CITY COUNCIL REGULAR MEETING

Tuesday, September 15, 2026, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live –** Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/@santaquincity or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION / INSPIRATIONAL THOUGHT

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 09-01-2026 - City Council Work Session Meeting Minutes
2. 09-01-2026 - City Council Regular Session Meeting Minutes

Bills

3. City Expenditures from 08-29-2026 to 09-11-2026 in the amount of $2,010,180.41

PUBLIC FORUM

Public Forum

BUILDING PERMIT & BUSINESS LICENSE REPORT

RESOLUTIONS, ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS

Resolutions

4. Resolution 09-03-2026 - Approval of Property Acquisition & Development Agreement Salisbury

Ordinances

5. Ordinance 09-01-2026 - Detached Accessory Dwelling Units Code Amendment

Discussion & Possible Action

6. Discussion and Possible Action – WRF Phase 3 Improvements Time Only Change Order
7. Discussion and Possible Action – GMP Change Order – Ellsworth-Paulsen for Cemetery Building Finishes and Site Improvements
8. Discussion and Possible Action – Award of State Bid Contract – Library Furniture

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

REPORTS BY MAYOR AND COUNCIL MEMBERS

CLOSED SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual, or deployment of security personnel, devices, or systems.)

CLOSED SESSION (May be called to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State.)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY: 

Stephanie Christensen, City Recorder

CITY COUNCIL WORK SESSION MEETING
Tuesday, September 1st, 2026, at 5:30 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL
Councilors present included Art Adcock, Travis Keel, Lynn Mecham, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Digital Content Specialist Molly Warnock, Marge Wilson and Marshall Wilson

PLEDGE OF ALLEGIANCE
Council Member Brian Del Rosario led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT
Council Member Art Adcock offered an inspiration thought.

DISCUSSION ITEMS

1. Proposed Wilson Ridge Subdivision Development Agreement – Discussion
City Manager Norm Beagley introduced a proposed development agreement for the Wilson Ridge subdivision. The property is already located within the City, already zoned for development, and appears to meet the applicable zoning requirements. The property consists of approximately 21 acres and is located within the City's hillside overlay zone. City Manager Beagley explained that the hillside overlay zone requires a development agreement to establish specific development parameters. In this case, the primary purpose of the agreement is to address the required open-space dedication and determine how the Wilson family's proposal could satisfy that requirement.

The property is located near Ahlin Pond at the mount of Pole Canyon and the large Utah County debris basin at the mouth of Santaquin canyon. A portion of the property is also associated with an existing conveyance channel that carries stormwater and debris away from the canyon and surrounding residential areas. City Manager Beagley described the property as challenging because a portion of it lies within or adjacent to the existing stormwater debris basin and channel system. The property also includes areas with slopes greater than 30 percent, which are considered unbuildable under City Code.

City Manager Norm Beagley stated their current concept plan calls for the development of three large residential lots. The proposed lots would have substantial buildable areas and would generally be consistent with the applicable residential zoning. The unbuildable portions would remain subject to restrictions established through the development agreement. Under the City's hillside overlay zone

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requirements, approximately 10 percent of the applicable acreage must generally be dedicated as usable and improved open space. Qualifying open space may include trails, walkways, parks, or other improvements permitted under City Code. City Manager Beagley said the Wilson family has proposed satisfying the open-space requirement through two related components. First, the family would dedicate approximately 2.75 acres to Utah County in fee title. The property would assist the County with its debris basin and conveyance-channel project and would no longer be subject to property taxes by the Wilson family. City Manager Beagley stated that the proposed dedication would exceed the 10 percent open-space requirement based on the acreage currently being considered. Second, the proposal contemplates construction of an improved trail and access road along the top of the existing or reconstructed stormwater conveyance channel embankment. Utah County is considering reconstructing the channel and embankment to meet current dam-safety standards. The proposed improved route would serve as County maintenance access road while also functioning as a public trail. The Wilson family has discussed working with the County and the County helping fund the improvements.

City Manager Norm Beagley emphasized that the City, the Wilson family, and Utah County are involved in related discussions, but the arrangement would likely consist of separate agreements rather than one three-party agreement. The County would need to enter into its own agreement with the Wilson family regarding the property dedication, channel improvements, trail construction, and a large box culvert beneath 100 West. The existing culvert system beneath 100 West was described as inadequate for the anticipated water and debris flows. It currently consists of two relatively small culvert barrels. Under the preliminary arrangement, a contractor working for the Wilson family may install a larger box culvert, while the County would pay for that work as part of its broader debris basin improvement project.

Mayor Olson discussed the proposed trail location and potential future connections. The trail would likely follow the top of the existing or reconstructed embankment and could eventually connect toward Canyon Road. The final design has not been completed. Depending on the final engineering and property acquisitions, the trail could connect across the channel, continue along the embankment, or connect to other existing or future trails.

Mayor Olson discussed the importance of connecting the area to the Bonneville Shoreline Trail system. Santaquin is located near the southern end of the Bonneville Shoreline Trail, and a future connection could provide access to a larger regional trail network. Mayor Olson also described possible connections to Prospector View and the City's mountain bike park. One possible route could follow an existing ditch or right-of-way, cross near the future culverts, and continue toward State or Forest Service property.

Council Member Del Rosario expressed support for the general concept but raised concerns about whether the proposed trail would provide a meaningful public connection or would temporarily become a "trail to nowhere." Particular concern was expressed regarding the need for future agreements or property acquisitions involving neighboring owners, including Mark Openshaw and other property owners near the proposed route. He stated that the City should not approve a development agreement based on the assumption that neighboring property owners would eventually agree to a trail or that the County would acquire all necessary property. Council Member Del Rosario also raised questions regarding potential liability, the cost of constructing and maintaining the trail, and whether the proposed route would provide a real public benefit if it could not connect to the broader trail system.

City Manager Norm Beagley clarified that the current proposal does not assume that any neighboring property owner will agree to a future trail connection. The Wilson family's obligations would be limited to its own property and the items included in its development agreement. Any future acquisition or extension beyond the Wilson property would require separate negotiations. He also explained that the County is leading the property-acquisition efforts associated with the debris basin project and that existing easements may provide some of the necessary access. The proposed trail along the debris basin infrastructure would be different from the City's typical mountain bike trails. It would likely consist of

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compacted road base and would be designed to support County maintenance vehicles. A potential trail along the ditch, as suggested by Mayor Olson, on the eastern side of the Wilson property could be narrower and more similar to the dirt trails already used in the City's mountain bike park. The final alignment would be evaluated after the channel and debris basin engineering is complete.

Marshall Wilson addressed the Council and asked for clarification regarding how the City calculates the 10 percent open-space requirement. He understood that there may be a difference between calculating the requirement based on gross acreage and calculating it based on buildable acreage.

City Manager Norm Beagley acknowledged that the Wilson family's attorney and the City attorney may have different interpretations of the applicable code provision. He agreed to review the issue and confirm the correct acreage calculation before the agreement is finalized. He explained that the development agreement would also address the steep, unbuildable areas of the property. The Wilson family has proposed that those areas not be irrigated, cultivated, planted with crops, or covered with lawn or turf. Because those areas would not use water, the City may not require water dedication for them. City Manager Norm Beagley clarified that the proposed legal instrument would likely be a restrictive covenant rather than a conservation easement. He also discussed a separate approximately 1.92-acre parcel referred to as Parcel A on the proposed development plan. The parcel is not included in the immediate three-lot subdivision development proposal but may be developable in the future. The development agreement would address future development rights for that Parcel A property. Depending on the final design and applicable approvals, the parcel could potentially accommodate one or more additional lots. Any future development of Parcel A would still need to proceed through the normal subdivision, road, utility, and water-approval processes.

City Manager Norm Beagley stated that the Planning Commission was scheduled to hold a public hearing on the proposal the following Tuesday. The Planning Commission would consider the development agreement and the proposed open-space arrangement before forwarding a recommendation to the City Council. City Manager Beagley and the City Attorney are continuing to revise the agreement, and a draft would be provided to the Wilson family for review.

No formal action was taken on the Wilson Ridge development agreement during the work session. The Council generally indicated that it was willing to consider the proposed dedication and trail improvements, subject to further review, clarification of the open-space calculation, completion of the County-related agreements, and the Planning Commission's recommendation.

Lori Wilson then provided personal context regarding the proposal. She explained that the family's goal was to build three homes so that her two children could live nearby. She also hoped to create a home that could accommodate her parents if they eventually needed care, since her current home was not suitable for that purpose. She shared that her husband had passed away four years ago and expressed how meaningful it would be to have her children close by. She thanked the Council for considering the proposal.

2. Property Acquisition & Proposed Salisbury Development Agreement – Discussion

City Manager Norm Beagley next introduced a potential property acquisition and development agreement involving Salisbury Land, LLC and Salisbury Development, Inc. The proposal is connected to the City's east-bench debris basin and conveyance-channel system. The City has previously entered into development agreements involving Scenic Ridge Estates and Sunset Ridge subdivision. Through those agreements, the City obtained acreage for debris basins and conveyance channel. He reported that the City had recently received final design approval from the Natural Resources Conservation Service (NRCS) after several years of review, revisions, and staffing changes. The City is now positioned to continue acquiring the remaining property needed for the project. Two parcels owned by Salisbury Land

LLC are located between the properties previously obtained through the Scenic Ridge and Sunset Ridge agreements. The City is considering acquiring portions of those parcels for a debris basin conveyance channel and future roadway. One of the parcels also includes a road extending from an existing dead-end street toward the City's water tank property. That road could serve as part of a future roadway needed to satisfy development obligations associated with the Scenic Ridge agreement. City Manager Beagley stated under the proposed arrangement, the City would obtain the land needed for the channel and roadway, while Salisbury would retain development rights for the remaining property. A preliminary concept plan shows that Salisbury could potentially develop several residential lots on the remaining land. In exchange for the east-bench property, Salisbury is requesting development rights for 11 lots located in the northwest corner of the Stone Hollow @ Summit Ridge subdivision. The lots are owned by a Salisbury related subsidiary and were previously proposed and approved, but the prior approval eventually lapsed. The proposed agreement would reinstate or replace the development rights for substantially the same 11 lots. The proposed Stone Hollow @ Summit Ridge development would complete two road connections. One road is already improved, while the other would extend toward property owned by Nebo School District and is not currently improved. The proposed homes would be generally consistent with the existing homes in the surrounding neighborhood. City Manager Beagley explained that the proposed development includes several infrastructure considerations. The street cross section is narrower than the City's current standard, and a sidewalk exists on only one side. Utilities have already been stubbed for the 11 homes, and much of the infrastructure was installed approximately eight to ten years ago. Requiring the road to be widened or the utilities to be relocated could create significant disruption for neighboring residents. The Planning Commission will review these issues and make a recommendation.

Mayor Olson emphasized the importance of acquiring the property needed for the east-bench debris basins and conveyance channel. Without adequate drainage infrastructure, water and debris can move unpredictably and create significant risks to residents and property. The City has been working for several years to obtain the necessary land and has used development agreements and property exchanges to advance the project. Mayor Olson stated that the City was approaching the point at which the debris basins could be constructed. Although the original funding was awarded several years ago, the City may need to renegotiate or obtain additional funding from NRCS. Securing the necessary property remains one of the City's primary responsibilities in moving the project forward.

City Manager Norm Beagley also noted that the proposed Stone Hollow @ Summit Ridge new homes would likely be more affordable than many other newly constructed homes in the City, although they would not necessarily meet formal affordability standards based on area median income.

Council Member Art Adcock asked how much water and debris the proposed basins would be designed to handle. City Manager Beagley explained that the capacity and design standards were included in the engineering report reviewed by NRCS personnel in Utah and at the agency's Fort Worth and Denver offices. He believed the basins were designed for approximately a five-year or ten-year storm event under burned-over conditions. City Manager Norm Beagley explained that burned-over areas absorb very little water because vegetation has been removed and the soil may develop a hard, nearly impermeable surface. As a result, a five-year or ten-year storm in burned-over conditions can produce impacts comparable to a much larger storm under normal, unburned-over conditions. The basins are designed to manage both stormwater and debris by allowing the flow to spread out, losing energy, and deposit debris before the remaining water continues downstream. He agreed to confirm the precise design standard in the final engineering report.

Council Member Jeff Siddoway also discussed the relationship between the future channel and the proposed development. City Manager Beagley explained that the channel would remain open unless a

future property owner proposed enclosing it. The channel could be reshaped or reinforced as part of the NRCS funded debris basin project, and the future roadway would cross the channel. The City would receive ownership of the channel and roadway parcels. If a future developer wanted to place the channel underground, the developer would need to coordinate with and obtain approval from the City.

The proposal was scheduled to be presented at a Planning Commission with a public hearing the following week. The Planning Commission would review the development agreement, the road and sidewalk configuration, and other development standards before making a recommendation to the City Council. If the Planning Commission tabled the matter, it could return for additional Planning Commission consideration before being brought back to the City Council.

No formal action was taken on the Salisbury property acquisition or development agreement during the work session.

3. Upcoming Agenda Items

City Manager Norm Beagley reviewed several items expected to appear on an upcoming City Council agenda. These included meeting minutes, bills, and the building permit report. He also informed the Council Resolution 09-01-2026 would address a statewide utility licensing agreement with the Utah Department of Transportation. The City currently has utilities located within UDOT rights-of-way along Main Street and Highway 198. The proposed agreement would formalize the City's ability to access, maintain, repair, and operate those utilities. City Manager Beagley explained that routine maintenance and emergency repairs could continue to be performed. For example, the City could respond to a water-line break without waiting for a separate encroachment permit. However, contractor-performed construction work could require an encroachment permit or other coordination with UDOT. He also clarified that utilities affected by the highway interchange project would be relocated at the project's expense. If the City requested that the utilities be enlarged or upsized beyond what was necessary for relocation, the City would be responsible for the additional cost.

City Manager Norm Beagley reviewed an upcoming agenda item regarding possible action on the award of the skate park project. He clarified information contained in an earlier memorandum and explained that a budget amendment may not be necessary. The City currently has approximately $570,000 budgeted for the project. That amount consists of approximately $285,000 from a state grant and approximately $285,000 from park impact fees. The Council had also approved an additional $100,000 in RAP tax funding, bringing the total available funding to approximately $670,000. City Manager Beagley explained that the original grant application included approximately $36,500 in non-skate-park items, including a small pavilion, park benches, garbage cans, and limited sprinkler work. As a result, the portion of the grant application directly related to the skate park may have been closer to $530,000. The base skate park bid was approximately $520,000 and did not include the halfpipe. The halfpipe had been treated as an additive alternate since the project was first developed. Geotechnical work, sidewalk connections, landscaping, and other amenities would add approximately $86,000 to the overall project cost.

City Manager Norm Beagley explained that the Council had two primary options. The Council could award the project with the halfpipe and complete the additional improvements, which appeared to be possible within the available funding and budget. Alternatively, the Council could award the base project without the halfpipe in order to preserve some of the available grant, impact-fee, or RAP tax funding. City Manager Beagley cautioned that the City must remain consistent with the amenities identified in the grant application and grant award. The City would need to confirm which improvements were required as part of the grant before making a final decision. He apologized for the confusion regarding the need for a budget amendment and explained that the $100,000 in RAP tax funding had been approved during the same general period as the budget but had not been included in the specific $570,000 amount. The RAP

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tax funding was included in the appropriate budget line item but was not originally reflected as part of the skate park budget.

No formal action was taken on the skate park contract during the work session.

4. Other Business
Nothing to report at this time.

ADJOURNMENT
Mayor Olson asked for a motion. Council Member Art Adcock made a motion to adjourn the City Council Work Session. Councilor Jeff Siddoway seconded the motion.

Councilor Art Adcock	Yes
Councilor Brian Del Rosario	Yes
Councilor Travis Keel	Yes
Councilor Lynn Mecham	Yes
Councilor Jeff Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned 6:23 p.m.

ATTEST:

_____ _____

Daniel M. Olson, Mayor **Stephanie Christensen, City Recorder**

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REGULAR CITY COUNCIL MEETING
Tuesday, September 1st, 2026, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL
Councilors present included Art Adcock, Travis Keel, Lynn Mecham, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Digital Content Specialist Molly Warnock, City Engineer Jon Lundell, Dennis Larsen, Jim Rowland, Lee Adams, Jim Anderson and several others from the community

PLEDGE OF ALLEGIANCE
Jim Rowland led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT
Council Member Art Adcock offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST
No members of the City Council expressed any conflict of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes
1. 08-18-2026 - City Council Work Session Meeting Minutes
2. 08-18-2026 - City Council Regular Session Meeting Minutes

Bills
3. City Expenditures from 06-30-2026 & 08/15/2026 to 08-28-2026 in the amount of $595,376.16
City Manager Norm Beagley asked the Council Members if they had any questions or changes on the meeting minutes or City expenditures.

Council Member Brian Del Rosario asked about the frequency with which the City's Fun Bus is being used. The question referenced previous difficulties finding qualified drivers and asked whether the bus was now being used regularly or continued to have limited use.

Mayor Olson explained that the bus is scheduled for a variety of City activities and has been used to transport seniors. One of its more significant uses has been the Bikes for Kids program, although the bus was not used for that program during the most recent year. City Manager Norm Beagley explained that the City currently has at least two CDL-qualified drivers who may be available to operate the bus. The

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City will continue evaluating the bus usage and driver availability and will consult with Community Services Director Kami Ellsworth regarding future scheduling and use.

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to approve the Consent Agenda items 1 through 3. Council Member Jeff Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

PUBLIC FORUM

Dennis Larsen

Mr. Larsen addressed the Council regarding Resolution 09-02-2026, concerning City Council records access. He began by explaining the general purpose of a resolution, describing it as an official statement, opinion, or public decision adopted by a governing body. He distinguished resolutions from bills or laws, noting that resolutions are typically used to express the collective will of a council, honor individuals, or address internal administrative matters without creating permanent statutory law. He characterized the resolution as essentially a "pinky promise." Dennis Larsen expressed concern that the Mayor and City Manager, whom he identified as being involved in withholding information, were not officially included in the resolution. He stated that withholding information prevented Council Members from making fully informed decisions and contributed to the need for the resolution.

Mr. Larsen also expressed concern that the resolution did not establish clear guidelines for what would happen after its adoption. In his view, the process would continue to depend on what information the City Manager determined was appropriate to provide. He emphasized that the elected Council Members, as the individuals with voting authority, were responsible for determining whether the commitments represented by the resolution would be honored. He stated that residents look to the Council to maintain an appropriate balance of power within Santaquin City. Mr. Larsen thanked the Council for listening.

Jim Rowland — Payson and Santaquin Chamber of Commerce

Mr. Jim Rowland, President and CEO of the Payson and Santaquin Chamber of Commerce, addressed the Council and provided a packet of information. He explained that the packet was prepared as a quarterly report, although some of the information had been updated to include more recent activities. Mr. Rowland stated that the Chamber intended to provide reports to the Council on a quarterly basis in order to keep the Council informed about the organization's activities, growth, financial condition, and support for the local business community. He reported that the Chamber continues to support the business communities in Santaquin and Payson. The Chamber's monthly "Meet and Eat" lunches continue to serve as a strong networking opportunity, typically bringing together approximately 30 to 40 businesses each month and sometimes as many as 50. Civic leaders and representatives from member-hosted businesses also participate. The most recent lunch was held at the City building and featured Norm Beagley, Santaquin and Jill Spencer, Payson. Mr. Rowland said the Chamber appreciated the opportunity to hear from them and learn more about activities in the two cities.

The Chamber also partnered with the Santaquin Recreation Department during the summer to host the Hometown Market. The event included more than 50 vendor booths on most nights, with more than 60 booths on one evening. Food trucks were also present, and attendance ranged from approximately 500 to 1,000 people per night. Mr. Rowland reported that attendance declined as the season progressed. Although organizers were unable to identify one specific reason, they believed the decrease may have resulted from event fatigue or "event burnout" after five nights. For the following year, the Chamber and Recreation Department plan to reduce the number of Santaquin events from five nights to three and focus on making each event more special. They also plan to add two nights in Payson. The events will be divided between the two communities while maintaining similar entertainment, vendor booths, and youth-oriented activities.

Mr. Rowland reported that the Chamber hosted a booth at the Cinco de Mayo celebration in May and planned to participate in the Latino Festival in Payson on September 19. The Chamber has also continued participating in groundbreaking and ribbon-cutting ceremonies for local businesses. The Chamber has added 31 new members during the year to date and currently has an 84.3 percent membership retention rate. Mr. Rowland explained that the Chamber planned to review and purge its records during the month, which could cause the retention rate to decline in the next report unless additional new members joined. The Chamber has updated its website and launched new membership levels intended to better serve different types of businesses. One of the new membership levels is specifically designed for home-based businesses. Mr. Roland noted that approximately 70 percent of the business licenses in the community are issued to home-based businesses, and the Chamber is working to better support and serve those business owners.

For the first half of the year, the Chamber reported revenue of $48,748 and expenses of $43,210, resulting in positive net revenue of $5,538. Mr. Rowland stated that the Chamber was in a stable and positive financial position. He noted that the organization had not always ended reporting periods with positive revenue, making the current financial result particularly encouraging. Mr. Rowland announced that a Buffalo Wild Wings GO restaurant was expected to open in Payson. The grand opening was scheduled for the following Tuesday at 10:45 a.m. He explained that the first 50 customers would receive free wings for a year and that customers could begin lining up the evening before. He also mentioned that the business had reportedly held a large opening event at another location, including tents and televisions.

Mr. Rowland reviewed several upcoming events, including the South County Business Summit at the Spanish Fork Fairgrounds on September 24, the Garage to Great Workshop at the Payson MTech campus on October 22, the fourth annual Payson Christmas Festival on November 28, and the twenty-seventh annual Awards Gala on February 4 in the multipurpose room of the city building. He also discussed the upcoming Santaquin Trunk or Treat event, which was planned for Halloween at 2:00 p.m. The location has not yet been finalized, and residents were encouraged to watch for additional information. Mr. Rowland explained that Santaquin's holiday celebrations would follow a new plan intended to provide more space for vendors. The Christmas boutique would be held over two days, December 4 and 5, in the new recreation building rather than the multipurpose room. The change is expected to provide vendors with additional room. Santa visits, reindeer, and carriage rides were planned for Saturday, and a drone show was expected to take place above Santaquin Elementary. The activities would be centered around the recreation center and would provide two days of shopping and community celebration. Mr. Rowland encouraged the Council to recommend that new businesses host ribbon-cutting or grand-opening ceremonies and invite the Chamber to participate. He explained that these events provide an opportunity to introduce new businesses to the community and help them gain recognition.

Mr. Rowland expressed appreciation for Santaquin City's continued partnership with the Chamber and stated that the Chamber looked forward to continuing to support the City and its businesses. The Council thanked Mr. Rowland for the Chamber's continued work and partnership with Santaquin City.

Floating Solar Energy Proposal

Lee Adams and Jim Anderson, representatives of a Utah-based company specializing in floating solar development, addressed the City Council regarding a potential floating solar project for Santaquin City. They thanked the Mayor and Council for the opportunity to present the concept and explain how it could benefit the City. Mr. Adams introduced himself and Mr. Anderson and explained that both partners have Utah backgrounds. Mr. Adams described his experience as a hydrologist and his work in the irrigation industry. He stated that their company develops floating solar systems that can be installed on bodies of water, including water storage ponds and wastewater treatment ponds.

The presenters explained that floating solar involves installing standard solar panels on high-density polyethylene floats rather than on traditional steel racking systems. The floating platforms rest on the surface of the water and are anchored in place so they can move up and down as the water level changes. The system is designed to accommodate changes in water elevation, including situations in which water levels fluctuate by several feet. Electrical wiring from the floating array would connect through an umbilical system to electrical equipment on shore and then connect to the power grid. Mr. Adams presented an example of a floating solar installation in Summit County that was helping meet approximately 90 percent of the energy needs of a water treatment facility. He explained that floating solar projects can provide several benefits. First, the panels conserve land because they are installed on an otherwise unused or underutilized water surface. Second, covering the water reduces evaporation. Third, the system produces electricity at a time when communities and utilities are experiencing increasing energy demand.

The company had reviewed Santaquin's water and wastewater plans, including the city's wastewater effluent ponds, and believed the city could be a good location for a floating solar project. The presenters stated that covering a pond with solar panels could save as much as three feet of water annually, depending on site conditions. The water that would otherwise be lost to evaporation could remain available for other City needs, including winter irrigation, parks, and other municipal uses. In addition to water conservation, the proposed project could provide Santaquin with revenue through an easement or lease payment for use of the water surface. The electricity generated could either be used by the City or sold to another customer in the community or elsewhere, depending on the results of the electrical and financial studies. The presenters described the project as a potential "win-win" because it could provide water savings, energy production, and additional revenue for the City.

Mr. Anderson explained that similar floating solar installations have been constructed on water storage ponds and wastewater treatment facilities in several locations, including California, the East Coast, and Park City, Utah. These facilities are well suited to floating solar because they generally have no recreational conflicts and do not contain fish or other aquatic uses that would be disrupted by the arrays. In many cases, the power can be used directly by the treatment facility. The presenters estimated that the Santaquin site could potentially support a solar array of approximately five to ten megawatts. They stated that this could be more electricity than the wastewater treatment facility itself would use. The City could therefore consider using some of the power directly while selling the remaining power to another customer.

The company had reviewed the City's ponds and believed that an initial project could cover approximately ten acres of water surface without creating significant operational complications. Based on the estimated water savings of approximately three to four acre-feet for every acre covered, a ten-acre installation could potentially prevent the loss of approximately 30 to 40 acre-feet of water annually.

The presenters explained that the exact size of the project would depend in part on the capacity of the local electrical infrastructure. Rocky Mountain Power would need to conduct a study to determine how much additional electricity could be accepted by the relevant circuit and substation. If the electrical system had insufficient capacity for the full project, battery storage could potentially be incorporated into the design. Battery storage could allow the company to install more solar capacity while limiting the amount of electricity sent to the grid at any one time.

Council Member Travis Keel asked whether the project would be subject to the same type of arrangement as residential solar systems, in which Rocky Mountain Power receives a portion of the electricity generated. The presenters explained that the proposed project would be substantially different from residential net metering. A commercial-scale project would not necessarily be required to sell all of its power directly to Rocky Mountain Power. Instead, the developers could potentially sell the power to the City or enter into an agreement with another large energy user. Rocky Mountain Power could be paid a transmission or "wheeling" charge to deliver the electricity through its system to the purchaser. Mr. Anderson stated that selling all of the power directly to Rocky Mountain Power would likely not be financially viable at the rates available. Because a project of this size could require an investment of approximately $10 million for a five-megawatt installation, the developers would need to obtain financing and secure a power purchase agreement to demonstrate that the project could generate sufficient revenue. He explained that Rocky Mountain Power's study process was the most time-sensitive part of the proposal. The application window was expected to open around September 6 or 7 and remain open for approximately 45 days. The developers wanted to submit their application during the first few weeks of the window because an early submission could provide useful feedback about the available capacity in the local electrical system.

The company requested that the City consider entering into an option or preliminary easement agreement. The agreement would provide the developers with sufficient site control to apply for the Rocky Mountain Power study. The agreement would not authorize immediate construction. Additional permits, approvals, engineering work, and other requirements would still need to be completed before any project could be built. Mr. Anderson and Mr. Adams explained that the proposed option period would last 24 months. During that period, they would study the project, work with Rocky Mountain Power, evaluate the available electrical capacity, determine whether battery storage would be needed, identify potential purchasers of the electricity, and continue discussions with the city.

The Council requested clarification regarding the difference between the proposed option agreement and a long-term easement. Mr. Adams explained that, if the project ultimately moved forward, the company would seek a long-term easement for approximately 20 years. The easement would allow the solar array and related equipment to remain on the water surface while the City continued using the pond for its primary purpose of water storage or wastewater treatment. During the initial study period, the developers proposed paying the city $50 per acre per year for the option. For the approximately ten acres under consideration, this would amount to approximately $500 per year during the 24-month option period. If the project proceeded to construction, the proposed payment would increase to approximately $100 per acre per year for the anticipated 20-year project term. The presenters stated that this rate was comparable to rates paid for some land-based solar leases. However, unlike a traditional land-based solar lease, the City would continue using the water surface for its primary purpose rather than surrendering the land for exclusive solar development.

The presenters explained that the option agreement was necessary to establish "site control" for the Rocky Mountain Power application. Site control would demonstrate that the developers had the right to pursue a project at the proposed location and would allow them to enter the utility's study process.

The Council asked what maintenance responsibilities or costs would fall to Santaquin City if the project proceeded. Mr. Anderson stated that the proposed arrangement would be structured so the developers would assume responsibility for maintaining the floating solar equipment. The City would receive the easement revenue and possibly some of the generated power without being responsible for routine maintenance or the associated costs. Mr. Adams indicated that they could contract with a local company for maintenance if appropriate, but the project company would retain responsibility for ensuring that the system was maintained. They also stated that the project would be designed and operated so it would not interfere with the City's wastewater or water operations. The floating array would be anchored in a manner that allowed it to move as water levels changed. The installation would be designed to avoid puncturing or damaging any pond liners. They would also be responsible for addressing risks associated with the equipment and ensuring that the project did not impede city operations.

Mayor Olson asked how routine pond maintenance would be coordinated if the City needed access to portions of the pond covered by the floating array. The presenters explained that the City would coordinate with city staff, including City Engineer Jon Lundell and Public Works Director Jason Callaway, when access was needed. The floating panels could be shifted to another portion of the pond to allow the city to clean or maintain the exposed area. Mr. Adams stated that the cost of moving the panels for necessary maintenance could be addressed in the agreement. For example, if the City anticipated cleaning a portion of the pond every five years, the project's operating plan could account for moving the array at those intervals. The specific procedures and responsibilities would need to be detailed in the agreement. Mr. Anderson also discussed lessons learned from other floating solar projects. At one facility, the operators intentionally covered only part of the pond so they could move the floating array and maintain different areas as needed. At another site, operators had not anticipated the amount of cleaning required because birds nested on the floating structures and left droppings on the panels. The developers noted that bird activity could create an additional maintenance issue and would need to be considered in the project's operating plan.

City Manager Norm Beagley explained that Santaquin had previously examined several methods of reducing evaporation from its ponds and tanks. These methods included floating balls, discs, and other types of surface coverings. City Engineer Jon Lundell stated that the City has been evaluating ways to conserve water for more than a decade. He explained that Santaquin experiences evaporation and wind losses similar to those experienced by larger bodies of water, such as Utah Lake, which loses approximately 30 to 40 inches of water annually through evaporation. In addition to conserving water, covering the pond could help reduce algae growth. Because the city's ponds are relatively shallow, sunlight encourages algae to grow. The City currently spends approximately $5,000 to $10,000 per year treating algae to prevent it from creating sludge and operational problems in the system.

City Engineer Jon Lundell explained that floating solar could address both concerns by reducing the amount of sunlight reaching the water and reducing evaporation. He also noted that using floating solar could avoid the significant cost of purchasing and installing floating balls. One of the City's open-top tanks could require more than $1 million worth of floating balls alone, while the solar developer would provide the floating infrastructure as part of the proposed project.

Mayor Olson expressed interest in the concept and acknowledged the potential benefits of water conservation, algae reduction, energy production, and additional City revenue. City Manager Norm Beagley also noted that several operational details would need to be addressed, including access to the ponds, changes in water levels, maintenance coordination, protection of the pond liners, bird activity, and ensuring that the floating solar equipment did not interfere with the City's use of the facilities.

The Mayor stated that the Council could not formally approve the project during the presentation, but indicated that the Council appeared interested in moving forward with further consideration. The Mayor proposed placing the matter on the agenda for the next City Council meeting. The next meeting was identified as September 15. The developers were asked to prepare a proposed option easement agreement for Council review. The City Manager indicated that the agreement would need to be reviewed by the City Attorney before being presented to the Council.

The developers agreed to work with their attorney and prepare the document. They stated that they expected to provide a draft within approximately five to six days, or at least in advance of the September 15 meeting. City Manager Norm Beagley requested that the City receive the document as early as possible so members would have sufficient time to review it before the meeting. He explained that any easement agreement would need to be adopted by resolution. The developers acknowledged this requirement and agreed to prepare the necessary materials. The City Manager Norm Beagley also stated that he would distribute the proposal previously provided by the developers, which had been received late the preceding Saturday, to all Council members so they could review it

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 174 residential units have been issued building permits in the current calendar year. In comparison, 16 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2026 – June 30, 2027). We had 3 new business licenses issued in the last month.

RESOLUTIONS, & DISCUSSION & POSSIBLE ACTION ITEMS

Resolutions

5. Resolution 09-01-2026 – UDOT Statewide Utility License Agreement

City Engineer Jon Lundell explained that the agreement applies to Santaquin utilities, including water lines, pipelines, and sewer lines, located within Utah Department of Transportation rights-of-way. The agreement establishes the procedures the city must follow when inspecting, maintaining, repairing, or otherwise working on its utilities within those rights-of-way. The proposed agreement would formalize and renew the city's existing arrangement with UDOT. It is intended to ensure that Santaquin follows UDOT's permit requirements, construction standards, coordination procedures, and other applicable conditions whenever City utility work affects a UDOT roadway. Although the agreement is not directly part of the upcoming Interstate 15 interchange project, it is related because the City has water and other utility lines located within roadways that may be affected by future construction. The agreement applies to Main Street and State Route 198, including the route heading north out of town.

City Engineer Lundell provided examples of previous work that would have fallen under this type of agreement. These included emergency water line repairs near the Main Street interchange and water line repairs in front of Family Dollar. Similar future work would be coordinated under the terms of the agreement. He clarified that Santaquin will likely need to enter into additional agreements with UDOT in

connection with the Main Street interchange and I-15 reconstruction project. Those agreements may include a broader master agreement governing the construction work, along with several other agreements addressing specific aspects of the project. Those future agreements will be separate from the statewide utility license agreement under consideration. The proposed agreement is expected to remain in effect through the construction period associated with the Main Street interchange and I-15 reconstruction work.

Council Member Brian Del Rosario asked whether staff anticipated difficulties working with UDOT or any unusual challenges under the agreement. City Engineer Lundell responded that UDOT has historically been responsive in connection with utility applications and private development projects involving UDOT facilities. He reported no significant concerns based on previous experience. He also explained that emergency situations, including water line leaks, have been coordinated successfully with both the local UDOT maintenance shed personnel and UDOT's main office.

Mayor Olson asked for a Motion. Council Member Brian Del Rosario moved to approve ***Resolution 09-01-2026 – UDOT Statewide Utility License Agreement*****.** Council Member Travis Keel seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

6. Resolution 09-02-2026 - City Council Records Access

Mayor Olson explained that the resolution had been discussed by the Council several months earlier. Following that discussion, staff and the Council had worked to revise the proposal so that it would be consistent with the Utah Government Records Access and Management Act, commonly referred to as GRAMA. The revisions were also intended to avoid placing unnecessary demands on City staff, creating additional legal exposure, or increasing costs associated with records requests. The Council had received and reviewed an updated version of the resolution. One of the primary changes was an extension of the response period from two business days to five business days. The change was intended to bring the proposed response time closer to the requirements and practices established under state law.

City Attorney Brett Rich discussed the concerns he had previously raised regarding the proposed policy. Those concerns included response timing, separation-of-powers issues, records security, and the treatment of classified or confidential information. He explained that certain records cannot be disclosed regardless of whether the Council adopts a policy directing access to information. Classified, confidential, or otherwise protected records must continue to be handled in accordance with applicable law. He stated that the Council had previously tabled the resolution while these issues were examined. Since that time, he had reviewed proposed amendments and sought input from State officials, local governments, and others who work with records-access issues. City Attorney Rich reported that he had not found many governmental entities in Utah with a policy structured in the same manner as the proposal. He had identified some similar programs in other states but noted that there was limited local precedent to rely upon.

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He supported changing the response period from two business days to five business days. In his view, two business days could be too short in certain circumstances, while five business days was a more reasonable period. He compared this timeframe with GRAMA, which generally provides a ten business day response period, subject to different requirements when a request involves a matter of public interest. City Attorney Rich also discussed concerns about providing records in a searchable electronic format instead of as PDFs. He acknowledged that searchable formats can improve usability and make it easier to analyze information, but he said there may be security concerns associated with certain digital formats.

City Attorney Rich explained that some safeguards may be embedded in electronic documents to help confirm the authenticity of a record or identify the original document if questions later arise. However, he had not yet received definitive guidance regarding what specific protections should be used. Because of that uncertainty, he supported language requiring the City to apply appropriate protections before providing records in a searchable electronic format. He clarified that this language would not necessarily require the City to convert records back to PDF or prohibit searchable formats; rather, it would allow the City to apply appropriate safeguards. City Attorney Rich also expressed concern about expanding the records request process beyond the Mayor and City Manager to include department heads. He stated that allowing requests to be submitted directly to a broader group of employees could increase the likelihood that confidential or classified information would inadvertently be released. He believed that routing requests through the Mayor, City Manager, or their designated representatives would provide a greater level of review and security. The revised language reduced the number of individuals who would directly handle these requests and therefore reduced, but did not eliminate, the risk of improper disclosure.

City Attorney Brett Rich identified the potential burden on City staff as his primary remaining concern. He explained that the process could become difficult to manage if multiple Council members submitted frequent or overlapping requests. He also expressed concern that residents might use Council Members to avoid the normal GRAMA process and its associated fees. Under GRAMA, a person requesting records may be responsible for the costs of locating, reviewing, compiling, and producing the records, depending on the nature of the request. The City Attorney cautioned that someone could attempt to avoid those costs by persuading a Council Member to request the same information through the proposed Council-access process. He explained that fulfilling records requests can involve substantial staff time. Often, more than one employee must search records, review documents, identify responsive information, and ensure that protected information is not disclosed. Past requests had required significant staff and legal involvement and had resulted in considerable expense to the City. City Attorney Rich stated that if a request genuinely involved a public-interest matter as defined by GRAMA, waiving the fee may be appropriate. However, he believed that requests that did not meet that standard should generally be subject to the normal cost-recovery requirements. He cautioned that the proposed process could be abused if it became a way to avoid those fees.

Council Member Brian Del Rosario acknowledged that the revised resolution included language allowing a request to be denied if it would be unduly burdensome on City resources. City Attorney Brett Rich responded that this language could help address the concern, although determining what qualifies as "unduly burdensome" can itself be difficult. He stated that the revisions reduced the risks he had identified but did not eliminate them. Council Member Del Rosario explained that another change to the resolution addressed the distribution of information requested by a Council Member. Under the proposed process, when a Council Member requests information, the information would be made available to the other Council Members as well. The intent was to prevent information silos and ensure that all members of the Council had access to the same material. Council Member Del Rosario stated that this was an

important provision because information requested by one Council Member could be relevant to the entire Council. Making the information available to all members would promote transparency and ensure that the Council was working from the same information. The discussion also addressed accountability. It was noted that Council Members already had the ability to request information from the City Manager, department heads, and other City staff, but there was no consistent process or record showing how those requests were handled. He stated that a formal process would create a paper trail and make it possible to determine what information had been requested, how the request was handled, and whether a request had become excessive or inappropriate. They stated that this could protect both Council Members and staff by providing documentation if a resident later questioned why information had or had not been provided.

Council Member Del Rosario explained that the proposed process would not create an entirely new ability to request information. Council Members already had that ability. Instead, the resolution would formalize the process, route requests through appropriate administrative channels, and create accountability. Council had an extensive discussion regarding whether records should be provided in a searchable format and whether the language could be interpreted as requiring editable documents.

Mayor Olson expressed concern that providing editable documents could create confusion about which version was the official record. If a document were changed, intentionally or accidentally, and then distributed publicly, the altered document could be mistaken for an official city record. The City could then be required to determine what had changed, locate the original, and address any legal, audit, or public-record consequences. Mayor Olson emphasized that an accidental alteration could be enough to create problems, particularly if the modified document were later circulated publicly. He stated that the City should avoid creating additional documents that could be confused with the original record.

Council Member Brian Del Rosario clarified that the intent was not to require editable documents. The goal was to receive information in a searchable and analyzable format, particularly when dealing with financial, operational, or other data. The Council Member Del Rosario stated that PDFs can be difficult to search, analyze, or use to create charts and tables. He also explained that documents could potentially be locked or protected with passwords while still being provided in searchable formats such as Excel or PDF. Such a document could be analyzed without allowing the original file to be easily altered. Council Member Del Rosario stated that electronic files generally contain metadata showing when the file was last modified and who made changes. In his view, the risk of someone intentionally or accidentally modifying a file was not unique to the proposed resolution because electronic documents can be altered in many formats, including PDFs.

Council Member Travis Keel disagreed that the risk should be minimized. He stated that the City should not make it easy for Council Members or other recipients to alter the documents. The purpose of the proposed limitation would be to reduce the likelihood of accidental changes, particularly by individuals who may not be familiar with computer systems. Council Member Brian Del Rosario emphasized that the resolution's intended language concerned searchable electronic formats rather than editable documents. He stated that the policy was intended to help future Councils analyze information in a reasonable amount of time and make informed decisions.

A provision in the resolution was read aloud that referred to the Mayor and City Manager determining whether information should be provided in an editable form based primarily on the size of the document or the time required to produce it. Council Members agreed that this language appeared to create confusion and that the reference to an editable format should be removed or revised. Council Member Del Rosario described the desired alternative as a searchable, readable, and analyzable format that would not

necessarily allow the original file to be modified. He noted that spreadsheet formats could be protected while still supporting data analysis.

Council Member Travis Keel stated that, during his two years on the Council, he had not experienced difficulty obtaining information. He expressed concern that the resolution, as written, could encourage Council Members to become involved in day-to-day administrative operations. He stated that the Council's primary responsibilities are to legislate, approve major budget items, and support the City staff hired to manage daily operations. He expressed confidence in the staff and noted that the City has audits, internal controls, and redundancies intended to promote transparency and accountability. He was concerned that frequent or overly detailed requests could burden staff, lengthen their workdays, and create additional paperwork. He also objected to the language that appeared to require information to be provided in an editable format. Based on those concerns, he stated that he did not support the resolution as written.

Council Member Art Adcock, who stated that he had served on the Council for approximately 12 to 14 years over the previous 20 years, also opposed the resolution. He said that he had worked with numerous Mayors and City employees and had not experienced problems obtaining information. He expressed concern that the resolution could be abused or used to bypass GRAMA requirements and fees. He believed that the policy could impose an unnecessary burden on city staff and stated that he did not see a need for it.

Council Member Jeff Siddoway stated that he supported the general concept of the resolution, but wanted the language concerning editable documents removed. He said that he did not object to creating a paper trail for records requests and supported making requests available to all Council Members. He stated that a shared electronic location could be used to track requests and responses. This would allow Council Members to see the volume and nature of requests and identify whether anyone was abusing the process. He explained that he had previously been able to obtain documents from several City staff members without difficulty. Although routing requests through the City Manager could be somewhat more time-consuming than contacting department heads directly, he believed that centralized review would provide an additional layer of security and reduce the chance that staff would unintentionally provide information they were not authorized to release.

Council Member Brian Del Rosario explained that his experience had been different. He stated that he had previously encountered difficulty obtaining information that he believed should have been available, including recordings or information related to public meetings. He said that he had been told, as a Council Member, that he needed to submit a GRAMA request to obtain certain information. He stated that the process had been frustrating because he did not want to create conflict with City staff or spend time arguing over information requests. He explained that the purpose of proposing the resolution was to establish a clear process and address a problem he had personally experienced. He acknowledged that he may ask more questions than some other Council Members but stated that he had encountered legitimate issues with obtaining information. He also noted that the situation had improved since the resolution was introduced. In particular, he credited the City Manager with responding more quickly and working to ensure that Council Members received information needed to perform their duties. He stated that, regardless of whether the resolution passed, the discussion had been productive because it had highlighted different experiences among Council Members and residents. He also expressed appreciation for the Mayor's willingness to help ensure that Council Members received the information necessary to fulfill their responsibilities.

Mayor Olson thanked the Council Members and staff for their work on the proposal. He stated that the process was part of determining how the City government should operate and that the discussion could lead to further improvements, whether through revisions to the resolution or through other procedures.

Mayor Olson asked for a Motion. Council Member Brian Del Rosario moved to approve ***Resolution 09-02-2026 - City Council Records Access*.** Council Member Jeff Siddoway seconded the motion.

Councilor Adcock	No
Councilor Del Rosario	Yes
Councilor Keel	No
Councilor Mecham	No
Councilor Siddoway	Yes

The motion failed.

Discussion & Possible Action

7. Discussion & Possible Action Item - Award of Skate Park Contract

City Engineer Jon Lundell spoke to the Council considered a proposal to award the design and construction contract for the city's skate park to American Ramp Company. He explained that the skate park project had been included in the current year's approved budget. The proposal from American Ramp Company, referred to as ARC, included both the design and construction of the skate park. The proposed contract amount was approximately $570,000 and included the skate park area and a halfpipe. City Engineer Lundell presented a conceptual design and layout for the project. The design shown was not site-specific and would require additional work to determine the final placement of the elements within the selected area.

City Engineer Lundell said the skate park is proposed to be located on the north side of the existing pickleball courts. The proposed site is currently an open, undeveloped area with no significant utilities. The primary existing feature requiring consideration is the sprinkler system located near the north side of the site. He explained that the halfpipe's exact location may change as the overall site layout is finalized, but the skate park elements shown in the conceptual design would generally remain part of the project. City Engineer Lundell explained that the halfpipe could be designed to accommodate different skill levels. The proposed configuration would include sections approximately two feet, three feet, and four feet in height. American Ramp Company had agreed to provide the different-height sections at no additional cost beyond the approximately $50,000 included in the proposal for the halfpipe.

City Engineer Jon Lundell informed the Council that the American Ramp Company contract would not represent the entire cost of completing the project. Additional expenses could include geotechnical reports, landscaping, sidewalks, pedestrian connections, and other site improvements. The City would also need to coordinate the relationship between the skate park, surrounding facilities, the pickleball courts, and any future pavilion or other amenities. He noted that some funding was available through the RAP tax that had not been included in the initial budget discussion or memorandum. The City also had state grant funding that could be used for specific amenities associated with the project. Potential eligible items could include fencing, a pavilion, benches, trash receptacles, and similar improvements. City Engineer Lundell further explained that American Ramp Company might provide or recommend additional enhancements for marketing purposes after construction. These improvements would be intended to help complete the site and allow the company to photograph the finished project. The City

was not, at that time, planning to include amenities outside of the proposed site plan unless American Ramp Company proposed enhancements as part of its marketing or project participation.

Council Member Travis Keel expressed concern that the skate park would be placed in a back corner of the park and might not be sufficiently visible or accessible. City Engineer Lundell confirmed that the location was toward the back of the park and away from the main roads, but clarified that it was not entirely isolated. Lighting from the adjacent pickleball courts would spill into the area when the courts were in use.

The Mayor acknowledged the concern regarding the visibility and location of the skate park. He directed staff to consider ways to address the issue, including appropriate lighting, cameras, and other safety or security measures. The Council discussed the importance of ensuring that the area was welcoming, visible, and adequately monitored.

Council Member Art Adcock asked whether the City had already paid for the design shown in the presentation and whether approving the contract would result in paying for the same work twice. City Manager Norm Beagley clarified that the earlier design work had been exploratory and was not specific to the selected site. The previous design established a general concept showing what could be constructed within the available funding. It did not determine the final placement of the halfpipe, sidewalks, landscaping, pavilion, utilities, or other site features. The proposed contract would address the site-specific design and construction work required to lay out and build the skate park at the selected location. City Manager Beagley explained that the City still needed to determine how the various elements would fit together on the site and how the project would interact with the surrounding park facilities.

Mayor Olson asked for a Motion. Council Member Art Adcock moved to approve ***Option #1 of the Awarding of Skate Park Contract.*** Council Member Brian Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	No
Councilor Mecham	No
Councilor Siddoway	Yes

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON
ADJOURNMENT

Assistant City Manager Jason Bond

Assistant City Manager Jason Bond provided an update regarding upcoming Planning Commission matters. Three public hearings were scheduled for the following Tuesday. Two of the public hearings concerned development agreements that had been discussed by the City Council during the work session. These included the Wilson Ridge development agreement and the East Bench Stone Hollow development agreement involving Salisbury. The third public hearing concerned detached accessory dwelling units. Assistant City Manager Bond indicated that additional work was needed on the proposed ordinance to address provisions contained in recent state legislation. The ordinance would be reviewed again and revised to incorporate the additional information and perspectives received since the previous discussion.

The Planning Commission was also expected to revisit the issue of bulk fuel storage in residential zones. The matter had previously been tabled because of concerns regarding emergency preparedness and public safety. The current proposal would limit fuel storage in residential areas to 150 gallons, although the Planning Commission would consider whether a different amount should be allowed. The Fire Chief will be invited to attend the Planning Commission meeting and provide additional information regarding the public safety risks associated with storing larger quantities of fuel in residential areas. He also reported on upcoming Development Review Committee items. The Santaquin Veterinary project was expected to return to the committee. The project involves a proposed veterinary clinic in the industrial park. It had previously been tabled because the applicant needed to address red-line comments. Assistant City Manager Bond clarified that the Council had previously approved a purchase agreement involving the veterinary clinic project, but the item now before the Development Review Committee concerned the site plan and the approval of the proposed site improvements and future construction.

Assistant City Manager Jason Bond said the Sunset Ridge project was also expected to be reviewed. Sunset Ridge is a preliminary development plan located east of Maverik. The project includes a retention basin and is subject to a development agreement previously approved by the City Council. He stated that there were no other significant completed applications currently anticipated for the Development Review Committee, although additional items could be submitted before the next meeting.

Assistant City Manager Jason Bond reported that the City was beginning preparations for its October employee service and training day, identified as occurring in connection with Columbus Day. The event would include employee training in the morning, a community service project, and an opportunity for employees and their families to participate in fall activities. He stated staff was still evaluating possible service projects. The Mayor and Council were invited to submit suggestions for projects in which City employees could participate. Jason stated that he would continue providing updates as the plans developed.

City Manager Norm Beagley

City Manager Norm Beagley reported that the ULS water connection continued to operate successfully. The City was assisting with testing the system and was receiving approximately 2.5 million gallons of water per day. He described the connection as a significant benefit to Santaquin, particularly during the current year. The City had been able to help test the system without incurring costs during the current testing period. City Manager Beagley explained that costs would begin appearing in the City's budget the following year. Those costs were expected to come forward in February and November and would include two primary components. One component would function similarly to the financing or mortgage payment, while the other would cover operations, maintenance, repair, and replacement expenses.

Council Member Brian Del Rosario:

Council Member Brian Del Rosario thanked Jim Rowland with the Payson Santaquin Chamber of Commerce for attending the meeting and presenting the Chamber of Commerce report. He also provided an update regarding his participation in a Chamber of Commerce board meeting, which he attended remotely. He stated that the Chamber currently had strong board members, including several business owners who were committed to supporting and promoting Santaquin. He recognized that the Chamber's work may not always be immediately visible and that people may question whether the Chamber was directly bringing businesses into the City. Council Member Del Rosario explained that the Chamber contributes by creating an environment in which business owners feel supported, encouraged, and

recognized. He stated that the Chamber had made significant progress and that its members were working hard to support the local business community.

Council Member Brian Del Rosario also followed up on a previous discussion regarding background checks for contractors and businesses that may provide services through the City. He stated that he was still waiting for information regarding the City's process and wanted to ensure that the City had a clear procedure in place as it moved toward using outside businesses to provide programs and services. He expressed support for allowing qualified business owners to operate programs such as martial arts, dance, and similar activities when doing so could reduce the strain on city resources while continuing to provide affordable services to residents. He emphasized, however, that the City needed to ensure that appropriate safeguards and background-check procedures were in place before expanding those arrangements.

City Manager Norm Beagley acknowledged that Community Services Director Kami Ellsworth had been looking into the matter. He agreed to provide Council Member Del Rosario with an update when the review was completed.

Council Member Brian Del Rosario also asked about the current version of the City's employee handbook. He had located a version dated February and believed that some policies adopted since then might not yet be reflected in the online version. City Manager Norm Beagley clarified that the compensation change was adopted by ordinance and was part of the City code rather than the employee handbook. He also acknowledged that a cannabis-related update had been adopted on March 18 and may not have been reflected on the City website. City Manager Beagley agreed to verify the current version of the handbook and ensure that the most recent version was posted online. He also agreed to email the current version to the Council. The Council was informed that the handbook would continue to be reviewed and updated approximately every six months to one year as needed.

Council Member Art Adcock:

Council Member Art Adcock thanked Mayor Olson for the September newsletter and stated that it was well written and provided useful information to residents. He noted that September 12 would be the final myHometown event of the year. He reported that the senior programs were doing well and that the meal menus had been well received. Council Member Adcock shared an anecdote about a physical therapist who was familiar with Santaquin's senior citizen program because of the number of residents he served. He stated that the interaction demonstrated the visibility and reputation of the City's senior services.

Council Member Adcock requested an update regarding the City library. City Manager Norm Beagley reported that the carpet installed at the library had defects. A representative from the carpet company had inspected the issue, and the company was expected to provide replacement pieces and complete additional repairs to areas of the floor that could be repaired. The repair work was expected to take place after October 1. This schedule was expected to coincide with the delivery and installation of the library shelving in mid-October. City Manager Beagley stated the staff is working on the order including items such as desks and chairs and was expected to be brought to the Council for approval at the next Council meeting if the information was ready. The furniture had a shorter lead time than the shelving.

Council Member Jeff Siddoway: Had nothing to report.

Council Member Lynn Mecham: Had nothing to report.

Council Member Travis Keel:

Council Member Travis Keel reported that September was identified as National Library Card Sign-Up Month, and residents were encouraged to obtain a library card. The library was planning a Broadway Bedazzle themed evening in October. In November, the library planned to host three romance authors. The authors were expected to participate at a favorable cost because of the library's existing relationships with them. He noted that the library had paid approximately $1,000 for a single author during the previous year. Three library staff members were scheduled to attend the Utah Library Association fall conference on September 18. The conference was described as an opportunity for networking, professional development, and training. Council Member Keel said the Library Director was also scheduled to attend the Utah State Library Director Summit during the first weekend of October. The summit included the presentation of quality library awards, and he expressed hope that Santaquin would receive the recognition again.

Mayor Olson:

Mayor Olson announced that he would be out of town for the next City Council meeting on September 15. Council Member Jeff Siddoway would serve as Mayor Pro Tem and preside over the meeting in his absence.

Mayor Olson raised an issue involving a resident who had been charged for two garbage cans over a period of several years even though the resident only had one garbage can at his home. He explained that the issue arose during the City's transition to a new garbage service provider and the replacement of garbage cans. The resident had purchased the home after the previous owners had apparently ordered an additional garbage can. During the transition, the second can was either not delivered to the home or was delivered elsewhere, but the charge continued to appear on the resident's utility bill. The resident eventually compared his bill with a neighbor's bill and noticed that he was being charged more. After reviewing the matter with the Mayor and City Manager, the City determined that the resident had been paying for a service or garbage container that he had not received or used. Mayor Olson explained that garbage charges are generally passed through to the garbage provider and that the City does not make a significant profit from those charges. Nevertheless, the resident had paid a substantial amount over time and was experiencing financial difficulty while preparing for a new baby. Mayor Olson had previously offered the resident a credit on the utility account. He brought the matter to the Council because he wanted input regarding whether the credit should be increased, whether the City should provide additional compensation, and how to handle similar situations fairly in the future.

Council Members Travis Keel generally agreed that a resident should receive a credit when he or she has paid for a service that was not provided. Several Council Members supported extending or increasing the credit but expressed concern about granting a credit for the entire historical period without considering changes in rates over the years. Council Member Lynn Mecham suggested that the City could provide the resident with the additional service or garbage container for which he had paid. It was clarified that the resident did not want a second container and preferred a credit on the account. Council Member Art Adcock discussed whether the credit could be applied to the resident's entire utility bill rather than being limited to the garbage portion. Mayor Olson explained that the credit could be applied in a manner that would allow it to be used against the resident's overall City utility charges and could resolve the matter more quickly.

Council Members also discussed the need to ensure that any decision was equitable and did not create preferential treatment. Council Member Brian Del Rosario cautioned that the City should not establish an exception available only to residents who happen to know a Council Member or receive a personal

recommendation. If the City created a process for credits related to charges for services that were not provided, similarly situated residents should be treated consistently.

City Manager Norm Beagley explained that the City's ordinance generally allows the City to correct billing errors for up to 60 days. Amounts outside that period are referred to the Mayor for consideration. The Mayor explained that this matter involved a longer period and was therefore being discussed with the Council.

City Manager Norm Beagley acknowledged that the information is not displayed in the most user-friendly location because of limitations involving the utility billing and printing systems, but stated that the City had made the information available as clearly as possible.

Mayor Olson thanked the Council for their input and stated that he would consider the discussion in determining how to proceed.

CLOSED SESSION

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to enter into the closed session May be called to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State. Council Member Jeff Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The closed session began at 8:55 p.m.

Present at the closed session included Mayor Olson, City Manager Norm Beagley, Legal Counsel Brett Rich, Assistant City Manager Jason Bond, Council Member Travis Keel, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Brian Del Rosario and Council Member Art Adcock

Council Member Art Adcock moved to end the closed session and enter back into the Regular City Council Meeting. Council Member Brian Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The closed session ended, and the Regular City Council Meeting reconvened at 9:34 p.m.

DRAFT

ADJOURNMENT
Council Member Travis Keel moved to adjourn the meeting. Council Member Lynn Mecham seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The meeting was adjourned at 9:35 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder

DRAFT

Payson Santaquin Chamber of Commerce

Quarterly Report to the City Councils of Payson and Santaquin

Advancing business growth, civic partnership, and community prosperity

Prepared for:

Payson City Council
Santaquin City Council

Reporting Period: **YTD 8/31/2026**

Presented by: **Jim Rowland**

Payson, Utah • Santaquin, Utah

Item # 2.

Executive Summary

The Payson Santaquin Chamber of Commerce remains dedicated to our core mission: supporting local business success through our three pillars—Connect, Promote, and Educate. Throughout the second quarter of 2026, the Chamber drove local visibility and economic vitality through several key initiatives:

Monthly Meet & Eat Luncheons: Our signature B2B networking program continues to thrive, regularly drawing 30 to 40 business and civic leaders. These lunch meetings introduce dozens of local professionals to different member-hosted establishments each month.

Santaquin Hometown Market & Sounds of Santaquin: Partnering with Santaquin City, we successfully launched another vibrant season. This major community hub supports local entrepreneurs and acts as a powerful economic driver for small businesses.

Payson Cinco de Mayo Celebration: The Chamber hosted a community outreach booth to connect directly with residents, promote local member services, and champion local economic development.

WICP Payson Central Tech Project: The Chamber proudly participated in this landmark groundbreaking. This major development represents robust confidence in our future and a shared commitment to local, high-quality job creation.

Beyond these marquee events, the Chamber continues to deliver critical everyday value—welcoming new members, coordinating ribbon cuttings, expanding our digital directories, and advocating for a business-friendly region. We deeply appreciate the continued partnership and support of both the Payson and Santaquin City Councils as we build prosperous communities together.

Key Activities

- Monthly Meet & Eat Networking activities – attended by 30 – 40 business leaders.
- Cinco de Mayo celebration in Payson – hosted a booth.
- Santaquin Hometown Market – averaging 50+ vendor booths and 500 - 1000 people per night.

Item # 2.

By The Numbers Report

Current Membership by Category as of 8/31/26

Essential	79
Home Based	25
Bronze	30
Silver	10
Gold	11
Non-profit	9
City Partners	2
Total Members	166

Member Data 2026 YTD thru 8/31/26

New Members	31
Members Renewed	87
Members Dropped	25
Retention %	84.3

YTD Financial Report thru 6/30/26

Membership Revenue	$32,296
Non-dues Revenue	$16,452
Total Revenue	$48,748
Payroll & Contractors	$14,199
Other Expenses	$29,011
Total Expenses	$43,210
Net Revenue	$ 5,538

Looking Forward

As we head toward the end of 2026, the Chamber remains focused on delivering high-value opportunities that drive economic growth, support local entrepreneurs, and strengthen civic pride across both Payson and Santaquin. We have seen an increase in new businesses in Santaquin and reaching out as best we can to show our support. We deeply value our partnership with Santaquin's leadership and are excited to help cultivate the rapidly expanding business landscape happening within the city. Together, we look forward to ensuring Santaquin continues to be a premier place to build a business and strengthen our community.

Key milestones and initiatives on our horizon include:

Ongoing Core Programs: Our monthly Meet & Eat Luncheons will continue rotating through local business establishments, providing vital networking and educational platforms for our business leaders. Meanwhile, the current Santaquin Hometown Market season will wrap up its remaining summer dates, maintaining its role as a vibrant community hub and small business incubator.

South County Business Summit (September 24, 2026): In partnership with Spanish Fork Salem and Springville Mapleton Chambers, we are preparing a powerful business summit with several speakers focused on the topics our businesses have requested and need to help them grow and prosper. Event is held at the Spanish Fork Fairgrounds.

Garage to Great Workshop (October 22, 2026): Building on last year's highly successful event, we are organizing our next major business workshop at the Payson MTECH campus to connect local business owners with actionable growth strategies and resources.

Payson Christmas Festival (November 28, 2026): The 4th annual Small Business Saturday Christmas Festival. Highlighting over 40 local business booths, live entertainment, food trucks, supporting local Main St. businesses, contests, raffles, and a community tree lighting at 6:00. Event is held on Payson Main St. from 12:00 to 7:00 PM.

2027 Annual Awards Gala (February 4, 2027): We are excited to announce that Santaquin City's Multi-purpose room will play host to our flagship annual celebration, bringing together regional business and community leaders to honor local excellence.

Expanding the Hometown Market (Summer 2027): Looking ahead to next season, the Chamber is actively collaborating with community partners to bring a recurring Hometown Market to Payson while continuing our successful events in Santaquin. Our vision is to run alternating, high-energy community marketplaces in both cities—showcasing local artisans, agriculture, and live entertainment while creating a powerful footprint for small business success.

Beyond events, the Chamber remains committed to supporting economic development initiatives in both Payson and Santaquin. We continue to work closely with city leaders, economic development staff, business owners, and community organizations to recruit new businesses, support business retention and expansion, promote entrepreneurship, celebrate new investments through ribbon cuttings and groundbreaking ceremonies, and connect businesses with the resources they need to succeed. By serving as a collaborative partner between the public and private sectors, the Chamber plays an active role in helping businesses thrive, strengthening the local economy, and ensuring that both communities remain attractive places to live, work, invest, and do business.

SANTAQUIN CITY CORPORATION
Check Register
CHECKING - ZIONS - 08/29/2026 to 09/11/2026

Payee Name:	Payment Date:	Amount:	Description:	Ledger Account:
ARMSTRONG, NATHEN	9/10/2026	$24.17	Headlight Bulb for Police Vehicle	1054250 - EQUIPMENT MAINTENANCE
AT&T MOBILITY	9/3/2026	$338.58	Cell phone and Tablet Services	7657280 - TELEPHONE
AT&T MOBILITY	9/3/2026	$25.83	Tablets	5140280 - TELEPHONE
AT&T MOBILITY	9/3/2026	$25.83	Tablets	5440280 - TELEPHONE
		$390.24		
AUTHORIZE.NET	9/2/2026	$45.00	Gateway Fee for Credit Card Transactions	6740650 - CREDIT CARD FEES
AUTOZONE PARTS	9/10/2026	$36.62	PW60 Transmission Fluid	1060250 - EQUIPMENT MAINTENANCE
AUTOZONE PARTS	9/10/2026	$73.24	PW60 Trans Fluid	1060250 - EQUIPMENT MAINTENANCE
		$109.86		
BIRRELL BOTTLING COMPANY	9/10/2026	$206.25	Breakroom Supplies	1043240 - SUPPLIES
BLOMQUIST HALE CONSULTING	9/10/2026	$580.64	Employee Assistance Program	1022506 - EAP
BLUE STAKES OF UTAH 811	9/3/2026	$47.00	Blue Stakes	5440210 - BOOKS, SUBSCRIPTIONS & MEMBERS
BLUE STAKES OF UTAH 811	9/3/2026	$94.00	Blue Stakes	5140210 - BOOKS, SUBSCRIPTIONS & MEMBERS
BLUE STAKES OF UTAH 811	9/3/2026	$94.00	Blue Stakes	5240210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
		$235.00		
BLUELINE BACKGROUND SCREEN	9/3/2026	$47.00	Pre-employment Drug Testing	1043310 - PROFESSIONAL & TECHNICAL
BODIE SMITH DBA SS CUSTOMS LLC	9/10/2026	$2,336.63	Body Repair on PW63 for Public Works	1022561 - INSURANCE CLAIMS - VEHICLES
BONNEVILLE INDUSTRIAL SUPPLY DBA DIAMOND L DESIGNS	9/3/2026	$48.00	Ruiz Patches on shirts	1054240 - SUPPLIES
BRADY INDUSTRIES OF UTAH, LLC, A BRADYPLUS COMPANY	9/3/2026	$620.34	Building Supplies-Mats	1051240 - SUPPLIES
BRADY INDUSTRIES OF UTAH, LLC, A BRADYPLUS COMPANY	9/10/2026	$401.66	Building Supplies	1051240 - SUPPLIES
		$1,022.00		
BUFFO'S TERMITE & PEST CONTROL	9/3/2026	$38.00	Monthly Pest Control-268 E 610 S Snack Shack	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
BUFFO'S TERMITE & PEST CONTROL	9/3/2026	$38.00	Monthly Pest Control-25 S 400 W Snack Shack	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
BUFFO'S TERMITE & PEST CONTROL	9/3/2026	$165.00	Buffo's Burrow X Treatment	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
BUFFO'S TERMITE & PEST CONTROL	9/3/2026	$188.00	Buffo's-Harvest View Soccer Fields-Equipment replaced	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		$429.00		
CARQUEST AUTO PARTS STORES	9/3/2026	$218.23	Tender Repair	7657700 - WILDLAND FIRE RES EXPENDITURES
CENTRACOM INTERACTIVE	9/10/2026	$4,493.05	Telephone & Internet Services	4340240 - TELEPHONE & INTERNET
CENTURY EQUIPMENT COMP	9/3/2026	$62.23	PW70 Backhoe Repair	5240250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	9/3/2026	$62.25	PW70 Backhoe Repair	1060250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	9/3/2026	$62.25	PW70 Backhoe Repair	1070250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	9/3/2026	$62.25	PW70 Backhoe Repair	5140250 - EQUIPMENT MAINTENANCE
		$248.98		
CHEMTECH-FORD, LLC	9/3/2026	$32.00	Chlorinator Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, LLC	9/10/2026	$160.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS

CHEMTECH-FORD, LLC	9/10/2026	$173.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
		$365.00		
CHILD SUPPORT SERVICES/ORS	9/11/2026	$170.31	Child/Spousal Support	1022420 - GARNISHMENTS
CHILD SUPPORT SERVICES/ORS	9/11/2026	$1,753.85	Child/Spousal Support	1022420 - GARNISHMENTS
		$1,924.16		
CLAY FRANDSEN - COMPLETE EVALUTATIONS, DBA SANDSTONE PSYCHOLOGY	9/10/2026	$100.00	1 Hr Therapy Session 8/28/2026	1054311 - PROFESSIONAL & TECHNICAL
CLEAN SLATE LAUNDRY SOLUTIONS LLC DBA NEBO LAUNDRY AND DRY CLEANING	9/3/2026	$46.00	Dry Cleaning 8 shirts, Rod Hurst	1054240 - SUPPLIES
CONSTITUTION STATE SERVICES	9/10/2026	$171.74	Sales Tax Reimbursement on PW63 Repair	1022561 - INSURANCE CLAIMS - VEHICLES
CORPORATE TRADITIONS	9/3/2026	$445.00	Community Services - Orchard Days Appreciation	1043480 - EMPLOYEE RECOGNITIONS
CORPORATE TRADITIONS	9/3/2026	$180.00	September Birthdays	1043480 - EMPLOYEE RECOGNITIONS
		$625.00		
CRESCENT ELECTRIC SUPPLY COMPANY	9/10/2026	$136.50	Blower 5 Repair	5240550 - WRF - EQUIPMENT MAINTENANCE
CRESCENT ELECTRIC SUPPLY COMPANY	9/10/2026	$2,817.14	WRF Phase 3 Upgrade	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
		$2,953.64		
CUSTOM SIGNWORKS, LLC	9/3/2026	$335.00	Banners for Orchard Days	6240245 - ORCHARD DAYS MISCELLENOUS
CYBER SERVE	9/2/2026	$545.77	Credit Card Admin Fees	6740650 - CREDIT CARD FEES
DAVID OR DEMI KEEL	9/10/2026	$100.00	Marriage of Employee Child	1022375 - EMPLOYEE SIGNIFICANT EVENT FUN
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$72.52	Fuel - Administration	1043260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$119.87	Fuel - Engineering	1048260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$243.47	Fuel - Community Services	6740260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$258.30	Fuel - Public Works	5440260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$324.82	Fuel - Building Inspection	1068260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$361.30	Fuel - EMS	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$377.17	Fuel - Public Works	1060260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$377.17	Fuel - Public Works	1070260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$377.17	Fuel - Public Works	1077260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$420.60	Fuel - Public Works	5240260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$452.60	Fuel - Public Works	5140260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$3,940.76	Fuel - Fire	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	9/10/2026	$8,331.61	Fuel - Police	1054260 - FUEL
		$15,657.36		
DYKMAN ELECTRICAL INC	9/3/2026	$13,007.87	VFD'S for Reclaimed water building	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
EFTPS	9/1/2026	$1,709.92	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	9/1/2026	$5,801.16	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	9/1/2026	$7,311.52	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	9/1/2026	$6,830.10	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	9/1/2026	$19,755.76	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	9/1/2026	$29,204.48	Social Security Tax	1022210 - FICA PAYABLE
		$70,612.94		
ENBRIDGE GAS UT WY ID	9/3/2026	$7.16	200 S 400 W	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$7.16	98 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$14.11	188 S Center	1051270 - UTILITIES

ENBRIDGE GAS UT WY ID	9/3/2026	$19.35	45 W 100 S	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$22.00	1215 N CENTER	5240500 - WRF - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$22.39	1205 N Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$44.02	275 W Main St	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$52.93	110 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	9/3/2026	$11.13	198 S 400 W-New Rec Building	1051270 - UTILITIES
		$200.25		
EUROFINS EATON ANALYTICAL, LLC	9/3/2026	$675.00	UT PFAS Compliance	5140310 - PROFESSIONAL & TECHNICAL SVCS
FIREFIGHTER SUPPLY CO.	9/10/2026	$726.18	PPE Boots	7657741 - FIRE - PPE ROTATION
FLEETPRIDE	9/3/2026	$22.72	Supplies-Tarp Bearing for PW58	5240240 - SUPPLIES
GUNTHERS HEATING, COOLING, PLUMBING & SOLAR	9/3/2026	$946.50	City Hall-Gunther's Service Contract	1051300 - BUILDINGS & GROUND MAINTENANCE
HEALTH EQUITY INC,	8/31/2026	$19.60	Admin Fees - Employee Pd FSA	1043310 - PROFESSIONAL & TECHNICAL
HEALTH EQUITY INC,	8/31/2026	$83.34	HSA Contribution - Surviving Spouse - Hooser - August 2026	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
HEALTH EQUITY INC,	8/31/2026	$11,911.38	Employee & Employer Contrbutions - August 2026	1022503 - HSA
		$12,014.32		
HUNTER, CLINT	9/10/2026	$18.00	Boots-C Hunter	5440350 - SAFETY & PPE
HUNTER, CLINT	9/10/2026	$30.00	Boots-C Hunter	1060350 - SAFETY & PPE
HUNTER, CLINT	9/10/2026	$30.00	Boots-C Hunter	1070350 - SAFETY - PPE
HUNTER, CLINT	9/10/2026	$36.00	Boots-C Hunter	5140350 - SAFETY & PPE
HUNTER, CLINT	9/10/2026	$36.00	Boots-C Hunter	5240350 - SAFETY & PPE
		$150.00		
INGRAM BOOK GROUP	9/10/2026	$20.99	Library Services - CLEF Grant	7240600 - LIBRARY-CLEF FUNDS (STATE GRANT)
INGRAM BOOK GROUP	9/10/2026	$1,359.49	Books - CLEF Grant	7240600 - LIBRARY-CLEF FUNDS (STATE GRANT)
		$1,380.48		
INTERMOUNTAIN FARMERS, INC.	9/10/2026	$480.00	Harvest View-Paint for Ballfields	1070310 - BALLFIELD MAINTENANCE
ISOLVED, INC.	9/10/2026	$384.00	Application & Hiring Software	4340500 - SOFTWARE EXPENSE
J. LYNE ROBERTS AND SONS INC.	9/3/2026	$235,486.72	JLR progress payment of ULS PRV	5440750.001 - ULS PIPELINE CONNECTION
JACKMAN, COURTNEY *	9/3/2026	$28.44	Refund: 5317722 - JACKMAN, COURTNEY *	5113110 - ACCOUNTS RECEIVABLE
JEFFERSON, OFFICER CLAYTON	9/3/2026	$89.57	N-Ear PTT Mic, Jefferson	1054240 - SUPPLIES
JEFFERSON, OFFICER CLAYTON	9/3/2026	$477.21	Jefferson tac boots and duty belt	1054240 - SUPPLIES
		$566.78		
JOHN H. JACOBS, P.C.	9/3/2026	$1,641.62	Public Defender Services	1042332 - LEGAL - PUBLIC DEFENDER
KILNER, MARK	9/10/2026	$150.00	EMS Instructor Class Kilner	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
LACEY KEEL DBA ICON CHEER GROUP, LLC	9/10/2026	$9,079.20	Cheer Contract pay	6840812 - CHEER
M&M ATHLETIC SUPPLY, LLC DBA ROSS ATHLETIC SUPPLY COMPANY	9/10/2026	$6,300.53	Tumble Track New Rec Building	6640720 - RAP TAX EXPENSE
MACLENNAN ENTERPRISES INC. DBA JUMPTOWN	9/3/2026	$918.87	Hometown Market Supplies	6640720 - RAP TAX EXPENSE
MERRITT EGNAR LAW, PLLC	9/11/2026	$1,313.06	Garnishment	1022420 - GARNISHMENTS

MOUNTAINLAND SUPPLY	9/10/2026	$931.29	Meters and Gaskets	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	9/10/2026	$1,862.56	Meters and Gaskets	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	9/10/2026	$1,862.56	Meters and Gaskets	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	9/10/2026	$395.54	8 Sewer Y-Pipe and 90 Bend Pipe for repair on Harvest View	5240240 - SUPPLIES
		$5,051.95		
MT. NEBO WATER AGENCY	9/10/2026	$1,550.00	Mt Nebo Agency Project Assessment	5140311 - MT. NEBO WATER STUDY PARTICIPATION
MT. NEBO WATER AGENCY	9/10/2026	$1,550.00	Mt Nebo Agency Project Assessment	5440311 - MT. NEBO WATER STUDY PARTICIPATION
		$3,100.00		
MURDOCK FORD	9/10/2026	$234.77	Lloyd Vehicle Tire Replacement	1054250 - EQUIPMENT MAINTENANCE
MURDOCK FORD	9/10/2026	$300.00	Tourqe Converter BC Truck Repairs	7657250 - FIRE - EQUIPMENT MAINTENANCE
		$534.77		
OIL CHANGERS	9/3/2026	$242.65	Oil Changes Lloyd/Ruiz Vehicles	1054250 - EQUIPMENT MAINTENANCE
OLD PIONEER PRESS	9/3/2026	$680.00	Rodeo Day Sheets	6240260 - RODEO EXPENSE
ON HILL EVENTS	9/3/2026	$663.57	Timing for Orchard Days 5K Race	6240245 - ORCHARD DAYS MISCELLENOUS
OVERDRIVE, INC.	9/10/2026	$1,989.40	Subscription for Library	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
PAISLEY TERRY	9/10/2026	$20.00	Gas for Parade	6440100 - FLOAT EXPENSES
PAY PLUS	9/9/2026	$3.89	MEDICARE - ACH TRANSACTION FEES	7657211 - EMS BILLING SERVICES EXPENSE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$85.53	PW12 Brake Repair	5440250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$142.55	PW12 Brake Repair	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$142.55	PW12 Brake Repair	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$171.06	PW12 Brake Repair	5140250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$171.06	PW12 Brake Repair	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$35.99	Truck Repairs	6740250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$40.44	Brake Cleaner	5140240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$163.14	PW12 Brake Repair-Caliper	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	$41.99	PW71 Backhoe Repair-Switch	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	9/10/2026	-$84.00	Core Return for PW12	5240250 - EQUIPMENT MAINTENANCE
		$910.31		
PAYSON CITY SOLID WASTE	9/3/2026	$7,490.47	Tipping Fees	5240530 - WRF - SOLID WASTE DISPOSAL
PRINCIPAL LIFE INSURANCE COMPANY	9/3/2026	$9.70	Vision Premium - Surviving Spouse Hooser - Sept 2026	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
PRINCIPAL LIFE INSURANCE COMPANY	9/3/2026	$47.36	Dental Premium - Surviving Spouse Hooser - Sept 2026	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
PRINCIPAL LIFE INSURANCE COMPANY	9/3/2026	$806.72	Vision Premiums - Sept 2026	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	9/3/2026	$7,091.13	Dental Premiums - Sept 2026	1022501 - DENTAL
		$7,954.91		
ROCK MOUNTAIN TECHNOLOGY	9/3/2026	$1,169.70	Additional Monthly Service Contract	4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 58 ARENACONCE CONTRACT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 67 SR PKWY SOCCER FIELD SITE CONTRACT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 74 CONTRACT METERED STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 76 CULINARY PUMPSITE	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 80 SR SPORTS/FOOD COURT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 82 SR PI BOOSTER PUMP	5440273 - UTILITIES

ROCKY MOUNTAIN POWER	9/3/2026	$0.01	ITEM 86 CITY HALL CONTRACT	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$9.76	ITEM 116 391 S 1200 E STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$9.89	ITEM 23 BALL PARK LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$11.43	ITEM 65 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$11.79	ITEM 16 CITY PARK ORCHARD LANE	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$12.18	ITEM 72 SR PKWY STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$12.30	ITEM 30 STREETLIGHT PEDESTAL	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$13.45	ITEM 104 815 S HORIZON LOOP	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$13.45	ITEM 105 FOOTHILL SPRINKLERS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$15.16	ITEM 124 961 N 120 E STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$18.24	ITEM 92 ARENACONCE SPRINKLER/RV PEDESTALS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$18.24	ITEM 94 GENERAL SVC POND/PUMP	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$18.33	ITEM 50 LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$18.85	ITEM 97 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$19.38	ITEM 121 730 S TANNER RD STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$19.57	ITEM 29 SPRINKLING SYSTEM	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$20.64	ITEM 119 272 W 500 N STREETLIGHT	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$20.82	ITEM 40 VETERANS MONUMENT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$20.87	ITEM 98 EAST SIDE PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$21.68	ITEM 13 BOWERY	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$21.72	ITEM 117 559 W EMPRESS ST STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$23.44	ITEM 118 959 N 200 E STREETLIGHT	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$23.70	ITEM 120 904 S TANNER RD STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$30.85	ITEM 17 49 E MAIN AREA LIGHT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$32.67	ITEM 43 #SIGN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$34.76	ITEM 85 RESTROOM CENTENNIAL PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$35.16	ITEM 46 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$37.35	ITEM 112 200 N SUMMIT RIDGE PKWY	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$37.71	ITEM 49 NORTH PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$38.79	ITEM 91 ARENACONCE ANNOUNCERS/RV PEDESTAL	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$41.40	ITEM 71 LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$41.82	ITEM 122 1230 S WEST VIEW DR STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$43.66	ITEM 18 49 E MAIN PARK LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$44.40	ITEM 113 268 E 610 S BASEBALL FIELD LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$45.98	ITEM 95 CITY CENTER	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$49.58	ITEM 78 LIGHTING STRONG BOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$52.88	ITEM 101 CITY PARK	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$62.77	ITEM 99 400 EAST MAIN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$66.54	ITEM 21 BALL PARK CONCESSION STAND	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$66.68	ITEM 20 SUNSET TRAILS PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$110.22	ITEM 111 SEWER LIFT OPERTATION SITE	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$132.82	ITEM 123 60 E MAIN ST STREETLIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$136.29	ITEM 110 268 E 610 S BASEBALL FIELD LIGHTING	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$136.53	ITEM 96 1005 S CENTER CHLORINATOR	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$157.30	ITEM 66 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$160.13	ITEM 79 GENERAL SVC PUMPSTATION	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$280.29	ITEM 60 ARENACONCE UPGRADE	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$416.14	ITEM 93 REC CENTER PERM SVC FOR REMODEL	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$452.80	ITEM 27 COMMERCIAL LIBRARY	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$468.62	ITEM 84 SR SPORTS COURT FOOD STAND	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$473.86	ITEM 83 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$703.52	ITEM 1 SPLIT 910 E 70 N CULINARY WELL	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$703.52	ITEM 1 SPLIT 910 E 70 N CULINARY WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$1,221.00	ITEM 25 GOVERNMENT BUILDING 275 W MAIN	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$2,275.78	ITEM 68 SR PKWY SOCCER FIELD LIGHTING	1070270 - UTILITIES

ROCKY MOUNTAIN POWER	9/3/2026	$3,782.95	ITEM 89 SR BOOSTER PUMP	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$3,830.70	ITEMS 32,33,35,36,37,38	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	9/3/2026	$3,904.09	ITEM 4 SPLIT 190 E 400 S	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$3,904.09	ITEM 4 SPLIT 190 E 400 S NEW CULINARY WELL	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$4,465.30	ITEM 3 CITY OWNED WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$4,900.79	ITEM 88 CITY HALL	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$5,343.61	ITEM 7 PUMP VAULT	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$6,121.32	ITEM 48 HAYFIELD PUMP	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$6,719.56	ITEM 2 SPLIT 3 N SR PKWY WATER PUMP	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	9/3/2026	$6,719.57	ITEM 2 SPLIT 3 N SR PKWY WATER PUMP	5140273 - UTILITIES
		$58,658.76		
RYDER FENTON DBA OBSIDIAN IMAGE	9/10/2026	$490.22	Window Tint/Bedrooms	4140707 - PUBLIC SAFETY BUILDING REMODEL
SAM'S CLUB	9/10/2026	$15.01	ACCIDENTAL EMPLOYEE PURCHASE REIMBURSED	1038900 - SUNDRY REVENUES
SAM'S CLUB	9/10/2026	$37.45	SENIORS SUPPLIES	7540240 - SUPPLIES
SAM'S CLUB	9/10/2026	$38.94	KLEENEX, FEBREEZE PASSPORT	1043240 - SUPPLIES
SAM'S CLUB	9/10/2026	$84.05	PD-SPOUSE B.DAY GIFTS	1054240 - SUPPLIES
SAM'S CLUB	9/10/2026	$94.83	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$122.91	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$148.75	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$168.32	EMPLOYEE SUMMER BBQ	1043483 - EMPLOYEE ENGAGEMENT
SAM'S CLUB	9/10/2026	$242.86	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$244.59	EMPLOYEE SUMMER BBQ	1043483 - EMPLOYEE ENGAGEMENT
SAM'S CLUB	9/10/2026	$355.51	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$368.18	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	9/10/2026	$1,527.35	SENIOR LUNCH	7540480 - FOOD
		$3,448.75		
SANTAQUIN CITY UTILITIES	9/3/2026	$100.00	Utility Assistance Program	5221600 - SEWER FUND DONATIONS
SANTAQUIN CITY UTILITIES	9/11/2026	$365.00	Utilities	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	9/11/2026	$65.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	9/11/2026	$525.00	Utilities	1022350 - UTILITIES PAYABLE
		$1,055.00		
SANTAQUIN MARKET ACE	9/10/2026	$21.52	PW87 Telehandler Maint.	1070250 - EQUIPMENT MAINTENANCE
SANTAQUIN MARKET ACE	9/10/2026	$21.52	PW87 Telehandler Maint.	5140250 - EQUIPMENT MAINTENANCE
SANTAQUIN MARKET ACE	9/10/2026	$20.67	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$6.12	M1 Bagger Repair	1077250 - EQUIPMENT MAINTENANCE
SANTAQUIN MARKET ACE	9/10/2026	$71.99	Shelves for new Rec Building	1051240 - SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$5.58	PW87 Repair	1060250 - EQUIPMENT MAINTENANCE
SANTAQUIN MARKET ACE	9/10/2026	$2.10	Fasteners	6740240 - SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$12.58	Supplies for PW70	1060240 - SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$41.35	Supplies	5140240 - SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$10.79	Misc Hardware for the station	7657240 - FIRE - SUPPLIES
SANTAQUIN MARKET ACE	9/10/2026	$5.93	Paint for PW58	5240240 - SUPPLIES
		$220.15		
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$19.92	Block Ice for Rodeo	6240260 - RODEO EXPENSE
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$15.98	Senior Lunch	7540480 - FOOD
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$47.09	Senior Lunch	7540480 - FOOD
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$12.36	Senior Lunch	7540480 - FOOD
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$2.38	Teen Book Club	7240320 - PROGRAMS
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$36.51	Supplies	7240240 - SUPPLIES
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$40.18	Senior Lunch	7540480 - FOOD

SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$28.98	Sucker for Tumbling	6840807 - TUMBLING
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$14.99	Rodeo	6240245 - ORCHARD DAYS MISCELLENOUS
SANTAQUIN MARKET, INC. DBA MACEY'S	9/10/2026	$64.80	Rodeo	6240260 - RODEO EXPENSE
		$283.19		
SELECTHEALTH, INC	9/11/2026	$576.82	Health Insurance Premium - Sept 2026 - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
SELECTHEALTH, INC	9/11/2026	$80,786.38	Health Insurance Premiums - Sept 2026	1022500 - HEALTH INSURANCE
		$81,363.20		
SENSINGER, JAMIE	9/10/2026	$150.81	Royalty Dresses	6440605 - DRESS EXPENSE
SHRED-IT US JV LLC	9/10/2026	$142.96	Paper Shredding Services	1043310 - PROFESSIONAL & TECHNICAL
SIDDONS MARTIN EMERGENCY GROUP LLC	9/10/2026	$1,000.00	Switches for Engine	7657250 - FIRE - EQUIPMENT MAINTENANCE
SKAGGS PUBLIC SAFETY UNIFORM	9/10/2026	-$206.96	Return Credit for Pastor's Boots	1054240 - SUPPLIES
SKAGGS PUBLIC SAFETY UNIFORM	9/10/2026	$206.96	Diego Pastor Boots	1054240 - SUPPLIES
SKAGGS PUBLIC SAFETY UNIFORM	9/10/2026	$453.40	Kyle Clark Uniform Order	1054240 - SUPPLIES
		$453.40		
SOUTH UTAH VALLEY MUNICIPAL WATER ASSOCIATION	9/10/2026	$2,194.01	SUVMWA Assessment	5440253 - WATER ASSESSMENTS
SOUTH UTAH VALLEY SOLID WASTE DISTRICT	9/3/2026	$4,352.25	Recycle	1062312 - RECYCLING PICKUP CHARGES
SOUTH UTAH VALLEY SOLID WASTE DISTRICT	9/3/2026	$16,433.50	Trash	1062311 - WASTE PICKUP CHARGES
		$20,785.75		
STAPLES	9/10/2026	$59.96	Office Supples	1043240 - SUPPLIES
STAPLES	9/10/2026	$7.83	Rubber bands	1043240 - SUPPLIES
		$67.79		
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Adams	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Blancas	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Bybee	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Calihua	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Carter	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Chapman	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$18.00	Public Defender Service - Cook	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$18.00	Public Defender Service - Cook	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Durrant	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Erickson	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Garrett	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Greenhalgh	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Heaton	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Jensen	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Ledward	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Ledward	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Mendoza - Trujillo	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Miller	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$18.00	Public Defender Service - Prescott	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$84.00	Public Defender Service - Retamal	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Reyes	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$84.00	Public Defender Service - Smith	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Solorio	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$144.00	Public Defender Service - Tanner	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$18.00	Public Defender Service - Torres	1042332 - LEGAL - PUBLIC DEFENDER

STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Wahlberg	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$18.00	Public Defender Service - Wilkey	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$96.00	Public Defender Service - Wilkey	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	9/10/2026	$48.00	Public Defender Service - Wood	1042332 - LEGAL - PUBLIC DEFENDER
		$1,890.00		
TOWN OF GENOLA	9/10/2026	$1,751.22	Genola Court Fines	1022430 - COURT FINES AND FORFEITURES
TOWN OF GOSHEN	9/10/2026	$326.25	Goshen Court Fines	1022430 - COURT FINES AND FORFEITURES
TREVOR PALMER DBA LIFT AND LEVEL CONCRETE LLC	9/10/2026	$11,224.00	Sidewalk Repairs and Lifts	1060495 - SIDEWALK REPAIR & REPLACE
TRYON, ERIK	9/10/2026	$2,210.87	Martial Arts Contract Pay	6840809 - MARTIAL ARTS
UTAH COUNTY HEALTH DEPARTMENT	9/10/2026	$288.00	Hep A/B Vaccine for Richard Bettis and Elijah Quintana	5240240 - SUPPLIES
UTAH COUNTY LODGE #31	9/11/2026	$420.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH LEAGUE OF CITIES & TOWNS	9/10/2026	$415.00	ULCT Annual Conference Council Member	1041230 - EDUCATION, TRAINING & TRAVEL
UTAH OFFICE OF VICTIMS OF CRIME	9/10/2026	$100.00	Restitution - Case #241500079	1022430 - COURT FINES AND FORFEITURES
UTAH STATE RETIREMENT	9/10/2026	$602.78	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$5,858.22	State Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$55.74	457b Loan Repayment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	9/10/2026	$290.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$373.46	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	9/10/2026	$392.78	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$834.12	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$1,229.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$2,323.23		457 1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$5,072.12	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	9/10/2026	$26,363.06	State Retirement	1022300 - RETIREMENT PAYABLE
		$43,394.51		
UTAH STATE TAX COMMISSION	9/1/2026	$2,136.63	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	9/1/2026	$8,226.51	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	9/1/2026	$2,583.58	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	9/1/2026	$8,576.64	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
		$21,523.36		
UTAH STATE TREASURER	9/10/2026	$5,053.43	Santaquin Court Fines	1042610 - STATE RESTITUTION
UTAH VALLEY HOME BUILDERS ASSOCIATION	9/3/2026	$288.00	Annual Dues for UVHBA	1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP
VANCON, INC	9/3/2026	$1,253,600.10	VanCon progress payment for WRF phase 3 upgrade	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
VELASQUEZ, VICTOR *	9/3/2026	$6.37	Refund: 912055 - VELASQUEZ, VICTOR *	5113110 - ACCOUNTS RECEIVABLE
VERIZON WIRELESS	9/3/2026	$515.84	PD Phones	1054280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$740.27	PD Jetpacks	1054340 - CENTRAL DISPATCH FEES
VERIZON WIRELESS	9/3/2026	$127.77	Fire/EMS Telephone	7657280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$100.04	Comm Dev Jetpacks	1068280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$40.01	GPS Data Collector	1048280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$362.23	Public Works PI Monitors	5140240 - SUPPLIES

VERIZON WIRELESS	9/3/2026	$39.68	Gregg Hiatt Phone	5240280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$39.68	Recreation Sports Phone	6140280 - TELEPHONE
VERIZON WIRELESS	9/3/2026	$39.68	Stephanie Christensen Phone	1043280 - TELEPHONE
		$2,005.20		
WILKINSON SUPPLY	9/3/2026	$26,324.25	New Lawnmower w/Bagger	4241060 - EQUIPMENT PURCHASES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$53.45	Energy Surcharge (Recycle Cans)	1062311 - WASTE PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$283.17	Dumpster Pickup Charges	1062311 - WASTE PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$820.50	Energy Surcharge (Garbage 2nd Cans)	1062311 - WASTE PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$1,547.25	Energy Surcharge (Recycle Cans)	1062312 - RECYCLING PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$4,356.24	Energy Surcharge (Garbage 1st Cans)	1062311 - WASTE PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$5,087.10	Garbage Pickup Service (1641 2nd Cans)	1062311 - WASTE PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$9,635.21	Recycle Pickup Services (2063 Cans)	1062312 - RECYCLING PICKUP CHARGES
WM CORPORATE SERVICES, INC. DBA WASTE MANAGEMENT OF UTAH, INC.	9/3/2026	$28,108.12	Garbage Pickup Service (5186 1st Cans)	1062311 - WASTE PICKUP CHARGES
		$49,891.04		
TOTAL:		**$2,010,180.41**		

RESOLUTION 09-03-2026

A RESOLUTION APPROVING LAND ACQUISITION AND A DEVELOPMENT AGREEMENT BETWEEN SANTAQUIN CITY AND SALISBURY LAND, LLC AND SALISBURY DEVELOPERS, INC

WHEREAS, Salisbury Land, LLC and Salisbury Developers, Inc own approximately 7.36 acres of property (Parcel # 32:009:0083, # 32:009:0084, # 32:040:0067 and Parcel # 32:040:0068) located at approximately 320 South Redrock Drive and at approximately1250 East 100 South, respectively, in Santaquin; and

WHEREAS, owners of the properties desire to develop portions of their property and Santaquin City has a need for land to maintain and construct facilities that would mitigate flood water and debris flows and to provide access to other City public facility and private properties; and

WHEREAS, the Santaquin City Planning Commission held a public hearing in a public meeting on September 8, 2026, and they provided a recommendation to the City Council regarding the aspects of the proposed the development agreement that would be exceptions from Santaquin City Code; and

WHEREAS, Salisbury Land, LLC, Salisbury Development, Inc. and Santaquin City have negotiated terms for the property acquisition and development of the properties in a development agreement; and

WHEREAS, the Santaquin City Council desires to approve the property acquisition and development agreement.

NOW THERFORE, be it resolved by the Santaquin City Council as follows**:**

> **SECTION 1:** The attached documents represent the property acquisition and Development Agreement with Salisbury Land, LLC, Salisbury Development, Inc. and Santaquin City.
>
> **SECTION 2:** This Resolution shall become effective upon passage.

Approved on this 15th day of September, 2026.

City of Santaquin,

_____
Jeff Siddoway, Mayor Pro Tempore

Councilmember Art Adcock	Voted ___
Councilmember Brian Del Rosario	Voted ___
Councilmember Travis Keel	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___

ATTEST:

_____
Stephanie Chrsitensen, City Recorder

DEVELOPMENT AGREEMENT
FOR
PROPERTY ACQUISITION AND
STONE HOLLOW AT SUMMIT RIDGE PLAT K DEVELOPMENT

September 15, 2026

WHEN RECORDED, RETURN TO:

SANTAQUIN CITY RECORDER
110 SOUTH CENTER STREET
SANTAQUIN, UTAH 84655

DEVELOPMENT AGREEMENT FOR PROPERTY ACQUISITION AND STONE HOLLOW PLAT K DEVELOPMENT

THIS DEVELOPMENT AGREEMENT is made and entered into as of the 15th day of September, 2026, by and among Santaquin City, a Utah municipality and Salisbury Developers, Inc., a Utah Corporation ("Developer") and Salisbury Land, LLC, a Utah Limited Liability Company ("Owner").

RECITALS

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns certain real property located in Santaquin, Utah, referred to as "Stone Hollow at Summit Ridge Plat K" and more particularly described in Exhibit "A" hereto (the "Property"). Developer desires to develop the Property for single-family residential lots consistent with adjacent residential lots and City infrastructure previously constructed by Developer.

C. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Concept Plan and consistent with adjacent residential lots and utilizing City infrastructure previously constructed by Developer.

D. Owner owns certain real property located in Santaquin, Utah, as particularly described in Exhibit "C" hereto (the "Property II").

E. The Parties acknowledge that development of the Property pursuant to this Agreement and the dedication of a portion of the Property II will result in significant planning benefits to the

City and its residents by, among other things, requiring orderly development of the Property and increasing safety and protection of residents based on improvements to be constructed on the Property and the Dedicated Property.

F. The Parties recognize that significant infrastructure has already been installed by the Developer adjacent to the Property. The Parties further recognize that any need to remove said infrastructure and reinstall new infrastructure with significant changes would disrupt traffic flow, connectivity, and would be a major inconvenience to the residents in the area.

G. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

H. This Agreement conforms with the intent of the City's General Plan and the City's Storm Drain Master Plan.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Owner, and Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits "A" - "D" are hereby incorporated into this Agreement.

1.2. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 *et seq*.

1.2.2. **Agreement** means this Development Agreement and any amendments thereto, including all of its Exhibits.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of all of the development on the entire Project in accordance with the approved plans.

1.2.5. **City** means Santaquin City, a Utah municipality.

1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for all or part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.2.8. **City's Vested Laws** means Titles 10 and 11 of the Santaquin City Code in effect as of the date of this Agreement.

1.2.9. **Concept Plan** means the plan for the development of the Property, a copy of which is attached hereto as Exhibit "B."

1.2.10. **Council** means the elected City Council of the City.

1.2.11. **Dedicated Property** means a portion of real Property II currently owned by Owner and as more fully described in Exhibit "D".

1.2.12. **Default** means a material breach of this Agreement as specified herein.

1.2.13. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.14. **Development** means the development of all or part of the Project pursuant to an approved Development Application.

1.2.15. **Development Application** means an application to the City for development of all or part of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.16. **Developer** means Salisbury Developers, Inc., and its assignees or transferees as permitted by this Agreement.

1.2.17. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2.18. **Open Space** shall have the meaning specified in Section 10.08.020 of the Santaquin City Code.

1.2.19. **Outsource or Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

1.2.20. **Owner** means Salisbury Land, LLC and its assignees or transferees as permitted by this Agreement.

1.2.21. **Party/Parties** means, in the singular, Developer, Owner, or the City; in the plural Developer, Owner, and the City.

1.2.22. **Planning Commission** means the City's Planning Commission.

1.2.23. **Project** means the total development to be constructed on the Property pursuant to this Agreement with the associated public and private facilities.

1.2.24. **Property** means the real property proposed for development by Developer more fully described in Exhibit "A".

1.2.25. **Property II** means the real property owned by Owner more fully described in Exhibit "C".

1.2.26. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.27. **Subdeveloper** means a person or an entity not "related" (as defined by Section 165 of the Internal Revenue Code) to Developer which purchases a portion of the Property for development.

1.2.28. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning Ordinance.

1.2.29. **Subdivision Application** means the application to create a Subdivision.

1.2.30. **Zoning** means the zone for the Property in effect on the effective date of this Agreement.

1.2.31. **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement and includes the City's Vested Laws.

2. **Development of the Project and Dedication of Property**.

2.1. **Compliance with the Concept Plan and this Agreement.** Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that these are applicable as otherwise specified in this Agreement), the Concept Plan, and this Agreement.

2.2. **Street Cross Section Adjustment.** The Parties agree that City shall permit an exception to current construction standards to permit the street cross sections for the Project, as currently constructed, or yet to be constructed, including utilities, and as shown on the Concept Plan.

2.3. **Lot Size And Frontage Adjustments.** The Parties agree that City shall permit an exception to current regulations to reduce the minimum lot size and frontage requirements as shown on the Concept Plan.

2.4. **Lot Set Back Adjustments.** The Parties agree that City shall permit an exception to the current regulations to adjust setbacks for the Property as shown on the Concept Plan. The City finds that these setback exceptions are in harmony with respect to the adjacent fully improved lots previously developed by the Developer.

2.5. **Dedication and Transfer of Property to the City.**

2.5.1. Method and Purpose of Property Transfer. Owner shall dedicate and transfer to the City by General Warranty Deed approximately 1.14 acres of the Property II, more particularly described in Exhibit "C" hereto for the improvements to and maintenance of the existing and any future construction of a storm water conveyance mechanism (i.e. the current storm water channel, or

future conveyance channel/piping) to and from multiple adjacent debris basins through the Property for the purpose of collecting, controlling, routing, and conveying upstream storm water, debris flows, etc., and for connecting to the existing or future storm water channels at both the north (downstream) and south (upstream) ends of the Property, and for open space, a future City dedicated roadway, and adjacent City property access, and other City purposes.

2.5.2. Credit for Open Space. Owner may receive credit for the number of acres dedicated and transferred to the City pursuant to Section 2.5.1 above to satisfy Owner's open space dedication requirement pursuant to development of Owner's property (Property II) that is immediately adjacent to the Dedicated Property that would be required pursuant to Santaquin City Code Section 10.20.230.E.1.

2.5.3. No Obligation to improve Dedicated Property as Open Space. Owner shall have no obligation to improve said Dedicated Property as Open Space as would otherwise be required by Santaquin City Code Section 10.20.230.E.1. Further, Owner shall have no further obligation with regard to Open Space requirements for the remainder of the Property II with respect to Santaquin City Code 10.20.230 HILLSIDE DEVELOPMENT OVERLAY ZONE.

2.5.4. Timing of Land Dedication. Developer shall convey the property described in Subsection 2.5.1 of this Agreement within 60 days of the execution of this Agreement.

2.5.5. Acknowledgement of Options. Developer and Owner acknowledge and hereby agree that the dedication of a portion of Property II to City as provided in Section 2.5.1 might alter or preclude other potential uses for said property,

including potential building lots, but that said dedication will certainly benefit both the development of the Property and additional real property owned by Developer and/or Owner, and the City, and is central and essential to the City's willingness to enter into this Agreement.

2.6. **Design and Construction on the Property II.** The City has sought funding from the federal government for the design and construction of a multiple debris basins and a conveyance channel. These property improvements are intended to mitigate the effects of storm run-off. The City shall utilize available federal funding as authorized by the National Resource Conservation Service ("NRCS"), to design and construct the adjacent debris basins and conveyance channel as specifically set forth in this Agreement. The City intends to use a portion of the property dedicated to the City pursuant to Section 2.5 for this purpose, among other purposes, which will significantly benefit adjacent properties owned by Owner and other adjacent and downstream property owners.

2.7. **Limitation and No Guarantee.** Developer acknowledges that except as otherwise provided in this Agreement, the development of every aspect of the Concept Plan requires that each Development Application comply with the City's Vested Laws, and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement. Notwithstanding any contrary provision of this Agreement, the City's entry into this Agreement does not guarantee that the Developer will be able to construct any aspect of the Project until and unless all applicable requirements are met.

3. **Public Infrastructure**

3.1. **Construction by Developer.** Except as otherwise specifically provided in this Agreement, Developer shall be responsible for all design and construction of all

infrastructure improvements as required by Santaquin City Code. Developer shall have the right and the obligation to design, construct, and install, or cause to be designed, constructed and installed, all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application pursuant to the City's Vested Laws and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement.

3.2. **Existing Infrastructure.** The City acknowledges that the Developer has previously constructed the majority of the required public infrastructure according to the Concept Plan on the Property. City will accept the infrastructure improvements previously constructed on the property as shown on Exhibit "B," notwithstanding any nonconformity with the present Santaquin City Construction Standards for such improvements. Developer shall warrant said previously constructed infrastructure improvements consistent with Santaquin City Code Section 11.44.030, for a period of two years from the execution of this Agreement. All infrastructure improvements constructed subsequent to the execution of this Agreement shall comply with City's Vested Laws or as outlined herein.

3.3. **Bonding.** Unless otherwise provided by Chapter 10-9a of the Utah Code as amended, Applicant shall provide security in conjunction with its application for a building permit for any Public Infrastructure required by the City, in a form acceptable to the City, as specified in the City's ordinances in effect at the time of application. Partial releases of any such required security shall be allowed as work progresses based on the City's laws then in effect.

4. **Upsizing/Reimbursements to Developer.**

4.1. **Upsizing.** All Public Infrastructure shall be of sufficient capacity to service the entire Project at Buildout. The City shall not require Developer to upsize any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, connector agreements, payback agreements, and impact fee credits and reimbursements, as agreed by the Parties. Providing Public Infrastructure with sufficient capacity to serve the entire Project at Buildout is not considered upsizing for purposes of this Agreement, and all associated costs thereof are the sole responsibility of the Developer, and not the responsibility of the City.

5. **Vested Rights.**

5.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Developer all rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws, the Zoning and the Concept Plan except as specifically provided herein. The Parties specifically acknowledge that this Agreement grants to Developer and Owner "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023).

5.2. **Application of City's Future Laws.** The City's Future Laws in effect on the date of a completed development application apply to the development to the extent they do not

contradict the City's Vested Laws. In the event of a conflict with the City's Vested Laws, the City's Future Laws shall apply in the following circumstances:

5.2.1. Developer Agreement. Those City's Future Laws that Developer has agreed in writing will apply to the Project;

5.2.2. State and Federal Compliance. Those City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

5.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire, 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 required to meet legitimate concerns related to public health, safety or welfare;

5.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

5.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

5.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2023) *et seq*.;

6. **Term of Agreement.** This Agreement shall take effect on the date when both Parties have executed the Agreement, and shall expire on December 31, 2031, or at Buildout, whichever is earlier.

7. **Processing of Development Applications.**

7.1. **Processing of Development Applications.** City Code will govern Processing of Development Applications.

7.2. **Acceptance of Certifications Required for Development Applications.** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City.

7.3. **Independent Technical Analyses for Development Applications.** If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants at its own cost.

7.4. **City Denial of a Development Application.** If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws). The City shall work with the Applicant in good faith to explain the reasons for the denial.

7.5. **City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below. Applicant's failure to successfully appeal any such denial shall preclude any action by Applicant against City for City's denial so long as the City did not otherwise cause the Non-City Agency to issue the denial.

7.6. **Mediation of Development Application Denials.**

7.6.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that the parties are not able to resolve shall be mediated.

7.6.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement which is subject to mediation pursuant to Section 7.6.1, the parties shall attempt within thirty (30) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the City and Applicant are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives

shall, between them, choose the single mediator. In the alternative, the City and the Applicant may choose jointly to submit the matter to the Office of the Property Rights Ombudsman for mediation at the earliest available time for the Ombudsman, the Applicant, and the City. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within thirty (30) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

8. **Default.**

8.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide written Notice to the other Party.

8.2. **Contents of the Notice of Default**. The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

8.2.3. Materiality. Identify why the Default is claimed to be material; and

8.2.4. Cure Period. If appropriate, the City will propose in a Notice to Developer a time for Developer to cure the Default which shall be of no less than thirty (30) calendar days duration.

8.3. **Remedies.** As to any uncured Default, the parties shall submit the matter to mediation consistent with the procedures set forth in Section 7.6. If the parties are not able to resolve the Default by mediation, the parties may have the following remedies, except as otherwise specifically limited in this Agreement:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, administrative or legal appeals, injunctive relief, and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer, until the Default has been cured.

8.4. **Emergency Defaults.** Notwithstanding anything in this Agreement to the contrary, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, then the City may impose the remedies provided in this Agreement without the requirements of Section 7.6. The City shall give specific written Notice to Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Developer and/or any applicable Subdeveloper shall be provided with a full and fair opportunity to respond to the Notice.

8.5. **Default of Assignee.** A default of any obligations assumed by an assignee of Developer shall not be deemed a default of Developer.

8.6. **Limitation on Recovery for Default – No Damages.** Notwithstanding anything in this Agreement to the contrary, no Party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any claims thereto. The sole remedy available to Developer, Owner, or any Subdeveloper shall be that of specific performance.

8.7. **Authority of City Inspectors.** Nothing in this Section 8 shall be construed to limit the ability or authority of City's inspectors to assure compliance with construction standards and practices through the procedures applied generally to construction projects in the City.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer (Property):

Salisbury Developers, Inc.
494 W 1300 N
Springville, Utah 84663-3018

To the Owner (Property II):

Salisbury Land LLC
494 W 1300 N
Springville, Utah 84663-3018

To the City:

Santaquin City
Attn: City Manager
Norm Beagley
110 South Center Street
Santaquin, UT 84655
nbeagley@santaquin.gov
(801) 754-3200

With a Copy to:

Brett B. Rich
Nielsen & Senior, P.C.
P.O. Box 970663
Orem, UT 84097
bbr@ns-law.com
(801) 701-7074

9.1. **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

9.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email, provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this Agreement by giving written Notice to the other party in accordance

with the provisions of this Section.

10. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

11. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, and either Developer or Owner. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to, any third parties concerning any improvements to the Property, unless the City has accepted the dedication of such improvements, at which time all rights and responsibilities—except for warranty bond requirements for the dedicated public improvement, shall be the City's.

12. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer.

12.1. **Sale of Lots.** Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the Notice provisions of this section unless specifically designated as such an assignment by Developer.

12.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), or Developer's entry into a joint venture for the development of the Project shall also be deemed to be an "assignment" subject to Notice to the City.

12.3. **Notice.** Developer shall give Notice to the City of any proposed assignment within fifteen (15) calendar days after the event has occurred and provide such information

regarding the proposed assignee that the City may reasonably. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

12.4. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

13. **Legal Challenges.** In the event that any person challenges this Agreement, or the development contemplated herein through referendum or otherwise, upon request by an Owner, or with notice to Owners and Owners' consent or acquiescence, the City may undertake to defend this Agreement or the development. In such a case, Owners agree to accept responsibility, jointly and severally, for all legal fees, including attorneys' fees, expenses, and/or court costs incurred by the City upon presentation to the Owner of an itemized list of costs, expenses, and fees.

14. **Insurance and Indemnification.** To the fullest extent permitted by law, Owner shall indemnify and hold harmless the City, which for purposes of the section includes its elected and appointed officials, representatives, officers, employees, and agents, from and against any and all claims, demands, causes of action, orders, decrees, judgements, losses, risks of loss, damages, expenses (including litigation expenses and attorneys' fees), and liabilities arising out of or related to (1) acts, errors or omissions of Owner or its agents, servants, employees, or contractors in performance of this Agreement. Nothing in this section shall be construed to mean that Owner shall defend, indemnify, or hold the City or its elected and appointed officials, representatives,

officers, employees, and agents, harmless from any claims of personal injury, death or property damage or other liabilities arising from (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance. Prior to any construction on the Property, Owner shall furnish or cause to be furnished to the City duplicate originals or appropriate certificates of insurance as might be required by the City's Vested Laws within the R-10-Residential zone regulations.

14.1. **Hazardous, Toxic, and/or Contaminating Materials.** Owner further agrees to defend and hold the City and its elected and/or appointed boards, officers, agents, employees, and consultants, harmless from any and all claims, liability, costs, fines, penalties, charges and/or claims of any kind whatsoever relating to the existence and removal of hazardous, toxic and/or contaminating materials on the Property, except where such claims, liability, costs, fines, penalties, charges and/or claims are due to the actions of the City.

15. **Binding Effect**. If Developer sells or conveys portions of the Property to Subdevelopers or related parties, the property so sold and conveyed shall bear the same rights, privileges, configurations, and conformity to the Concept Plan as applicable to such property and be subject to the same limitations and rights of the City as when owned by Developer, and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

16. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

17. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

18. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

20. **Applicable Law.** This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Provo Department.

22. **Entire Agreement.** This Agreement, including all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any

Party based on which Party drafted any particular portion of this Agreement.

24. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk containing the City's Vested Laws, shall not be recorded in the chain of title. A secure copy of City's Vested Laws shall not be filed with the City Recorder but each party shall have a copy.

25. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 09-03-2026 adopted by the City on September 11, 2026.

(This portion left blank intentionally.)

SIGNATURE PAGE FOR
DEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

SALISBURY DEVELOPERS, INC.

_____
Rick Salisbury, Manager

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the ___ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Salisbury Developers, Inc., a Utah _____ and that he/she signed the foregoing instrument, which was duly authorized by the company at a lawful meeting held by authority of its governing body.

_____
NOTARY PUBLIC

SIGNATURE PAGE FOR
DEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

SALISBURY LAND, LLC

_____
Rick Salisbury, Manager

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the ___ day of _____, 2026, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Salisbury Land, LLC, a Utah limited liability company and that he/she signed the foregoing instrument, which was duly authorized by the company at a lawful meeting held by authority of its operating agreement.

_____
NOTARY PUBLIC

SIGNATURE PAGE FOR
DEVELOPMENT AGREEMENT (CONT.)

SANTAQUIN CITY

_____
Jeff Siddoway, Mayor Pro Tempore

ATTEST:

_____
Stephanie Christensen, City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the ___ day of _____, 2026, personally appeared before me Jeff Siddoway, who being by me duly sworn, did say that he is the Mayor Pro Tempore of Santaquin City, a political subdivision of the State of Utah, and that he signed said instrument on behalf of the City by authority of its City Council.

_____
NOTARY PUBLIC

TABLE OF EXHIBITS

Exhibit “A”	Description of Property
Exhibit “B”	Concept Plan
Exhibit "C”	Description of Property II
Exhibit “D”	Description of Property Dedicated to City

EXHIBIT “A”

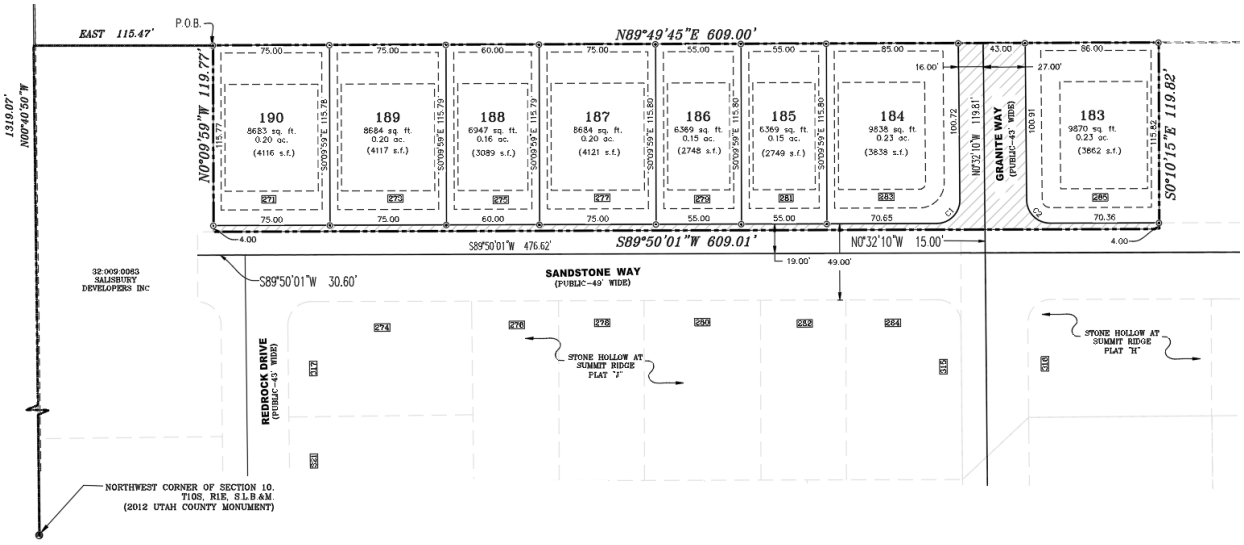
LEGAL DESCRIPTION OF PROPERTY

Stone Hollow Plat K

BEGINNING AT A POINT LOCATED ALONG THE SECTION LINE, POINT ON LINE BEING N00°40'50"W ALONG THE SECTION LINE 1319.07 FEET AND EAST 115.47 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 89° 49' 45" E FOR A DISTANCE OF 609.00 FEET TO A POINT ON A LINE.
THENCE, S 00° 10' 15" E FOR A DISTANCE OF 119.82 FEET TO A POINT ON A LINE.
THENCE, S 89° 50' 01" W FOR A DISTANCE OF 609.01 FEET TO A POINT ON A LINE.
THENCE N 00° 09' 59" W A DISTANCE OF 119.77 FEET TO THE POINT OF BEGINNING

CONTAINS: ±1.67 ACRES AND 8 LOTS



Stone Hollow Plat L

BEGINNING AT A POINT LOCATED ALONG THE SECTION LINE, POINT ON LINE BEING N00°40'50"W ALONG THE SECTION LINE 1318.72 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 89° 49' 45" E FOR A DISTANCE OF 115.47 FEET TO A POINT ON A LINE.
THENCE, S 00° 09' 59" E FOR A DISTANCE OF 119.77 FEET TO A POINT ON A LINE.
THENCE, S 89° 50' 01" W FOR A DISTANCE OF 10.35 FEET TO A POINT ON A LINE.
THENCE, S 00° 09' 59" E FOR A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 29' 09", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 25' 25" E FOR A DISTANCE OF 21.12 FEET.
THENCE, S 00° 40' 50" E FOR A DISTANCE OF 71.66 FEET TO A POINT ON A LINE.
THENCE, S 89° 19' 10" W FOR A DISTANCE OF 118.50 FEET TO A POINT ON A LINE.
THENCE N 00° 40' 50" W A DISTANCE OF 252.36 FEET TO THE POINT OF BEGINNING

CONTAINS: ±0.66 ACRES AND 3 LOTS

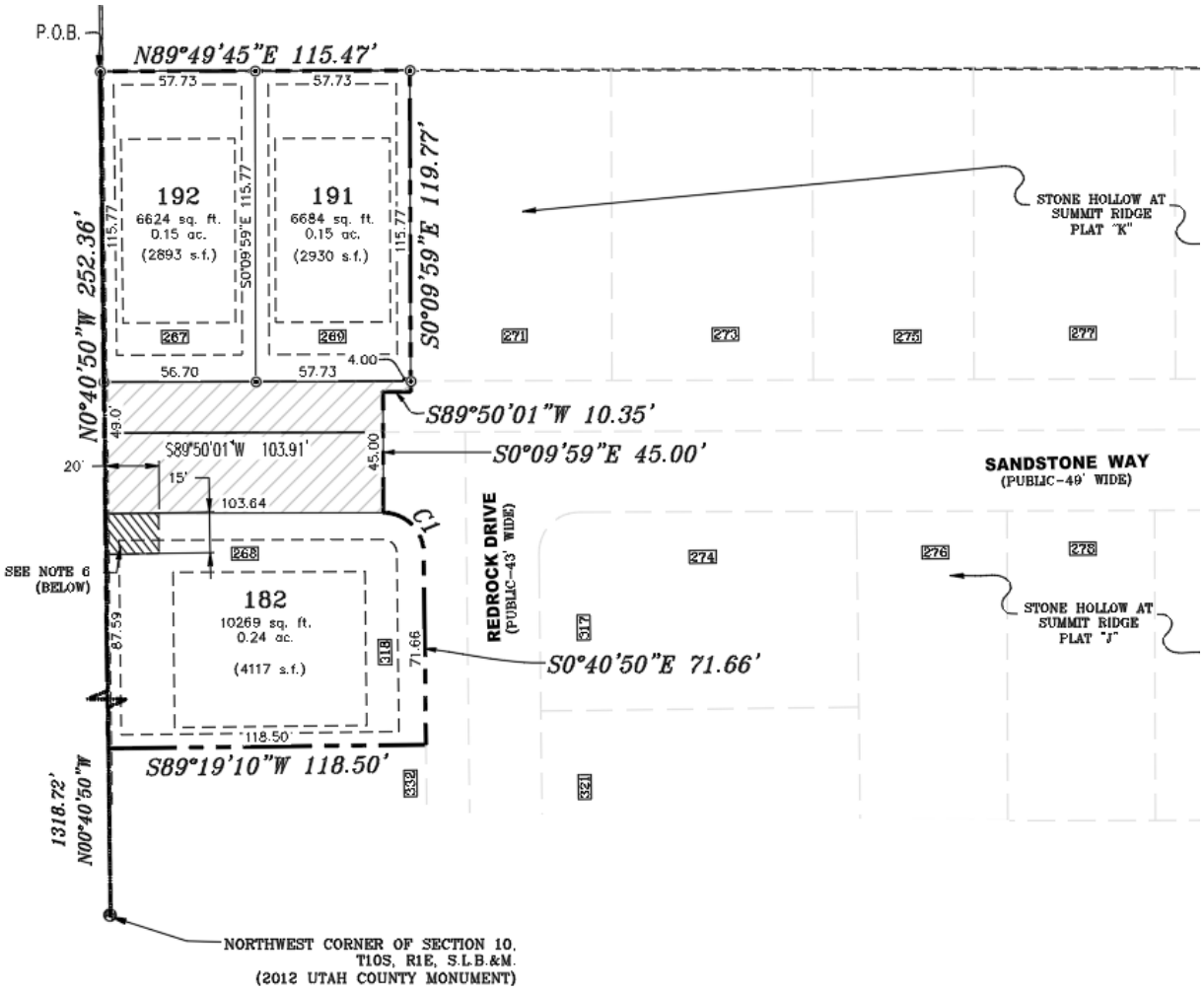


EXHIBIT "B"

CONCEPT PLAN

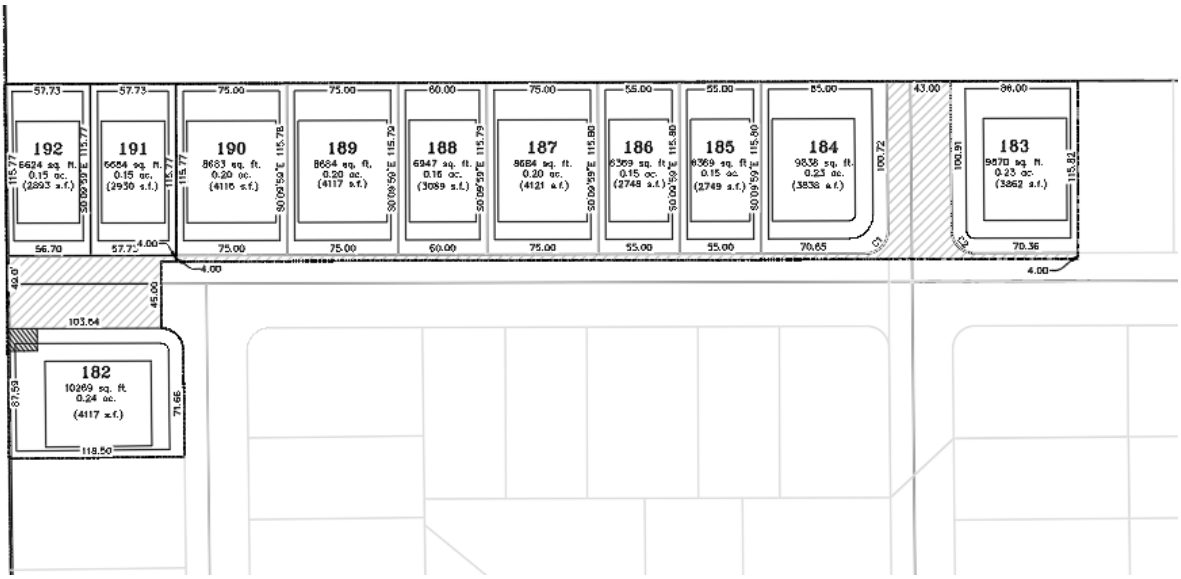


EXHIBIT “C”

DESCRIPTION OF PROPERTY II

BEGINNING AT A POINT WHICH IS NORTH 00° 05' 50” WEST, 1781.15 FEET ALONG A SECTION LINE AND EAST 664.20 FEET AND NORTH 00° 05' 50” WEST 557.29 FEET AND SOUTH 89° 02' 42” WEST 6.49 FEET AND NORTH 00° 02' 31” EAST, 9.70 FEET AND EAST 556.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 89° 00' 02" E FOR A DISTANCE OF 372.76 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 267.49 FEET TO A POINT ON A LINE.
THENCE, S 36° 34' 11" E FOR A DISTANCE OF 250.76 FEET TO A POINT ON A LINE.
THENCE, S 18° 32' 23" W FOR A DISTANCE OF 109.75 FEET TO A POINT ON A LINE.
THENCE, N 76° 52' 50" W FOR A DISTANCE OF 162.61 FEET TO A POINT ON A LINE.
THENCE, N 14° 37' 39" E FOR A DISTANCE OF 0.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 47° 17' 05", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 78° 57' 30" W FOR A DISTANCE OF 44.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 26' 00", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 23' 03" W FOR A DISTANCE OF 36.19 FEET.
THENCE, S 60° 10' 03" W FOR A DISTANCE OF 37.06 FEET TO A POINT ON A LINE.
THENCE, S 21° 49' 57" E FOR A DISTANCE OF 239.73 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 53.79 FEET TO A POINT ON A LINE.
THENCE, N 21° 49' 57" W FOR A DISTANCE OF 605.50 FEET TO A POINT ON A LINE.
THENCE, N 07° 16' 50" W FOR A DISTANCE OF 55.87 FEET TO A POINT ON A LINE.
THENCE N 07° 04' 48" W A DISTANCE OF 168.15 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, BEARING OF THE SOUTH SECTION LINE OF SECTION 6, UTAH CENTRAL ZONE, NAD83

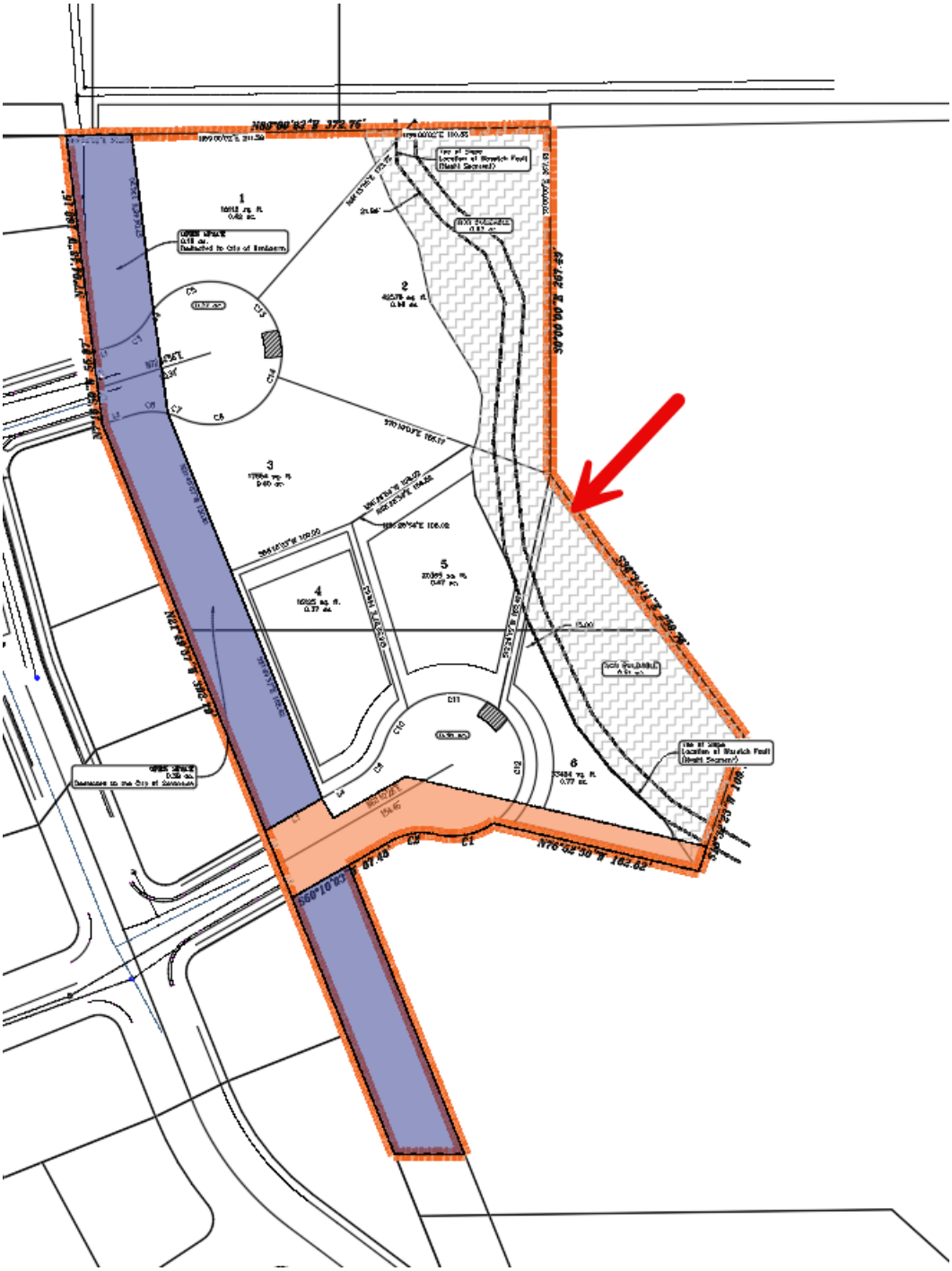


EXHIBIT "D"

DESCRIPTION OF PROPERTY DEDICATED TO CITY

AREA 1 (DRAINAGE CHANNEL)

BEGINNING AT A POINT WHICH IS NORTH 00° 05' 50" WEST, 1781.15 FEET ALONG A SECTION LINE AND EAST 664.20 FEET AND NORTH 00° 05' 50" WEST 557.29 FEET AND SOUTH 89° 02' 42" WEST 6.49 FEET AND NORTH 00° 02' 31" EAST, 9.70 FEET AND EAST 556.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 89° 00' 02" E FOR A DISTANCE OF 50.28 FEET TO A POINT ON A LINE.
THENCE, S 07° 04' 48" E FOR A DISTANCE OF 136.20 FEET TO A POINT ON A LINE.
THENCE, S 08° 02' 29" E FOR A DISTANCE OF 80.41 FEET TO A POINT ON A LINE.
THENCE, S 21° 49' 57" E FOR A DISTANCE OF 319.22 FEET TO A POINT ON A LINE.
THENCE, S 60° 10' 03" W FOR A DISTANCE OF 50.49 FEET TO A POINT ON A LINE.
THENCE, N 21° 49' 57" W FOR A DISTANCE OF 337.25 FEET TO A POINT ON A LINE.
THENCE, N 07° 16' 50" W FOR A DISTANCE OF 55.87 FEET TO A POINT ON A LINE.
THENCE N 07° 04' 48" W A DISTANCE OF 168.15 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, BEARING OF THE SOUTH SECTION LINE OF SECTION 6, UTAH CENTRAL ZONE, NAD83

Containing approximately 27,477.67 square feet (+/-)

AREA 2 (DRAINAGE CHANNEL)

BEGINNING AT A POINT WHICH IS NORTH 00° 05' 50" WEST, 1761.14 FEET ALONG A SECTION LINE AND EAST 1387.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 60° 10' 03" E FOR A DISTANCE OF 50.42 FEET TO A POINT ON A LINE.
THENCE, S 21° 49' 57" E FOR A DISTANCE OF 239.73 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 53.79 FEET TO A POINT ON A LINE.
THENCE N 21° 49' 57" W A DISTANCE OF 212.71 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, BEARING OF THE SOUTH SECTION LINE OF SECTION 6, UTAH CENTRAL ZONE, NAD83

Containing approximately 10,738.31 square feet (+/-)

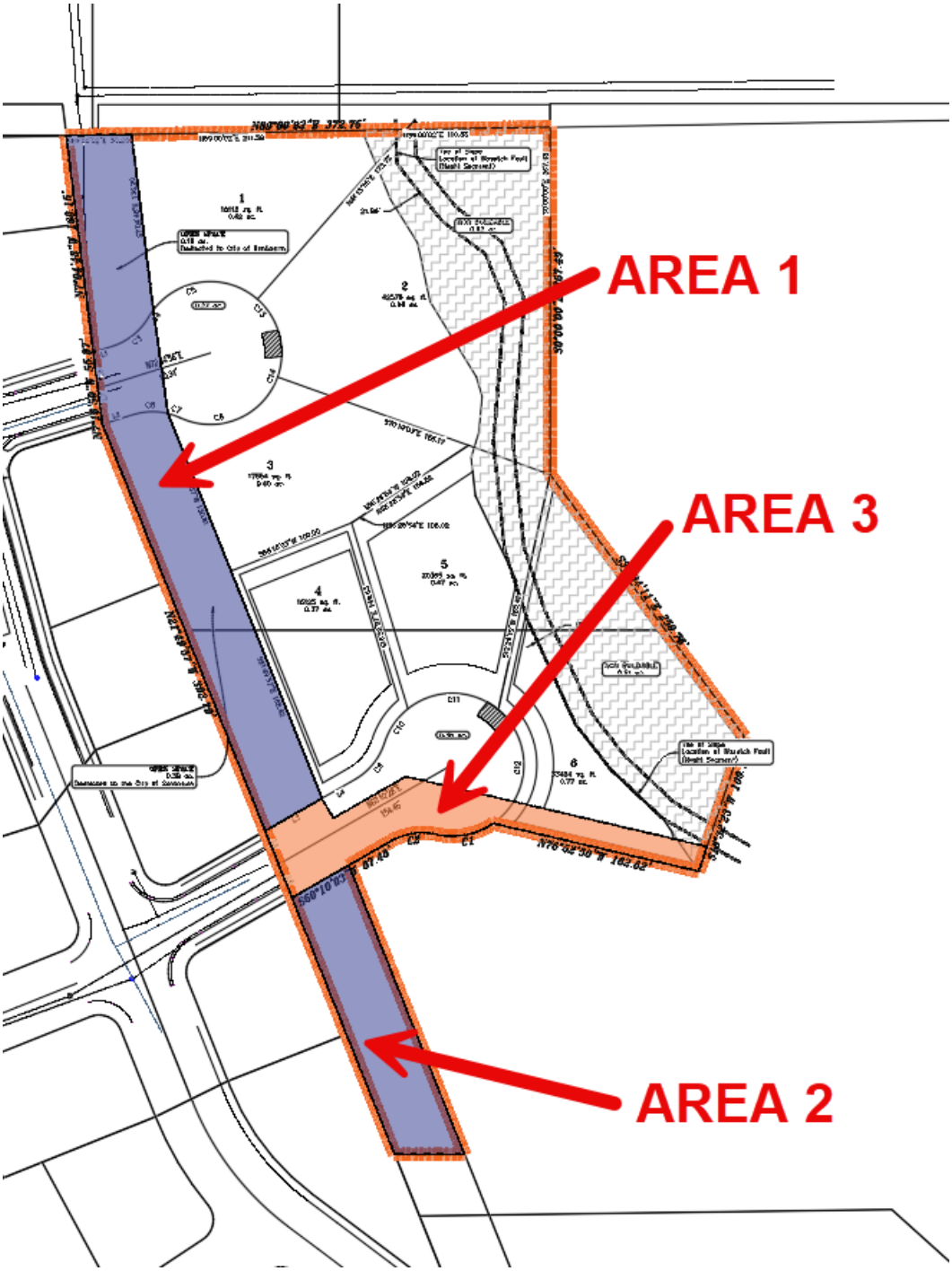
AREA 3 (ROAD AND TRAIL)

BEGINNING AT A POINT WHICH IS NORTH 00° 05' 50" WEST, 1761.14 FEET ALONG A SECTION LINE AND EAST 1387.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, N 21° 49' 57" W FOR A DISTANCE OF 55.54 FEET TO A POINT ON A LINE.
THENCE, N 60° 10' 03" E FOR A DISTANCE OF 50.49 FEET TO A POINT ON A LINE.
THENCE, S 29° 49' 32" E FOR A DISTANCE OF 17.50 FEET TO A POINT ON A LINE.
THENCE, N 60° 10' 28" E FOR A DISTANCE OF 64.50 FEET TO A POINT ON A LINE.
THENCE, S 76° 52' 50" E FOR A DISTANCE OF 238.12 FEET TO A POINT ON A LINE.
THENCE, S 18° 32' 23" W FOR A DISTANCE OF 20.09 FEET TO A POINT ON A LINE.
THENCE, N 76° 52' 50" W FOR A DISTANCE OF 162.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 47° 16' 39", HAVING A RADIUS OF 54.98 FEET, AND WHOSE LONG CHORD BEARS S 78° 57' 44" W FOR A DISTANCE OF 44.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 26' 28", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 23' 17" W FOR A DISTANCE OF 36.20 FEET.
THENCE S 60° 10' 03" W A DISTANCE OF 87.48 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, BEARING OF THE SOUTH SECTION LINE OF SECTION 6, UTAH CENTRAL ZONE, NAD83

Containing approximately 11,295.66 square feet (+/-)


AREA 1
AREA 3
AREA 2

MEMO

To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: September 11, 2026

RE: **Code Amendment: for DADUs State Code Compliance**

SUMMARY

Senate Bill 284 enacted Utah Code section 10-21-304, effective October 1, 2026. The statute requires Santaquin City to permit a detached accessory dwelling unit (DADU) on any lot or parcel of at least 11,000 square feet that contains a single-family dwelling, provided a single-family dwelling is permitted on the property. The proposed ordinance brings the City Code into compliance by updating the general DADU standards, adding DADUs as permitted uses in the affected zoning tables, and revising related off-street parking requirements.

BACKGROUND

Santaquin currently permits DADUs in the Main Street Residential District and the R-8, R-10, and R-15 Residential Zones which will not change. Utah Code Section 10-21-304 expands the minimum statewide requirement by directing specified municipalities, including Santaquin, to permit a DADU on every qualifying lot or parcel where a single-family dwelling is a permitted use. The state requirement applies based on the size and permitted use of each lot or parcel, rather than the zoning district's name or minimum lot-size requirement. Preserving existing DADU eligibility is important while bringing the City Code into compliance with state law. As drafted, the proposed amendments accomplish both objectives.

The Planning Commission held public hearings on July 28 and September 8, 2026, and provided the following recommendation:

> Commissioner Weight motioned to forward a positive recommendation to the City Council, with the recommendation that the Agricultural Zone table also be revised for consistency regarding "accessory uses". Commissioner Russell seconded the motion.
>
> Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Absent; Commissioner Jesse Christopher, Absent, Commissioner Jayson Johnson, Absent; The motion passed.

The draft ordinance is attached for the City Council to review.

PROPOSED CITY CODE AMENDMENTS

The draft ordinance amends the following provisions of Title 10 of the Santaquin City Code:

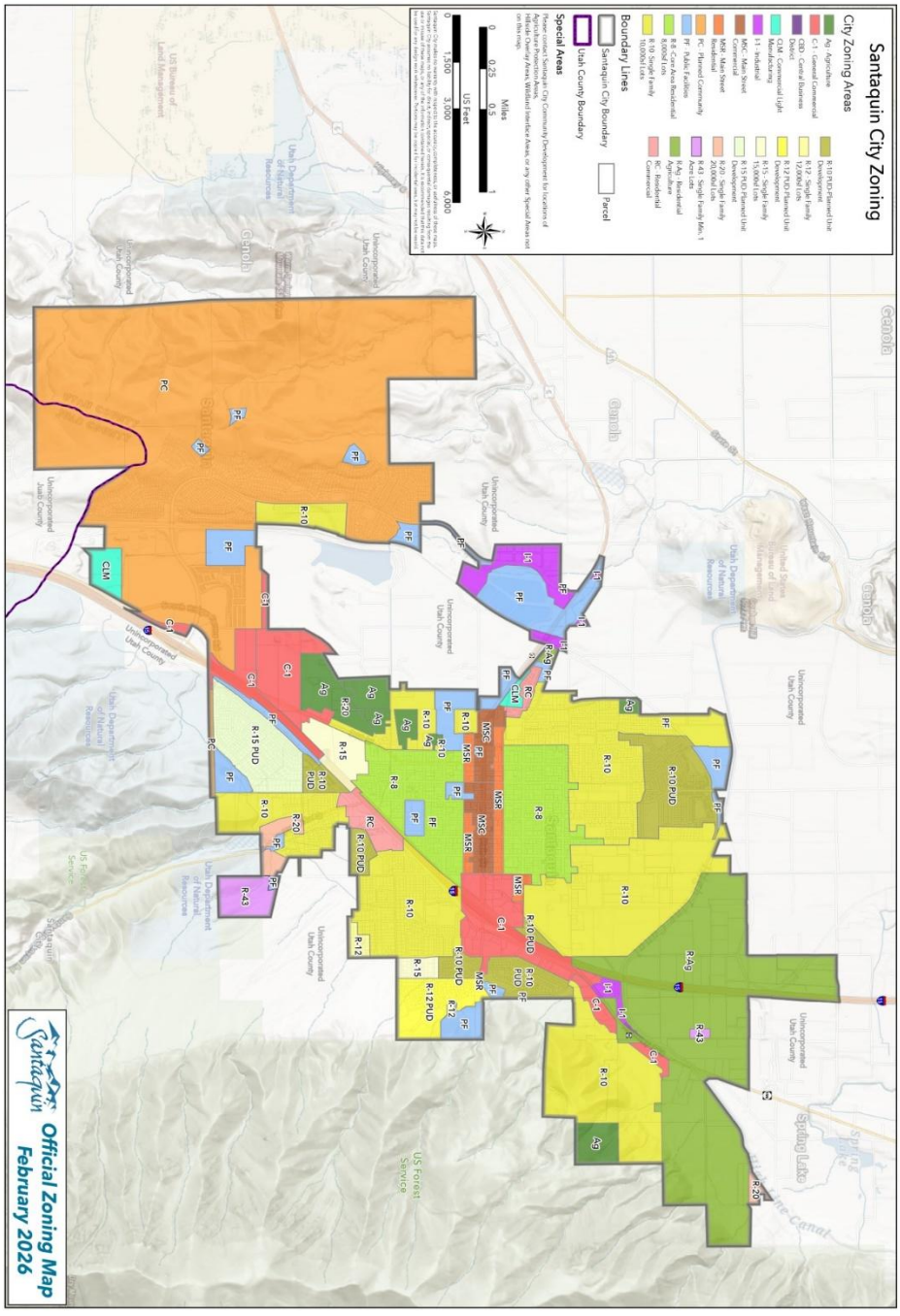
- SCC 10.16.080 - Accessory Dwelling Units: Replaces the zone-based DADU eligibility language with the state standard for qualifying lots or parcels and establishes size-based off-street parking requirements.
- SCC 10.20.090: Adds DADUs as a permitted use in the R-12 Residential Zone.

- SCC 10.20.110: Adds DADUs as a permitted use in the R-20 Residential Zone.
- SCC 10.20.150: Adds DADUs as a permitted use in the RC Residential Commercial Zone.
- SCC 10.20.210: Adds DADUs as a permitted use in both the Agriculture Zone (Ag) and the Residential Agriculture Zone (R-Ag).
- SCC 10.20.220: Adds DADUs as a permitted use in the R-43 Residential Zone.

RECOMMENDED MOTION
"Motion to adopt Ordinance No. 09-01-2026, amending Santaquin City Code to preserve existing detached accessory dwelling unit permissions, extend eligibility to qualifying lots and parcels as required by Utah Code Section 10-21-304, and update related off-street parking requirements."

Attachments:

1. Zoning Map and Proposed Ordinance



ORDINANCE NO. 09-01-2026

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS ON LOTS OR PARCELS OF AT LEAST 11,000 SQUARE FEET THAT CONTAIN A SINGLE-FAMILY DWELLING, IF THE SINGLE-FAMILY DWELLING IS A PERMITTED USE ON THE LOT OR PARCEL; TO ESTABLISH SIZE-BASED OFF-STREET PARKING REQUIREMENTS FOR DETACHED ACCESSORY DWELLING UNITS; AND PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 20 Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Title 10 of the Santaquin City Code, specifically Sections 10.16.080, 10.20.090, 10.20.110, 10.20.150, 10.20.210, and 10.20.220, to permit detached accessory dwelling units on qualifying lots or parcels within the R-12 Residential Zone, R-20 Residential Zone, RC Residential Commercial Zone, Agriculture Zone (Ag), Residential Agriculture Zone (R-Ag), and R-43 Residential Zone, and to update related off-street parking requirements to comply with Senate Bill 284 which becomes effective October 1st, 2026; and

WHEREAS, the City Council hereby implements one of their strategies in the Moderate-Income Housing Plan, as required by Utah Code Annotated 10-21-201, in order address the need for moderate income housing within Santaquin City; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 28, 2026 and September 8, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 16 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.16.080 ACCESSORY DWELLING UNITS

C. Detached Accessory Dwelling Units (~~i.~~e.g., Cottages, Casitas): A d~~D~~etached accessory dwelling unit~~s~~ shall be permitted ~~allowed~~ in the Main Street Residential (MSR) area of the Main Street Business District zone, the Residential R-8 zone, the Residential R-10 zone and on any lot or parcel in other zones where a single-family dwelling is a permitted use in the zone, and the lot contains a single-family dwelling, and the lot or parcel is 11,000 square feet or larger. ~~and the Residential R-15 zone~~, subject to the following criteria:

1. Location: Detached accessory dwelling units shall only be allowed in the rear yard of a single-family dwelling. Detached accessory dwelling units cannot be subdivided from the primary dwelling and cannot be sold separately from the primary dwelling. Either the primary dwelling or the detached accessory dwelling unit need to be owner occupied. Detached accessory dwelling units cannot be leased for a term longer than 2 years without a renewal agreement.
2. Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less. The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.
3. Foundation: Detached accessory dwelling units shall be on a permanent foundation. Recreational vehicles and mobile homes shall not be considered detached accessory dwelling units.
4. Design: The architectural style and color of a detached accessory dwelling unit shall be compatible with the primary dwelling ~~and approved by the Zoning Administrator~~.
5. Garages: Accessory dwelling units which are connected to a detached garage, together, shall not exceed a height of 24 feet regardless of the height of the primary dwelling. The maximum square footage of an accessory dwelling unit, inclusive of the garage area, shall be 1,600 square feet. A carport will not be counted towards the square footage of the accessory dwelling unit, but it must meet the setback requirements in Subsection C2 of this section.
6. Parking: ~~Any property containing a detached accessory dwelling unit shall provide two off-street parking spaces for residents of the unit.~~
    a. At least two off-street parking spaces shall be provided for a detached accessory dwelling unit that is 650 square feet or larger.

b. At least one off-street parking space shall be provided for a detached accessory dwelling unit that is less than 650 square feet.
c. Tandem parking spaces shall not count towards satisfying the parking requirements of this subsection. ~~Tandem parking will not qualify as approved parking.~~

7. Utility Meters: A single-family dwelling with a detached accessory dwelling unit may have up to two (2) meters for each water and pressurized irrigation service.
8. Trash: Each detached accessory dwelling unit shall have their own trash can.
9. Building, Fire and Health Code: All construction and remodeling shall comply with building, fire, and health codes in effect at the time of construction or remodeling.
10. Construction And Remodeling: Any person constructing, causing the construction of a residence that has a detached accessory dwelling unit, remodeling, or causing the remodeling of a residence for a detached accessory dwelling unit, or any person desiring a detached accessory dwelling unit shall obtain a building permit from the city of Santaquin. Before a permit may be issued, the applicant shall:
    a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
    b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
    c. Pay fees in accordance with the city of Santaquin resolution establishing fees and charges.
11. Prior Uses: For preexisting detached accessory dwelling units, a permit for the detached accessory dwelling unit shall be required, in addition to any permit required for the work to be done, at such time that construction, remodeling, or change of use occurs to the structure in which the detached accessory dwelling unit is located. The city building official shall issue a permit for any such detached accessory dwelling unit prior to construction, remodeling, or change of use and upon finding compliance with the uniform building code and the following conditions:
    a. The detached accessory dwelling unit is in compliance with the zoning ordinance, and
    b. A building permit was issued when the unit was constructed or remodeled. If no building permit was issued at the time of construction or remodeling, the applicant shall pay an inspection fee and the chief building official (CBO) or designee shall inspect the unit for life safety violations. All violations identified by the CBO shall be corrected before a permit may be issued.

Title 10 Chapter 20 Section 090 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.090 R-12 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-12 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-12 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-12 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-12
Accessory Use	P
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C

Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Dwelling, accessory unit attached pursuant to SCC 10.16.080	P
Dwelling, accessory unit detached pursuant to SCC 10.16.080	P
Dwellings, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-12 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P

Schools	P
Sheltered workshop	C
~~Single-family dwellings and related accessory uses~~	~~P~~
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-17-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 110 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.110 R-20 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-20
Accessory Use	P
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agritourism	C
Assisted living facility – large	C
Assisted living facility – small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Dwelling, accessory unit attached pursuant to SCC 10.16.080	P
Dwelling, accessory unit detached pursuant to SCC 10.16.080	P
Dwellings, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-20 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P

Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
~~Single-family dwellings and related accessory uses~~	~~P~~
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-17-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 150 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	RC
Accessory Use	P
Accessory apartments	**P**
Agribusiness	C
Agriculture in accordance with SCC 10.64	P
Agritourism	C
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare centers	C
Commercial, recreation	P
Commercial, retail sales and service	P

Dwelling, accessory unit attached pursuant to SCC 10.16.080	P
Dwelling, accessory unit detached pursuant to SCC 10.16.080	~~N~~ P
Dwelling, caretaker	P
Dwelling, single-family detached	P
Dwellings, multiple-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, in accordance with SCC 10.40	P/C
Hotels and motels	C
Institutions	P
Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Mobile home parks	N
Mortuary, funeral home	P
Parking lot	P

Parks	P
Pawnshops	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Residential support facility	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage Unit facilities	P
Taxidermy shops	P
Telecommunications sites. See SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P

Wedding chapel	P
Wholesale stores	P

Title 10 Chapter 20 Section 210 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.210 AGRICULTURE ZONES

A. Objectives And Characteristics: Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:
    1. Buffering and protecting agricultural operations and lands from encroachment of urban development.
    2. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm-based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to farmers' markets, pick your own fruit markets, etc.).
    3. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long-term investment in the land and improvements in areas designated for farmland preservation.
    4. Creating public awareness of impacts associated with common agricultural practices and requirements that new development mitigate those impacts to and from the adjacent agriculture operations.
    5. Assuring that farm related housing can be adequately serviced by necessary utilities.
    6. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

B. Agriculture Zones Established: The following agriculture zones are established within the city:
    1. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.
    2. Residential Agriculture Zone (R-Ag): The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

C. Permitted Uses: General land uses within the agriculture zone shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	**Ag**	**R-Ag**
Accessory building	P	P
Accessory building without dwelling structure	P	N
Accessory Use	P	P
Agribusiness	P	P
Agriculture in accordance with SCC 10.64	P	P
Agriculture building	P	P
Agritourism	C	C
Assisted living facility - large	N	C
Assisted living facility - small	N	P
Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C

Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
Dwelling, accessory unit attached pursuant to SCC 10.16.080	P	P
Dwelling, accessory unit detached pursuant to SCC 10.16.080	P	P
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with SCC 10.40	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C
Seasonal businesses	P	P
Sexually oriented business	N	N
Sheltered workshop	N	C

Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites. See SCC 10.16.340 paragraph D		
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

Title 10 Chapter 20 Section 220 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.220 R-43 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)

B. Permitted Uses: Land uses in the R-43 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-43
Accessory Use	P
Accessory building	P
Accessory building without dwelling structure	N
Agribusiness	N
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility – large	N
Assisted living facility – small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, accessory unit attached pursuant to SCC 10.16.080	P
Dwelling, accessory unit detached pursuant to SCC 10.16.080	P
Dwelling, single-family detached	P
Gravel, sand earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P

Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is

accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 16, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15th day of September 2026.

_____
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ___
Councilmember Brian Del Rosario	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember Travis Keel	Voted ___

ATTEST:

_____
Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15th day of September 2026, entitled

"AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS ON LOTS OR PARCELS OF AT LEAST 11,000 SQUARE FEET THAT CONTAIN A SINGLE-FAMILY DWELLING, IF THE SINGLE-FAMILY DWELLING IS A PERMITTED USE ON THE LOT OR PARCEL; TO ESTABLISH SIZE-BASED OFF-STREET PARKING REQUIREMENTS FOR DETACHED ACCESSORY DWELLING UNITS; AND PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 15th day of September 2026

_____
Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

_____
STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ___ day of ___ 2026, by STEPHANIE CHRISTENSEN.

My Commission Expires:

_____

MEMORANDUM

September 11, 2026

To: Santaquin City Mayor and City Council

From: Jon Lundell, City Engineer

RE: CO #4 Santaquin WRF Time Only Change Order

Mayor and Council Members,

The construction of the WRF phase 3 expansion has been progressing well. VanCon has completed many of the project milestones in moving toward completion of the project. However, there are a few components, specifically process air blowers, mixed liquor pumps, mixers, flow meters, etc., that have experienced ordering and delivery delays due to lack of availability. Due to these delays, a time extension is requested for your consideration. The proposed date for substantial completion is December 1, 2026, and final completion of the project is December 31, 2026.

For your information, the project is still within the contract amount, no cost increase is contemplated with this time-only change order.

Please reach out with any questions that you may have regarding this item.

Recommended Motion:

Motion to approve a time only change order for the VanCon CM/GC contract to construct the tank.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 4

Date of Issuance: September 16, 2026 | Effective Date: September 16, 2026

Owner: Santaquin City

Contractor: VanCon Inc. | Contractor's Project No.:

Engineer: Jon Lundell, P.E.

Project: Santaquin WRF Phase 3 Expansion

The Contract is modified as follows upon execution of this Change Order:

Description: Time only change order due to availability of equipment.

Attachments: N/A

CHANGE IN CONTRACT PRICE	**CHANGE IN CONTRACT TIMES** *[note changes in Milestones if applicable]*
Original Contract Price: $ 735,000.00	Original Contract Times: Substantial Completion: August 01, 2026 Ready for Final Payment: August 31, 2026
Increase from previously approved Change Orders No. 1 to No. 3: $ 10,700,800.00	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: N/A Ready for Final Payment: N/A
Contract Price prior to this Change Order: $ 10,774,300.00	Contract Times prior to this Change Order: Substantial Completion: August 01, 2026 Ready for Final Payment: August 31, 2026
Increase of this Change Order: $ 0	Increase of this Change Order: Substantial Completion: December 1, 2026 Ready for Final Payment: December 31, 2026 days or dates
Contract Price incorporating this Change Order: $ 10,774,300.00	Contract Times with all approved Change Orders: Substantial Completion: December 1, 2026 Ready for Final Payment: December 31, 2026 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: _____	Title _____	Title _____
Date: _____	Date _____	Date _____

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

MEMORANDUM

September 11, 2026

To: Santaquin City Mayor and City Council
From: Jon Lundell, P.E., City Engineer
RE: Cemetery Building Tenant Finish CM/GC Change Order #2.

Mayor and Council Members,

Over the last few weeks, staff has been coordinating with Ellsworth-Paulson (EP) to determine costs to complete the interior finishes and site improvements for the Public Works Cemetery Building that was constructed in June 2025. This evaluation included value engineering (VE) to find the most cost-effective methods and materials to determine a Guaranteed Maximum Price (GMP) for the project.

During the value engineering analysis, we were able to identify savings with the insulation, site improvements, and trash enclosure construction and materials. Staff worked closely with EP and their subcontractors to identify cost savings and materials to reduce costs while maintaining the needed quality and functionality for the project.

The current budget amount for the project is $450,000. With the VE efforts, the proposed GMP for the Cemetery building improvements is **$449,121.80**. Our VE efforts reduced the originally bid amount for the project by $100,792. This amount of $449,121.90 considers having the public works department complete some of the interior and site improvements outside of the EP contract. Those improvements include xeriscape landscaping (i.e.: decorative cobble, trees, shrubs, and drip irrigation) and placing either metal siding or thicker wood sheeting to protect the interior insulated walls. Another item that was adjusted was installing a galvanized chain link fence instead of a vinyl coated chain link fence similar to what we have done on other city facilities around town. Our current estimate to complete these two items outside of the EP contract is $10,000 to $15,000. Having our crews do this work will save the City funds. EP did provide a cost for installation of $28,362.00.

The funds for this project are currently budgeted from Parks, Recreation, Trails and Open Space impact fee funds. The current impact fee fund has sufficient funds available for the EP contract. The additional funds to pay for the remaining improvements to be constructed in the future by our public works team will need to be identified and allocated in the future.

Recommendation: I/we recommend that the City Council approve Change Order #2 of the CM-GC Services to Ellsworth Paulsen Construction Cemetery Building Tenant Finish in a not to exceed amount of $449,121.80.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 2

Date of Issuance:	September 16, 2026	Effective Date:	September 16, 2026
Owner:	Santaquin City	Owner's Contract No.:	
Contractor:	Ellsworth Paulson	Contractor's Project No.:	
Engineer:		Engineer's Project No.:	
Project:	Santaquin Cemetery building Tenant Finish	Contract Name:	

The Contract is modified as follows upon execution of this Change Order:

Description: Guaranteed Maximum Price for the Tenant Finish and Site Improvement for the Santaquin Public Works Cemetery Building.

Attachments: GMP cost sheet

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 138,500.00	Original Contract Times: Substantial Completion: N/A Ready for Final Payment: N/A days or dates
Increase from previously approved Change Order No. 1: $ 802,300.22	Increase from previously approved Change Order No. 1: Substantial Completion: August 31, 2026 Ready for Final Payment: September 15, 2026
Contract Price prior to this Change Order: $ 940,800.22	Contract Times prior to this Change Order: Substantial Completion: N/A Ready for Final Payment: N/A
Increase of this Change Order: $ 449,121.80	Increase of this Change Order: Substantial Completion: May 1, 2027 Ready for Final Payment: May 31, 2027
Contract Price incorporating this Change Order: $ 1,389,922.02	Contract Times with all approved Change Orders: Substantial Completion: May 1, 2027 Ready for Final Payment: May 31, 2027

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: _____	Title _____	Title _____
Date: _____	Date _____	Date _____

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

Ellsworth Paulsen Construction **Spreadsheet Report**
Santaquin Cemetary *9/9/2026 9:18 AM*

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
01-0000		GENERAL REQUIREMENTS				
		GENERAL CONDITIONS				
	01-1000	Project manager	0.50 mnth	11,632.02 /mnth	**5,816**	
	01-1000	Superintendant	3.00 mnth	12,459.06 /mnth	**37,377**	
	01-1000	Dumpster Fees	3.00 mnth	820.00 /mnth	**2,460**	
	01-1000	Temporary Toilet	3.00 mnth	250.00 /mnth	**750**	
		CLEANING				
	01-1010	Final Cleaning Subcontractor	3,524.00 sf	0.40 /sf	**1,410**	EPCO
02-2000		EARTHWORK				
		EARTHWORK SUB				
	02-2002	Earthwork	1.00 ls	20,400.00 /ls	**20,400**	Cowdel
	02-2002	Utilities	1.00 ls	41,908.00 /ls	**41,908**	HP Excavationi
02-5100		PAVING & SURFACING				
		ASPHALTIC PAVEMENT				
	02-5110	Asphalt Paving & Striping	1.00 ls	37,230.00 /ls	**37,230**	black forest
02-8300		FENCES & GATES				
		FENCES & GATES				
	02-8310	Chainlink Fence	1.00 ls	12,557.00 /ls	**12,557**	Legend Fence
	02-8310	Option - Updgrade to Black Coated fence	1.00 ls	3,000.00 /ls	**0**	Legend Fence
02-8700		SITE FURNISHINGS				
		SITE AMENITIES				
	02-8710	Metal Handicapped Sign	1.00 ea	882.00 /ea	**0**	
02-9000		LANDSCAPING				
		LANDSCAPE SUB				
	02-910	Allowance (no design) Landscaping	1.00 ls	20,000.00 /ls	**0**	
03-3000		CONCRETE				
		CONCRETE SUB				
	03-3002	Concrete Int. SOG (add for vapor barrier $1,423)	1.00 ls	34,664.00 /ls	**34,664**	Cornerstone
	03-3002	Concrete Sitework	1.00 ls	21,332.00 /ls	**21,332**	Cornerstone
05-0000		METALS				
		METAL FABRICATOR/STEEL ERECTION				
	05-0100	Steel Fab Sub - Dumpster Enclosure / bollards	1.00 ls	15,324.00 /ls	**15,324**	South Shop
		Rain Gutters			**900**	
06-0000		WOOD & PLASTICS				
		ROUGH CARPENTRY				
	06-6200	Wood Framing - 3/4" plywood sheathing	2,614.00 sf	3.00 /sf	**7,842**	EPCO
		ARCHITECTURAL WOODWORK				
	06-6400	***Millwork Sub - workbenches - deleted***	***0.00 ls***	***0.00 /ls***	***0***	
07-0000		THERMAL MOIST PROTECTION				
		INSULATION				
	07-7210	Insulation -Spray Foam	1.00 ls	29,618.87 /ls	**29,619**	A Plus
	07-7210	Insulation -Sound Batts	1.00 ls	220.00 /ls	**220**	USI
		METAL ROOFING & PANELS				
	07-7410	***option - Install white Mighti-rib on walls, with trim ($26,500)***	***0.00 ls***	***0.00 /ls***	***0***	

08-0000		DOORS & WINDOWS				
		DOORS				
	08-1313	Hollow metal/wood doors, frame, & hardware	1.00 ls	5,945.00 /ls	**5,945**	Rimco
	08-1313	Door Install	4.00 ea	150.00 /ea	**600**	EPCO
09-0000		FINISHES				
		RESILIENT FLOORING				
	09-6500	Rubber Wall Base	1.00 ls	1,486.00 /ls	**1,486**	Flooring Services
		WALL TREATMENTS				
	09-7200	FRP 5; high bathroom & around janitor sink	1.00 ls	1,600.00 /ls	**1,600**	Craco
		GYPSUM BOARD ASSEMBLIES				
	09-9200	Gyp Board/Framing Subcontractor	1.00	12,710.00 /ls	**12,710**	Craco
	09-9200	Option - Add for Furout Walls Framing and Gyp board	1.00 ls	14,480.00 /ls	**0**	Craco
		PAINTING & COATINGS				
	09-9800	Paint/Coatings Subcontractor	1.00 ls	6,475.00 /ls	**6,475**	Pulham
	09-9800	Add for Seal Concrete Floor	1.00	3,532.00	**0**	
10-0000		SPECIALTIES				
		TOILET & BATH ACCESSORIES				
	10-8000	Bath Accessories	1.00 ls	1,334.00 /ls	**1,334**	TSC
15-4100		PLUMBING SYSTEM COMPLETE				
		PLUMBING SUBCONTRACTOR				
	15-4110	Plumbing	1.00 ls	16,060.00 /ls	**16,060**	BBE
	15-4110	***6" Trench Drains, heavy duty***	***0.00 lf***	***0.00 /lf***	***0***	
15-5100		HVAC SYSTEM COMPLETE				
		H.V.A.C. SUBCONTRACTOR				
	15-5110	HVAC Subcontractor	1.00 ls	38,915.00 /ls	**38,915**	Professional Heating
16-0000		ELECTRICAL				
		ELECTRICAL SUBCONTRACTOR				
	16-0100	Electrical Subcontractor	1.00	43,685.00 /ls	**43,685**	High Altitude
					398,619	

Estimate
Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of
General liability Insurance	3,517.00			0.8%	T		
Builder's Risk Insurance	746.00			0.2%	T		
Subtotal	**4,263.00**						
Payment & Performance Bonds	6,377.90			1.6%	T		
Subtotal	**6,377.90**						
Profit Markup	19,930.95			5.0%	T		
Contingency	19,930.95			5.0%	T		
Subtotal	**45,182.00**						
Total	**449,121.80**						