEARING

A. To receive public comment on adjusting the pay range of the Hyrum City Justice Court Judge for fiscal year 2026-2027 and amending Section 2.12.010 of the Hyrum City Municipal Code.

10. SCHEDULED DELEGATIONS

A. **Kent and Denise Haddock, Coordinators for JustServe** - To present Hyrum City and its Mayor Steve Miller with recognition plaque for becoming a JustServe City.

B. **Misti Hamaker, Rezone R-2 to C-2** – Discussion with the City Council to consider rezoning from Residential Zone R-2 to Commercial Zone C-2 located at 400 West Main Street.

11. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

A. **Ordinance 26-15** - An ordinance amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code, to provide for adjustments in the salaries of officers and employees of Hyrum City specifically the Justice Court Judge.

12. OTHER BUSINESS

A. Discussion of a proposal to sale outside of City Limits electrical infrastructure.

B. Consideration and award of bid for the 2026-2027 Road Rebuild Projects.

C. Consideration and award of bid for the 2026-2027 Slurry Seal Road Projects.

D. Consideration and award of bid for Elite Hall Renovations Architectural and Engineering Proposal.

E. Mayor and City Council reports.

13. ADJOURNMENT

_____

Stephanie Fricke
City Recorder

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **3rd day of August, 2026**. Stephanie Fricke, MMC, City Recorder.

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: July 31, 2026

Subject: Misti Hamaker, Rezone R-2 to C-2 – Discussion with the City Council to consider rezoning from Residential Zone R-2 to Commercial Zone C-2 located at 400 West Main Street.

Summary:
The Applicant would like to provide an update from the previous City Council discussion regarding certain restrictions that are associated to the property located at 400 West Main Street.

The last City Council meeting on July 16, 2026, the City Council discussed scenarios that may or not support the rezoning of the property to accept a professional child care use. The following bullet points outline key points of the discussion:

- There was discussion rezoning the property to a commercial zone which would permit uses that are not otherwise permitted in the current residential zone.
- There was discussion regarding spot zoning from residential to commercial across 400 West street.
- There was discussion regarding the current General Plan guiding the property to remain residential. The General Plan update draft staff recently reviewed with the consultant on July 30th still guides the property as residential.
- There was discussion regarding the traffic loads at the intersection during middle school drop off and pick up times.
- There was discussion regarding the school round about and traffic patterns that may present drop off options for a private child care. A fence around the property parcel can eliminate drop offs from occurring near the building.
- The City Council advised the applicant to return the application with either an affidavit signed by the property owner of record or the applicant being the property owner of record.
- There was a question from the City Council whether the property could be rezoned with an affidavit signed by the property owner of record whereas the property owner is not petitioning the rezone. Staff consulted with the City Attorney and the attorney advised the City Council to never rezone any property without the property owner petitioning for the rezone and submitting and signing the rezone application.

Previous Summaries:
The applicant desires to operate a professional child care in the existing LDS Seminary Building located at 400 West Main Street. The current Hyrum City Zoning Ordinance is regulating professional child care as a permitted accessory use in the R-2 and C-2 zone districts meaning that a primary use must

be occupied in any building before the professional child care use. For example, in a residential zone a single-family dwelling must be in use to operate a professional child care at the home. In the commercial zone, a permitted commercial use must be operating in a commercial building to operate a professional child care in the building.

At this time the applicant has an offer submitted to acquire the property from the property owner. To staff understanding, the property owner will no longer be accepting offers on July 13, 2026. The applicant has explained to staff the property owner is aware of the rezone application as well as the applicant is coordinating with the property owner's agent for the rezone. Hyrum City staff also notified the property owner of record according to the records of the county recorder.

Staff advised the applicant they may petition the rezone application to the Planning Commission and City Council to assist them through their due diligence process in determining how and if the site can accommodate a primary or conditional professional child care use. However, staff also advised the applicant the rezone may or may not be accepted. If the City Council determines that a rezone is the best path moving forward, staff recommends the City Council temporarily table the application and advise the applicant to return to an upcoming City Council meeting with either a notarized and signed property owner avadavat or applicant ownership of the property.

Planning Commission Summary:
On July 9, 2026, the Planning Commission held the required public hearing and the public comment was presented as follows:

- A citizen who lives across the street supports a private child care use at the property because it is generally unused a lot of the time but also expressed on-site parking concerns and noted there are only 6 parking stalls on the property that are not ADA parking stalls and the citizen also mentioned there is a feral cat colony.
- Staff received a comment by telephone from a Hyrum City Senior Citizen who supported the application for a private child care to operate at the location.

The Planning Commission discussed scenarios the staff presented in the staff evaluation. They found that an accessory use in a residential zone is appropriate should remain as is. They view the existing building and lot as a commercial type by nature, accommodating to a commercial use, and proximity to the existing Commercial Zone C-2.

The Planning Commission made a motion (4-0 vote) to recommend approval to the City Council with the following conditions:

- The current property owner Corp Presiding Bishop LDS be in consent or the Hamaker themselves be the property owner.

Attachments:
1. Applicant Submitted 400 West Main Street Proposed Improvements

Benefits to the community

Utah is a "Child Care Desert"

Utah recently ranked in the **top 10 worst** places to live in the USA according to an article by CNBC. **Lack of child care was one of the 3 reasons** listed for Utah's low ranking.

Childcare availability acts as essential community infrastructure that directly dictates local economic health, household stability, and long-term public resources. When a community lacks reliable, accessible childcare, a cascading ripple effect alters the overall quality of local life.

Statewide in Utah, licensed programs meet only about **36% of the potential need** for children under six. In Cache County alone, there are over 6,300 children under 6 potentially needing childcare and only 1,900 available spots. **This project will immediately open 70 spots** for the south side of Cache County, filling an incredible need.

We bring High Paying, Flexible Jobs to the Community

We currently employ 11 local adults and 2 high school students. We estimate that by opening this center, **we would add another 23 high paying, flexible jobs** to the community. Our starting wage is $20 for the adults, the highest in the state for child care and much higher than minimum wage.

We employ an underemployed segment of the population. We hire people that may otherwise not have a job because they still have children at home. We do this by allowing them to bring their children with them.

We allow flexibility in schedule. One of our senior citizen employees works 2 hours a day because that is what she has the energy for. We work around staff going back to school, children's school schedules, and encouraging staff to take time off for family events.

We help solve problems for parents and the community

Due to some budget restrictions, there will be no after school program at Canyon Elementary this year, our plan is to work with the schools and parents to help provide that much needed program at this new facility.

To help parents support their children's academic and personal growth without having to miss work, we intend to provide various programs, such as music instruction, and private and semi-private after-school tutoring.

Many of our clients are school teachers and staff, we support the school system by providing convenient childcare to those employees.

We provide education, nutritious meals, a safe environment and stability for the children in our community.

Why this building is so important

We started our business six years ago, and have grown every year. We currently operate two in-home childcare facilities, meaning we are at the legal limit.The only way for us to legally grow our business is to open a center

In our year-long search for a building to expand our child care business, we have found it extremely difficult to find a building that meets state certification requirements without major construction and changes that would make it unprofitable.

This building is an anomaly in that it would require no structural changes to be licensed and operated as a state certified child care center. This building has the mandatory attached outdoor play area with ample space. It has required fire doors in each classroom, which connect to the play area (state required). It has the necessary number of restroom facilities, along with many other requirements to achieve state certification. This makes it much more financially viable, meaning it's much more likely to succeed.

A vision for the future

We have been in business for 6 years, and continue to grow. The need for childcare will only grow in the coming years.

This building is perfectly sized for the needs of Hyrum. When we reach max capacity, we will keep this location and start an additional location in a neighboring town, according to local needs.

Since using this property for a childcare facility represents its ultimate and best use, any sale of the real estate would be packaged with the company as a going concern.

As elected officials of the city, your primary responsibility and job is to actively help Hyrum become the best possible place to live for all its residents. Please don't say no to so many good things and impactful opportunities today simply because of speculative concerns about what may happen 50 years from now.

Expressed Concerns

At the last city council meeting, some of the council members brought to light specific concerns regarding the recommended rezoning. We have addressed each concern below.

Concern 1: Potential Future Uses

One main concern expressed was that by changing zoning from R-2 to C-2, that upon sale or possible business change any owners may put a business here which would be potentially disruptive to the nearby homes and schools.

As members of this community, we share this concern. However, there are several considerations which would keep this from happening.

A) Use Restrictions All sales of church owned buildings from the Church of Jesus Christ of Latter-Day Saints have a Use Restrictions clause attached to their contract. These Use Restrictions are enforceable by law and pass on to any future owners or buyers for the next 50 years or until the demolition of the building.

These use conditions are as follows:

1. any public or private nuisance;
2. any business, trade or activity which, in Grantor's sole opinion, is noxious,
3. unreasonably noisy, or offensive;
4. the making, storing, reading, showing, viewing, playing, listening, renting, selling, transmitting, receiving or distributing of any material, regardless of form or medium, having, in Seller's sole opinion, morally offensive content appealing to prurient interest in sex;
5. the manufacture, storage, sale or consumption of drugs, alcoholic beverages, or tobacco products; (v) any form of gambling or betting;
6. loitering;
7. a place of public entertainment or amusement (as defined by local statutes or ordinances); or
8. any other conduct or condition which is illegal and is not otherwise expressly mentioned above

Exhibit 1 (below) is the actual clause from the purchase contract. The Grantor, in this case the LDS Church, could pursue injunctions against any use listed.

B) Potential Deed Restrictions.
To alleviate any additional concerns regarding future use, we would be willing to explore adding deed restrictions to the property to prevent reasonable specific uses to the property. These deed restrictions would be enforceable by similar means to the Church's Use Restrictions.

C) Highest and Best Use (HBU)

HBU is a real estate and appraisal concept defining the most profitable, legally permitted, and physically possible use of a property. It must be financially feasible and result in the highest present value. Investors and appraisers use it to determine market value regardless of current use. To determine a property's HBU, appraisers and investors apply four tests. HBU analysis of this property would deter most businesses from attempting to use the property.

1. **Legally Permissible:** *The proposed use must comply with local zoning codes, land-use restrictions, and building regulations.* The above mentioned restricted uses, would prevent most objectionable uses which would otherwise be allowed in C-2 zoning. Additionally, any plans to demolish the building and build new would be subject to obtaining building permits from the city, allowing the city to have some control over future use.
2. **Physically Possible**: *The site must be large enough, appropriately shaped, and capable of supporting the intended use (e.g., soil conditions, utility access, and topography).* While the lot size is .95 acres, due to the shape and size, a large part of that acreage is used for the access road and parking. This leaves only about .4 acres for the actual building and usage on this lot. This severely decreases the viability for most businesses who might demolish the building to build something else. Since the current building uses the maximum footprint for the space, there could be no added outbuildings or storage on the lot.
3. **Financially Feasible:** *The use must generate enough income or value to justify the costs of development, construction, and operation.* This property has been for sale before, with no one buying it due to the cost of construction to make it usable for most other purposes. Because it was built as a school, it's perfect for childcare and private school usage. It already fulfills most all the requirements for licensing for those uses, with minimal cost for any minor changes. The features of this building make it one of the only buildings in the county which are financially feasible for a childcare center.
4. **Maximally Productive:** *Out of all feasible uses, it must be the option that yields the highest financial return or maximum value to the land owner.* Due to the usable acreage and structure of the building itself, it lends itself to very few of the listed C-2 uses, mostly office uses and schools. The maximum return for a property like this is as a school, private school, or child care center, due to the minimal required modifications. Additionally, if we were to sell this, we'd most likely sell it as a going concern, meaning that anyone buying it would be buying the business along with the building.

Concern 2: Traffic during pickup/drop-off.

One of the concerns expressed was the possibility of a childcare facility increasing traffic at the intersection at 400 West and Main 7:35 to 8:10 am and from 2:25 to 2:40 pm during drop-off and pickup times. Let's Play Childcare uses a system called BrightWheel to manage and track our clients. It keeps very accurate data for check in and check out times.

Drop-off

According to our records, during school months we served 38 children at our current locations. We had 2 parents who dropped off their children between 7:35 and 8:10 am . At max capacity at the new center we would have 70 children, meaning we would **potentially increase morning traffic by 2-5 cars total** at maximum capacity for this location.

Pickup
From 2:25 to 2:40 we have 0 parents picking up kids. It's possible that we could **potentially decrease afternoon pickup traffic** because of the after school programs.

Concern 3: Parking and Drop-off Mingling with School

One concern involved the possibility of our clients using the middle school parking and drop-off loop. We plan to address this in a few ways.

1. Installing fencing and removing walkways. By limiting access, we can prevent our clients from using parking and drives that aren't on our property.
2. By adding additional parking on our property, we can make it so our staff and clients have a place to conveniently park and drop off without using the street of school property.

Exhibit 1

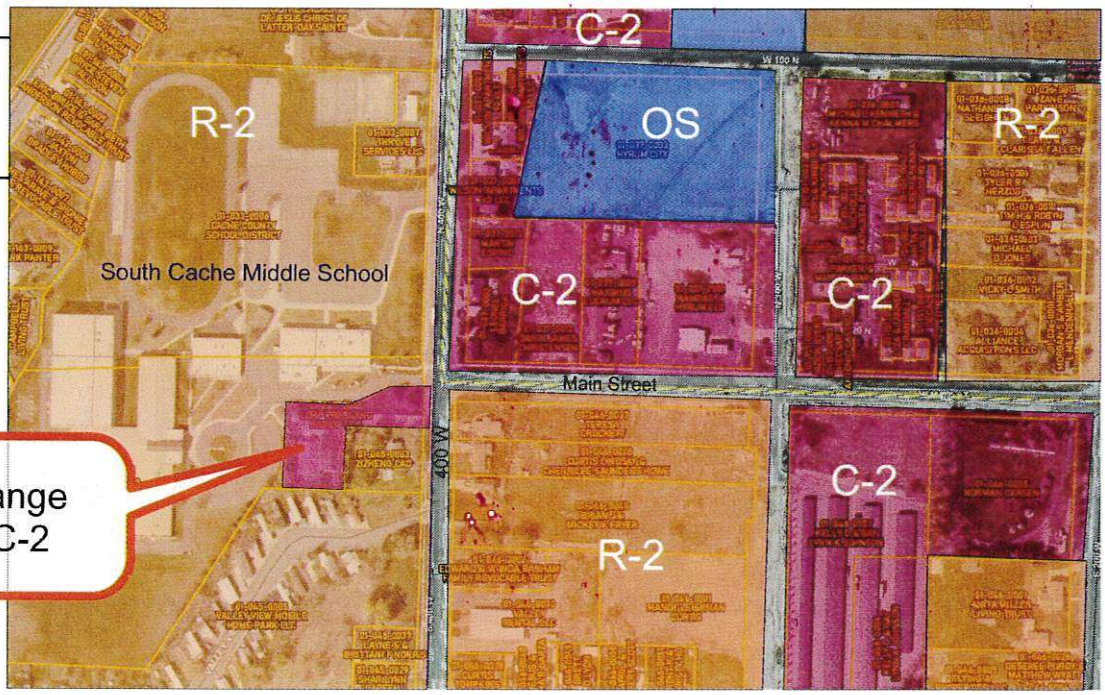
USE RESTRICTIONS

The conveyance of the Property is made and is subject to the following restrictive covenants, each created by Grantor to protect the image and integrity of the Property and the improvements placed thereon as former places of worship, that Grantee or any of Grantee's heirs, successors or assigns will not use the Property for the following: (i) any public or private nuisance; (ii) any business, trade or activity which, in Grantor's sole opinion, is noxious, unreasonably noisy, or offensive; (iii) the making, storing, reading, showing, viewing, playing, listening, renting, selling, transmitting, receiving or distributing of any material, regardless of form or medium, having, in Seller's sole opinion, morally offensive content appealing to prurient interest in sex; (iv) the manufacture, storage, sale or consumption of drugs, alcoholic beverages, or tobacco products; (v) any form of gambling or betting; (vi) loitering; (vii) a place of public entertainment or amusement (as defined by local statutes or ordinances); or (viii) any other conduct or condition which is illegal and is not otherwise expressly mentioned above (collectively, "Use Restrictions"). The foregoing Use Restrictions will be binding upon all persons now having or hereafter acquiring any right, title or interest in the Property. If Grantee or any of its heirs, successors or assigns transfers the Property, Grantee and its heirs, successors or assigns will include the Use Restrictions in the deed of such conveyance. If a violation of the Use Restrictions occurs, then Grantor may obtain an injunction enforcing the Use Restrictions and Grantor will be entitled to reasonable attorneys' fees and costs from Grantee incurred in the enforcement thereof. A violation of any of the Use Restrictions, or injunctive relief obtained by Grantor by reason of such breach, will not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Property or any part thereof, but the Use Restrictions will remain binding upon, and effective against, any owner whose title to the Property or any part thereof, is acquired by foreclosure, trustee's sale or otherwise. The Use Restrictions will terminate and be of no further force or effect upon the earlier to occur of: (a)(i) the demolition of Grantor's buildings on the Property and (ii) the transfer of any real property owned by Grantor or its affiliates that abuts the Property; and (b) the 50-year anniversary of the date of the recording of this conveyance.

400 West Main Street Proposed Improvements



Current Zoning & Proposed Changes



Proposed change from R-2 to C-2

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City Council Agenda Information

To: Mayor Miller and City Council

From: Stephanie Fricke, City Recorder

Date: August 3, 2026

Subject: Ordinance 26-15 –

Summary: **Agenda Summary – Public Hearing and Ordinance 26-15**
Adjustment to the Hyrum City Justice Court Judge Compensation Schedule

The City Council will receive public comments on a proposed ordinance amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code to revise the compensation schedule for the Hyrum City Justice Court Judge for Fiscal Year 2026-2027.

During the Fiscal Year 2026-2027 budget process, the City adopted Ordinance 26-13 establishing the City's compensation schedule. At that time, the salary range for the Justice Court Judge was updated based on compensation information provided by the Utah Administrative Office of the Courts (AOC), which reflected a reduction in the City's judicial workload. The AOC's revised wage schedule reduced the annual salary range from $32,231.04-$41,438.40 to $17,305.75-$22,250.25, resulting in a semi-monthly pay range of $721.07-$927.09.

Following adoption of Ordinance 26-13, the Administrative Office of the Courts notified the City that, although judicial compensation is based on workload, the Utah Constitution prohibits reducing a judge's salary during the judge's current term of office. In addition, Utah law requires that a justice court judge receive an annual salary increase that is equal to or greater than the average pay increase provided to county or municipal employees within the jurisdiction served by the judge.

To comply with these constitutional and statutory requirements, the City is proposing to amend the compensation schedule for the Hyrum City Justice Court Judge. The ordinance restores the judge's compensation to the prior salary level and applies the same annual wage increase approved for City employees during Fiscal Year 2026-2027. The amended compensation schedule establishes a semi-monthly salary of **$1,402.05**, with an appreciation bonus of **$108.28** per pay period. The ordinance is proposed to be effective retroactively to **July 1, 2026**, ensuring the City's compensation practices remain in compliance with Utah law.

The purpose of the public hearing is to receive public comment regarding the proposed adjustment before the City Council considers adoption of the ordinance.

Recommendation:
Adoption of Ordinance 26-15 – Roll Call Vote.

City Council Meeting Details:
• August 6, 2026:
• Council Role: (Approval of Ordinance)

ORDINANCE 26-15

AN ORDINANCE AMENDING CHAPTER 2.12, SECTION 2.12.010 OF THE HYRUM CITY MUNICIPAL CODE, TO PROVIDE FOR ADJUSTMENTS IN THE SALARIES OF OFFICERS AND EMPLOYEES OF HYRUM CITY SPECIFICALLY THE JUSTICE COURT JUDGE.

WHEREAS, Senate Bill 91 modified Section 10-3-818 that provides provisions relating to the compensation of certain City employees; and

WHEREAS, Utah State Code Section 10-3-818 requires a public hearing and for the compensation or compensation schedule to be set by Ordinance for elected officials, appointed officers, City Administrator, City Department Heads, and Assistant Department Heads; and

WHEREAS, on June 4, 2026 the Hyrum City Council held a public hearing to receive public comment on Hyrum City's Compensation Schedule; and

WHEREAS, on June 18, 2026 Hyrum City Council adopted Ordinance 26-13 amending and setting the salaries of officers and employees of Hyrum City; and

WHEREAS, the 2026-2027 wage scale for Hyrum City's Justice Court Judge was provided by the State of Utah Administrative Office of the Courts (AOC) and such wage is based on case load; and

WHEREAS, the AOC set the salary range for the Hyrum Justice Court Judge as of July 1, 2026 at $17,305.75 to $22,250.25 which was a reduction to the previous salary range that was set at $32,231.04 to $41,438.40 per year; and

WHEREAS, after the adoption of Ordinance 26-13 Hyrum City was made aware by the AOC that despite fluctuations in workload, the Utah State Constitution does not permit a judge's salary to be reduced during their terms in office; and

WHEREAS, the AOC also informed Hyrum City that Utah State Law requires that the judge must receive an annual salary increase to or greater than the average pay increase for all county or municipal employees in the jurisdiction served by that judge; and

WHEREAS, in order to comply with Utah State Law Hyrum City held a public hearing on August 6, 2026 to receive public comment on amending Hyrum City's Compensation Schedule for Hyrum City's Justice Court Judge.

NOW THEREFORE, BE IT ORDAINED by the City Council of Hyrum City, Cache County, State of Utah, that Chapter 2.12, Section 2.12.010 of the Code of Revised Ordinances of Hyrum City is amended to read:

1. The salaries of the Justice Court Judge shall be paid in the amount and at such times as shown:

Hyrum City Justice Court Judge Wage Scale 2026-2027

Position	Type	Minimum	Maximum	Appreciation Bonus
Judge Judge	Semi-Monthly	$1,402.05	$1,402.04	$108.28

This ordinance shall be retroactive to July 1, 2026.

ADOPTED AND PASSED this 6th day of August, 2026.

HYRUM CITY

BY: _____
Steve Miller
Mayor

ATTEST:

_____
Stephanie Fricke
City Recorder

Posted: August __, 2026

Roll Call Vote -	**Aye**	**Nay**	**Absent**
Councilmember Rebecca Foulger	☐	☐	☐
Councilmember Michael Nelson	☐	☐	☐
Councilmember Nalyn Nelson	☐	☐	☐
Councilmember Craig Rasmussen	☐	☐	☐
Councilmember James L. Wright	☐	☐	☐

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City Council Agenda Information

To: Mayor Miller and City Council

From: Larry Coleman, Power Superintendent

Date: July 30, 2026

Subject: Proposed sale of electrical infrastructure

Summary: Recent requests for electrical service connection on property parcels south of Hyrum Reservoir have prompted this agenda item. Hyrum City Power currently has existing electrical infrastructure and customers on the southwest side of Hyrum Reservoir. With the current city code (25-02), we are restricted in providing anymore electrical connections outside of city limits, which includes this area. This is a challenge for not just us but the property owners too. This area is technically Rocky Mountain Power (RMP) service territory which gives them the right to provide electrical service to this area. Historically, because RMP has not had any infrastructure near this area, and Hyrum City has existing infrastructure, the Public Utility Commission (PUC) along with RMP have given us permission to provide electrical service to property owners in this area. During the last year or two, RMP has extended their lines to be within a short distance of Hyrum City's electrical infrastructure, resulting in an opportunity to serve these new customer requests. RMP has approached Hyrum City Power to purchase a section of our line to help facilitate the ability to provide these services. With this proposed purchase, I have included in this packet a material asset list, estimated value of the assets, number of current Hyrum City Power customers on this section of line, as well as average yearly revenues we receive from these metered customers.

I have had multiple conversations in the past with some councilmembers to discuss this area as well as other areas around the city that we provide electrical services to. We have had some discussion on the possibility of trading assets for assets with RMP for areas they serve that are in the city limits. Those discussions are ongoing and hope to get some answers soon. With the decision you come to tonight, I will propose it to RMP for their review.

Recommendation:
As a utility company, whether a municipality, co-op, REA or investor-owned, it is the goal and desire that everyone have opportunity to have access to electricity. Without the ability to allow additional connections to our electrical line, it restricts these property owners from building a home. If Hyrum City is unwilling to allow additional connections to this line, as the Power & Light Superintendent, I would recommend the sale of this section of line to RMP to allow these property owners an electrical connection.

City Council Meeting Details:
• Meeting Date: August 6, 2026
• Council Role: Discussion and approval

Attachments: 6

-New service request map

-Map of proposed new service areas

-Asset list of proposed purchase

-Asset valuation (based from November 2025 asset valuation of area performed by ICPE)
Including separation costs, taxes, legal, and admin fees

-Customers and revenues associated with proposed sale of assets

-November 2025 asset valuation of area performed by ICPE

HYRUM CITY
ESTABLISHED 1860

Hyrum City Power

Asset Valuation

November 2025

ICPE
CONSULTING ENGINEERS

Intermountain Consumer Professional Engineers, Inc.
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111

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SECTION I GENERAL

Introduction

Intermountain Consumer Professional Engineers, Inc. ("ICPE") performed services for Hyrum City Power to evaluate the existing distribution circuits and material for the area pictured below and to develop a cost estimate for these system assets.



Figure 1: Asset Area

ICPE utilized client data provided by Hyrum City Power, such as drawings, nameplates, and field investigations to extrapolate a straight-line depreciation for these system assets. The straight-line depreciation used in the valuation are predictions, which prevents ICPE from guaranteeing or assuring that the recommendations reflect actual values. However, it is believed that all predictions and observations used in the valuation are reasonable and appropriate for the purpose of the Asset Valuation for the existing distribution system.

Hyrum City



Hyrum City is located in northern Utah in Cache County, approximately 78 miles north of Salt Lake City, UT. According to the U.S. Census Bureau, the city covers a land area of 6.19 square miles, with an estimated population of approximately 11,043 as of 2024.

Hyrum can best be described as a rural community, surrounded by farmland and open countryside. With available commercial and industrial space, Hyrum continues to grow under thoughtful planning while preserving the close-knit, peaceful atmosphere that appeals to both residents and visitors.

The Distribution System

General

Figure 2 illustrates the distribution line path of conductors delivering power to residential buildings. The green line represents the single-phase power, which runs overhead alongside a neutral wire on wooden utility poles. The distribution system can be seen shifting entirely from overhead distribution to underground distribution where the green path intersects with the black and dark blue paths, which in turn switches to the orange distribution path. The yellow, pink, purple, and light blue branching paths are sections where the 7.2kV is stepped down to 120/240V via either pole- or pad-mounted transformers. From there, power is delivered to homes through triplex cabling and a meter base. For some of the houses, the triplex is overhead. For most, the triplex cable is fed through risers and carried underground to the meter adjacent to a given resident's house.



Figure 2: Line Diagram of the 7.2kV Single Phase Distribution

Color	Conductor
Green	#4 ACSR, Overhead
Purple	#2 Triplex
Dark Blue	4/0 EPR Jacketed, Underground
Black	#2 XLP Unjacketed, Underground
Orange	1/0 EPR Jacketed, Underground
Yellow	4/0 Triplex
Light Blue	1/0 Triplex
Pink	350 MCM

Table 1: Distribution Cable Legend for Figure 2

Asset Valuation Methodology

Cost Estimate

For the purposes of this asset valuation, ICPE was contracted to develop a cost estimate of the assets within the defined area, based on current market labor and material costs. A cost estimate typically accounts for expenses involved in design and construction, including materials, labor, equipment, engineering, and contingency. All relevant data for the cost estimate was supplied to ICPE by Hyrum City Power through detailed area maps and email correspondence. ICPE took this data, categorized all

observable materials, and applied standard pricing and man hours necessary to rebuild the existing distribution system as if it were to be constructed today.

Depreciated Value

However, for the purposes of an asset valuation, a cost estimate does not reflect the actual value of the existing assets. Rather, a cost estimate reflects a projected expense of replacing the system at current market rates. The current distribution system was developed incrementally over the past several decades, dating back to 1969. Therefore, many of the assets will have depreciated in value throughout the years as they aged through their serviceable lifespans.

Equation 1

$$Depreciated\ Value = (Replacement\ Cost\ New) \times \left(1 - \frac{Age}{Servicable\ Lifespan}\right)$$

ICPE used installation data provided by Hyrum City Power to estimate the age of each component within the distribution system. Each assets age was derived from its year of installation, or, when that information is unavailable, by the installation year of the associated wooden pole or conductor. By combining this data with estimated asset lifespans of 30 or 50 years (depending on environmental and operational conditions) ICPE provided a more accurate approximation of the current value of the existing distribution system.

SECTION II RESULTS

General

For the purpose of estimating the cost of assets included in the distribution system for the designated area, the following materials were catalogued:

A total of 30 wooden poles were identified. Six (6) of these are 35 feet in height above grade, while the remaining 24 are 40 feet above grade. These poles support 15,900 feet of distribution line between the single-phase conductor and the neutral line. The system includes 60 15kV insulators for tangents, single dead-ends, and double dead-ends depending on the orientation of the overhead conductors. Additionally, throughout the overhead portion of the distribution system, the poles are equipped with ten (10) sets of guy anchoring assemblies, two (2) streetlights, six (6) fuse cutout switches, and nine (9) pole-mount transformers.

The remaining portion of the distribution system utilizes 14,125 feet of conductor material, of which approximately 13,300 feet are routed through 1-1/2", 2", 3", and 4" conduit. Approximately 13,100 feet of conductor material is underground, requiring trenching services. Additionally, throughout the underground portion of the distribution system there are fourteen (14) pad-mount transformers and seven (7) junction cans.

Each branch of the distribution system within the area served by Hyrum City Power terminates at one (1) of 34 separate meter bases, each feeding a residential building. A detailed catalogue of all the assets is attached as part of the cost estimate spreadsheet. The total cost values of the replace cost new estimate are included in Table 2.

Cost Estimate	
Subtotal Labor + Material	**$ 5,721,708.25**
Equipment	**$ 327,035.25**
Engineering	**$ 457,736.66**
Contingency (15%)	**$ 907,311.53**
Total Estimate	**$ 7,413,791.69**

Table 2: Replace Cost New Estimate

The serviceable lifespan of each piece of equipment in the distribution system impacts the present, depreciated value in the assets. Given that the lifespans are unknown, estimates of 30- or 50-year lifespans are given in Table 3 and Table 4 respectively.

30 Year Lifespan Values	
Subtotal Labor + Material	$ 2,765,737.33
Equipment	$ 163,110.45
Engineering	$ 221,258.99
Contingency (15%)	$ 439,327.17
Total Estimate	$ 3,589,433.94

Table 3: Asset Values with a 30 Year Lifespan

50 Year Lifespan Values	
Subtotal Labor + Material	$ 3,703,781.70
Equipment	$ 218,173.77
Engineering	$ 296,302.54
Contingency (15%)	$ 588,293.32
Total Estimate	$ 4,806,551.33

Table 4: Asset Values with a 50 Year Lifespan

Recommendation

It is ICPE's recommendation that the wooden poles, conductors, 15kV insulators, guy assemblies, conduits, transformers, streetlights, fuse cutout switches, meter bases, and junction boxes are approximated as having lifespans close to 50 years. ICPE's final estimated asset valuation is summarized in Table 4.

COST ESTIMATE

DATE ISSUED: 11/14/2025

PROJECT:
Hyrum City Power - Asset Valuation

DESCRIPTION:
Distribution System Asset Evaluation

BASIS FOR ESTIMATE
CODE A (Schematic Design)
CODE B (Preliminary Design)
CODE C (Final Design) 100%
OTHER--Conceptual Configuration

ESTIMATOR: ICPE - Joseph W
CHECKED:
Avg. Labor Rate: $135.00

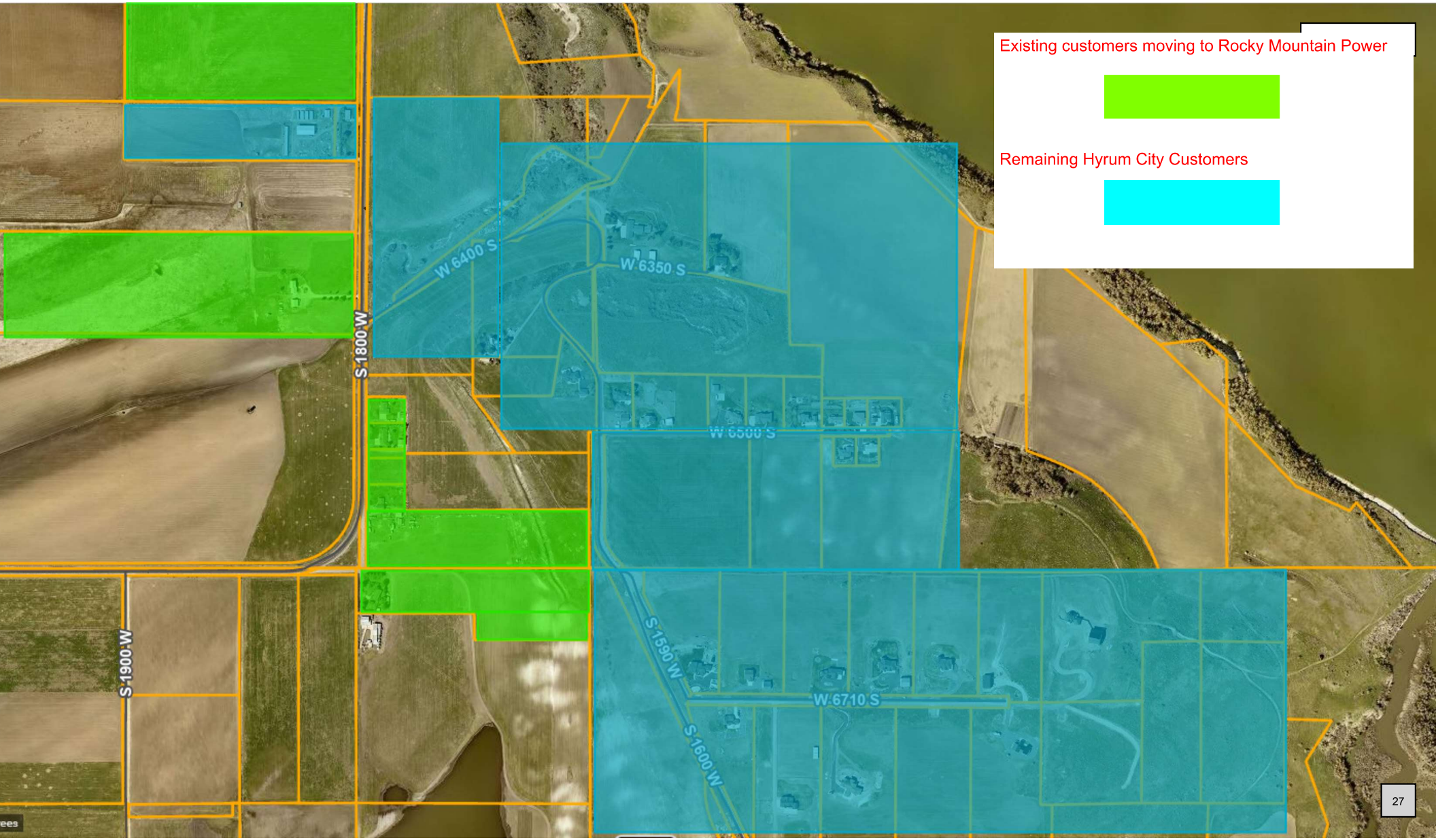
DESCRIPTION	QUANTITY NO. UNITS	QUANTITY UNIT MEAS	LABOR PER UNIT	LABOR TOTAL Man Hr	LABOR TOTAL LABOR ($)	MATERIAL ($) PER UNIT	MATERIAL ($) TOTAL MATERIAL	TOTAL ESTIMATE
Overhead & Underground Conductor, Insulator								
#4 ACSR	15,900	FT	0.1	1,590.00	$214,650.00	$1.00	$15,900.00	$230,550.00
#2 Triplex	550	FT	0.15	82.50	$11,137.50	$3.00	$1,650.00	$12,787.50
4/0 Triplex	3,600	FT	0.15	540.00	$72,900.00	$6.50	$23,400.00	$96,300.00
1/0 Triplex	1,100	FT	0.15	165.00	$22,275.00	$3.50	$3,850.00	$26,125.00
350 MCM	300	FT	0.15	45.00	$6,075.00	$11.00	$3,300.00	$9,375.00
#2 15kV XLP, unjackted	200	FT	0.25	50.00	$6,750.00	$12.00	$2,400.00	$9,150.00
4/0 15kV EPR, jackted	375	FT	0.25	93.75	$12,656.25	$20.00	$7,500.00	$20,156.25
1/0 15kV EPR	8000	FT	0.25	2,000.00	$270,000.00	$15.00	$120,000.00	$390,000.00
15 kV Insulator	60	EA	1	60.00	$8,100.00	$250.00	$15,000.00	$23,100.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$817,543.75
Conduit								
1 1/2" Conduit	30	FT	2	60.00	$8,100.00	$1.15	$34.50	$8,134.50
2" Conduit	4400	FT	2	8,800.00	$1,188,000.00	$1.50	$6,600.00	$1,194,600.00
3" Conduit	8700	FT	2	17,400.00	$2,349,000.00	$1.75	$15,225.00	$2,364,225.00
4" Conduit	175	FT	2	350.00	$47,250.00	$2.40	$420.00	$47,670.00
Trenching	13100	FT	0.35	4,585.00	$618,975.00	$10.00	$131,000.00	$749,975.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$4,364,604.50
Wood Structures								
40' Class 4	24	EA	4	96.00	$12,960.00	$3,200.00	$76,800.00	$89,760.00
35' Class 3	3	EA	4	12.00	$1,620.00	$3,200.00	$9,600.00	$11,220.00
35' Class 5	3	EA	4	12.00	$1,620.00	$3,200.00	$9,600.00	$11,220.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$112,200.00
Distribution Transformers								
25kVA 7200-120/240V Polemount Transformer	6	EA	4	24.00	$3,240.00	$6,750.00	$40,500.00	$43,740.00
15kVA 7200-120/240V Polemount Transformer	1	EA	2	2.00	$270.00	$6,500.00	$6,500.00	$6,770.00
10kVA 7200-120/240V Polemount Transformer	2	EA	2	4.00	$540.00	$6,000.00	$12,000.00	$12,540.00
25kVA 7200-120/240V Padmount Transformer	8	EA	2	16.00	$2,160.00	$10,600.00	$84,800.00	$86,960.00
37.5kVA 7200-120/240V Padmount Transformer	4	EA	4	16.00	$2,160.00	$12,000.00	$48,000.00	$50,160.00
50kVA 7200-120/240V Padmount Transformer	2	EA	4	8.00	$1,080.00	$15,000.00	$30,000.00	$31,080.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$231,250.00
Pole Guying Material								
Guy Anchors	10	EA	1	10.00	$1,350.00	$1,800.00	$18,000.00	$19,350.00
Insulator Guy Strain, FG, 78" 50 kip	10	EA	2	20.00	$2,700.00	$350.00	$3,500.00	$6,200.00
Connection Hardware	1	LS	40	40.00	$5,400.00	$2,500.00	$2,500.00	$7,900.00
3/8" HS Guy Wire	400	FT	0.1	40.00	$5,400.00	$2.00	$800.00	$6,200.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$39,650.00
Miscellaneous Equipment								
Street Light	3	EA	4	12.00	$1,620.00	$2,500.00	$7,500.00	$9,120.00
Fuse Cutout Switch	12	EA	2	24.00	$3,240.00	$1,800.00	$21,600.00	$24,840.00
Meter Base	34	EA	4	136.00	$18,360.00	$2,500.00	$85,000.00	$103,360.00
Junction Can	7	EA	4	28.00	$3,780.00	$1,800.00	$12,600.00	$16,380.00
Free Standing Meterbase Rack	2	EA	8	16.00	$2,160.00	$300.00	$600.00	$2,760.00
		EA	0	0.00	$0.00	$0.00	$0.00	$0.00
							Total	$156,460.00
	Subtotals			**36,337.3**	**$4,905,528.75**		**$816,179.50**	
Subtotal Labor + Material								**$5,721,708.25**
Equipment				7267.45		45		**$327,035.25**
Engineering								**$457,736.66**
Contingency (15%)								**$907,311.53**
TOTAL ESTIMATE								**$7,413,791.69**

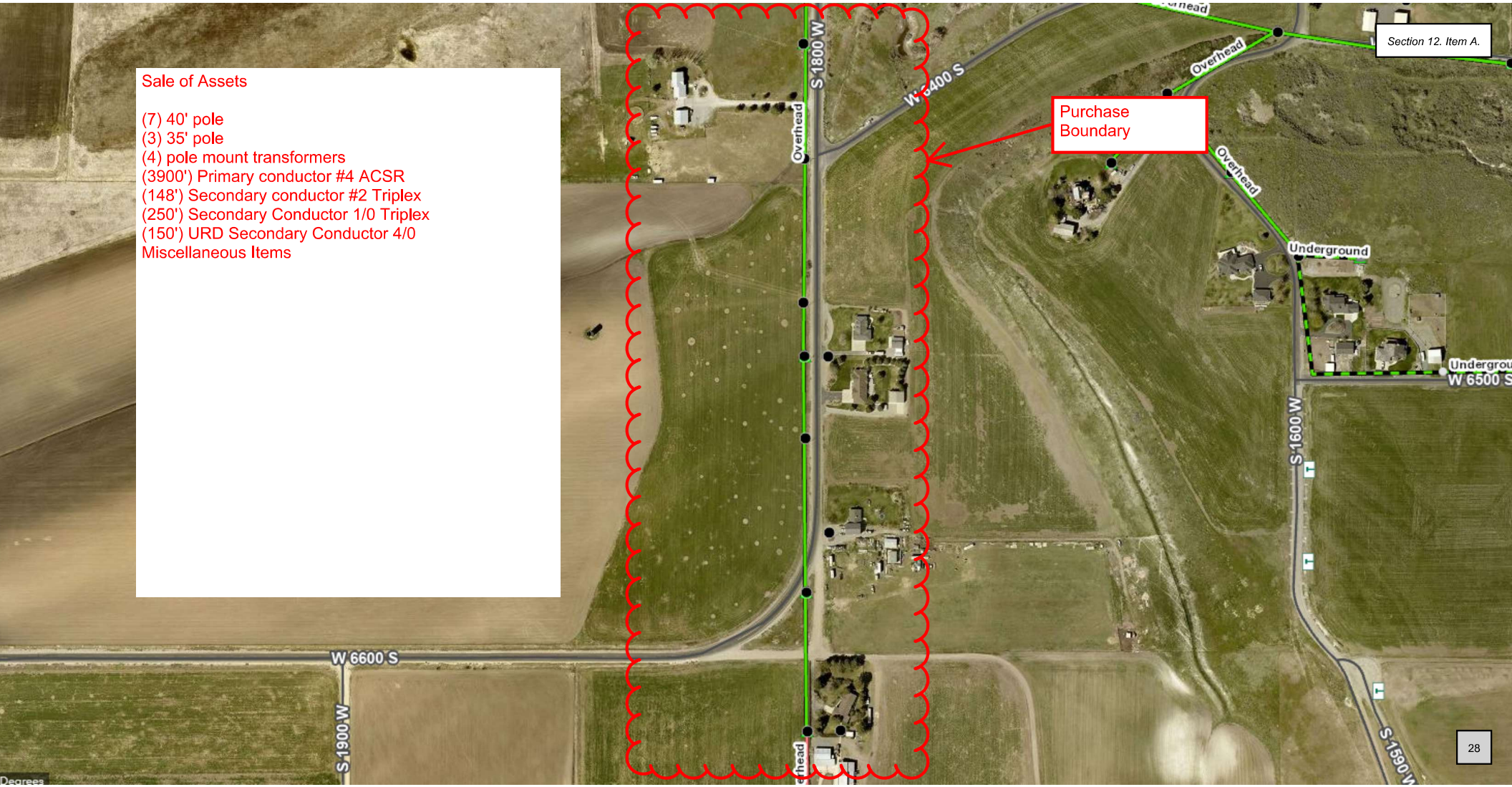
Notes: This is the estimated value of the material + labor if this was to be built today. We still need to take into account depreciation in order to come up with a more accurate, depreciated value.

	DEPRECIATED VALUES			
	30 Year Lifespan		50 Year Lifespan	
Overhead & Underground Conductor, Insulator	Material + Labor	Equipment	Material + Labor	Equipment
#4 ACSR	$0.00	$0.00	$0.00	$0.00
#2 Triplex	$0.00	$0.00	$0.00	$0.00
4/0 Triplex	$37,650.63	$1,900.13	$57,632.88	$2,908.58
1/0 Triplex	$10,826.04	$615.38	$14,570.63	$828.23
350 MCM	$6,875.00	$297.00	$7,875.00	$340.20
#2 15kV XLP, unjackted	$1,220.00	$60.00	$4,392.00	$216.00
4/0 15kV EPR, jackted	$2,687.50	$112.50	$9,675.00	$405.00
1/0 15kV EPR	$233,350.00	$10,770.00	$296,010.00	$13,662.00
15 kV Insulator	$0.00	$0.00	$0.00	$0.00
Total	$292,609.17	$13,755.00	$390,155.50	$18,360.00
Conduit	Material + Labor	Equipment	Material + Labor	Equipment
1 1/2" Conduit	$1,355.75	$90.00	$4,067.25	$270.00
2" Conduit	$182,357.50	$12,090.00	$549,244.50	$36,414.00
3" Conduit	$1,687,567.50	$111,780.00	$1,958,230.50	$129,708.00
4" Conduit	$34,958.00	$2,310.00	$40,042.80	$2,646.00
Trenching	$400,082.08	$22,013.25	$532,596.75	$29,304.45
Total	$2,306,320.83	$148,283.25	$3,084,181.80	$198,342.45
Wood Structures	Material + Labor	Equipment	Material + Labor	Equipment
40' Class 4	$6,856.67	$66.00	$8,602.00	$82.80
35' Class 3	$623.33	$6.00	$1,870.00	$18.00
35' Class 5	$124.67	$1.20	$1,570.80	$15.12
Total	$7,604.67	$73.20	$12,042.80	$115.92
Distribution Transformers	Material + Labor	Equipment	Material + Labor	Equipment
25kVA 7200-120/240V Polemount Transformer	$7,290.00	$36.00	$10,206.00	$50.40
15kVA 7200-120/240V Polemount Transformer	$0.00	$0.00	$0.00	$0.00
10kVA 7200-120/240V Polemount Transformer	$0.00	$0.00	$0.00	$0.00
25kVA 7200-120/240V Padmount Transformer	$37,682.67	$62.40	$57,393.60	$95.04
37.5kVA 7200-120/240V Padmount Transformer	$36,784.00	$105.60	$42,134.40	$120.96
50kVA 7200-120/240V Padmount Transformer	$22,792.00	$52.80	$26,107.20	$60.48
Total	$104,548.67	$256.80	$135,841.20	$326.88
Pole Guying Material	Material + Labor	Equipment	Material + Labor	Equipment
Guy Anchors	$0.00	$0.00	$0.00	$0.00
Insulator Guy Strain, FG, 78" 50 kip	$0.00	$0.00	$0.00	$0.00
Connection Hardware	$0.00	$0.00	$0.00	$0.00
3/8" HS Guy Wire	$0.00	$0.00	$0.00	$0.00
Total	$0.00	$0.00	$0.00	$0.00
Miscellaneous Equipment	Material + Labor	Equipment	Material + Labor	Equipment
Street Light	$0.00	$0.00	$0.00	$0.00
Fuse Cutout Switch	$5,382.00	$23.40	$11,509.20	$50.04
Meter Base	$34,960.00	$414.00	$53,808.00	$637.20
Junction Can	$12,012.00	$184.80	$13,759.20	$211.68
Free Standing Meterbase Rack	$2,300.00	$120.00	$2,484.00	$129.60
Total	$54,654.00	$742.20	$81,560.40	$1,028.52

	30 Year Lifespan		50 Year Lifespan	
Subtotal Labor + Material	**$2,765,737.33**		**$3,703,781.70**	
Equipment	**$163,110.45**		**$218,173.77**	
Engineering	**$221,258.99**		**$296,302.54**	
Contingency (15%)	**$439,327.17**		**$588,293.32**	
Total Depreciated Estimate	**$3,589,433.94**		**$4,806,551.33**	

Notes: This is the estimated, depreciated values of the system if each given item has an estimated 30 or 50 years of serviceable life.


Existing customers moving to Rocky Mountain Power
Remaining Hyrum City Customers
W 6400 S
W 6350 S
S 1800 W
W 6500 S
S 1900 W
S 1590 W
W 6710 S
S 1600 W

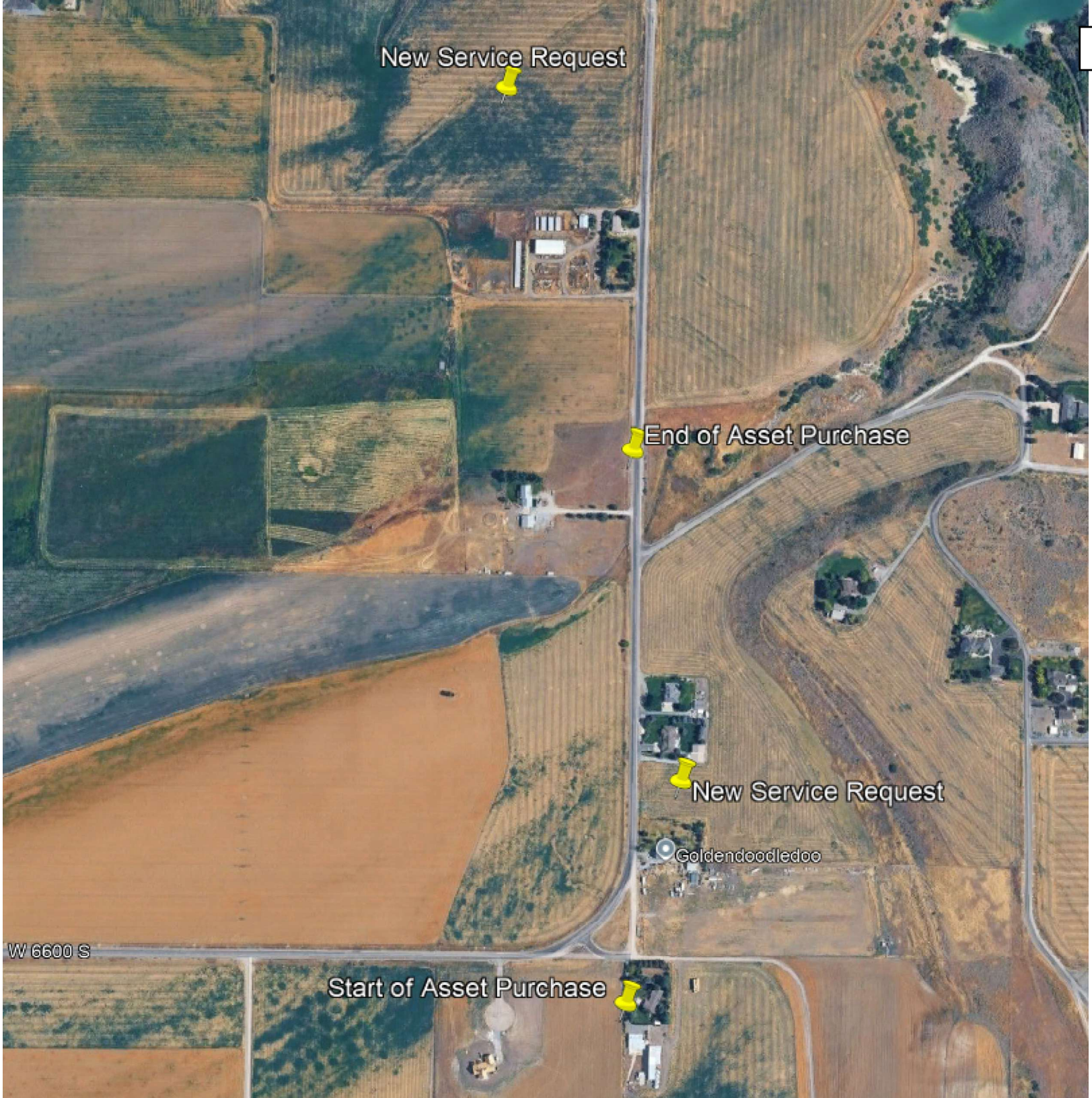

Sale of Assets
(7) 40' pole
(3) 35' pole
(4) pole mount transformers
(3900') Primary conductor #4 ACSR
(148') Secondary conductor #2 Triplex
(250') Secondary Conductor 1/0 Triplex
(150') URD Secondary Conductor 4/0
Miscellaneous Items
Purchase Boundary
S 1800 W
W 6400 S
Overhead
Overhead
Overhead
Underground
W 6500 S
S 1600 W
W 6600 S
S 1900 W
S 1590 W

Hyrum City Customers within proposed purchase area

- 6291 S 1800 W
- 6470 S 1800 W
- 6490 S 1800 W
- 6490 S 1800 W (well)
- 6540 S 1800 W
- 6600 S 1800 W

Approximate combined yearly revenue from these customers:

$5300/YR


New Service Request
End of Asset Purchase
New Service Request
Goldendoodledoo
W 6600 S
Start of Asset Purchase

Hyrum City Assets and associated depreciated values

Primary Poles (7)	Size	Class	Date	Value
	40’	4	2020	$2565
	40’	4	2020	$2565
	40’	N/A	1969	$395
	40’	N/A	1969	$395
	40’	N/A	1969	$395
	40’	N/A	1969	$395
	40’	N/A	1969	$395

Transformers (4)	Size	voltage	Date	Value
	10 kva	120/240	2001	$680
	10 kva	120/240	2020	$1125
	15 kva	120/240	2000	$1020
	25 kva	120/240	2000	$1701

Secondary Poles (3)	Size	Class	Date	Value
	35’	3	2000	$623
	35’	5	1996	$523
	35’	5	N/A	$395

Conductor	Size	Quantity	Value
Overhead Primary	#4 ACSR	3900’	$5850
Overhead Secondary	#2 Triplex	148’	$222
	1/0 Triplex	250’	$500
URD Secondary	4/0	90’	$450

Miscellaneous	Value
Street light	N/A
Current rated transformers	$200
Pole top assemblies	$455
Secondary dip	$495
Cutout/Arrestor Assemblies	$200
Total	**$21,544**

Calculated Asset Purchase Cost

A) Existing Infrastructure $21,544
   i. Includes poles, transformers, conductors, etc.
   ii. *See asset inventory sheet*

B) Tax TBD

C) Separation Cost $9750

D) Legal/Document Fees TBD

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Road Department

Date: 7/31/26

Subject: Road rebuilding project

Summary: The city is awarding a road rebuilding project to take place this summer. It consists of two blocks of mill and fill, and two blocks of overlay. The 2026-2027 budget for this project is **$185,000.00**

Recommendation: Staff is recommending Legrand Johnsons for the road rebuilding project.

City Council Meeting Details:
- Meeting Date: 8/6/26
- Council Role: (Information purposes only or if a vote is needed)

Attachments:

Bid proposals

Legrand Johnsons	**$126,758.00**
Staker Parsons	**$142,425.00**
Post Asphalt	**$164,748.00**

LeGrand Johnson Construction Co.

P.O. BOX 248 PHONE (435) 752-2000 FAX (435) 752-2968 LOGAN, UTAH 84323-0248

To:	Hyrum City	**Contact:**	Todd Perkins
Address:	Hyrum City, UT	**Phone:**	435-245-6033
		Fax:	
Project Name:	Hyrum City 2026 Roads	**Bid Number:**	1712563
Project Location:	Hyrum City Streets Various, Hyrum, UT	**Bid Date:**	7/29/2026

*****Hyrum City Road Rebuild 2026*****

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization						
1		Mobilization	1.00	LS	$5,588.00	$5,588.00
					Total Price for above Mobilization Items:	**$5,588.00**
Traffic Control						
2		Traffic Control	12.00	EACH	$276.00	$3,312.00
					Total Price for above Traffic Control Items:	**$3,312.00**
Overlay Streets						
3		**200 E; 100 S - 300 S** Fill Potholes And Tack Overlay 1.5" Thick Asphalt **(Assuming 5 Potholes)**	41,160.00	SF	$0.99	$40,748.40
					Total Price for above Overlay Streets Items:	**$40,748.40**
Mill And Fill						
4		**200 South; Center Street - 100 E** Mill And Fill 4" Of Existing Pavement, Import And Place Road Base 1" Thick, Import Place And Compact Asphalt 3" Thick And Shoulder New Roadway Where Needed	17,040.00	SF	$2.09	$35,613.60
5		**400 E; Main Street - 100 N** Mill And Fill 4" Of Existing Pavement, Import And Place Road Base 1" Thick, Import Place And Compact Asphalt 3" Thick And Shoulder New Roadway Where Needed	19,760.00	SF	$2.10	$41,496.00
					Total Price for above Mill And Fill Items:	**$77,109.60**
					Total Bid Price:	**$126,758.00**
Unit Costs(If Needed)						
6		Lane Leveling If Needed (To Be Charged By The Ton)	1.00	TON	$183.53	$183.53
					Total Price for above Unit Costs(If Needed) Items:	**$183.53**

Notes:

- ****Project to be measured and billed at actual in place quantity at the unit rates given.****
- **Bid is based off of suitable sub grade being in place below the new aphalt/road base.**
- **We do not guarantee drainage on grade if less than 1%. Grades will be determined based off of the city street/concrete area we are tying into.**
- All existing utilities shall not be in conflict with new construction.
- *****Soft Spot Repair will be change orders by unit price.*****
- This bid proposal excludes winter conditions costs and snow / frost removal. LJCC is committed to providing a quality product. However, we may be limited to inclimate weather conditions after October 15, 2022 and require that a cold weather release be implemented to continue performing asphalt work.

- LJCC is not responsible for re-grading / re-compaction of disturbed areas caused by other trades, such as electricians, plumbers, etc.
- This bid proposal is based on the acceptance of all items detailed above. This proposal is strictly limited to the scope of work outlined defined by this proposal. If accepted, this proposal will be included in, and become part of any subcontract.
- This bid is based on the cost of fuel, oil, cement, steel, and PVC on bid day. Any increase in prices will be passed through to the owner. If paving occurs in 2026 then the any price escalation will be passed onto the owner.
- This bid must be accepted within 30 days of the Bid Date to be considered valid.
- Contractor License Number is: 7741778-5501
- This ESCALATION CLAUSE will become part of the contract.

  The price stated is based on LJCC's ability to purchase required materials, in particular the asphalt manufacturer's liquid asphalt. At the date of this proposal, LJCC's purchase price for liquid asphalt oil (PG 64-22 or PG 58-28) is $ 550.00 per ton. Any increase in price, including freight and taxes, which LJCC must pay, will be passed on to and paid for by the owner.
- **Bid excludes demolition, rock excavation and or blasting, shoring, disposal of un-identified debris, survey, bonds, permits, fees, testing, striping, prime coat, herbicide, storm water control. traffic control and construction water unless otherwise noted on the proposal.**

Payment Terms:

All credit extended shall be on the basis of repayment of all sums due net 30 days from invoice date. All amounts not paid shall be subject to a finance charge of 2% per month on the unpaid balance. Payment by credit card may be accepted.Oral statements or commitments to extend credit or to alter the terms of this Agreement and any other Agreement between the parties, this Agreement controls. Seller conditions prevail in governing all aspects of this agreement. Seller may retain an attorney or collection agency to collect amounts that are past due hereunder. Purchaser shall pay all collection costs and reasonable attorney fees incurred by Seller, whether or not suit is brought, to collect any money due hereunder, including post-judgement costs and attorney fees. Any or all aspects of this Agreement shall be governed by the laws of the state in which the credit application is delivered. Seller shall designate the venue of any suit.

ACCEPTED:	**CONFIRMED:**
The above prices, specifications and conditions are satisfactory and are hereby accepted.	**LeGrand Johnson Construction Co**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Ryan Leishman (435) 994-2833 Ryan.Leishman@ljcc.com

STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY

Staker Parson Materials & Construction
A CRH Company

Ogden - 2350 S. 1900 W. Ogden, UT 84401 | **P:** (801) 731-1111 **F:** (801) 731-8800
Brigham City - PO Box 517 Brigham City, UT 84302 | **P:** (435) 723-5216 **F:** (435) 723-9343
Smithfield - PO Box 65 Smithfield, UT 84335 | **P:** (435) 563-3242 **F:** (435) 563-9480

The Preferred Source for quality sand, rock, landscape products,
ready mix concrete, asphalt, paving & construction services.

To:	Hyrum City	**Contact:**	Kade Maughan
Address:	83 W Main St	**Phone:**	(435) 245-6033
	Hyrum, UT 84319	**Fax:**	(435) 245-4758
Project Name:	Hyrum City Streets - 2026	**Bid Number:**	
Project Location:	Various, Hyrum, UT	**Bid Date:**	7/29/2026

JOB SPECIFICATION AND PRICE:
(IF UNIT PRICES ARE QUOTED, UNITS WILL BE MEASURED ON COMPLETION AND INVOICED AT UNIT PRICES QUOTED).
·IF OWNER ELECTS TO EXECUTE OWN CONTRACT AGREEMENT, THIS PROPOSAL IS TO BECOME PART OF AND ATTACHED TO OWNERS CONTRACT

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Hyrum Streets						
	01	Mobilization And Traffic Control	1.00	LS	$12,500.00	$12,500.00
	02	400 E; Main Street To 100 N (Area Does Not Include Intersections) Rotomill Up To 4" Of Existing Asphalt Pavement Import, Place, And Compact 1" Road Base Furnish, Place, And Compact 3" Asphalt Shoulder Roadway Where Needed	17,000.00	SF	$2.02	$34,340.00
	03	400 E; Main Street To 100 N Remove Existing Asphalt Gutter Import, Place, And Compact 1" Road Base Beneath Waterway Furnish, Place, And Compact 3" Asphalt For Asphalt Gutter	900.00	SF	$4.10	$3,690.00
	04	200 S; Center Street To 100 E (Area Does Not Include Intersections At Center Or 100 E) Rotomill Up To 4" Of Existing Asphalt Pavement Import, Place, And Compact 1" Road Base Furnish, Place, And Compact 3" Asphalt Shoulder Roadway Where Needed	18,250.00	SF	$2.02	$36,865.00
	05	200 E; 100 S To 300 S Remove Existing Asphalt In Poor Condition Prepare And Grade Existing Material Furnish, Place, And Compact 3" Asphalt	5,500.00	SF	$2.65	$14,575.00
	06	200 E; 100 S To 300 S (Area Does Not Include 100 S Or 300 S Intersections) Sweep, Clean, And Tack Overlay Area Install Leveling Course Where Needed Furnish, Place, And Compact 1.5" Asphalt Overlay Shoulder Roadway Where Needed With Existing Material	43,500.00	SF	$0.93	$40,455.00

Total Price for above Hyrum Streets Items: $142,425.00

STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY

Staker Parson Materials & Construction
A CRH Company

Ogden - 2350 S. 1900 W. Ogden, UT 84401 | **P:** (801) 731-1111 **F:** (801) 731-8800
Brigham City - PO Box 517 Brigham City, UT 84302 | **P:** (435) 723-5216 **F:** (435) 723-9343
Smithfield - PO Box 65 Smithfield, UT 84335 | **P:** (435) 563-3242 **F:** (435) 563-9480

The Preferred Source for quality sand, rock, landscape products,
ready mix concrete, asphalt, paving & construction services.

To:	Hyrum City	**Contact:**	Kade Maughan
Address:	83 W Main St	**Phone:**	(435) 245-6033
	Hyrum, UT 84319	**Fax:**	(435) 245-4758
Project Name:	Hyrum City Streets - 2026	**Bid Number:**	
Project Location:	Various, Hyrum, UT	**Bid Date:**	7/29/2026

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Unit Price						
	07	Removal And Haul Off Of Additional Depth Of Existing Asphalt - Per CY	1.00	CY	$27.50	$27.50
	08	Import, Place, And Compact Additional Road Base - Per Ton	1.00	TON	$29.00	$29.00

Notes:

- *** DUE TO THE VOLATILITY OF FUEL, LIQUID ASPHALT, CEMENT AND CONSTRUCTION MATERIALS ALL BID PRICES ARE GOOD FOR 90 DAYS FROM DATE OF QUOTATION, PAVING STARTING AFTER THE 90 DAYS MAY BE SUBJECT TO PRICE ADJUSTMENTS. ***
- **In order to assure positive drainage, all paving surfaces need to have a minimum of 1.5% slope. Staker Parson Companies cannot guarantee drainage on areas with less than 1.5% slope. We will do our best to minimize standing water in areas less than 1.5%.**
- Additional work and work in excess of that specified and described above will be handled as a Change Order. Additional work **MUST BE APPROVED** by owner and contractor prior to construction.
- Bid DOES NOT include engineering, layout, testing, survey, SWPPP, bonds/permits/fees, soft spot repair, over-excavation, striping, utility collar removal or pre-lowering, road widening excavation.
- Bid includes only the items as specified and described above.
- Bid DOES NOT include raising or installing concrete collars on manholes, water valves, or monuments.
- Please Review attached TERMS & CONDITIONS. Upon Signature Of Proposal Purchaser Is Bound To All Terms And Conditions Of Agreement. Original Copy Of Proposal Must Be Signed And On File Prior To Commencement Of Work.
- Roadways to be closed to through traffic.

Payment Terms:

Refer to attached Terms & Conditions. Please note***Effective March 1, 2019, payment by credit card will no longer be allowed on Construction Service Invoices***

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

STAKER | PARSON COMPANIES

Authorized Signature: _____

Estimator: Shad East
(435) 230-1361 shad.east@stakerparson.com

Prepared By:

Jeff Post
jeff@postasphalt.com
Post Asphalt
(801) 732-0205

Prepared For:

HYRUM CITY
Todd Perkins
(435) 245-6033
todd.perkins@hyrumcity.gov

Proposal ID : 404

Project Summary

JOB SITE: MOBILIZATION
200 East 200 South, Hyrum, Utah, 84319, US

PRODUCT	QTY	RATE	AMOUNT
Mobilization	1	2,000.00	$2,000.00
Mobilization, Traffic Control, including hand outs to residents			
Job Total			**$2,000.00**

JOB SITE: HYRUM CITY MILL & OVERLAY
200 East 200 South, Hyrum, Utah, 84319, US

PRODUCT	QTY	RATE	AMOUNT
Asphalt Milling	40,850	0.18	$7,353.00
Mill Off High Areas and mill end of road Prior To Overlay and Haul Away			
Asphalt Overlay	40,850	1.43	$58,415.50
Clean Surface and apply tack coat and Furnish place and compact asphalt for leveling course and 1 ½" of 3/8 APWA 15% rap asphalt. **(Price includes edging road with grader and shouldering road when done.)**			
Job Total			**$65,768.50**

JOB SITE: HYRUM CITY MILL 4" ASPHALT, GRADE 1" RB, 3" PAVE ON 200 S AND 400 E
200 East 200 South, Hyrum, Utah, 84319, US

PRODUCT	QTY	RATE	AMOUNT
Asphalt Milling	34,680	0.30	$10,404.00
Mill and Haul away 4" of existing asphalt across 34680 square feet.			
Grading	34,680	0.40	$13,892.00
Furnish, place and compact 1 inches of Road Base across 34680 square feet Prepare Grade For asphalt			
Asphalt Installation	34,680	1.95	$67,626.00
Furnish, place, and compact 3 inches of 1/2" 75 apwa 30% rap pg58-28 asphalt across 34680 square feet.			
Grading	2,890	1.75	$5,057.50
Furnish, place and compact an average of 2 inches of Road Base with existing material to shoulder road after paving. Per Linear Foot			
Job Total			**$96,979.50**
Proposal Total			$164,748.00

Terms and Conditions

Notes:

- **Prior to work beginning, this estimate must be signed by the customer and returned or emailed to Post Asphalt LLC**
- **Final price based on actual square footage completed.**
- Price based on one mobilization **unless noted above.**
- Price Excludes traffic control, Striping, Saw cutting, Compaction Testing, **Soft Spot Repair**, Permits, fees or Survey. **Unless Noted Otherwise in Proposal.**
- Drainage is not guaranteed on areas having less than 1.5% slope.
- Price does not include permits or survey fees for quoted items **unless noted above.**

Proposal Acceptance

Payment terms are NET (15) days from the date of each original invoice. If payment is not received within 30 days interest will be charged on the outstanding principal amount at the rate of 2% per month (24% annually) until paid in full. Where legal proceedings are instituted for recovery of all balance due, Post Asphalt shall be entitled to recover additional costs accrued including reasonable attorney fees. Post Asphalt is hereby authorized to file a preliminary notice describing the aforesaid Customer Address Pursuant to UTAH CODE ANN. 38-1a-501, 1953 (as amended)
Post Asphalt proposes to furnish material and labor to perform the work outlined above.
Payment is to be made (15) days after work is completed.
The proposal is valid for (60) days from 07/27/2026

Terms of Services. Customer agrees to the Services to be provided and the Terms and Conditions as outlined in this proposal.

Terms of Payment. Customer agrees to pay the amount indicated above for the Services to be provided upon completion of the Services, within the agreed time period, without any deduction or set-off for any reason.

Terms of Changes. Customer agrees that upon signing, any changes to the Services outlined in this Proposal may result in additional charges.

Click To Enter Signature

Date

07/27/2026

Full Name

Title

Email

HYRUM CITY
Established 1860
60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Road Department

Date: 7/31/26

Subject: Road slurry seal project

Summary: The city is awarding a slurry seal project to take place this summer. It consists of coating all new asphalt from the previous year, with a type 2 slurry. The 2026-2027 budget for this project is **$90,000.00**

Recommendation: Staff is recommending M & M Asphalt for the slurry seal project.

City Council Meeting Details:
- Meeting Date: 8/6/26
- Council Role: (Information purposes only or if a vote is needed)

Attachments:

Bid proposals

M & M Asphalt	**$81,980.00**
Morgan Pavement	**$83,943.17**

PROPOSAL & CONTRACT

ASPHALT SERVICES

5464 West Leo Park Road, West Jordan, Utah 84081 • Phone(801) 280-9400 • Fax(801)280-3526

Seal Coating • Crack Sealing • Slurry Seal • Asphalt Repairs

SOLD TO	JOB SITE
Hyrum City 85 West Main St. Hyrum, UT 84319 Kade 435-213-7200	Hyrum City Various Roads and Locations See Map Hyrum, UT Same

• Apply Crack Sealer to 17000 Linear Feet At $0.4600 Per Foot. Details: Estimate is based on doing the job in one mobilization.	$	7,820.00
• Apply a Slurry Type II to 412000 Square Feet At $0.1800 Per Square Foot. Details: Estimate is based on applying a type II slurry seal on 412,000 square feet of asphalt in one mobilization.	$	74,160.00

Terms of Payment: UPON COMPLETION **Total Contract Price** **$ 81,980.00**

We hereby agree to furnish all labor, material and equipment for the completion, in a good and workmanlike manner, of the work described above.

Date_____ **By**_____

ACCEPTANCE

The above mentioned proposal is accepted. You are authorized to perform the work described herein. It is agreed that you shall be paid according to the terms set forth herein. All of the terms on the reverse side are incorporated herein and made a part hereof.

Date_____**, 20**_____ **Company**_____

By_____ **Title**_____

[7/27/2026 12:20:48 PM-2]

1. Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowance for omissions shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding.
2. All payments received in accordance with the terms of this contract are accepted with the understanding that such payments shall be applied to the payment of material and labor furnished on the work subject to this agreement.
3. Both parties agree that the plans and specifications may be changed without impairing the validity of this contract, subject, however, to the condition that the sum allowed either party for such alterations shall have been agreed upon by the parties to the contract and a full statement of the same made in writing and signed by them before the work to be affected by the changes is commenced.
4. Both parties agree that M&M Asphalt Services is not responsible for breakage of underground pipes, wiring or other improvements which are not visible to workmen on the property.
5. The undersigned agrees that all defects in material or labor must be brought to the attention of M&M Asphalt Services within thirty (30) days of receipt of billing invoice for the work performed or else waives its right to claim any offers for these defects.
6. Unless specified otherwise, the party for whom this work is performed assumes responsibility for traffic control and any barricading necessary, as well as assuring traffic is not permitted on the new surface until the material is set and dry.
7. If payment is not received by M&M Asphalt Services according to the terms specified in this agreement, the purchaser of products and services from M&M Asphalt Services shall be liable for cost incurred by M&M Asphalt Services including a reasonable attorney's fee if the account is placed with an attorney for collection.
8. The undersigned agrees to pay all invoices from M&M Asphalt Services within the terms described herein. If payment is not received as set forth herein, the undersigned agress to pay on and one-half percent (1½%) compounded monthly on all outstanding amounts owing to M&M Asphalt Services.
9. This bid is based on the current price of labor and material and if not accepted within 15 days from date hereof, the right is reserved to submit a new bid.
10. All agreements contingent upon strikes, accidents or delays beyond control.
11. This contract shall be governed by the laws of the State of Utah both as to interpretation and performance. The place of this agreement and its exclusive forum for enforcement and interpretation shall be Salt Lake County, Utah.

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015

Phone: (801) 544-9941
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	HYRUM CITY	**Contact:**	KADE MAUGHAN
Address:	83 WEST MAIN	**Phone:**	(435) 757-4277
	HYRUM, UT 84319	**Email:**	KADEMAUGHAN@HYRUMCITY.COM
Project Name:	2026 Hyrum Slurry And Crack Seal	**Bid Number:**	
Project Location:	Multiple Streets, Hyrum, UT	**Bid Date:**	7/24/2026

Line #	Item Description	Estimated Quantity	Unit	Total Price
	Crack Seal W/Perimeters	10,600.00	LF	$8,904.00
	· Blow Cracks Free Of Dirt And Debris Using Compressed Air · Fill Cracks With Hot Rubber Crack Sealant · Includes Perimeter Seams Against Concrete Curbs And Gutters, And Concrete Utility Collars · 10,600 LF Bid			
	Slurry Seal Type II	394,943.00	SF	$75,039.17
	· Clean Entire Surface Free Of Dirt And Debris · Apply 1 Course Of Type II Slurry Seal			

Total Bid Price: $83,943.17

Notes:

- **Pay Terms: 50% due at signing of contract and prior to scheduling, remaining 50 % due and payable on day of work completion. Intial_____**
- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Industries will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Morgan Industries assumes no risk or liability of undisclosed or unforseen conditions of the project site, including but not limited to hazardous waste, unstable or saturated subgrade, underground utilities, water table issues.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Morgan Industries will not guarantee drainage on grades with 1% or less slope or on overlays.
- Both Parties agree that Morgan Industries is not liable for any damage of underground piping, wiring, conduit which are not visible to crews on the property that could not be located by utility locator service. (i.e. blue stakes)
- Price is valid for 30 days from date of proposal
- Due to the volatility of the oil industry, this bid may fluctuate with oil prices. Therefore this may adjust with any increase in oil/material prices.
- Morgan Industries reserves the right to use a sub-contractor on any scope of work.

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days following the due date. In the event it becomes necessary for Morgan Industries to file suit to collect any money due, hereunder or for breach thereof, the buyer agrees to pay in addition to the amount due, all costs of enforcement including reasonable attorney fees. If a dispute arises between the parties, and either party desires to resolve the dispute through litigation, the case must be filed in a court located in Davis County, Utah.

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015

Phone: (801) 544-9941
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	HYRUM CITY	**Contact:**	KADE MAUGHAN
Address:	83 WEST MAIN	**Phone:**	(435) 757-4277
	HYRUM, UT 84319	**Email:**	KADEMAUGHAN@HYRUMCITY.COM
Project Name:	2026 Hyrum Slurry And Crack Seal	**Bid Number:**	
Project Location:	Multiple Streets, Hyrum, UT	**Bid Date:**	7/24/2026

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Morgan Pavement

Authorized Signature: _____

Estimator: Brandon Christensen
(801) 837-0916 bchristensen@morganpavement.com

DesignRWL
Ryan W. Lemon - Architect

July 5, 2026

Todd Perkins
Hyrum City Treasurer
(435) 245-6033
tperkins@hyrumcity.com

Mr. Perkins,

RE: **Hyrum City – Elite Hall Renovations**
Architectural and Engineering Fee Proposal

We appreciate the opportunity to submit a fee proposal for this project and look forward to working with you. DesignRWL proposes to provide the Architectural and Engineering design services outlined below for the scope of work described below.

PROJECT SCOPE:

The project will consist of a complete renovation of the men's restroom, women's restroom and storage rooms on the main level at the south end of the building. Updates to the stair at the main entry to make it a code compliant. Adding a wheelchair ramp and building access on the northeast side of the building. Adding a new canopy over the main entry. Esthetic updates to the south elevation of the Dance Hall. City to provide asbestos report for review.

Any modifications or changes to the proposed scope of work may require this fee to be adjusted accordingly.

BASIC SERVICES
This Basic Services Fee Proposal includes the following and will be provided by:

Architectural Design	DesignRWL
Mechanical Engineering	C-Mech Engineering
Electrical Engineering	Sine Source Engineering
Structural Engineering	ARW Engineers

Basis of Compensation (Fixed Fee):

We propose a fixed fee of **$32,900.00** (Thirty-Two Thousand Nine Hundred Dollars).

Design Services Shall Include:

Field Verification & Schematic Design
Existing conditions will be verified in the field during one visit. These existing conditions will be evaluated for the development of a preliminary floor plan with schematic level details. This floor plan defines the architectural space and illustrates which areas are to receive maintenance platforms.

Design Development
Upon approval of schematic design, DesignRWL will provide drawings & documents to establish the final relationships, sizes, scope, and appearance of the project, including major dimensions, fixtures, materials and finishes. To include the following:

- Based on approved schematic design and budget development, the Design Development set to further define project details, materials, construction, fixtures, etc.
- Provide details and outline specifications.
- Meeting to review design development and independent cost estimate based on design development set. Evaluate and align scope and budget as desired.

DesignRWL
Ryan W. Lemon - Architect

- Specifications to be coordinated with owner for fixtures and finishes. Architect to select finishes based on "Project Scoping Requirements Document" provided by Owner. Owner to provide approval of all finishes. Digital sample board and/or physical samples to be provided if requested.

Construction Documents
Upon approval of Design Development, design details will be developed and finalized. Creation of Drawing Documents (including specifications, details, schedules, and necessary notes for the field). To include the following:

- Based on approved and aligned design development set, DesignRWL will provide a bid/construction set of drawings.
- Specifications to be coordinated with owner for fixtures and finishes as it relates to the scope of work. Architect to select, review and owner to provide direction on fixtures and finishes.

Construction Administration and Closeout
Project Implementation Phase – work with the construction team to realize the client's vision. To include the following:

- Review and coordination of submittals and shop drawings pertaining to the architectural, systems.
- Answers and coordination of Requests for Information
- Answers and coordination of Supplemental Information
- Requests for Proposals brought on by changes in design and/or scope
- Coordination with Contractor on Change Order Requests
- Punch List, Substantial Completion Certificate, Close-out
- DesignRWL will be available to attend weekly construction meetings if needed.

Additional Services:
Any Additional Services, Site Visits or Meetings not included in this scope of work and as directed by the owner will be billed at the hourly rates or lump sums as noted below.

Items specifically not included but can be added for an additional cost:

- Asbestos Abatement Survey
- Landscaping Design, Irrigation Design, Civil Engineering.
- Geotechnical Engineering and reports, Civil survey for utilities and grading. Subsurface conditions or soil issues
- Purchasing and Procurement. Permit Fees, Taxes related to design fees.
- Site Visits, beyond those listed as included. Will be billed at the lump sums outlined below.
- Renderings, other than those required for Design Review with AHJ.
- County/City Fees, Detailed Cost Estimating
- Remote printing costs (out of house). Printing expenses.

Reimbursable expenses and Consultant Hourly rates will be billed at cost +10%

Hourly and additional services will be charged at the following rates.

Category	Hourly Rates	Category	Hourly Rates
Architectural Hourly Rates		*Structural Hourly Rates*	
Category	Hourly Rates	Senior Principal	$ 240.00
Project Architect/Manager	$ 150.00	Principal	$ 220.00
BIM/CAD Technician	$ 90.00	Sr. Project Structural Engineer	$ 195.00
Clerical	$ 60.00	Project Structural Engineer	$ 185.00
		Project Engineer	$ 175.00
MPE Hourly Rates		Structural Designer	$ 155.00
Senior Engineer	$ 200.00	Draftsperson/BIM	$ 130.00
Project Engineer	$ 100.00	Clerical	$ 70.00
Designer	$ 80.00		
Drafter	$95.00		
Clerical	$55.00		

DesignRWL
Ryan W. Lemon - Architect

We thank you for the opportunity to provide you with this proposal and look forward to working with you on this project. DesignRWL can give your project our attention as soon as an agreement is reached. If this is satisfactory to you, please let us know and we will begin preparing a contract.

Best Regards,



Ryan W. Lemon, AIA, NCARB
DesignRWL
DesignRWL@gmail.com
(435) 764-2607

June 3, 2026

Attn: Todd Perkins
Hyrum City
60 West Main
Hyrum, Utah 84319

Project: **Hyrum City Elite Hall Renovation / CLH #M26020**

Re: ***Fee Proposal***

Dear Steve,

Case, Lowe & Hart (CLH) is pleased to submit this proposal for full architectural and engineering design services for the renovation of Elite Hall, a valued historic resource in Hyrum City. Building on the feasibility study completed for the facility, our team will develop permit-ready design documents to support the planned improvements.

Project summary

The project will provide full design services for targeted renovations intended to improve functionality, accessibility, and life-safety while maintaining historic character. The work includes: complete renovation of the restrooms, a new ADA ramp/accessible entry at the west side, and some minor upgrades to the entry area.

We will investigate the possibility of a new front entrance entry canopy. While historically there was no entry canopy on the building, over the years there have been a couple of iterations constructed on it. Being on the National Register of Historic Places imposes some restrictions on new construction, and this will be researched to determine if it is a viable option. We have included a preliminary fee for this work, however, this may be revised based on findings and related coordination with the appropriate officials.

Scope of Services

1) Architecture (incl. code / accessibility / historic coordination)
- Project programming confirmation and existing-conditions verification (field verify key dimensions, openings, and systems relevant to scope).
- Schematic Design, Design Development, Construction Documents for:
  - Restroom renovation (fully accessible layout, finishes, accessories). (Feasibility study notes restrooms were proposed to be "completely renovated and fully accessible," and fixture counts increased).
  - ADA ramp and accessible entry at west side (site/entry integration, door location and detailing consistent with historic character).
- Historic coordination support: prepare narrative and exhibit drawings suitable for local/State historic review as applicable, acknowledging historic register constraints .

Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah • 84401
801.399.5821 • www.clhae.com

- Code analysis (IBC, accessibility/ADA/ANSI A117.1), life-safety plans, occupancy/load/egress.
- Permit submittal support and responses to City plan review comments.
- Bidding/negotiation support and construction administration (RFIs, submittals, site visits, pay app review, punch list, closeout).

2) Structural engineering
- Structural assessment specific to proposed modifications (new openings as needed, ramp entry door opening coordination, any framing impacts from demo).
- Structural design for ramp/entry modifications and any new lintels/headers, local reinforcement, and detail coordination with existing masonry/structure.
- Limited structural details as required for permit and constructability.

3) Mechanical engineering (HVAC)
- HVAC evaluation and design to support renovated areas.
- Coordination with existing conditions (feasibility study notes existing heating via multiple furnaces and cooling via evaporative coolers, which can be undersized at times) .
- Mechanical drawings/specs suitable for permitting and pricing.

4) Plumbing engineering
- Full plumbing design for restroom renovations, including domestic water, sanitary/vent, fixtures, and code-required counts.
- Coordination with existing plumbing and any needed upgrades (feasibility study notes plumbing fixtures are fair/poor and identifies existing fixture conditions) .

5) Electrical engineering
- Electrical service evaluation and design for renovated spaces (lighting, power, equipment connections, life-safety/egress lighting as required).
- Panel/service recommendations based on renovation loads (feasibility study notes current service may handle current loads but is likely undersized for future use and panels are fuse-based).
- Lighting upgrades and controls for renovated areas.

6) Civil / site (as required for ramp)
- Site plan and grading/drainage considerations for ADA ramp tie-ins, landings, slopes, and accessible route.
- Coordination with site constraints and any required right-of-way/approvals (if the west-side ramp impacts public way).

Proposed design fee

CLH proposes to provide these services for a lump sum fixed fee as follows:

Restrooms and ramp	$37,400
Entry Canopy	$7,500
Total	$44,900

Included services/phases

- Schematic Design, Design Development, Construction Documents
- Permit submittal support through approval

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Suite 510 • Ogden, Utah • 84401
801.399.5821 • www.clhae.com

- Bidding assistance (one round)
- Construction administration

Assumptions / exclusions

- Hazardous materials testing/abatement design (lead/asbestos), environmental, and geotech services.
- Full building seismic retrofit design (only modifications required for the defined scope).
- Specialty historic consultant fees (if a third-party preservation consultant is required by the Authority Having Jurisdiction).

Sincerely,

Case, Lowe & Hart, Inc.

Steve J. Peterson, AIA, LEED AP, President

cc: file

Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah • 84401
801.399.5821 • www.clhae.com

DESIGN WEST

255 South 300 West
Logan, UT 84321
(435) 752-7031

795 North 400 West
Salt Lake City, UT 84103
(801) 539-8221

May 29, 2026

To: Steve Miller
Mayor
Hyrum City
60 West Main
Hyrum, Utah 84319

Re: FEE PROPOSAL – Hyrum City – Elite Hall

Dear Steve Miller,

We appreciate the opportunity to submit a fee proposal for your project and look forward to working with you. Design West Architects proposes to provide the design and specifications of the below scopes of work. Any modifications or changes to the proposed scope of work may require this fee to be adjusted accordingly.

Project Scope:

Design West Architects shall provide architectural design services for targeted improvements to the historic Elite Hall facility. Scope includes design of a new entry canopy to enhance weather protection and arrival sequence, along with reconfiguration of the existing entry stairs to improve accessibility and code compliance. An accessible (ADA) ramp will be designed on the east side of the building to provide a continuous path of travel from the existing sidewalk to the adjacent window opening entry point. Interior scope includes reconfiguration of the entry foyer while preserving the historic ticket booth, maintaining its character-defining features. Renovations to the existing men's and women's restrooms will include updated layouts, fixture replacement, and a comprehensive plumbing fixture count analysis based on current occupancy and applicable codes. All improvements will be designed to sensitively integrate with and enhance the existing architectural character, supporting the historic preservation of the Elite Hall as a valued community asset.

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
PLANNING
SINCE 1892

BASIC SERVICES

Basic Services include the following and will be provided by:

Architecture	Design West
Interior Design	Design West
Mechanical Engineering	C-MECH Engineering
Electrical Engineering	Sine Source Engineering
Structural Engineering	ARW Engineers

BASIS OF COMPENSATION

A/E Fee before Additional Services and Reimbursables:

Architectural design Fixed Fee		**$ 29,000**
Architectural Construction administration: Hourly, not to exceed		**$ 4,800**
Consultant Fees (Cost +10%):		
Mechanical – Hourly, Not to Exceed	Design:	**$ 4,840**
Electrical – Hourly Not to Exceed	Design:	**$ 4,950**
Structural	Design:	**$ 6,380**
Total:		**$49,970**

REIMBURSABLE EXPENSES will be invoiced as outlined in the Owner-Architect agreement. It is anticipated reimbursable expense will be no more than as shown below.

Basis of Compensation: Mileage only, reimbursed at current IRS rate.

Hyrum City - Elite Hall

Design Services Shall Include:

Field Verification
Existing drawings are not provided, verification of these drawings will be done in field along with mechanical, electrical, and structural investigations.

Preliminary Design / Schematic Design:
Design West Architects will lead the preliminary and schematic design phase to establish project goals, evaluate design opportunities, and develop a clear, buildable vision aligned with the City's expectations. This phase will include concept development, stakeholder coordination, and iterative design refinement to balance accessibility improvements, historic preservation considerations, and budget parameters. The design team will collaborate closely with Hyrum City and key stakeholders to confirm priorities, review options, and advance a preferred solution into schematic-level documentation suitable for approval and progression into design development.
Services to include:

- Development of multiple design concepts and entry sequence options
- Preliminary layout studies for foyer reconfiguration and restroom renovations
- ADA accessibility analysis (routes, slopes, clearances, and code compliance)
- Early coordination with structural, mechanical, and electrical engineers
- Code analysis overview (IBC, ADA, plumbing fixture counts, occupancy considerations)
- Preparation of schematic-level plans, sections, and illustrative details
- Architectural renderings and/or 3D visualizations to communicate design intent
- Opinion of probable construction cost (order-of-magnitude) as needed
- Meetings and coordination with City representatives and project stakeholders
- Documentation and refinement of the preferred design direction for Owner approval

Construction Documents
Upon approval of Design Development, design details are developed and finalized. Creation of Drawing Documents (including specifications, details, schedules, and necessary notes for the field). To include the following:

- Adjustment to drawings and specifications, updating existing conditions and work already performed
- Tie in of interiors of existing completed work with the new renovation
- Analysis of systems and coordination
- Code analysis update
- Update of building envelope system and associated details
- Coordinated engineering of all systems

Construction Administration
Project Implementation Phase – work with the construction team to realize the design intent. To include the following:

- Reponses to contractor Requests for Information (RFIs)
- Issuance of Supplemental Instructions (ASIs)
- Punch list walk with the owner and contractor as requested.
- Submittal, sample, and shop drawing review

On-Site Construction Administration
The design team will be available to attend on-site construction meetings as requested.
Estimated time per meeting 2 hours

Additional Services:
Any Additional Services or meetings not included in this scope of work and as directed by the owners will be billed in the hourly rates as noted below.

Supplemental Services specifically not included but can be added for an additional cost:

- Multiple Preliminary Designs
- Measured drawings
- Existing facilities/site surveys & Geotechnical Engineering
- Development of BIM for post-construction use
- Value Analysis
- On-site project representation
- As-designed record drawings
- Post-occupancy evaluation
- Facility support services
- Bidding Services
- Tenant-related services
- Telecommunications/data design
- Security Evaluation and planning
- Commissioning
- Sustainable Project Services
- Fast-track design services
- Multiple Bid packages
- Historic preservation
- Furniture, furnishings, and equipment services
- Renderings
- City Fees

Reimbursable expenses and Consultant Hourly rates will be billed at cost +10%

Hourly and additional services will be charged at the following rates:

Architectural Hourly Rates			
Category	**Hourly Rates**	**Category**	**Hourly Rates**
Principal III	$230.00	Landscape Designer	$ 80.00
Principal II	$215.00	Interior Designer III	$110.00
Principal I	$200.00	Interior Designer II	$100.00
Project Architect III	$160.00	Interior Designer I	$ 90.00
Project Architect II	$140.00	BIM IV	$115.00
Project Architect I	$120.00	BIM III	$110.00
Project Manager II	$165.00	BIM II	$100.00
Project Manager I	$135.00	BIM I	$ 90.00
Landscape Architect II	$150.00		
Landscape Architect I	$100.00	Clerical	$ 90.00

We thank you for the opportunity to provide you with this proposal and look forward to working with you on this project. Design West is able to give your project our attention as soon as an agreement is reached. If this is satisfactory for you, please let us know and we will begin preparing a contract.

Sincerely,

Larry Hepworth, VP, CFO, AIA
Principal Architect

cc Michael Rigby