



ALPINE CITY COUNCIL **ELECTRONIC** MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold an **Electronic Public Meeting** on **Tuesday, May 12, 2020 at 7:00 pm** hosted at Alpine City Hall, 20 North Main, Alpine, Utah.

The public may participate in this meeting by watching the livestream at the **Alpine City YouTube Channel**. A direct link to the channel may be found on the home page of the Alpine City website at www.alpinecity.org.

Public Comments may be submitted to admin@alpinecity.org Comments for items on the agenda may be submitted during the meeting as requested. Comments for an item not on the agenda must be submitted by 5 pm the day of the meeting.

I. CALL MEETING TO ORDER

- A. Roll Call Mayor Troy Stout
- B. Prayer Greg Gordon

II. CONSENT CALENDAR

- A. Approve City Council Minutes of April 28, 2020
- B. 800 South Waterline Project – Partial Payment No. 1: \$139,246.25
- C. Bond Release #6 – The Ridge at Alpine, Phase 2: \$298,159.90
- D. Interlocal Bookmobile Agreement with Utah County FY 2020-21

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Financial Report

V. ACTION/DISCUSSION ITEMS

- A. **Public Hearing –2020 Water Revenue and Refunding Bond.** The City Council will receive input from the public with respect to the issuance of water revenue bonds.
- B. **Appoint Planning Commission Members.** The Council will vote to fill two vacancies.
- C. **Appoint Alternate Representative to the Lone Peak Public Safety District Board.**
- D. **Powerlines on Main S.** The Council will consider a request by Paul Anderson to eliminate overhead powerlines at approximately 235 S. Main and bore underneath the road to install underground lines.
- E. **The Ridge at Alpine, Phase 3 – Final Approval.** (This phase contains 9 of the 72 lots in the PRD)
- F. **Ordinance No. 2020-04, Setbacks in the Business Commercial Zone:** The Council will consider approving an amendment to reduce the required setbacks in the BC zone.
- G. **Adopt the Tentative Budget for FY 2020-21 and Schedule a Public Hearing on the Final Budget**
- H. **Lambert Park Cell Tower Compensation Proposal - T-Mobile/Sprint:** T-Mobile and Sprint have merged and are proposing a change in compensation fees.
- I. **CUP Contract Extension**
- J. **Discussion about large additions to homes and accessory buildings**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. EXECUTIVE SESSION:

Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
May 8, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission/City Council, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE CITY COUNCIL **ELECTRONIC MEETING**

**Held at various locations including Alpine City Hall and councilmembers or staff homes
Tuesday, April 28, 2020**

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Troy Stout.

A. Roll Call: The following were present and constituted a quorum.

Mayor Troy Stout

Council Members: Lon Lott, Jason Thelin, Carla Merrill, Greg Gordon

Staff: Shane Sorensen, David Church, Austin Roy, Charmayne Warnock, Bonnie Cooper, Police Chief Gwilliam,
Fire Chief Reed Thompson

Others: Ed Bush, Lori Qian, Troy Slade, Caroldean Neves, Darci Brunson, Will Jones, Paul Kroff

B. Prayer: Carla Merrill

II. CONSENT CALENDAR

A. Approve City Council Minutes of April 14, 2020

B. Moyle Drive – Partial Payment No. 1: \$7,383.59

MOTION: Lon Lott moved to approve the Consent Calendar. Seconded by Carla Merrill. Ayes: 4 Nays: 0 Motion passed.

Ayes

Lon Lott

Carla Merrill

Greg Gordon

Jason Thelin

Nays

None

III. PUBLIC COMMENT

Lane Franks -Country Manor Lane. Mr. Franks emailed a concern to the Council regarding the gravel road leading from Country Manor to the new parking lot at the south end of Lambert Park. He wanted to know when paving will begin and to what extent. Shane Sorensen forwarded the email to Councilmembers to review and said he would respond to him after the next City Council meeting.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION/DISCUSSION ITEMS

A. City Council Member Selection Process

Mayor Troy Stout said he had interviewed each candidate. He reviewed the process by which the Council would vote to fill the City Council vacancy left by Judi Pickell. There were five applicants. Each gave a three-minute presentation.

Lori Qian. Mrs. Qian said she could offer a fresh perspective to the council. Even though she had lived in Alpine for only two years and was new to the community, she was not new to working hard. She said she could offer the City a lot of leadership skills and abilities. She and her family had chosen to live in Alpine out of anywhere in the world. They had been living in China and wanted to continue raising their children in the United States. Alpine was set apart from the rest of the cities anywhere. Alpine was special and unique, and she wanted to keep it that way.

Caroldean Neves. She said she had lived in Alpine for 24 years. She was planning to run for City Council in the next election. She has thought about running for City Council many times before and had been asked by other residents why she hadn't run, but now felt it was the right time. She'd worked as a substitute teacher and would

1 love to continue teaching in the field of science. She had run the elections in Alpine City for the past 20 years and
 2 had gotten to know and care about many of the residents.
 3

4 **Jessica Smuin.** She said she went on a search 14 years ago with her family for a place to raise her children and
 5 found Alpine. She loved the sense of community, the biking trails and open spaces. She had participated in many
 6 Alpine City and school activities. She was currently on the Planning Commission and felt her experience would
 7 benefit the City Council.
 8

9 **Ed Bush.** He said he had moved to Alpine four years ago. Since moving to Alpine, he'd had much joy and sorrow,
 10 but Alpine was home. He started the Alpine Nature Center and organized the Dry Creek cleanup project. He said he
 11 took great pride in Alpine. He had attended almost every City Council and Planning Commission meetings since
 12 moving to Alpine. He had a background in business and government and had been very involved in the community.
 13 His education was in physics and engineering. He would like to get citizens more involved, particularly those
 14 citizens who owned corporations because corporations were a great source of donations.
 15

16 **Troy Slade.** Mr. Slade said he had grown up in Pleasant Grove and moved to Alpine 17 years ago with his wife and
 17 had raised six children here. Alpine was the best place to live for biking, trails and beauty. He said he believed they
 18 should embrace the growth happening in Utah County. Alpine was Utah County's premium city and they needed to
 19 embrace that and keep it that way. He had started two successful businesses, one being Mod Bod. He felt Alpine
 20 has a unique opportunity to attract businesses to the community but keep Alpine values while generating tax dollars
 21 for our City.
 22

23 Mayor Stout invited the Council to question the applicants.
 24

25 **Lon Lott asked three questions of each applicant.**
 26

27 1) Would you campaign for election in 2 years?
 28

- 29 • All applicants answered yes, saying they would be running in the next election for City Council.
 30

31 2) What kind of community support do you have to fill position i.e. family who encouraged you do this?
 32

- 33 • Lori Qian said she had her family support especially her children, also her ward and neighborhood had
 34 been very supportive.
- 35 • Caroldean Neves said her family was very supportive and many people in the community had asked
 36 her to run.
- 37 • Jessica Smuin said her family was very supportive and had been very supportive as she had served
 38 with the Planning Commission. She said she'd been involved in the community and had a lot of
 39 support there, as well.
- 40 • Ed Bush said he was single now, but his daughter was very supportive. He'd been very involved in the
 41 community and had a lot of support there.
- 42 • Troy Slade said his wife had encouraged him to do it.
 43

44 3) Do you have goals or vision of what you would accomplish if you were in the City Council?
 45

- 46 • Lori Qian said she would use her leadership skills and get the community involved.
- 47 • Caroldean Neves said he want to be the voice for the downtown area and keep Alpine a family-friendly
 48 area to live.
- 49 • Jessica Smuin said she wanted to help Alpine with their master plan by helping make the best use of
 50 large parcels around Alpine.
- 51 • Ed Bush said he wanted to make Alpine look even more beautiful with better maps and signs. He
 52 would accomplish those goals with corporate sponsorship from Alpine residents.
- 53 • Troy Slade said he wanted to attract the right kinds of business while maintaining the small town feel
 54 and keeping traffic to a minimum.
 55

1 **Greg Gordan asked the candidates how they would preserve Alpine?**
2

- 3
- 4 • Troy Slade said he wanted to keep the small town feel while still bringing in businesses and tax dollars to the city.
 - 5 • Ed Bush said he would negotiate hard for the City with developers to save the rural feel of Alpine but keep owners' property rights in mind.
 - 6 • Jessica Smuin said she was familiar with the Master Plan since she served on the Planning
 - 7 Commission. She would be careful when guiding annexations into the city. She would build a coalition
 - 8 with the state for trails.
 - 9 • Caroldean Neves said she would keep Alpine a family friendly place by keeping businesses in one area
 - 10 of the City. She will also make sure emergency services were accessible to all residents of Alpine. She
 - 11 said the small-town feel was why people moved here.
 - 12 • Lori Qian said she would like to find a balance by giving residents more responsibility, making sure all
 - 13 the voices in Alpine were heard, and mobilize the community.
 - 14
 - 15

16 **Carla Merrill asked the candidates how they felt about a road going through Lambert Park? Mayor Stout**
17 **added to this question by asking all applicants if they wanted it as a public road or leave it as secondary road.**
18

- 19
- 20 • Lori Qian said she would leave it as a secondary road.
 - 21 • Caroldean Neves said she would leave it as a secondary road to provide emergency access but
 - 22 wouldn't take away from the park.
 - 23 • Jessica Smuin said she would keep it as a secondary road. She said she would take it a step farther and
 - 24 put in crash gates.
 - 25 • Ed Bush said when he first looked at the plan, he thought it should be paved but after living in the area,
 - 26 he felt it should remain as a secondary road. He added that he was worried about the culvert over Dry
 - 27 Creek, especially when they added 60 more homes to the area. He was worried it would put some
 - 28 children in danger.
 - 29 • Troy Slade said to leave it as a secondary road.

30 **Responses to a follow-up question about whether or not the road should be paved.**
31

- 32
- 33 • Lori Qian said it should be paved
 - 34 • Caroldean Neves said she wasn't sure.
 - 35 • Jessica Smuin said it should be road base but plowable.
 - 36 • Ed Bush said it should not be paved.
 - 37 • Troy Slade said to leave it as it was with no pavement.

38 **First Round of Voting**
39

40 Prior to the vote, Mayor Stout encouraged each applicant to run for election in the future because each one had much
41 to offer the community. He also encouraged them to consider serving on the Planning Commission, which had two
42 open seats. He said he was impressed with each candidate and their qualifications and their desire to serve Alpine
43 City.
44

45 The voting went as follows:

- 46
- 47 • Jason Thelin voted for Jessica Smuin
 - 48 • Carla Merrill voted for Jessica Smuin
 - 49 • Greg Gordon voted for Ed Bush
 - 50 • Lon Lott voted for Ed Bush

51 **Mayor Stout called for a second round of voting since it was a tie vote.**

- 52
- 53 • Jason Thelin voted for Jessica Smuin
 - 54 • Carla Merrill voted for Jessica Smuin
 - Greg Gordon voted for Ed Bush

- Lon Lott voted for Ed Bush

Mayor Troy Stout voted to break the tie and voted for Jessica Smuin.

Charmayne Warnock swore in Jessica Smuin as the newly elected Councilmember, who would fill the seat until the election in November 2021.

B. Three Falls Subdivision, Plat G – Plat Amendment.

Austin Roy said the developer provided a list of changes to the Three Falls Subdivision, which the Planning Commission had reviewed and recommended approving. He said the primary reason for the amendment was to change the boundaries and designation of some open space. Five items were included in the amendment.

- 1) The amendment would alter the public and private open space in several locations, resulting in 2.09 more acres of public open space and 1.01 acres less of private open space. The PRD calculations were updated, and the proposed changes would still meet the open space and density requirements.
- 2) Fault studies and site surveys were performed on lots 30, 31, 34, 38, 39, 42, 49, 50, 51, 57. As a result of the studies, it was proposed that the building envelopes on the lots be changed.
- 3) Lot line adjustments would be made between lots 38 and 39 due to the fault studies.
- 4) Lot line adjustments would be made on lots 50 and 51 to accommodate the addition of a culdesac and the refined secondary road access design.
- 5) The lot line adjustment on lot 31 would be to accommodate the booster station site layout.

Shane Sorensen said that the only item that needed to be approved by the Council was item 1, which was the adjustment to the open space. The other four items were minor changes that could be approved by staff.

Carla Merrill asked if the City had an easement where a trail crossed private open space. Shane Sorensen the City did not have recorded easements. The trails were placed in the best location and sometimes they ended up on private open space. Will Jones said he could tweak the trails as needed. He was willing to make some areas public open space instead of private in order to move forward with approval of Plat G.

Jason Thelin asked about access to Forest Service land on North Mountain. Will Jones said there was a 20-foot wide access to the water tank which also provided access to the Forest Service land, but it was very steep. Carla Merrill asked if it was designated as a public access. David Church said it was a utility access to the tank, but the language could be changed to public access easement in favor of the City.

Greg Gordon asked if there would be trailhead access farther into the subdivision to avoid having cars parked along the road. Will Jones said he'd built a trailhead at the beginning of the development with 27 parking spaces and restrooms. Jessica Smuin said she would like to see more parking for people who wanted to take shorter hikes.

Lon Lott suggested putting markers on trails to suggest how many miles from point A to point B. He had several residents request such markers for the walking trails in Burgess and Creekside Parks.

MOTION: Carla Merrill moved to approve Three Falls Subdivision Plat G, Plat Amendment with the following conditions:

- 1) The developer address the redlines on the plat, including showing the trails.
- 2) The 20-foot access easement to the water tank be designated as a public access easement in favor of Alpine City.
- 3) Anywhere the trails were currently located in private open space would be designated as public open space.
- 4) Items 2 through 5, which dealt with adjusting building envelopes and lots lines on specific lots, be accepted as approved by staff.

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Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Lon Lott	None
Carla Merrill	
Greg Gordon	
Jason Thelin	
Jessica Smuin	

Lon Lott verified that Will Jones would come back to the next City Council meeting with a map showing the changes on the plat to make sure it met the Council’s expectations.

Mayor Stout asked Shane Sorensen to look at 45-degree parking up by Sliding Rock to take the burden off street parking. Greg Gordon agreed, saying that the biggest concern for the residents was the long walk from the trailhead up to the trails.

C. Ordinance No. 2020-08: Owner Occupied Temporary Absence

Austin Roy said the current ordinance required all properties with an accessory apartment to be owner occupied. The proposed amendment would allow the apartment to be rented during the temporary absence of the owner in such instances as temporary job assignments, sabbaticals, military service, voluntary service. The owner could be gone for up to 3 years. Owners shall have resided in the home for a least a year prior to leaving.

Lon Lott asked why the one-year occupancy clause was included? Austin Roy said it was there to avoid having the home purchased just for investment purposes.

MOTION: Lon Lott Moved to adopt Ordinance No. 2020-08, Owner Occupied Temporary Absence. Carla Merrill seconded. Ayes: 5 Nays: 0

<u>Ayes</u>	<u>Nays</u>
Lon Lott	None
Carla Merrill	
Greg Gordon	
Jason Thelin	
Jessica Smuin	

D. The Ridge at Alpine – Request for Approval to Perform Some Construction on Phase 3

Shane Sorensen said developer Paul Kroff was seeking approval to do some work in Phase 3 of The Ridge at Alpine prior to final approval of Phase 3 by the City Council.

Section 4.08.040 of the Development Code stated that site improvement or grading of a proposed subdivision prior to final approval by the City Council was prohibited, so the developer was asking for special permission from the City Council to do some grading in the next two weeks. Shane Sorensen said Phase 3 was on the Planning Commission agenda for final approval on May 5th and would be coming to the Council at their next meeting on May 12th.

Shane Sorensen said The Ridge at Alpine had a regional detention area which would require a lot of cut and fill. The developers could either construct a temporary detention basin pending approval of Phase 3 or go ahead and construct a more permanent basin. Staff would prefer they construct a more permanent basin and recommended approval of necessary site improvements prior to approval.

Shane Sorensen said the park would also require cut and fill and the amount would depend on what type of park the Council wanted. When Preliminary approval was granted to the subdivision in 2018, there was a discussion about whether the park should be a full-size soccer field or a family park with a smaller soccer field, but no clear decision

1 was made at that time. The developer was requesting direction on which type of park the Council wanted, which
2 would determine the amount of fill that would be needed.

3
4 The Council discussed what type of park they wanted to see. Carla Merrill said there was so much demand for
5 pickleball courts, she would prefer to see a family park with pickleball courts rather than a soccer field.

6
7 Shane Sorensen said the park was also supposed to serve as a detention basin. A hard surface would not allow the
8 storm water to percolate into the ground, which could create an issue. Plus, the run-off water was usually dirty and
9 would leave debris on the courts.

10
11 Lon Lott said he would like a dual-purpose family park with a parking area where people could park and use the
12 trails.

13
14 Shane Sorensen said the developer was also seeking approval to do some grading work on the road connecting
15 Elkridge Lane to Grove Drive prior to paving it.

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17 Greg Gordon said neighboring residents had voiced concerns about the dust being generated by the development and
18 wondered how often the water trucks sprayed the area. Shane Sorensen said staff would follow up that that.

19
20 Austin Roy said the City had received an email comment from the Russon family, who lived near the development
21 and were concerned about the elevation of the road and the trees near their home. The Russons would like someone
22 from the City to walk the area with them and address their concerns. Shane Sorensen said he replied to their email
23 and told them either he or Jed Muhlestein would address their concerns.

24
25 **MOTION:** Greg Gordon moved to approve the following for The Ridge at Alpine development:

- 26
27 1. Approve a family type park with a smaller soccer field with less fill as described in option 1 (far right
28 figure with the 12-foot bank).
29 2. Grant permission for grading work to take place in Phase 3 and the area south of Phase 3 while the
30 approvals are being finalized between now and the May 12th Council meeting to allow for fill to be moved
31 around from different areas of the project as needed.
32 3. Require final approval of Phase 3 and other phases prior to beginning utility construction.

33
34 Lon Lott seconded. Ayes: 5 Nays: 0

35
36 Ayes

37 Lon Lott
38 Carla Merrill
39 Greg Gordon
40 Jason Thelin
41 Jessica Smuin

Nays

None

42
43 **E. Discussion about large additions to homes and accessory buildings**

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45 Mayor Stout said he'd received complaints about the size of some accessory buildings that were being built that
46 were bigger than most houses in the neighborhood and were blocking views. He said he would like to address this
47 issue at next City Council meeting. Other cities had adopted ordinances regarding "monster" homes; he asked
48 Austin Roy and Shane Sorensen to do some research to see what ordinances other cities had.

49
50 **MOTION:** Lon Lott moved to table the discussion on monster homes and accessory buildings until next City
51 Council meeting. Jessica Smuin seconded. Ayes: 5 Nays: 0. Motion passed.

52
53 Ayes

54 Lon Lott
55 Carla Merrill
56 Greg Gordon

Nays

None

Jason Thelin
Jessica Smuin

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4 **VI. STAFF REPORTS**
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6 Austin Roy said he had received a request from a resident for a skate park.
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8 Shane Sorensen reported on the following:

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- 10 • There were complaints about engine brakes in Fort Canyon and bicyclists traveling at dangerously high speeds down the road in Fort Canyon.
 - 11 • Grading in Three Falls would require closure of the trail for 30 days in May because of safety issues.
 - 12 • Paul Anderson wanted to eliminate overhead powerlines which crossed Main Street from his property to the Montdella development. In order to bore under the street, he would need approval from UDOT.
 - 13 • He planned to set up an interview committee and send out a limited RFP for a new City Attorney. The committee would narrow the candidates to two or three then send them to the Council for interviews.
 - 14 • T-Mobile had merged with Sprint and wanted to revisit the compensation fees they paid the City.
- 15
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18 Mayor Stout and Shane Sorensen reported on a conference call between Governor Herbert and Utah mayors.

- 19
- 20 1. Utah would be moving from phase RED to phase ORANGE.
 - 21 2. Playgrounds would remain closed; this was now an **Order** not just a Directive.
 - 22 3. City Hall would remain closed to the public for now.
 - 23 4. ORANGE meant the size of gatherings would go from 10 people to 20 people max.
 - 24 5. The next phase was YELLOW which is 50 people max.
 - 25 6. The Governor said to keep in mind the state may go back to phase RED at any time without warning.
 - 26 7. Alpine may move back to phase RED for the safety of its citizen if the Mayor gave notice to the Governor.
- 27

28 Chief Reed Thompson said the open burn period would continue into May. Everyone in his department was healthy.

29 Chief Brian Gwilliam reported that call volumes were still down. One officer that tested positive for COVID-19 had been quarantined and was now negative. His trainer initially tested negative but after 12 days, he started to show symptoms and tested positive. He was quarantined.
30
31
32

33 **VII. COUNCIL COMMUNICATION**
34

35 Mayor Stout

- 36 • He met with local experts regarding COVID-19. A key topic was what park amenities to keep open and what to close. Utah county numbers for COVID-19 had gone up by 5%. It was found that two businesses in the county had violated the directive. He stressed that it was advisable to wear masks in public and continue social distancing.
 - 37 • Staff had been instructed to postpone opening the restrooms in City parks and put in slack line posts to prevent damage to the trees.
 - 38 • He planned to put something together from Alpine City for graduating seniors.
- 39
40
41
42
43

44 Carla Merrill said the high school was having a virtual graduation.
45

46 **VIII. EXECUTIVE SESSION:** None was held
47

48 **MOTION:** Greg Gordon moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0 Motion passed
49

50 The meeting was adjourned at 10:36 pm.
51

**PAYMENT ESTIMATE
NO. 1**

Name of Contractor: <i>S&L Inc.</i>		
Name of Owner: <i>Alpine City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Jun-20	Original: \$330,135.00	From: 1-Mar-20
Revised: -	Revised: \$338,810.60	To: 27-Apr-20
Description of Job: <i>800 S Water Line Project</i>		
Amount	This Period	Total To Date
Amount Earned	\$146,575.00	\$146,575.00
Retainage Being Held	\$7,328.75	\$7,328.75
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$0.00
Amount Due	\$139,246.25	\$139,246.25

Contractor's Construction Progress is On Schedule

I hereby certify that to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 4/29/2020



Jason Judd P.E.
Project Engineer

Accepted by: **S&L Inc.**

Date: _____

Craig Gibson
Project Manager

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____

PROJECT: 800 S Water Line Project

PAY PERIOD:

1

Apr-20

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1.00	LS	\$35,000.00	\$35,000.00	0.50	0.50	\$17,500.00	\$17,500.00
2	Traffic Control	1.00	LS	\$25,000.00	\$25,000.00	0.50	0.50	\$12,500.00	\$12,500.00
3	8 Inch C-900 PVC Water Line	2105.00	LF	\$60.00	\$126,300.00	1578.75	1578.75	\$94,725.00	\$94,725.00
4	Replace Fire Hydrant and Lateral	1.00	EA	\$7,000.00	\$7,000.00	0.00	0.00		\$0.00
5	Concrete Fire Hydrant Pad	4.00	EA	\$600.00	\$2,400.00	0.00	0.00		\$0.00
6	Reconnect Existing Fire Hydrant	3.00	EA	\$2,300.00	\$6,900.00	0.00	0.00		\$0.00
7	Remove and Install Water Service	10.00	EA	\$2,200.00	\$22,000.00	0.00	0.00		\$0.00
8	Replace Water Service Line	13.00	EA	\$1,400.00	\$18,200.00	0.00	0.00		\$0.00
9	Adjust Water Service	11.00	EA	\$1,000.00	\$11,000.00	0.00	0.00		\$0.00
10	8" Gate Valve	6.00	EA	\$2,400.00	\$14,400.00	6.00	6.00	\$14,400.00	\$14,400.00
11	8" x 6" Reducer	2.00	EA	\$500.00	\$1,000.00	0.00	0.00		\$0.00
12	8" Tee	2.00	EA	\$950.00	\$1,900.00	2.00	2.00	\$1,900.00	\$1,900.00
13	8" 45° Bend	2.00	EA	\$700.00	\$1,400.00	0.00	0.00		\$0.00
14	8" 90° Bend	4.00	EA	\$700.00	\$2,800.00	0.00	0.00		\$0.00
15	Cut and Cap Water Line	5.00	EA	\$700.00	\$3,500.00	0.00	0.00		\$0.00
16	2" Stabilization Rock	26.00	CY	\$40.00	\$1,040.00	0.00	0.00		\$0.00
17	Import Backfill	69.00	CY	\$30.00	\$2,070.00	0.00	0.00		\$0.00
18	Untreated Base Course (8 Inch)	9250.00	SF	\$1.20	\$11,100.00	4625.00	4625.00	\$5,550.00	\$5,550.00
19	Hot Mix Asphalt (Existing +1, Minimum 4")	11250.00	SF	\$3.30	\$37,125.00	0.00	0.00		\$0.00
Subtotal					\$330,135.00			\$146,575.00	\$146,575.00

CO #1	Sewer Lateral	1.00	LS	\$8,675.60	\$8,675.60	0.00	0.00		\$0.00
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Total \$338,810.60

	TOTAL	\$146,575.00	\$146,575.00
AMOUNT RETAINED		\$7,328.75	\$7,328.75
RETAINAGE RELEASED			
PREVIOUS RETAINAGE			\$0.00
PREVIOUS PAYMENTS			\$0.00
AMOUNT DUE		\$139,246.25	\$139,246.25

ALPINE CITY
ESCROW BOND RELEASE FORM
 Release No. 6

BOND HOLDER

Thru Period Ending: April 30, 2020

The Ridge At Alpine Phase 2

Location: North Elk Ridge Lane and Grove Drive



Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	2	EACH	@ \$ 2,500.00	\$ 5,000.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF	@ \$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	16	EACH	@ \$ 150.00	\$ 2,400.00	0.0%	0.0%	\$ -
Toilet Rental	60	EACH	@ \$ 100.00	\$ 6,000.00	0.0%	0.0%	\$ -
Toilet Pad Install	1	EACH	@ \$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
Street Sweeping	1	LS	@ \$ 5,000.00	\$ 5,000.00	0.0%	0.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	2	AC	@ \$ 250.00	\$ 500.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS	@ \$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS	@ \$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Demo of existing Barns & Misc Structures	1	LS	@ \$ 50,000.00	\$ 50,000.00	0.0%	95.0%	\$ -
Clearing and Grubbing	7	ACRE	@ \$ 1,850.00	\$ 12,950.00	0.0%	95.0%	\$ -
Site Cut/Fill	23160	CY	@ \$ 3.50	\$ 81,060.00	21.2%	95.0%	\$ 17,157.00
Temporary Detention Pond	1	LS	@ \$ 16,201.58	\$ 16,201.58	0.0%	95.0%	\$ -
Drainage Swell	375	LF	@ \$ 23.29	\$ 8,733.75	0.0%	95.0%	\$ -
Rip Rap for Drainage Swell	64	CY	@ \$ 77.88	\$ 4,984.32	0.0%	95.0%	\$ -
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH	@ \$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1835	LF	@ \$ 35.00	\$ 64,225.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	3	EACH	@ \$ 3,250.00	\$ 9,750.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	7	EACH	@ \$ 2,950.00	\$ 20,650.00	0.0%	90.4%	\$ -
4" Sewer Lateral	19	EACH	@ \$ 1,000.00	\$ 19,000.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH	@ \$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	1820	LF	@ \$ 38.00	\$ 69,160.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	9	EACH	@ \$ 3,800.00	\$ 34,200.00	0.0%	95.0%	\$ -
48" Storm Drain Manhole	3	EACH	@ \$ 3,500.00	\$ 10,500.00	0.0%	95.0%	\$ -
Curb inlet Box	9	EACH	@ \$ 2,850.00	\$ 25,650.00	0.0%	95.0%	\$ -
Double curb inlet box	2	EACH	@ \$ 3,500.00	\$ 7,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	2	EACH	@ \$ 5,600.00	\$ 11,200.00	45.0%	95.0%	\$ 5,040.00
8" PVC C900 Water Main	1840	LF	@ \$ 31.00	\$ 57,040.00	53.4%	95.0%	\$ 30,473.00
12" PVC C900 Water Main	220	LF	@ \$ 46.75	\$ 10,285.00	95.0%	95.0%	\$ 9,770.75
8" CW Tee	2	EACH	@ \$ 1,120.00	\$ 2,240.00	45.0%	95.0%	\$ 1,008.00
8" CW Bend	3	EACH	@ \$ 1,091.41	\$ 3,274.23	28.3%	95.0%	\$ 927.70
8" Gate Valve	8	EACH	@ \$ 1,950.00	\$ 15,600.00	57.5%	95.0%	\$ 8,970.00
12" CW Tee	1	EACH	@ \$ 2,540.00	\$ 2,540.00	95.0%	95.0%	\$ 2,413.00
12" Gate Valve	2	EACH	@ \$ 3,470.00	\$ 6,940.00	95.0%	95.0%	\$ 6,593.00
Temp Blowoff	2	EACH	@ \$ 1,550.00	\$ 3,100.00	45.0%	95.0%	\$ 1,395.00
1" Water Services	19	EACH	@ \$ 1,375.00	\$ 26,125.00	42.4%	95.0%	\$ 11,068.75
Fire Hydrant Assembly with Valve	5	EACH	@ \$ 5,500.00	\$ 27,500.00	55.0%	95.0%	\$ 15,125.00
PRESSURIZED IRRIGATION SYSTEM							
Connect to Existing Irrigation Waterline	2	EACH	@ \$ 4,905.00	\$ 9,810.00	45.0%	95.0%	\$ 4,414.50
4" PVC C900 Irrigation Main	305	LF	@ \$ 24.00	\$ 7,320.00	95.0%	95.0%	\$ 6,954.00
6" PVC C900 Irrigation Main	500	LF	@ \$ 26.00	\$ 13,000.00	8.0%	95.0%	\$ 1,040.00
12" PVC C900 Irrigation Main	1320	LF	@ \$ 44.00	\$ 58,080.00	69.2%	95.0%	\$ 40,216.00
4" PI Bend	1	EACH	@ \$ 725.00	\$ 725.00	95.0%	95.0%	\$ 688.75
4" Gate Valve	1	EACH	@ \$ 1,750.00	\$ 1,750.00	95.0%	95.0%	\$ 1,662.50
6" Gate Valve	2	EACH	@ \$ 1,850.00	\$ 3,700.00	45.0%	95.0%	\$ 1,665.00
12" Gate Valve	7	EACH	@ \$ 3,265.00	\$ 22,855.00	52.1%	95.0%	\$ 11,917.25
12" PI Tee	3	EACH	@ \$ 2,013.94	\$ 6,041.82	61.7%	95.0%	\$ 3,725.79
12" PI Bend	5	EACH	@ \$ 1,200.00	\$ 6,000.00	35.0%	95.0%	\$ 2,100.00
Temp Blowoff	3	EACH	@ \$ 1,550.00	\$ 4,650.00	95.0%	95.0%	\$ 4,417.50
1" Pressurized Irrigation Services	19	EACH	@ \$ 1,300.00	\$ 24,700.00	63.4%	95.0%	\$ 15,665.00
1" PI Service - Entrance Landscaping	1	EACH	@ \$ 1,300.00	\$ 1,300.00	95.0%	95.0%	\$ 1,235.00
Air Vac Assemblies	2	EACH	@ \$ 5,600.00	\$ 11,200.00	95.0%	95.0%	\$ 10,640.00
2" PI Drain	1	EACH	@ \$ 3,250.00	\$ 3,250.00	95.0%	95.0%	\$ 3,087.50
PI Flush Valve	1	EACH	@ \$ 2,500.00	\$ 2,500.00	95.0%	95.0%	\$ 2,375.00
30" GRAVITY IRRIGATION							
30" ADS Gravity Irrigation	610	LF	@ \$ 84.00	\$ 51,240.00	0.0%	95.0%	\$ -
4'x4' SDCB	3	EACH	@ \$ 4,500.00	\$ 13,500.00	0.0%	95.0%	\$ -
30" Flared End Section	2	EACH	@ \$ 1,655.00	\$ 3,310.00	50.0%	50.0%	\$ 1,655.00
ROADWAY IMPROVEMENTS							
Rough Grade and Proof Roll Native Subgrade	219538	SF	@ \$ 0.15	\$ 32,930.70	95.0%	95.0%	\$ 31,284.17
24" Curb Prep (6" Road Base)	4045	LF	@ \$ 4.00	\$ 16,180.00	0.0%	0.0%	\$ -
24" Curb & Gutter	4045	LF	@ \$ 14.50	\$ 58,652.50	0.0%	0.0%	\$ -
9" Untreated Base Course	72000	SF	@ \$ 0.95	\$ 68,400.00	0.0%	0.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	72000	SF	@ \$ 1.50	\$ 108,000.00	0.0%	0.0%	\$ -
Sidewalk Prep (6" Road Base)	21325	SF	@ \$ 0.80	\$ 17,060.00	0.0%	0.0%	\$ -
Concrete Sidewalk (4' Wide x 4" Thick)	21325	SF	@ \$ 4.50	\$ 95,962.50	0.0%	0.0%	\$ -

ADA Ramp	8	EACH	@	\$	1,250.00	\$	10,000.00	0.0%	0.0%	\$	-
Concrete Valve Collars	25	EACH	@	\$	350.00	\$	8,750.00	0.0%	0.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$	5,850.00	0.0%	0.0%	\$	-
Sanitary Sewer - Import Fill Trench Backfill	5940	TON	@	\$	13.50	\$	80,190.00	0.0%	95.0%	\$	-
Storm Drain and Gravity Irr - Import Fill Trench Backfill	5100	TON	@	\$	13.50	\$	68,850.00	4.4%	95.0%	\$	3,037.50
Culinary Water - Import Fill Trench Backfill	1635	TON	@	\$	13.50	\$	22,072.50	42.1%	95.0%	\$	9,291.38
Pressurized Irrigation - Import Fill Trench Backfill	2375	TON	@	\$	13.50	\$	32,062.50	16.1%	95.0%	\$	5,146.88
Dry Utilities	19	EACH	@	\$	6,500.00	\$	123,500.00	21.1%	21.1%	\$	26,000.00

OTHER

Street Lights	3	EACH	@	\$	2,750.00	\$	8,250.00	0.0%	0.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$	7,000.00	0.0%	0.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$	5,000.00	0.0%	0.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
Street Signs	4	EACH	@	\$	1,500.00	\$	6,000.00	0.0%	0.0%	\$	-
Survey	1	LS	@	\$	25,000.00	\$	25,000.00	0.0%	0.0%	\$	-
Retaining Wall by Russon's Residence	1	LS	@	\$	15,000.00	\$	15,000.00	0.0%	0.0%	\$	-

BASE BID TOTAL	\$	1,705,551.40	Previously Released:	\$	774,473.42
10% Warranty Amount	\$	170,555.14			
TOTAL BOND AMOUNT	\$	1,876,106.54	This Release:	\$	298,159.90
<i>Total Released to Date</i>	\$	1,072,633.32			
TOTAL BOND REMAINING	\$	803,473.22			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

5/8/2020

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN UTAH COUNTY, UTAH, AND ALPINE CITY REGARDING LIBRARY SERVICES

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, hereinafter referred to as "COUNTY," and ALPINE CITY, a political subdivision of the State of Utah, with its office located at 20 North Main, Alpine, Utah 84004, hereinafter referred to as "ALPINE."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, the parties desire to establish a joint undertaking to provide library and bookmobile services for the residents of ALPINE;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution thereof by the executive or executive body of each of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2020 until June 30, 2021. This Interlocal Cooperation Agreement shall take effect upon its review as to proper form and compliance with applicable law by the Utah County Attorney's Office and the attorney for ALPINE. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the keeper of records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, COUNTY shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement.

The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records related to this Interlocal Cooperative Agreement in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by COUNTY and ALPINE, at all reasonable times. The parties agree that they will not acquire, hold nor dispose of any real property pursuant to this Interlocal Agreement during this joint undertaking. The parties further agree that they will not acquire, hold, or dispose of any personal property during this joint undertaking.

Section 3. PURPOSES

This Interlocal Cooperation Agreement has been established and entered into between COUNTY and ALPINE, for the purpose of a joint undertaking to provide library and bookmobile service for the residents of ALPINE through making stops by the COUNTY'S bookmobile at the following locations within ALPINE:

Tuesday, every other week (24 times per year)

- a. River Meadows Senior Living, 10:15-12:00 (1.75 hours) for a total of 42 hours.
- b. Creekside Park, 12:30-2:30 (2 hours) for a total of 48 hours.
- c. 100 North Main, LDS Chapel, 3:00-5:00 p.m. (2 hours) for a total of 48 hours.

Section 4. MANNER OF FINANCING

ALPINE agrees to pay the sum of \$13,596.00 to COUNTY for the bookmobile services enumerated in Section 3 hereof on or before July 1, 2020.

Section 5. METHOD OF TERMINATION

This Interlocal Cooperation Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, either party to this Agreement may terminate the Agreement upon providing sixty (60) days written notice of termination to the other party.

Section 6. INDEMNIFICATION

The parties to this Agreement are public entities. Each party agrees to indemnify and save harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the Utah County Clerk/Auditor and with the official keeper of records of ALPINE, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 8. ADOPTION REQUIREMENTS

This Interlocal Cooperation Agreement shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 9. LAWFUL AGREEMENT

The parties represent that each of them has lawfully entered into this Interlocal Cooperation Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

Section 10. AMENDMENTS

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 11. SEVERABILITY

If any term or provision of the Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 12. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that all parties have participated in the preparation hereof.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement, on the dates listed below:

UTAH COUNTY

APPROVED this ____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

TANNER D. AINGE, Chair

ATTEST:
Amelia Powers Gardner
Utah County Clerk/Auditor

By: _____
Deputy

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this ____ day of _____, 2020.

By: _____
David H. Shawcroft, Deputy
Utah County Attorney

ALPINE CITY

APPROVED this _____ day of _____, 2020.

By: _____
Mayor

ATTEST: _____
City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Alpine City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this _____ day of _____, 20.

By: _____
Legal Counsel for Alpine City

ALPINE CITY CORPORATION
 COMBINED CASH INVESTMENT
 APRIL 30, 2020

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, AMERICAN FORK	414,274.97
01-1112	XPRESS BILL PAY	22,688.68
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	15,672,500.82
01-1170	UTILITY CASH CLEARING	(.36)
	TOTAL COMBINED CASH	16,110,464.11
01-1190	CASH - ALLOCATION TO OTHER FUN	(16,110,464.11)
	TOTAL GENERAL FUND CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,376,305.66
11	ALLOCATION TO CLASS C ROADS	1,109,621.03
15	ALLOCATION TO RECREATION IMPACT FEES	723,954.82
16	ALLOCATION TO STREET IMPACT FEES	366,757.88
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	2,711,057.62
51	ALLOCATION TO WATER FUND	2,722,721.60
52	ALLOCATION TO SEWER FUND	2,426,869.09
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	918,473.84
56	ALLOCATION TO STORM DRAIN FUND	715,625.62
70	ALLOCATION TO TRUST AND AGENCY FUND	461,251.25
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	656,639.99
81	ALLOCATION TO WATER IMPACT FEES	459,195.99
82	ALLOCATION TO SEWER IMPACT FEES	94,048.18
85	ALLOCATION TO PI IMPACT FEES	240,952.84
86	ALLOCATION TO STORM DRAIN IMPACT FEES	126,988.70
	TOTAL ALLOCATIONS TO OTHER FUNDS	16,110,464.11
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(16,110,464.11)
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>.00</u>

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	2,376,305.66	
10-1309	DEFERRED PROPERTY TAXES REC	1,709,397.68	
10-1311	ACCOUNTS RECEIVABLE	59,761.65	
10-1351	TAXES RECEIVABLE - CURRENT	(5,889.65)	
10-1561	PREPAID EXPENSES	6,030.00	
	TOTAL ASSETS		<u><u>4,145,605.34</u></u>

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	(1,921.20)	
10-2221	FICA PAYABLE	119.54	
10-2222	FEDERAL WITHHOLDING PAYABLE	(785.21)	
10-2223	STATE WITHHOLDING PAYABLE	(5,733.95)	
10-2225	ULGT PAYABLE	(15,914.11)	
10-2226	ADDITIONAL EMP INSURANCES	622.80	
10-2227	RETIREMENT PAYABLE EMPLOYEES	195.88	
10-2229	WORKERS COMP PAYABLE	12,974.89	
10-2400	UNEARNED REVENUE	1,709,397.00	
	TOTAL LIABILITIES		1,698,955.64

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-2980	BALANCE BEGINNING OF YEAR	1,095,143.18	
	REVENUE OVER EXPENDITURES - YTD	<u>1,351,506.52</u>	
	BALANCE - CURRENT DATE	<u>2,446,649.70</u>	
	TOTAL FUND EQUITY		<u><u>2,446,649.70</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>4,145,605.34</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10	2,143.16	1,723,340.32	1,773,635.00	50,294.68	97.2
10-31-20	14,258.30	165,310.69	145,000.00	(20,310.69)	114.0
10-31-30	99,854.57	1,013,936.24	1,300,000.00	286,063.76	78.0
10-31-31	10,392.96	90,172.50	110,000.00	19,827.50	82.0
10-31-40	26,399.32	452,082.12	660,000.00	207,917.88	68.5
10-31-90	331.53	5,074.56	4,000.00	(1,074.56)	126.9
	<u>153,379.84</u>	<u>3,449,916.43</u>	<u>3,992,635.00</u>	<u>542,718.57</u>	<u>86.4</u>
<u>LICENSES AND PERMITS</u>					
10-32-10	1,675.00	21,975.00	25,000.00	3,025.00	87.9
10-32-20	8,061.25	143,635.63	175,000.00	31,364.37	82.1
10-32-21	15,910.76	255,366.56	350,000.00	94,633.44	73.0
10-32-22	159.08	2,604.34	2,800.00	195.66	93.0
	<u>25,806.09</u>	<u>423,581.53</u>	<u>552,800.00</u>	<u>129,218.47</u>	<u>76.6</u>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42	.00	.00	5,400.00	5,400.00	.0
	<u>.00</u>	<u>.00</u>	<u>5,400.00</u>	<u>5,400.00</u>	<u>.0</u>
<u>CHARGES FOR SERVICES</u>					
10-34-13	530.00	32,060.00	20,000.00	(12,060.00)	160.3
10-34-14	.00	.00	500.00	500.00	.0
10-34-15	.00	90.00	250.00	160.00	36.0
10-34-22	9,629.00	38,516.00	38,516.00	.00	100.0
10-34-40	51,023.96	505,579.98	550,000.00	44,420.02	91.9
10-34-69	.00	2,544.00	.00	(2,544.00)	.0
10-34-81	.00	5,910.00	5,000.00	(910.00)	118.2
10-34-83	1,950.00	34,600.00	45,000.00	10,400.00	76.9
	<u>63,132.96</u>	<u>619,299.98</u>	<u>659,266.00</u>	<u>39,966.02</u>	<u>93.9</u>
<u>FINES AND FORFEITURES</u>					
10-35-10	.00	7,829.78	45,000.00	37,170.22	17.4
10-35-15	5,829.16	44,420.65	32,500.00	(11,920.65)	136.7
10-35-16	.00	3,555.00	5,000.00	1,445.00	71.1
	<u>5,829.16</u>	<u>55,805.43</u>	<u>82,500.00</u>	<u>26,694.57</u>	<u>67.6</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	30,376.97	48,082.97	65,000.00	16,917.03	74.0
TOTAL RENTS AND OTHER REVENUE	30,376.97	48,082.97	65,000.00	16,917.03	74.0
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	18,496.82	270,706.43	80,000.00	(190,706.43)	338.4
10-38-17 ALPINE DAYS REVENUE	.00	82,548.39	75,000.00	(7,548.39)	110.1
10-38-18 RODEO REVENUE	.00	18,246.00	20,000.00	1,754.00	91.2
10-38-50 BICENTENNIAL BOOKS	.00	120.00	500.00	380.00	24.0
10-38-60 LEGAL SETTLEMENT	400,000.00	400,000.00	.00	(400,000.00)	.0
10-38-70 DONATIONS	.00	450.00	.00	(450.00)	.0
10-38-90 SUNDRY REVENUES	3,463.20	59,877.19	30,000.00	(29,877.19)	199.6
TOTAL INTEREST AND MISC REVENUE	421,960.02	831,948.01	205,500.00	(626,448.01)	404.8
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	61,050.00	61,050.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,689.13	26,760.96	30,000.00	3,239.04	89.2
TOTAL TRANSFERS AND CONTRIBUTIONS	2,689.13	26,760.96	91,050.00	64,289.04	29.4
TOTAL FUND REVENUE	703,174.17	5,455,395.31	5,654,151.00	198,755.69	96.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	15,734.21	161,460.40	215,000.00	53,539.60	75.1
10-41-13 EMPLOYEE BENEFITS	9,179.95	74,031.53	93,500.00	19,468.47	79.2
10-41-14 OVERTIME WAGES	.00	734.42	1,500.00	765.58	49.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	7,446.37	16,663.98	18,000.00	1,336.02	92.6
10-41-22 PUBLIC NOTICES	.00	1,948.48	4,500.00	2,551.52	43.3
10-41-23 TRAVEL	(100.00)	329.58	2,500.00	2,170.42	13.2
10-41-24 OFFICE SUPPLIES & POSTAGE	487.94	10,135.81	15,000.00	4,864.19	67.6
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	551.41	1,500.00	948.59	36.8
10-41-28 TELEPHONE	490.57	4,261.97	5,500.00	1,238.03	77.5
10-41-30 PROFESSIONAL SERVICES	.00	25,665.66	30,000.00	4,334.34	85.6
10-41-33 EDUCATION	.00	360.00	150.00	(210.00)	240.0
10-41-46 COUNCIL DISCRETIONARY FUND	(483.82)	7,465.45	15,000.00	7,534.55	49.8
10-41-47 MAYOR DISCRETIONARY FUND	38.45	258.45	8,000.00	7,741.55	3.2
10-41-51 INSURANCE	.00	8,689.74	10,500.00	1,810.26	82.8
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	.00	2,727.95	4,000.00	1,272.05	68.2
TOTAL ADMINISTRATION	32,793.67	315,284.83	425,150.00	109,865.17	74.2
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	5,868.78	27,001.94	30,000.00	2,998.06	90.0
10-42-31 PROFESSIONAL SERVICES	3,820.34	28,680.28	40,000.00	11,319.72	71.7
10-42-40 WITNESS FEES	.00	(37.00)	200.00	237.00	(18.5)
10-42-46 VICTIM REPARATION ASSESSMENT	2,377.85	17,950.53	25,000.00	7,049.47	71.8
TOTAL COURT	12,066.97	73,595.75	95,200.00	21,604.25	77.3
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,092.48	11,774.24	14,300.00	2,525.76	82.3
10-43-13 EMPLOYEE BENEFITS	849.77	8,825.08	10,500.00	1,674.92	84.1
10-43-14 OVERTIME WAGES	.00	465.94	.00	(465.94)	.0
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	99.00	966.00	500.00	(466.00)	193.2
10-43-23 TRAVEL	.00	625.91	500.00	(125.91)	125.2
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	750.00	750.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	300.00	4,000.00	5,200.00	1,200.00	76.9
10-43-33 EDUCATION	.00	150.00	500.00	350.00	30.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	12,900.00	11,000.00	(1,900.00)	117.3
TOTAL TREASURER	2,341.25	39,707.17	43,250.00	3,542.83	91.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	69.08	500.00	430.92	13.8
10-50-62 MISCELLANEOUS SERVICES	.00	10,554.80	13,000.00	2,445.20	81.2
TOTAL ELECTIONS	.00	10,623.88	13,500.00	2,876.12	78.7
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	534.33	6,172.48	4,000.00	(2,172.48)	154.3
10-52-27 UTILITIES	1,378.33	12,527.56	20,000.00	7,472.44	62.6
10-52-51 INSURANCE	.00	8,689.74	9,000.00	310.26	96.6
10-52-63 OTHER SERVICES	718.50	9,076.26	20,000.00	10,923.74	45.4
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	77.80	45,000.00	44,922.20	.2
TOTAL GOVERNMENT BUILDINGS	2,631.16	36,543.84	98,000.00	61,456.16	37.3
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	198,787.90	993,939.50	1,197,728.00	203,788.50	83.0
10-57-63 FIRE-PROFESSIONAL SERVICE	188,904.64	944,523.20	1,133,428.00	188,904.80	83.3
10-57-72 ADMINISTRATION	12,941.58	64,707.90	77,650.00	12,942.10	83.3
TOTAL EMERGENCY SERVICES	400,634.12	2,003,170.60	2,408,806.00	405,635.40	83.2
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	2,573.46	30,310.54	37,850.00	7,539.46	80.1
10-58-13 EMPLOYEE BENEFITS	1,447.08	15,082.95	20,800.00	5,717.05	72.5
10-58-14 OVERTIME WAGES	.00	128.25	2,000.00	1,871.75	6.4
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	135.00	500.00	365.00	27.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	150.00	500.00	350.00	30.0
10-58-28 TELEPHONE	45.00	472.50	1,000.00	527.50	47.3
10-58-29 CONTRACT/BUILDING INSPECTOR	8,197.21	58,977.24	90,000.00	31,022.76	65.5
10-58-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-58-65 BUILDING PERMIT SURCHARGE	595.53	2,035.80	2,500.00	464.20	81.4
TOTAL BUILDING INSPECTION	12,858.28	115,982.02	165,150.00	49,167.98	70.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	8,499.60	94,759.55	115,700.00	20,940.45	81.9
10-59-13 EMPLOYEE BENEFITS	4,615.55	48,111.95	57,900.00	9,788.05	83.1
10-59-14 OVERTIME WAGES	141.84	2,718.25	1,000.00	(1,718.25)	271.8
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,200.00	2,200.00	.0
10-59-23 TRAVEL	216.40	548.23	1,500.00	951.77	36.6
10-59-24 OFFICE SUPPLIES & POSTAGE	187.22	1,030.61	3,000.00	1,969.39	34.4
10-59-30 PROFESSIONAL SERVICES	1,567.50	53,598.16	30,000.00	(23,598.16)	178.7
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	203.00	2,000.00	1,797.00	10.2
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	15,228.11	200,969.75	214,050.00	13,080.25	93.9
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	6,066.65	67,692.50	88,500.00	20,807.50	76.5
10-60-13 EMPLOYEE BENEFITS	4,211.52	46,487.71	58,000.00	11,512.29	80.2
10-60-14 OVERTIME WAGES	650.39	8,397.76	11,000.00	2,602.24	76.3
10-60-23 TRAVEL	.00	488.65	1,000.00	511.35	48.9
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	4,211.17	41,038.12	36,000.00	(5,038.12)	114.0
10-60-26 STREET SUPPLIES AND MAINTENANC	662.40	41,752.89	70,000.00	28,247.11	59.7
10-60-27 UTILITIES	5.93	48.12	500.00	451.88	9.6
10-60-28 TELEPHONE	75.37	788.46	900.00	111.54	87.6
10-60-29 POWER - STREET LIGHTS	4,163.70	32,130.21	50,000.00	17,869.79	64.3
10-60-51 INSURANCE	.00	8,689.74	11,950.00	3,260.26	72.7
10-60-63 OTHER SERVICES	257.10	4,117.10	12,000.00	7,882.90	34.3
10-60-64 OTHER EXPENSES	.00	27,457.68	3,500.00	(23,957.68)	784.5
10-60-70 CLASS C ROAD FUND	.00	1,234.88	.00	(1,234.88)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	7,383.59	32,915.59	200,000.00	167,084.41	16.5
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	54,274.33	61,600.00	7,325.67	88.1
TOTAL STREETS	27,687.82	367,513.74	605,350.00	237,836.26	60.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	3,533.60	39,029.76	46,500.00	7,470.24	83.9
10-70-12 WAGES TEMPORARY EMPLOYEES	1,257.00	15,984.78	28,500.00	12,515.22	56.1
10-70-13 EMPLOYEE BENEFITS	2,422.30	25,777.42	30,100.00	4,322.58	85.6
10-70-14 OVERTIME WAGES	.00	1,394.37	1,500.00	105.63	93.0
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	45.46	1,054.36	1,500.00	445.64	70.3
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,104.40	18,698.65	25,000.00	6,301.35	74.8
10-70-26 BUILDING AND GROUNDS SUPPLIES	3,640.97	27,923.60	26,500.00	(1,423.60)	105.4
10-70-27 UTILITIES	5,243.17	50,295.22	19,500.00	(30,795.22)	257.9
10-70-28 TELEPHONE	75.37	754.71	1,000.00	245.29	75.5
10-70-51 INSURANCE & SURETY BONDS	.00	8,808.66	1,500.00	(7,308.66)	587.2
10-70-59 DEER POPULATION CONTROL	.00	.00	40,000.00	40,000.00	.0
10-70-60 RODEO	1.36	35,695.93	25,000.00	(10,695.93)	142.8
10-70-64 OTHER EXPENSES	502.86	16,087.47	19,000.00	2,912.53	84.7
10-70-65 ALPINE DAYS	.79	136,966.72	134,450.00	(2,516.72)	101.9
10-70-67 MOYLE PARK	866.19	3,137.87	9,000.00	5,862.13	34.9
10-70-68 LIBRARY	80.00	8,977.00	11,500.00	2,523.00	78.1
10-70-69 YOUTH COUNCIL	.00	4,727.60	5,500.00	772.40	86.0
10-70-70 BOOK MOBILE	.00	13,200.00	13,200.00	.00	100.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
TOTAL PARKS & RECREATION	18,773.47	408,514.12	445,250.00	36,735.88	91.8
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	3,533.60	39,029.64	46,500.00	7,470.36	83.9
10-77-12 WAGES TEMPORARY EMPLOYEE	1,257.00	15,984.72	28,500.00	12,515.28	56.1
10-77-13 EMPLOYEE BENEFITS	2,422.24	25,776.51	30,100.00	4,323.49	85.6
10-77-14 OVERTIME WAGES	.00	1,394.33	2,000.00	605.67	69.7
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	220.91	6,283.56	12,000.00	5,716.44	52.4
10-77-26 BUILDING AND GROUNDS	649.65	7,047.89	12,000.00	4,952.11	58.7
10-77-27 CEMETERY PAVING	446.57	4,465.70	.00	(4,465.70)	.0
10-77-28 TELEPHONE	40.00	420.00	850.00	430.00	49.4
10-77-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-77-63 OTHER SERVICES	11.67	6,338.79	12,000.00	5,661.21	52.8
TOTAL CEMETERY	8,581.64	115,430.88	154,700.00	39,269.12	74.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,036.34	32,918.42	42,500.00	9,581.58	77.5
10-82-13 EMPLOYEE BENEFITS	2,031.02	21,160.09	26,300.00	5,139.91	80.5
10-82-14 OVERTIME WAGES	.00	550.15	.00	(550.15)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	364.12	3,265.72	3,600.00	334.28	90.7
10-82-28 TELEPHONE	7.50	84.40	.00	(84.40)	.0
10-82-31 PROFESSIONAL & TECHNICAL	300.00	4,000.00	4,800.00	800.00	83.3
10-82-34 TECHNOLOGY UPDATE	733.25	5,057.94	5,000.00	(57.94)	101.2
10-82-61 TIPPING FEES	9,108.75	84,498.00	110,000.00	25,502.00	76.8
10-82-62 WASTE PICKUP CONTRACT	27,862.81	249,810.07	300,000.00	50,189.93	83.3
10-82-64 OTHER EXPENSES	111.21	2,213.10	2,000.00	(213.10)	110.7
TOTAL GARBAGE	43,555.00	403,557.89	494,200.00	90,642.11	81.7
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	794.15	6,534.40	15,000.00	8,465.60	43.6
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	471,545.00	471,545.00	.0
10-99-82 EMERGENCY PREP	1,599.98	6,459.92	5,000.00	(1,459.92)	129.2
TOTAL MISCELLANEOUS	2,394.13	12,994.32	491,545.00	478,550.68	2.6
TOTAL FUND EXPENDITURES	579,545.62	4,103,888.79	5,654,151.00	1,550,262.21	72.6
NET REVENUE OVER EXPENDITURES	123,628.55	1,351,506.52	.00	(1,351,506.52)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

CLASS C ROADS

<u>ASSETS</u>			
11-1190	CASH - ALLOCATION FROM GENERAL		1,109,621.03
	TOTAL ASSETS		<u>1,109,621.03</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,109,618.59	
	REVENUE OVER EXPENDITURES - YTD	<u>2.44</u>	
	BALANCE - CURRENT DATE		<u>1,109,621.03</u>
	TOTAL FUND EQUITY		<u>1,109,621.03</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,109,621.03</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	308,483.96	425,000.00	116,516.04	72.6
11-33-60 MASS TRANSIT	9,161.30	92,948.78	.00	(92,948.78)	.0
TOTAL SOURCE 33	9,161.30	401,432.74	425,000.00	23,567.26	94.5
 <u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	18,000.00	18,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	18,000.00	18,000.00	.0
 <u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	227,000.00	227,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	227,000.00	227,000.00	.0
 TOTAL FUND REVENUE	 9,161.30	 401,432.74	 670,000.00	 268,567.26	 59.9

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	2,968.10	401,430.30	670,000.00	268,569.70	59.9
TOTAL DEPARTMENT 60	2,968.10	401,430.30	670,000.00	268,569.70	59.9
TOTAL FUND EXPENDITURES	2,968.10	401,430.30	670,000.00	268,569.70	59.9
NET REVENUE OVER EXPENDITURES	6,193.20	2.44	.00	(2.44)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL		723,954.82
	TOTAL ASSETS		<u>723,954.82</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION		571,085.62
UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	192,301.77	
	REVENUE OVER EXPENDITURES - YTD	<u>(39,432.57)</u>	
	BALANCE - CURRENT DATE		<u>152,869.20</u>
	TOTAL FUND EQUITY		<u>723,954.82</u>
	TOTAL LIABILITIES AND EQUITY		<u>723,954.82</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	.00	124,303.50	115,000.00	(9,303.50)	108.1
TOTAL OPERATING REVENUES	.00	124,303.50	115,000.00	(9,303.50)	108.1
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	.00	.00	15,000.00	15,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	15,000.00	15,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10 FUND BALANCE APPROPRIATION	.00	.00	70,000.00	70,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	70,000.00	70,000.00	.0
TOTAL FUND REVENUE	.00	124,303.50	200,000.00	75,696.50	62.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	3,093.54	163,736.07	200,000.00	36,263.93	81.9
TOTAL EXPENDITURES	3,093.54	163,736.07	200,000.00	36,263.93	81.9
TOTAL FUND EXPENDITURES	3,093.54	163,736.07	200,000.00	36,263.93	81.9
NET REVENUE OVER EXPENDITURES	(3,093.54)	(39,432.57)	.00	39,432.57	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL		366,757.88
	TOTAL ASSETS		<u>366,757.88</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	322,383.46	
	REVENUE OVER EXPENDITURES - YTD	<u>44,374.42</u>	
	BALANCE - CURRENT DATE		<u>366,757.88</u>
	TOTAL FUND EQUITY		<u>366,757.88</u>
	TOTAL LIABILITIES AND EQUITY		<u>366,757.88</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	.00	44,374.42	105,000.00	60,625.58	42.3
TOTAL OPERATING REVENUES	.00	44,374.42	105,000.00	60,625.58	42.3
TOTAL FUND REVENUE	.00	44,374.42	105,000.00	60,625.58	42.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	105,000.00	105,000.00	.0
TOTAL EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	44,374.42	.00	(44,374.42)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
APRIL 30, 2020

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	2,711,057.62	
	TOTAL ASSETS		2,711,057.62
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2124	OTHER BONDS	72,000.00	
45-2140	INFRA PROTECTION BONDS	777,319.09	
45-2147	OPEN SPACE BOND	102,000.00	
45-2150	RESTRICTED FOR ROADS	123,117.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,200,662.31
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	1,421,644.51	
	REVENUE OVER EXPENDITURES - YTD	(62,778.56)	
	BALANCE - CURRENT DATE	1,510,395.31	
	TOTAL FUND EQUITY		1,510,395.31
	TOTAL LIABILITIES AND EQUITY		2,711,057.62

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	.00	.00	15,000.00	15,000.00	.0
45-38-16 CONTRIBUTION FROM BUILDERS	.00	30,357.08	.00	(30,357.08)	.0
45-38-17 MISCELLANEOUS REVENUE	.00	4,089.00	.00	(4,089.00)	.0
TOTAL INTEREST AND MISC REVENUE	.00	34,446.08	15,000.00	(19,446.08)	229.6
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	389,000.00	389,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	389,000.00	389,000.00	.0
TOTAL FUND REVENUE	.00	34,446.08	404,000.00	369,553.92	8.5

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	.00	97,224.64	377,500.00	280,275.36	25.8
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	26,500.00	26,500.00	.0
TOTAL EXPENDITURES	.00	97,224.64	404,000.00	306,775.36	24.1
TOTAL FUND EXPENDITURES	.00	97,224.64	404,000.00	306,775.36	24.1
NET REVENUE OVER EXPENDITURES	.00	(62,778.56)	.00	62,778.56	.0

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,722,721.60	
51-1311	WATER ACCOUNTS RECEIVABLE	57,580.64	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,758.43)	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	49,974.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(123,982.93)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	13,952,834.79	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,095,536.10)	
51-1651	MACHINERY AND EQUIPMENT	1,158,241.43	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(344,464.70)	
	TOTAL ASSETS		<u>12,837,112.93</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT	37,100.00	
51-2171	PROFESS & TECH SERVICES TBP	13,346.82	
51-2181	PRV VALVE COUNTY	50,000.00	
51-2230	ST COMPENSATED ABSENCES	2,181.32	
51-2290	NET PENSION LIABILITY	95,364.00	
51-2410	DEFERRED INFLOWS-PENSIONS	6,346.00	
51-2530	LT COMPENSATED ABSENCES	205.00	
	TOTAL LIABILITIES		204,543.14

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
51-2980	BEGINNING OF YEAR	12,314,707.02	
	REVENUE OVER EXPENDITURES - YTD	<u>317,862.77</u>	
	BALANCE - CURRENT DATE	<u>12,632,569.79</u>	
	TOTAL FUND EQUITY		<u>12,632,569.79</u>
	TOTAL LIABILITIES AND EQUITY		<u>12,837,112.93</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	61,346.93	624,138.49	725,000.00	100,861.51	86.1
51-37-12 OTHER WATER REVENUE	2,169.48	22,549.46	12,500.00	(10,049.46)	180.4
51-37-16 WATER CONNECTION FEE	1,380.00	18,830.00	17,500.00	(1,330.00)	107.6
51-37-17 PENALTIES	.00	4,832.08	5,500.00	667.92	87.9
TOTAL OPERATING REVENUES	64,896.41	670,350.03	760,500.00	90,149.97	88.2
 <u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	32,500.00	32,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	32,500.00	32,500.00	.0
 <u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	238,500.00	238,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	238,500.00	238,500.00	.0
TOTAL FUND REVENUE	64,896.41	670,350.03	1,031,500.00	361,149.97	65.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	9,222.51	102,504.51	132,000.00	29,495.49	77.7
51-80-13 EMPLOYEE BENEFITS	6,237.41	67,752.28	82,700.00	14,947.72	81.9
51-80-14 OVERTIME WAGES	650.39	8,862.57	11,000.00	2,137.43	80.6
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	376.66	2,500.00	2,123.34	15.1
51-80-23 TRAVEL	.00	2,366.85	3,000.00	633.15	78.9
51-80-24 OFFICE SUPPLIES & POS	2,864.52	15,683.57	13,000.00	(2,683.57)	120.6
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	351.05	10,288.12	21,000.00	10,711.88	49.0
51-80-26 BUILDING AND GROUNDS SUPPLIES	3,077.63	28,541.03	35,000.00	6,458.97	81.6
51-80-27 UTILITIES	1,285.15	19,065.57	25,000.00	5,934.43	76.3
51-80-28 TELEPHONE	166.19	1,655.74	2,000.00	344.26	82.8
51-80-31 PROFESSIONAL & TECHNICAL SERVI	1,575.18	20,547.52	18,900.00	(1,647.52)	108.7
51-80-33 EDUCATION	.00	90.00	1,000.00	910.00	9.0
51-80-34 TECHNOLOGY UPDATE	734.15	6,505.77	10,000.00	3,494.23	65.1
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	8,689.74	10,900.00	2,210.26	79.7
51-80-62 MISCELLANEOUS SERVICES	2,643.99	23,192.55	33,000.00	9,807.45	70.3
51-80-63 OTHER EXPENSES	1,983.82	24,253.78	15,000.00	(9,253.78)	161.7
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	25,000.00	25,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	2,036.00	8,986.00	325,000.00	316,014.00	2.8
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
TOTAL WATER EXPENDITURES	32,827.99	352,487.26	1,031,500.00	679,012.74	34.2
TOTAL FUND EXPENDITURES	32,827.99	352,487.26	1,031,500.00	679,012.74	34.2
NET REVENUE OVER EXPENDITURES	32,068.42	317,862.77	.00	(317,862.77)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,426,869.09	
52-1312	SEWER ACCOUNTS RECEIVABLE	89,896.88	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	46,116.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(38,066.22)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	7,581,524.12	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(2,796,461.80)	
52-1651	MACHINERY AND EQUIPMENT	276,090.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(186,272.83)	
	TOTAL ASSETS		<u>7,464,239.17</u>

LIABILITIES AND EQUITYLIABILITIES

52-2230	ST COMPENSATED ABSENCES	22,929.00	
52-2290	NET PENSION LIABILITY	88,002.00	
52-2300	TSSD CLEARING ACCOUNT	6,832.00	
52-2410	DEFERRED INFLOWS-PENSIONS	5,856.00	
52-2530	LT COMPENSATED ABSENCES	2,097.00	
	TOTAL LIABILITIES		125,716.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,197,516.52	
	REVENUE OVER EXPENDITURES - YTD	141,006.65	
	BALANCE - CURRENT DATE	<u>7,338,523.17</u>	
	TOTAL FUND EQUITY		<u>7,338,523.17</u>
	TOTAL LIABILITIES AND EQUITY		<u>7,464,239.17</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	80,327.87	827,700.30	1,025,000.00	197,299.70	80.8
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	375.00	4,750.00	5,000.00	250.00	95.0
TOTAL OPERATING REVENUES	80,702.87	832,450.30	1,040,000.00	207,549.70	80.0
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	36,250.00	36,250.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	36,250.00	36,250.00	.0
TOTAL FUND REVENUE	80,702.87	832,450.30	1,096,250.00	263,799.70	75.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	9,222.51	102,504.51	132,000.00	29,495.49	77.7
52-81-13 EMPLOYEE BENEFITS	6,239.52	67,774.15	82,750.00	14,975.85	81.9
52-81-14 OVERTIME WAGES	650.39	8,862.57	10,500.00	1,637.43	84.4
52-81-23 TRAVEL	.00	2,725.51	2,500.00	(225.51)	109.0
52-81-24 OFFICE SUPPLIES & POSTAGE	364.14	12,340.99	12,000.00	(340.99)	102.8
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	13,524.90	18,514.08	10,000.00	(8,514.08)	185.1
52-81-26 BUILDING AND GROUND SUPPLIES	316.05	7,631.41	12,000.00	4,368.59	63.6
52-81-27 UTILITIES	24.15	318.47	500.00	181.53	63.7
52-81-28 TELEPHONE	126.16	1,326.85	4,250.00	2,923.15	31.2
52-81-31 PROFESSIONAL & TECHNICAL	300.00	4,000.00	8,000.00	4,000.00	50.0
52-81-34 TECHNOLOGY UPDATE	734.15	7,273.24	6,000.00	(1,273.24)	121.2
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	49,495.46	418,516.22	598,250.00	179,733.78	70.0
52-81-64 OTHER EXPENSES	80.88	11,119.55	12,000.00	880.45	92.7
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	616.10	25,411.10	65,000.00	39,588.90	39.1
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
TOTAL SEWER EXPENDITURES	81,694.41	691,443.65	1,096,250.00	404,806.35	63.1
TOTAL FUND EXPENDITURES	81,694.41	691,443.65	1,096,250.00	404,806.35	63.1
NET REVENUE OVER EXPENDITURES	(991.54)	141,006.65	.00	(141,006.65)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
APRIL 30, 2020

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	918,473.84	
55-1284	CASH - 2010 BOND FUND #418	67.93	
55-1311	ACCOUNTS RECEIVABLE	88,521.83	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,363.11)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	31,791.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	13,269,617.68	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(3,589,914.47)	
55-1651	MACHINERY AND EQUIPMENT	316,319.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(169,590.60)	
55-1910	DEFERED AMOUNT ON REFUNDING	186,355.02	
	TOTAL ASSETS		11,049,278.17

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	23,795.00	
55-2171	ESCROW FT CREEK BOOSTER DESIGN	187.30	
55-2230	ST COMPENSATED ABSENCES	4,945.53	
55-2290	NET PENSION LIABILITY	60,666.00	
55-2410	DEFERRED INFLOWS-PENSIONS	4,037.00	
55-2511	CURRENT PORTION OF BONDS	375,000.00	
55-2531	BOND - 2010 WATER REFUNDING	2,500,000.00	
55-2540	LT COMPENSATED ABSENCES	123.00	
	TOTAL LIABILITIES		2,968,753.83

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BALANCE BEGINNING OF YEAR	8,515,485.55	
	REVENUE OVER EXPENDITURES - YTD	(434,961.21)	
	BALANCE - CURRENT DATE		8,080,524.34
	TOTAL FUND EQUITY		8,080,524.34
	TOTAL LIABILITIES AND EQUITY		11,049,278.17

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20 PI IRRIGATION GRANT PROJECT	.00	10,651.98	1,420,841.00	1,410,189.02	.8
TOTAL INTERGOVERNMENTAL REVENUE	.00	10,651.98	1,420,841.00	1,410,189.02	.8
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	79,944.14	797,756.43	900,000.00	102,243.57	88.6
55-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
55-37-16 PRESSURIZED CONNECTION FEE	3,539.91	39,934.33	15,000.00	(24,934.33)	266.2
TOTAL OPERATING REVENUES	83,484.05	837,690.76	916,000.00	78,309.24	91.5
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	60.33	212.17	20,000.00	19,787.83	1.1
TOTAL INTEREST AND MISC REVENUE	60.33	212.17	20,000.00	19,787.83	1.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	374,368.00	374,368.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	374,368.00	374,368.00	.0
TOTAL FUND REVENUE	83,544.38	848,554.91	2,731,209.00	1,882,654.09	31.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	7,734.95	86,685.09	112,500.00	25,814.91	77.1
55-40-13 EMPLOYEE BENEFITS	5,400.65	59,124.21	72,500.00	13,375.79	81.6
55-40-14 OVERTIME WAGES	650.37	8,776.89	13,000.00	4,223.11	67.5
55-40-23 TRAVEL	.00	569.32	1,200.00	630.68	47.4
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	316.05	21,226.47	58,000.00	36,773.53	36.6
55-40-26 BUILDING & GROUNDS SUPPLIES	2,056.58	20,076.23	12,000.00	(8,076.23)	167.3
55-40-27 UTILITIES	750.08	72,666.95	225,000.00	152,333.05	32.3
55-40-28 TELEPHONE	95.76	1,007.75	1,500.00	492.25	67.2
55-40-29 OFFICE SUPPLIES & POSTAGE	498.22	11,414.53	12,000.00	585.47	95.1
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	3,774.49	5,000.00	1,225.51	75.5
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	734.15	6,505.77	.00	(6,505.77)	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	8,000.00	8,000.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	867.00	9,556.74	12,000.00	2,443.26	79.6
55-40-62 MISCELLANEOUS SERVICES	2,503.40	23,254.53	33,000.00	9,745.47	70.5
55-40-63 OTHER EXPENSES	111.21	7,131.87	1,500.00	(5,631.87)	475.5
55-40-73 CAPITAL OUTLAY	.00	152,399.75	150,000.00	(2,399.75)	101.6
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
55-40-75 IRRIGATION METER REPLACEMENT	943.75	326,415.53	400,000.00	73,584.47	81.6
55-40-79 AGENTS FEES	.00	2,500.00	2,500.00	.00	100.0
55-40-80 TRUSTEE FEES	.00	2,000.00	2,000.00	.00	100.0
55-40-84 BOND INTEREST #8938222	.00	47,590.00	.00	(47,590.00)	.0
55-40-86 BOND PRINCIPAL #0352418	.00	375,000.00	375,000.00	.00	100.0
55-40-87 BOND INTEREST #0352418	42,715.00	42,715.00	90,305.00	47,590.00	47.3
TOTAL EXPENDITURES	65,527.17	1,283,516.12	1,831,209.00	547,692.88	70.1
TOTAL FUND EXPENDITURES	65,527.17	1,283,516.12	1,831,209.00	547,692.88	70.1
NET REVENUE OVER EXPENDITURES	18,017.21	(434,961.21)	900,000.00	1,334,961.21	(48.3)

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	715,625.62	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,485.39	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,381.89)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	12,411.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	5,615,755.64	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,329,846.29)	
	TOTAL ASSETS		<u>5,244,104.70</u>

LIABILITIES AND EQUITYLIABILITIES

56-2230	ST COMPENSATED ABSENCES	7,308.00	
56-2290	NET PENSION LIABILITY	23,684.00	
56-2410	DEFERRED INFLOWS-PENSIONS	1,576.00	
56-2530	LT COMPENSATED ABSENCES	687.00	
	TOTAL LIABILITIES		33,255.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	164,127.13	
56-2980	BALANCE BEGINNING OF YEAR	5,006,267.40	
	REVENUE OVER EXPENDITURES - YTD	40,455.17	
	BALANCE - CURRENT DATE	<u>5,210,849.70</u>	
	TOTAL FUND EQUITY		<u>5,210,849.70</u>
	TOTAL LIABILITIES AND EQUITY		<u>5,244,104.70</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	15,112.78	150,465.80	175,000.00	24,534.20	86.0
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	600.00	10,800.00	10,000.00	(800.00)	108.0
TOTAL OPERATING REVENUES	15,712.78	161,265.80	186,000.00	24,734.20	86.7
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	8,000.00	8,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	8,000.00	8,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	105,650.00	105,650.00	.0
TOTAL SOURCE 39	.00	.00	105,650.00	105,650.00	.0
TOTAL FUND REVENUE	15,712.78	161,265.80	299,650.00	138,384.20	53.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	3,355.75	35,564.90	43,500.00	7,935.10	81.8
56-40-13 EMPLOYEE BENEFITS	2,242.29	22,958.38	27,500.00	4,541.62	83.5
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	200.00	2,000.00	1,800.00	10.0
56-40-23 TRAVEL	.00	495.04	650.00	154.96	76.2
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	491.50	2,500.00	2,008.50	19.7
56-40-26 BUILDING & GROUND SUPPLIES	.00	1,342.10	4,500.00	3,157.90	29.8
56-40-27 STORM DRAIN UTILITIES	45.27	452.70	.00	(452.70)	.0
56-40-34 TECHNOLOGY UPDATE	734.15	7,255.76	5,000.00	(2,255.76)	145.1
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	.00	8,689.70	10,000.00	1,310.30	86.9
56-40-62 MISCELLANEOUS SERVICES	80.88	6,921.80	10,000.00	3,078.20	69.2
56-40-73 CAPITAL OUTLAY	.00	36,438.75	110,000.00	73,561.25	33.1
TOTAL EXPENDITURES	<u>6,458.34</u>	<u>120,810.63</u>	<u>299,650.00</u>	<u>178,839.37</u>	<u>40.3</u>
TOTAL FUND EXPENDITURES	<u>6,458.34</u>	<u>120,810.63</u>	<u>299,650.00</u>	<u>178,839.37</u>	<u>40.3</u>
NET REVENUE OVER EXPENDITURES	<u><u>9,254.44</u></u>	<u><u>40,455.17</u></u>	<u><u>.00</u></u>	<u><u>(40,455.17)</u></u>	<u><u>.0</u></u>

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	461,251.25	
	TOTAL ASSETS		461,251.25

LIABILITIES AND EQUITYLIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2461	CONRAD'S LANDING	31,009.91	
70-2462	MONTELLA SUBDIVISION	179,605.54	
70-2500	RIDGE AT ALPINE COVE NORTH	26,881.71	
70-2501	RIDGE AT ALPINE COVE SOUTH	42,949.91	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		394,752.44

FUND EQUITY

70-2600	BOND FOR BECK PINES PLAT A	4,167.30	
70-2602	BOND FOR BECK PINES PLAT C	3,715.54	
70-2610	BOND FOR HERITAGE HILLS	10,800.00	
70-2620	ALPINE WATER TANK HOLE IN WALL	(4,500.00)	
70-2630	ALPINE WATER TANK BLUE ROCK C	4,500.00	
	UNAPPROPRIATED FUND BALANCE:		
70-2980	BALANCE BEGINNING OF YEAR	47,815.97	
	BALANCE - CURRENT DATE	47,815.97	
	TOTAL FUND EQUITY		66,498.81

ALPINE CITY CORPORATION
BALANCE SHEET
APRIL 30, 2020

TRUST AND AGENCY FUND

TOTAL LIABILITIES AND EQUITY

461,251.25

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

TRUST AND AGENCY FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND REVENUE	.00	.00	1,000.00	1,000.00	.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-64 MISCELLANEOUS EXPENSES	.00	.00	1,000.00	1,000.00	.0
TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
APRIL 30, 2020

CEMETERY PERPETUAL CARE FUND

<u>ASSETS</u>			
71-1190	CASH - ALLOCATION TO OTHER FUN	656,639.99	
	TOTAL ASSETS		656,639.99
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	642,634.99	
	REVENUE OVER EXPENDITURES - YTD	14,005.00	
	BALANCE - CURRENT DATE	656,639.99	
	TOTAL FUND EQUITY		656,639.99
	TOTAL LIABILITIES AND EQUITY		656,639.99

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	.00	17,730.00	15,000.00	(2,730.00)	118.2
71-33-58 UPRIGHT MONUMENT	.00	1,200.00	2,500.00	1,300.00	48.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	18,930.00	17,500.00	(1,430.00)	108.2
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL FUND REVENUE	.00	18,930.00	20,000.00	1,070.00	94.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	4,925.00	20,000.00	15,075.00	24.6
TOTAL EXPENDITURES	.00	4,925.00	20,000.00	15,075.00	24.6
TOTAL FUND EXPENDITURES	.00	4,925.00	20,000.00	15,075.00	24.6
NET REVENUE OVER EXPENDITURES	.00	14,005.00	.00	(14,005.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL		459,195.99
	TOTAL ASSETS		<u>459,195.99</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2980	BALANCE BEGINNING OF YEAR	373,676.93	
	REVENUE OVER EXPENDITURES - YTD	<u>85,519.06</u>	
	BALANCE - CURRENT DATE		<u>459,195.99</u>
	TOTAL FUND EQUITY		<u>459,195.99</u>
	TOTAL LIABILITIES AND EQUITY		<u>459,195.99</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	2,246.00	86,471.00	75,000.00	(11,471.00)	115.3
TOTAL OPERATING REVENUES	2,246.00	86,471.00	75,000.00	(11,471.00)	115.3
TOTAL FUND REVENUE	2,246.00	86,471.00	75,000.00	(11,471.00)	115.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	89.24	951.94	75,000.00	74,048.06	1.3
TOTAL IMPACT FEE PROJECTS	89.24	951.94	75,000.00	74,048.06	1.3
TOTAL FUND EXPENDITURES	89.24	951.94	75,000.00	74,048.06	1.3
NET REVENUE OVER EXPENDITURES	2,156.76	85,519.06	.00	(85,519.06)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL		94,048.18
	TOTAL ASSETS		<u>94,048.18</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
82-2980	BALANCE BEGINNING OF YEAR	76,805.08	
	REVENUE OVER EXPENDITURES - YTD	<u>17,243.10</u>	
	BALANCE - CURRENT DATE		<u>94,048.18</u>
	TOTAL FUND EQUITY		<u>94,048.18</u>
	TOTAL LIABILITIES AND EQUITY		<u>94,048.18</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	985.32	17,243.10	20,000.00	2,756.90	86.2
TOTAL OPERATING REVENUES	985.32	17,243.10	20,000.00	2,756.90	86.2
TOTAL FUND REVENUE	985.32	17,243.10	20,000.00	2,756.90	86.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	20,000.00	20,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
NET REVENUE OVER EXPENDITURES	985.32	17,243.10	.00	(17,243.10)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL		240,952.84
	TOTAL ASSETS		<u>240,952.84</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
85-2980	BALANCE BEGINNING OF YEAR	166,589.73	
	REVENUE OVER EXPENDITURES - YTD	<u>74,363.11</u>	
	BALANCE - CURRENT DATE		<u>240,952.84</u>
	TOTAL FUND EQUITY		<u>240,952.84</u>
	TOTAL LIABILITIES AND EQUITY		<u>240,952.84</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	5,213.91	74,363.11	80,000.00	5,636.89	93.0
TOTAL OPERATING REVENUES	5,213.91	74,363.11	80,000.00	5,636.89	93.0
TOTAL FUND REVENUE	5,213.91	74,363.11	80,000.00	5,636.89	93.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	80,000.00	80,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	80,000.00	80,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	80,000.00	80,000.00	.0
NET REVENUE OVER EXPENDITURES	5,213.91	74,363.11	.00	(74,363.11)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL		126,988.70
	TOTAL ASSETS		<u>126,988.70</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(164,127.13)	
86-2980	BALANCE BEGINNING OF YEAR	286,535.53	
	REVENUE OVER EXPENDITURES - YTD	<u>4,580.30</u>	
	BALANCE - CURRENT DATE		<u>126,988.70</u>
	TOTAL FUND EQUITY		<u>126,988.70</u>
	TOTAL LIABILITIES AND EQUITY		<u>126,988.70</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

STORM DRAIN IMPACT FEES

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	36,428.00	55,000.00	18,572.00	66.2
TOTAL OPERATING REVENUES	.00	36,428.00	55,000.00	18,572.00	66.2
TOTAL FUND REVENUE	.00	36,428.00	55,000.00	18,572.00	66.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 10 MONTHS ENDING APRIL 30, 2020

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	31,847.70	55,000.00	23,152.30	57.9
TOTAL IMPACT FEE PROJECTS	.00	31,847.70	55,000.00	23,152.30	57.9
TOTAL FUND EXPENDITURES	.00	31,847.70	55,000.00	23,152.30	57.9
NET REVENUE OVER EXPENDITURES	.00	4,580.30	.00	(4,580.30)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

APRIL 30, 2020

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,844,182.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	36,946,053.30	
91-1651	MACHINERY AND EQUIPMENT	1,014,311.17	
91-1690	ACCUMULATED DEPRECIATION	(21,619,404.86)	
	TOTAL ASSETS		<u>40,960,183.91</u>

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	2,810,131.28	
	BALANCE - CURRENT DATE		<u>40,960,183.91</u>
	TOTAL FUND EQUITY		<u>40,960,183.91</u>
	TOTAL LIABILITIES AND EQUITY		<u>40,960,183.91</u>

ALPINE CITY CORPORATION
 BALANCE SHEET
 APRIL 30, 2020

GENERAL LONG-TERM DEBT

<u>ASSETS</u>		
95-1610	DEFERRED OUTFLOW PENSION	158,775.00
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	406,671.07
	TOTAL ASSETS	<u>565,446.07</u>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
95-2090	SWEEPER LEASE	144,543.00
95-2290	NET PENSION LIABILITY	302,985.00
95-2410	DEFERRED INFLOWS PENSION	20,163.00
	TOTAL LIABILITIES	467,691.00
<u>FUND EQUITY</u>		
UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	89,474.35
95-2950	ACC COMP ABSENCES	8,280.72
	BALANCE - CURRENT DATE	<u>97,755.07</u>
	TOTAL FUND EQUITY	<u>97,755.07</u>
	TOTAL LIABILITIES AND EQUITY	<u>565,446.07</u>

Budget Report for April 2020

Alpine City - General Fund FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 1,773,635	\$ 1,723,340	97%	\$ 1,800,000
Redemption taxes	145,000	165,311	114%	167,750
Sales tax	1,300,000	1,013,936	78%	1,350,000
Motor vehicle taxes	110,000	90,173	82%	110,000
Franchise fees	660,000	452,082	68%	660,000
Penalties & interest on delinquent	4,000	5,074	127%	5,100
Total Taxes	\$ 3,992,635	\$ 3,449,916	86%	\$ 4,092,850
License and Permits				
Business license & fees	\$ 25,000	\$ 21,975	88%	\$ 25,000
Plan check fees	175,000	143,636	82%	175,000
Building permits	350,000	255,367	73%	350,000
Building permit assessment	2,800	2,604	93%	2,800
Total License and Permits	\$ 552,800	\$ 423,582	77%	\$ 552,800
Intergovernmental Revenue				
Municipal recreation grant	\$ 5,400	\$ -	0%	\$ 5,400
Total Intergovernmental	\$ 5,400	\$ -	0%	\$ 5,400
Charges For Service				
Zoning & subdivision fees	\$ 20,000	\$ 32,060	160%	\$ 35,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	90	36%	250
Public safety district rental	38,516	38,516	100%	38,516
Waste collections sales	550,000	505,580	92%	550,000
Youth council	-	2,544	100%	3,000
Sale of cemetery lots	5,000	5,910	118%	6,500
Burial fees	45,000	34,600	77%	45,000
Total Charges for Service	\$ 659,266	\$ 619,300	94%	\$ 678,766
Fines and Forfeitures				
Fines	\$ 45,000	\$ 7,830	17%	\$ 45,000
Other fines	32,500	44,421	137%	50,000
Traffic school	5,000	3,555	71%	5,000
Total Fines and Forfeitures	\$ 82,500	\$ 55,806	68%	\$ 100,000
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	48,083	74%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 48,083	74%	\$ 65,000

Alpine City - General Fund-Continued
FY 2019/2020 Budget

Revenues-continued	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 80,000	\$ 270,706	338%	\$ 80,000
Alpine Days revenue	75,000	82,548	110%	82,548
Rodeo revenue	20,000	18,246	91%	20,000
Legal settlement	-	400,000	100%	400,000
Bicentennial books	500	570	114%	750
Sundry revenues	30,000	59,877	200%	60,000
Total Miscellaneous Revenues	\$ 205,500	\$ 831,947	405%	\$ 643,298
Transfers & Contributions				
Fund balance appropriation	\$ 61,050	\$ -	0%	\$ 61,050
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	30,000	26,761	89%	30,000
Total Contributions & Transfers	\$ 91,050	\$ 26,761	29%	\$ 91,050
Total General Fund Revenues	\$ 5,654,151	\$ 5,455,395	96%	\$ 6,229,164

**Alpine City - General Fund-Continued
FY 2019/2020 Budget**

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Administration	\$ 425,150	\$ 315,285	74%	\$ 425,150
Court	95,200	73,596	77%	95,200
Treasurer	43,250	39,707	92%	43,250
Elections	13,500	10,623	79%	13,500
Government Buildings	98,000	36,544	37%	98,000
Emergency Services	2,408,806	2,003,171	83%	2,408,806
Building Inspection	165,150	115,982	70%	165,150
Planning & Zoning	214,050	200,970	94%	214,050
Streets	605,350	367,514	61%	605,350
Parks & Recreation	445,250	408,514	92%	445,250
Cemetery	154,700	115,431	75%	154,700
Garbage	494,200	403,558	82%	494,200
Miscellaneous	491,545	12,994	3%	491,545
Total General Fund Expenditures	\$ 5,654,151	\$ 4,103,889	73%	\$ 5,654,151
Surplus/(Deficit)	\$ -	\$ 1,351,506		\$ 575,013
Fund Balance Beginning of Year				\$ 1,096,755
Projected Surplus/(Deficit)				\$ 575,013
Appropriate fund balance\Reserves				\$ (61,050)
Ending Fund Balance				\$ 1,610,718
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 25% (Current projected fund balance)				28.49%

**CLASS C ROADS & MASS TRANSIT
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Interest earnings	\$ 18,000	\$ -	0%	\$ 18,000
Mass transit	-	92,949	100%	107,000
Class "B&C" Road allotment	425,000	308,484	73%	425,000
Appropriation of fund balance	227,000	-	0%	227,000
Total Revenues	\$ 670,000	\$ 401,433	60%	\$ 777,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	670,000	401,431	60%	670,000
Mass Transit projects	-	-	0%	107,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 670,000	\$ 401,431	60%	\$ 777,000
Surplus/(Deficit)	\$ -	\$ 2		\$ -

Fund Balance Beginning of Year	\$ 1,109,619
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (227,000)
Ending Fund Balance	\$ 882,619

**Recreation Impact Fee Funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 115,000	\$ 124,304	108%	\$ 135,000
Interest earnings	15,000	-	0%	15,000
Appropriation of fund balance	70,000	-	0%	70,000
Total Revenues	\$ 200,000	\$ 124,304	62%	\$ 220,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Park system	\$ 200,000	163,736	82%	\$ 200,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 200,000	\$ 163,736	82%	\$ 200,000
Surplus/(Deficit)	\$ -	\$ (39,432)		\$ 20,000

Fund Balance Beginning of Year \$ 763,387

Projected Surplus/(Deficit) \$ 20,000

Appropriate fund balance\Reserves \$ (70,000)

Ending Fund Balance \$ 713,387

**Impact Fee Funds Streets
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 105,000	\$ 44,374	42%	\$ 65,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 105,000	\$ 44,374	42%	\$ 65,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Streets & transport	\$ 105,000	-	0%	\$ 105,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 105,000	\$ -	0%	\$ 105,000
Surplus/(Deficit)	\$ -	\$ 44,374		\$ (40,000)

Fund Balance Beginning of Year	\$ 322,383
Projected Surplus/(Deficit)	\$ (40,000)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 282,383

**Alpine City - Capital Projects Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Interest revenue	\$ 15,000	\$ -	0%	\$ 15,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	30,357	100%	32,000
Miscellaneous	-	4,089	100%	4,089
Fund Balance appropriation	389,000	-	0%	389,000
Total Revenues	\$ 404,000	\$ 34,446	9%	\$ 440,089

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Capital outlay other	\$ 377,500	97,225	26%	\$ 377,500
Capital outlay buildings	-	-	0%	-
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	26,500	-	0%	26,500
Total Capital Expenditures	\$ 404,000	\$ 97,225	24%	\$ 404,000
Surplus/(Deficit)	\$ -	\$ (62,779)		\$ 36,089

Fund Balance Beginning of Year	\$ 1,573,174
Projected Surplus/(Deficit)	\$ 36,089
Appropriate fund balance\Reserves	\$ (389,000)
Ending Fund Balance	\$ 1,220,263

**Alpine City - Water Utility
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 725,000	\$ 624,138	86%	\$ 735,000
Other water revenue	12,500	22,549	180%	23,000
Water connection fee	17,500	18,830	108%	20,000
Penalties	5,500	4,832	88%	5,500
Total Miscellaneous Revenues	\$ 760,500	\$ 670,349	88%	\$ 783,500
Miscellaneous				
Interest earned	\$ 32,500	\$ -	0%	\$ 32,500
Appropriated fund balance	238,500	-	0%	238,500
Total Utility Revenue	\$ 271,000	\$ -	0%	\$ 271,000
Total Utility Fund Revenues	\$ 1,031,500	\$ 670,349	65%	\$ 1,054,500

Expenses	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Water operating	\$ 416,000	\$ 340,376	82%	416,000
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	25,000	-	0%	25,000
Capital outlay- Improvements	325,000	8,986	3%	325,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Total Utility Fund Expenses	\$ 1,031,500	\$ 352,487	34%	\$ 1,031,500
Surplus/(Deficit)	\$ -	\$ 317,862		\$ 23,000

Cash Balance Beginning of Year	\$ 2,379,937
Surplus/(Deficit)	\$ 23,000
Appropriate fund balance/Reserves	\$ (238,500)
Ending Cash Balance	\$ 2,164,437

**Impact Fee Funds Water Impact Fees
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 75,000	\$ 86,471	115%	\$ 100,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 75,000	\$ 86,471	115%	\$ 100,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 75,000	952	1%	\$ 75,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 75,000	\$ 952	1%	\$ 75,000
Surplus/(Deficit)	\$ -	\$ 85,519		\$ 25,000

Fund Balance Beginning of Year \$ 373,677

Projected Surplus/(Deficit) \$ 25,000

Appropriate fund balance\Reserves \$ -

Ending Fund Balance \$ 398,677

**Alpine City - Sewer Utility
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,025,000	\$ 827,700	81%	\$ 1,025,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	4,750	95%	6,000
Total Miscellaneous Revenues	\$ 1,040,000	\$ 832,450	80%	\$ 1,041,000
Miscellaneous				
Interest earned	\$ 20,000	\$ -	0%	\$ 20,000
Appropriated fund balance	36,250	-	0%	36,250
Total Utility Revenue	\$ 56,250	\$ -	0%	\$ 56,250
Total Utility Fund Revenues	\$ 1,096,250	\$ 832,450	76%	\$ 1,097,250

Expenses	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Sewer operating	\$ 890,750	\$ 662,907	74%	890,750
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	65,000	25,411	39%	65,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Total Utility Fund Expenses	\$ 1,096,250	\$ 691,443	63%	\$ 1,096,250
Surplus/(Deficit)	\$ -	\$ 141,007		\$ 1,000
Cash Balance Beginning of Year				\$ 2,318,089
Surplus/(Deficit)				\$ 1,000.00
Appropriate fund balance/Reserves				\$ (36,250)
Ending Cash Balance				\$ 2,282,839

**Alpine City - Sewer Impact fee funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 20,000	\$ 17,243	86%	\$ 23,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 20,000	\$ 17,243	86%	\$ 23,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 20,000	-	0%	\$ 20,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 20,000	\$ -	0%	\$ 20,000
Surplus/(Deficit)	\$ -	\$ 17,243		\$ 3,000

Fund Balance Beginning of Year \$ 76,806

Projected Surplus/(Deficit) \$ 3,000

Appropriate fund balance\Reserves \$ -

Ending Fund Balance \$ 79,806

**Alpine City - PI Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 900,000	\$ 797,756	89%	925,000
Other revenue	1,000	-	0%	1,000
PI connection fee	15,000	39,935	266%	40,000
PI Grant project	1,420,841	10,652	1%	1,420,841
Total Miscellaneous Revenues	\$ 2,336,841	\$ 848,343	36%	\$ 2,386,841
Miscellaneous				
Interest earned	\$ 20,000	\$ 212	1%	\$ 20,000
Appropriated fund balance	374,368	-	0%	374,368
Total Utility Revenue	\$ 394,368	\$ 212	0%	\$ 394,368
Total Utility Fund Revenues	\$ 2,731,209	\$ 848,555	31%	\$ 2,781,209

Expenses	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
PI operating	\$ 1,477,200	\$ 374,485	25%	1,000,000
Depreciation	223,704	-	0%	223,704
Capital outlay	150,000	152,400	102%	155,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Irrigation meter replacement	400,000	326,416	82%	400,000
Bond costs	4,500	4,500	100%	4,500
Debt Service	465,305	422,590	91%	465,305
Total Utility Fund Expenses	\$ 2,731,209	\$ 1,283,516	47%	\$ 2,259,009
Surplus/(Deficit)	\$ -	\$ (434,961)		\$ 522,200

Cash Balance Beginning of Year	\$ 1,154,447
Surplus/(Deficit)	\$ 522,200
Appropriate fund balance\Reserves	\$ (374,368)
Ending Cash Balance	\$ 1,302,279

**Alpine City - Pressure Irrigation Impact fee funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 80,000	\$ 74,363	93%	\$ 90,000
Interest earnings	-	-	0%	-
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 80,000	\$ 74,363	93%	\$ 90,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 80,000	-	0%	\$ 80,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 80,000	\$ -	0%	\$ 80,000
Surplus/(Deficit)	\$ -	\$ 74,363		\$ 10,000

Fund Balance Beginning of Year	\$ 166,590
Projected Surplus/(Deficit)	\$ 10,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 176,590

**Alpine City - Storm Drain Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 175,000	\$ 150,466	86%	\$ 175,000
Other revenue	1,000	-	0%	1,000
SWPP fee	10,000	10,800	108%	13,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 186,000	\$ 161,266	87%	\$ 189,000
Miscellaneous				
Interest earned	\$ 8,000	\$ -	0%	\$ 8,000
Appropriated fund balance	105,650	-	0%	105,650
Total Utility Revenue	\$ 113,650	\$ -	0%	\$ 113,650
Total Utility Fund Revenues	\$ 299,650	\$ 161,266	54%	\$ 302,650

Expenses	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
SD operating	\$ 106,150	\$ 84,371	79%	106,150
Depreciation	83,500	-	0%	83,500
Capital outlay	110,000	36,439	33%	110,000
Total Utility Fund Expenses	\$ 299,650	\$ 120,810	40%	\$ 299,650
Surplus/(Deficit)	\$ -	\$ 40,456		\$ 3,000

Cash Balance Beginning of Year	\$ 676,090
Surplus/(Deficit)	\$ 3,000
Appropriate fund balance/Reserves	\$ (105,650)
Ending Cash Balance	\$ 573,440

**Alpine City - Storm Drain Impact fee funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 55,000	\$ 36,428	66%	\$ 45,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 55,000	\$ 36,428	66%	\$ 45,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 55,000	31,848	58%	\$ 55,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 55,000	\$ 31,848	58%	\$ 55,000
Surplus/(Deficit)	\$ -	\$ 4,580		\$ (10,000)

Fund Balance Beginning of Year	\$ 122,408
Projected Surplus/(Deficit)	\$ (10,000)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 112,408

**Alpine City - Trust & Agency Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year	\$ 42,853
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 42,853

**Alpine City - Cemetery Perpetual Fund
FY 2019/2020 Budget**

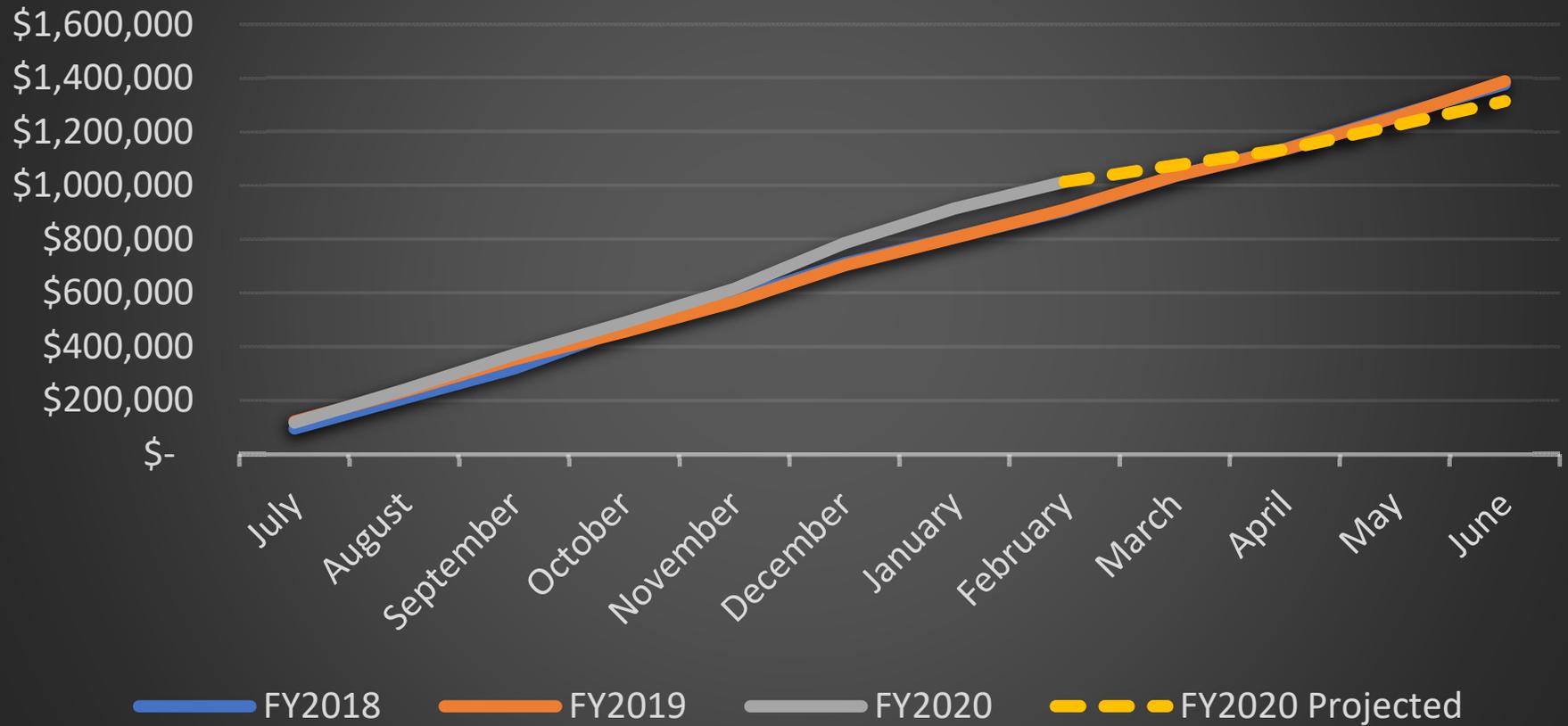
Revenues	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 15,000	\$ 17,730	118%	\$ 20,000
Upright Monument	2,500	1,200	48%	2,500
Interest revenues	2,500	-	0%	2,500
Total Revenues	\$ 20,000	\$ 18,930	95%	\$ 25,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	82.2% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 20,000	4,925	25%	\$ 20,000
Total Expenses	\$ 20,000	\$ 4,925	25%	\$ 20,000
Surplus/(Deficit)	\$ -	\$ 14,005		\$ 5,000

Fund Balance Beginning of Year	\$ 614,030
Projected Surplus/(Deficit)	\$ 5,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 619,030

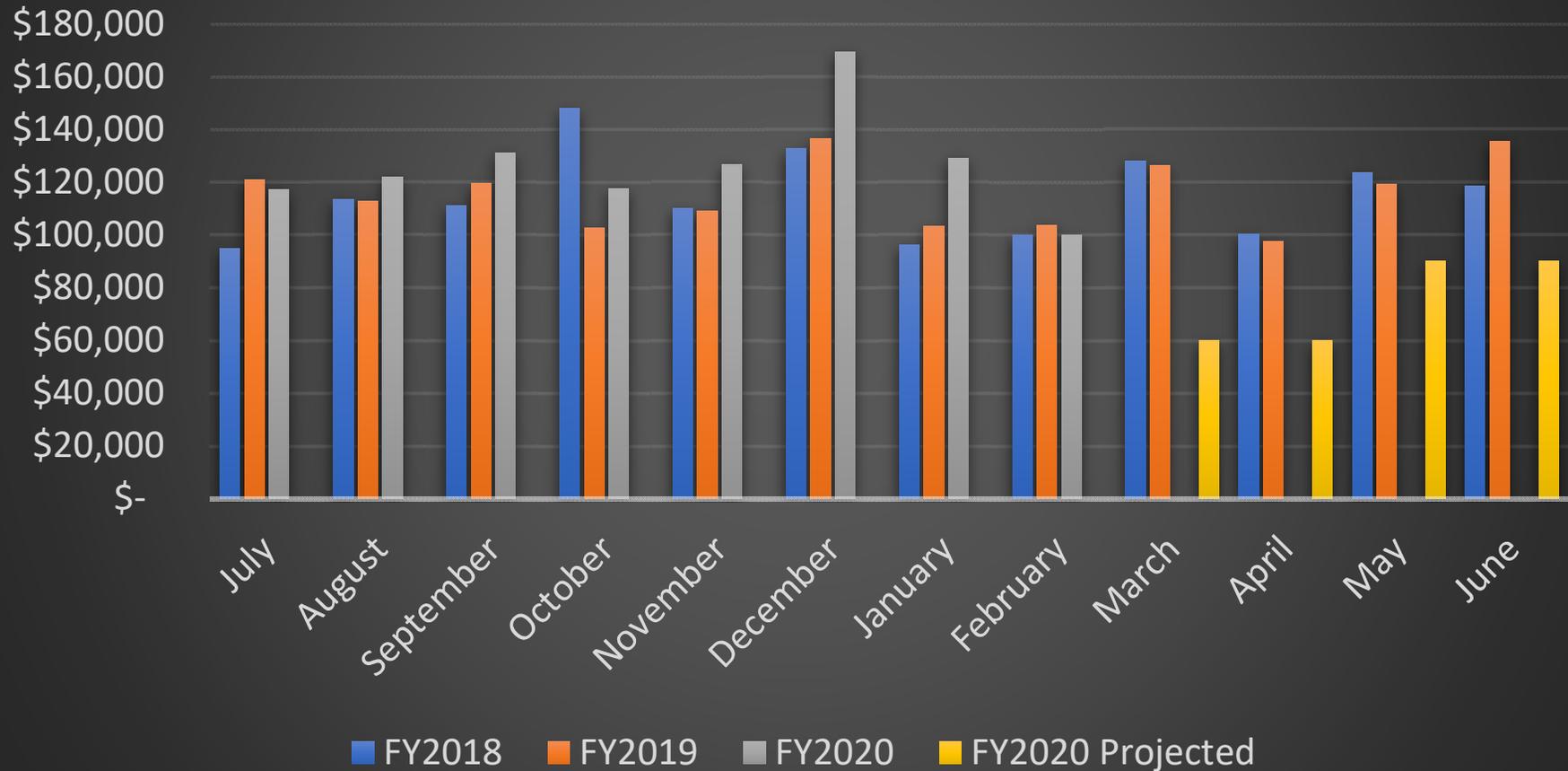
Cummulative Sales Tax Revenue Comparison

Projected values: -50% March/April; -25% May/June



Sales Tax Revenue by Month

Projected values: -50% March/April; -25% May/June



NOTICE OF PUBLIC HEARING — ALPINE CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that the City Council (the “*Council*”) of Alpine City, Utah (the “*City*”), shall hold a public hearing to receive input from the public with respect to the issuance of its Water Revenue Bonds (the “*Bonds*”) to finance all or a portion of the cost of acquiring and constructing certain improvements (the “*Project*”) to the City’s water system (the “*System*”) and the potential economic impact that the Project will have on the private sector, pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “*Act*”).

PURPOSE FOR ISSUING BONDS

The City intends to issue the Bonds for the purpose of (1) financing all or a portion of the costs of the acquisition, construction and improvement of the Project, (2) funding any necessary reserves and contingencies in connection with the Bonds, and (3) paying the costs incurred in connection with the issuance and sale of the Bonds.

MAXIMUM PRINCIPAL AMOUNT OF THE BONDS

The City intends to issue the Bonds that will be used to finance the costs of the Project in an aggregate principal amount not exceeding Two Million Dollars.

WATER REVENUES PROPOSED TO BE PLEDGED

The City proposes to pledge to the payment of the Bonds the net revenues from the System (the “*Net Revenues*”).

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City will hold and conduct a public hearing during a public meeting that is to begin at 7:00 p.m. on May 12, 2020. The public hearing will be held at 20 North Main Street in Alpine, Utah. All members of the public are invited to attend and participate in the public hearing. Prior to the public hearing, written comments may be submitted to the City, to the attention of the City Recorder, 20 North Main Street, Alpine, Utah 84004.

DATED April 16, 2020.

ALPINE CITY, UTAH

ALPINE CITY COUNCIL AGENDA

SUBJECT: Power Pole Proposal on Main Street

FOR CONSIDERATION ON: 12 May 2020

PETITIONER: Paul Anderson

ACTION REQUESTED BY PETITIONER: Review and approve proposal to remove power poles and run lines under Main Street in exchange for 430 Square Feet of City property.

BACKGROUND INFORMATION:

The City has received a proposal to remove some overhead power lines on Main Street, just south of Mountainville Academy and the bridge that crosses Dry Creek.

It is proposed that 3 power poles on Main Street be removed and power lines be run underground. Paul Anderson (owner of one of the properties where the poles are located), with the cooperation of Alan Cottle (owner of the other property with a power pole, Montdella Townhomes), would shoulder the cost of removing the poles and having the power and other utilities run underground, going east to west under Main Street. The power lines currently cross the street overhead on the south end of the bridge.

The details of the proposal are as follows:

- Paul Anderson would bear the cost of removing existing power lines, boring and running new lines under Main Street; and in exchange,
- The City would convey the land (approximately 430 Square Feet) where the pole on the east side of Main Street currently stands to Paul Anderson.

The alternative, if the proposal is not accepted, would be that the existing wood poles would be replaced with metal poles and the power lines would continue to run over Main Street.

The land that would be conveyed to Paul Anderson in this proposal is currently recorded under the State Road Commission of Utah, and still needs to be transferred back to Alpine City before this could take place. The time frame for this happening is July 1, 2020 (this is land that the City technically owns but official records still show it in possession of the State...for some reason it never got recorded in the past).

See included proposal letter, bids, photos and other materials for full details.

STAFF RECOMMENDATION:

Review and approve the proposed exchange.

SAMPLE MOTION TO APPROVE:

I motion that the proposal be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that proposal be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that the proposal be tabled/denied based on the following:

- ***Insert Finding***

Shane,

This is an update after the meeting we had with my Civil Engineer at our previous DRC meeting.

The civil engineer found that the stringer from the wood electric pole on my land would need to be removed as it was inside the footprint of my future building.

Options:

- 1) I can replace the wood pole carrying the power and comcast lines running east to west across Main Street with a metal pole for \$10,000-15,000.
- 2) I can remove the pole and run the lines under the street. However, if I remove the pole on my side, then we would need to remove the wood pole on the other side of the street as it would need a stringer extended into the street to hold it up. Therefore, I would need to remove both poles and bore (3) lines underneath the street. We spoke about this on the phone, and I told you I would get a few bids.

Bids:

- 1) Rocky Mountain would only give me a range of \$28,300-\$31,000 to remove both poles and repull the wire. In addition, they need to redo the coupling for the power lines that go north and south from the pole, hence the range in price.
- 2) FiberTel gave me a bid of \$9,843.15 to bore (1) 4" hole and conduit across Main street (See attached bid).
- 3) Additionally, comcast needs (2) 2" holes bored across the street in addition. Apparently, the lines can't go through the same hole. They have to be 18"-24" apart. I'm sure the price will be similar to the (1) 4" hole or possibly more. If I'm willing to pay for the wire to be run in the ground and bore under the street, Allen Cottle, who owns the development across the street, expressed interest in getting rid of the overhead line all the way back to the pole in the middle of his property. He has already spent \$96,000 running the power in the ground north and south in the middle of his property. It will cost 10-15K to put up a metal pole. It will cost \$40,843.15 or more to go under the street.

Proposals:

I am proposing to put the overhead lines in the ground at my cost if the city would be willing to convey to me 430' of the 631' square feet from the state land swap. This is the area the current pole stands on. The city would retain the north 201 square feet. Austin (City Planner) asked to have that land for access from the bridge to the creek. This proposal would increase constituents' appreciation of the city's efforts to lessen the unattractive sight of overhead power lines in the community. If you anticipate this would be something the city council would consider I would change my site plan accordingly. If not, I will have the civil engineer finish the site plan with the metal pole and get it to you as soon as possible. Let me know what you think, and we'll go from there

Pictures:

Pole #1 East Side

Pole #2 West Side

Pole #3 Middle of Cottle Property

Poles to be removed

Alpine Main Street View

City 201 Sq Ft Access to bridge and creek











DOMINION ENERGY
UTAH - WYOMING DIVISION
IN AN EMERGENCY, CALL
1-800-767-1689
**WARNING
GAS PIPELINE**



Amersst - Scott Malanox (801) 520-1345



FIBERTEL INC
PO BOX 1071
SPRINGVILLE, UT 84663

Paul Anderson
235 S Main St, Alpine, Utah
Paul Anderson
paul@alpinefitness.com
(801) 687-0000

Estimate

Date	Estimate Number
3-26-2020	190095

Qty	Description	Cost	Total
1	4" Bore Shot Across Main St Bore 4" SDR-11 across main street approximately 80'	\$9,843.15	\$9,843.15
This estimate is for bore shot only Fibertel not responsible for tie in. Thank You			
		Total	\$9,843.15

Signature _____

NEWMAN CONSTRUCTION BID PROPOSAL

NEWMAN CONSTRUCTION BID SCHEDULE						
PROJECT:	Anderson-2-2" comm. Alpine					
Location	235 S Main St					
	Alpine					
DATE:	7-Apr-20					
Contact:	Paul Anderson					
	801-687-0000					
	DESCRIPTION:	QUANTITY	UNIT	UNIT PRICE	TOTAL COST	
	18" separation minimum all bores					
1	mobilization	1	DY	\$ 385.00	\$ 385.00	
2	permits (cost plus 25%)as needed	1	EA	\$ 650.00	\$ 650.00	
3	bond (cost plus 25%)as needed	1	EA	\$ 130.00	\$ 130.00	
4	traffic control	1	DY	\$ 195.00	\$ 195.00	
5	bore 2" (no material)	160	LF	\$ 26.50	\$ 4,240.00	
6	2" PVC elbow	4	LF	\$ 39.00	\$ 156.00	
7	2" HDPE pipe	180	LF	\$ 1.89	\$ 340.20	
8	asp temp patch util loc. (as needed)	2	EA	\$ 185.00	\$ 370.00	
9	landscape restoration (as needed)	1	EA	\$ 165.00	\$ 165.00	
10	excav bore pits (as needed)	2	EA	\$ 85.00	\$ 170.00	
11	vac util (as needed) estimate only	4	HR	\$ 165.00	\$ 660.00	
12	conc. r&r sidewalk (as needed)	0	EA	\$ 1,875.00	\$ -	
	BID TOTAL				\$ 7,461.20	
	Bid is unit price (actual measured on completion)					
	material price is subject to market change					
	Excludes:permits, bonds, fees, surface restoration,excavation, import backfill, additional materials, utility locates as needed will be done hrly at rate listed to complete a safe bore, (return trip for hot asp warm weather repair additional traffic control and mobs)					
	Rock Clause: any material we are unable to cut or steer in with std bit will require renegotiation					
	ACCEPTANCE: The above prices, specifications and conditions are accepted. You are authorized to do the work as specified.					
	Payment: Net 30 days. IN ORDER TO SCHEDULE WORK we must receive a signed copy of this proposal.					
	I/We agree to pay all attorney's fees,court costs,filing fees,including charges or commissions up to 50 percent that may be assessed to us by an outside collection agency or attorney who has been retained to persue this matter.					
	Signature: _____	Title: _____	Date: _____			

ALPINE CITY COUNCIL AGENDA

SUBJECT: Final Plat – The Ridge at Alpine Subdivision Phase 3

FOR CONSIDERATION ON: 12 May 2020

PETITIONER: Paul Kroff, representing Steve Zolman

ACTION REQUESTED BY PETITIONER: Approval of Final Plat

BACKGROUND INFORMATION:

The Ridge at Alpine development consists of 72 lots on 189.5 acres, with Phase 3 being 9 lots on 6.26 acres. The development is located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 3 and how it correlates to the rest of the development. The Ridge at Alpine has been approved as a Planned Residential Development (PRD).

Phase 2 of The Ridge at Alpine was approved by the City Council on August 13, 2019 and Phase 1 on October 23, 2018. Trails, open space, and conservation easement were approved with the Phase 1 Plat. Applicant is now seeking approval of Phase 3 of The Ridge at Alpine Subdivision.

The Planning Commission reviewed Phase 3 at the May 5, 2020 meeting and recommends approval:

MOTION: Alan MacDonald moved to recommend that the plat amendment, The Ridge at Alpine Phase 3 be approved with the following conditions:

- Phase 3 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
- The Developer provide a temporary turn-a-round at the end of Zachary Way that meets City Specifications;
- The Developer provide access and maintenance easements for all offsite infrastructure to be recorded with Phase 3;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;
- The Developer meet the water policy.

Sylvia Christiansen seconded the motion. There were 4 Ayes and 0 Nays (recorded below). The motion passed

Ayes:

Ethan Allen
Alan MacDonald
Jane Griener
Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Review staff report and findings and approve the proposed final plat. Findings are outlined below.

Findings for a Positive Motion:

- A. The plan aligns with previous approvals for The Ridge at Alpine;
- B. Proposed roadway construction appears to meet Alpine City design standards with the exception of the hammer head turnaround which is redlined to be changed;
- C. Frontage improvements are shown throughout the development;

Findings for Negative Motion:

- A. (insert finding)

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion to approve the proposed The Ridge at Alpine Phase 3 with the following conditions:

- Phase 3 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
- The Developer provide a temporary turn-a-round at the end of Zachary Way that meets City Specifications;
- The Developer provide access and maintenance easements for all offsite infrastructure to be recorded with Phase 3;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;
- The Developer meet the water policy.

SAMPLE MOTION TO TABLE/DENY:

I motion to table (or recommend denial) of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- ****Insert finding****



**ALPINE CITY
STAFF REPORT**
April 29, 2020

To: Alpine City Planning Commission

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: Final Plat – The Ridge at Alpine Phase 3

Applicant: Paul Kroff, representing Steve Zolman
Project Location: North of Elk Ridge Lane and west of Alpine Cove
Zoning: CR-40,000 Zone
Acreage: 6.26 Acres
Lot Number & Size: 9 lots ranging from 0.47 acres to 0.88 acres
Request: Recommend approval of the plat

SUMMARY

The Ridge at Alpine development consists of 72 lots on 189.5 acres, with Phase 3 being 9 lots on 6.26 acres. The development is located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 3 and how it correlates to the rest of the development. The Ridge at Alpine has been approved as a Planned Residential Development (PRD).

BACKGROUND

Phase 2 of The Ridge at Alpine was approved by the City Council on August 13, 2019 and Phase 1 on October 23, 2018. Trails, open space, and conservation easement were approved with the Phase 1 Plat. Applicant is now seeking approval of Phase 3 of The Ridge at Alpine Subdivision.

ANALYSIS

Lot Width and Area

Lot width requirements for the CR-40,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. All proposed lots meet the width requirement.

Lots in the CR-40,000 zone are required to be a minimum of 40,000 square feet in size. However, the Ridge at Alpine was approved as a PRD at concept and preliminary and thus is permitted to have smaller lots, with the smallest lot proposed on the plat being 0.47 acres or 20,377 square feet. This matches what was presented and approved at preliminary.

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-40,000 zone.

Sensitive Lands (Wildland Urban Interface)

Phase 3 is located in the Wildland Urban Interface and will have to meet the access requirements, see Engineering and Public Works Review below, and Loan Peak Fire Department review/comments.

Trails

There are no trails in Phase 3. All trails were recorded with Phase 1 of the development.

General Plan

The proposed final plat meets all criteria of the City General Plan.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

Phase 3 of The Ridge at Alpine is taking advantage of roads and utilities built in previous phases and therefore minimum street and infrastructure work is required. The only new segment of roadway proposed in Phase 3 is a short section of road (named Zachary Way) being stubbed for a future phase. The road is longer than 150 feet and therefore requires a temporary turnaround (Dev. Code 4.07.040.3.D). The plans show a “hammer head” style turn-a-round at the end of this stub road. A temporary turnaround that meets City standards shall be constructed there instead of the hammer head. This has been redlined on the plans. It will be mentioned again below but **easements for all offsite infrastructure shall be recorded with the plat, including the temporary turnaround** area.

Utilities – Culinary Water

Lots within Phase 3 connect to existing culinary services built in Phase 2. Phase 3 shows appropriate infrastructure being built in Zachary way for future phasing.

The culinary system was discussed at length at Preliminary, the details are included below for information only.

The subdivision is very close to the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan calls for a new 10-inch main to be installed from the Grove tank to the 90-degree bend in Grove Drive that would provide minimum fire flows to the area. The development agreement specifies it is the responsibility of the developer to bring offsite utilities to the development (section 4.2.1). Discussions have indicated that the size of homes desired in the upper portion of the development may require a larger line to meet the fire protection demands. The developer has elected to install a 16-inch line instead of the 10-inch, which increases fire flows to 2,750 gpm. With 2,750 gpm available fire flow, the maximum sized home to be built without the need for fire sprinklers or alternate construction materials would be 11,300 square feet based on the International Fire Code. Because the homes are located within the Urban/Wildland Interface, the Fire Chief may still require fire sprinklers by law.

The fire flow for this development was dependent upon the completion of the water system improvements in Three Falls and Fort Canyon Road. These improvements are complete and in operation.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief has reviewed and approved the culinary system design.

Utilities – Pressurized Irrigation

Lots within Phase 3 connect to existing pressurized irrigation services built in Phase 2. Phase 3 shows appropriate infrastructure being built in Zachary way for future phasing.

The pressurized irrigation system was discussed at length at Preliminary, the details are included below for information only.

New 1-inch laterals are shown to be installed for each new lot. Horrocks Engineers has modeled the site and recommends a 12-inch irrigation main to be installed from Grove Drive to the intersection of Elk Ridge and East View Lane. This is a master planned improvement and is larger than needed for the subdivision but benefits the city as a whole. The minimum required mainline size in residential roads is a 6-inch line. The city would be responsible for and use impact fees to pay the cost of upsizing this mainline to 12-inch. The 12-inch line would need extended to East View Lane as shown on the plans. The remainder of the subdivision would use 6-inch lines for main roads including the northern most cul-de-sac and 4-inch lines for the minor cul-de-sacs. Connection to the lines in Grove Drive and Elk Ridge is shown on the plans.

Source of water is an ongoing problem in the high zone, where the development is proposed. The development agreement discusses the responsibility of the developer to install a variable speed pump at the Fort Creek booster station which could be used to pump water to this zone from the low zone. The design of this system is in process and being built with Phase 1.

Utilities – Sewer

All proposed lots in Phase 3 will be served by gravity flow 8-inch main line sewer lines with 4-inch service laterals. Sewer will connect to Phases 1 and 2 of the development, which in turn, connects to Elk Ridge Lane and the rest of the City sewer infrastructure.

Utilities – Storm Drain

The storm drain design for Phase 3 includes the construction of the regional detention basin for the entire development which, in the future, will also be a developed public park. Discussions on the size and type of park at this location have taken place at previous meetings. The size and type of park directly impact the detention basin design. June 19, 2019 the Planning Commission reviewed and approved the overall Preliminary Plan for the development. Part of the approval recommended a smaller “family” park. The City Council approved this recommendation April 28, 2020. The plans reflect a “family” park with the storm drain grading plan.

It was discussed at previous meetings the requirement to pipe the overflow waters of School House Springs through the development with a 30-inch pipe. This will occur in offsite portions of phase 3. The plans show a 30-inch pipe being built outside of the development phase and through the regional detention pond mentioned above. This phase of development would complete the requirement to pipe School House Springs through the development.

The detention pond, associated storm drain infrastructure, and 30-inch pipe are located outside the Phase 3 plat and will require access and maintenance easements be recorded at the same time as the plat.

A Land Disturbance Permit would be required prior to construction which ensures a Storm Water Pollution Prevention Plan (SWPPP) is followed. All disturbed areas of the site are required to be revegetated after construction.

The storm drain system was discussed at length at Preliminary. For information purposes the details of that are included below.

The storm water system design and drainage report has been submitted, reviewed, and approved with some redline comments. There are four main topics to cover concerning storm water.

1. School House Springs Drainage and Existing Irrigation Ditches.

The school house springs drainage enters Alpine City on the top west side of Alpine Cove. From there it travels southward until it enters the Zolman property. Section 4.7.19 of the development code requires existing ditches to be piped. A 30-inch pipe is proposed to capture this drainage and route it through the property.

The Northfield Ditch also runs through the property. This ditch has been abandoned and therefore will not be required to be piped through the property. The plans require welding a metal plate at the upstream head gates to ensure water will not enter the abandoned ditch.

2. Onsite Drainage.

Onsite drainage consists of a piped system to capture and route water to three different detention basins. Each basin is designed for the 100-yr storm event which releases water to the existing drainages in the area. On Catherine Way there is a low point in the road which would cause flooding problems for events greater than a 10-year storm. Because of this a drainage swale is proposed between lots 44, 45 and 49, 50. The swale would adequately route larger storm event flows to the pond south of Annie Circle without causing a flooding risk for the nearby homes. This swale

should remain open, no fences allowed. Notes to be placed on Final Plat for that phase.

3. Hillside/Offsite Drainage.

The geotechnical report highlighted the issue of debris flows that would enter the development from the west side in the event of post fire flows or heavy rainfall events. The Developer contracted with IGES to design debris flow nets to capture these flows and mitigate the potential problem. The nets are designed to capture the debris, water would be allowed to pass through the nets and continue down the drainage. The water that passes the nets would follow Savannah Cir, Elk Ridge Lane, Zachary Way, and Annie Circle to make its way to the detention pond. Calculations have been done to show that the homes along this route would not be flooded in the event of a post fire situation if they were required to build at least 1.75 feet above the curb. A note will be placed on the final plat for the appropriate phases and checked prior to Final Approval for this requirement. The Drainage Reports and IGES design for debris flow nets were attached to the Preliminary report and can be found there.

4. Low Impact Development.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. This is something Alpine is doing for all new homes within the city as required by the State. This is not done just as a measure of protecting water quality, but also protecting against runoff from one property to another.

Geotechnical Report

The proposed development falls within the Geologic Hazards Overlay Zone as well as the Urban/Wildland Interface. The developer provided a Geotechnical Report, it was included at Preliminary and discussed in depth there. Of particular interest is an area of mass grading and fill of an existing ravine that ran through the property along the westerly borders. Phase 3 does include some of those properties. The City has no records of compaction or what type of material was used to fill the ravine. The report did pay specific attention to this area and has provided recommendations for building there; mainly over excavation and import of engineered fill to remedy any potential settlement. The report is mentioned on the Phase 3 plat.

Hazard Reports

The Developer contracted with IGES to provide further information regarding certain hazards. The report covers rock fall and debris flow in more depth. It was determined that there is a low to moderate rock fall hazard for most the lots along the westerly side of the development. Phase 3 does not include any of these lots.

Other

Phase 1 offsite improvements are not completed yet. DC 4.06.030.4 states, “*When the off-site improvements have been one hundred percent (100%) completed for the recorded plat and approved by the City Engineer, and on-site improvements are seventy percent (70%) completed, the subdivider may submit the next phase of the proposed development in accordance with the rules and regulations of this Subdivision Ordinance.*” Due to the need to haul large quantities of material for the construction of phase 3 prior to the paving of nearby roads, the Developer has been approved by the City Council to begin hauling material for Phase 3 but **Phase 3 cannot be recorded until all Phase 1 offsites are completed unless otherwise approved by City Council.**

The City water policy needs to be met prior to recordation of the plat.

There are redlines on plat and plans that would need corrected prior to recordation and construction.

A construction cost estimate for Phase 3 shall be turned in to the City Engineer for bonding purposes.

The property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

NOTICING

Notice has been properly issued in the manner outlined in City and State Code

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation to City Council to either approve or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The plan aligns with previous approvals for The Ridge at Alpine;
- B. Proposed roadway construction appears to meet Alpine City design standards with the exception of the hammer head turnaround which is redlined to be changed;
- C. Frontage improvements are shown throughout the development;

Findings for Negative Motion:

- A. (insert finding)

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- Phase 3 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
- The Developer provide a temporary turn-a-round at the end of Zachary Way that meets City Specifications;
- The Developer provide access and maintenance easements for all offsite infrastructure to be recorded with Phase 3;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;
- The Developer meet the water policy.

SAMPLE MOTION TO TABLE or DENY

I motion to table (or recommend denial) of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- ****Insert finding****



MEMO

LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST
HIGHLAND, UT 84003
801-763-5365

REED THOMPSON, FIRE CHIEF

TO: Austin Roy, Planner, Alpine City
CC: Jed Muhlestein, City Engineer, Alpine City

DATE: 17 April 2018

FROM: Reed M. Thompson, Fire Chief 

SUBJECT: THE RIDGE AT ALPINE SUBDIVISION

In review of the proposed construction drawings, the following items need to be addressed:

- All 2015 International Fire Code (IFC) compliance must be met with particular attention to fire hydrant spacing.
- This project is located in the wildland urban interface and as such requires fire sprinkler systems for structures built on lots in the development. This information shall be indicated on the plat map.
- Areas adjacent to any structures shall be compliant with federal FIREWISE guidelines regarding defensible space. Information can be found at www.firewise.org and shall be indicated on the plat map.
- Class A roofing materials are required for all structures built and shall be indicated on the plat map.

If the above mentioned items are addressed, I would recommend fire code approval of the subdivision.

With specific emphasis to Lot 72:

- Fire access roads cannot exceed the slope of 10%.
 - The 20' unobstructed access road to Lot 72 exceeds this slope for long sections and needs to be reduced to accommodate fire apparatus access. Access to Lot 72 is over 1,400 feet in length. Any road in excess of 750 feet requires special approval and based on the slope proposed will not be approved.
 - Fire access roads shall have a vertical clearance of 13 feet 6 inches.
- Any road longer than 150 feet shall require an adequate turnaround as outlined in the IFC. The drawings do not show a turnaround for Lot 72.
- Access roads shall meet the requirements for all weather access and be capable of supporting the minimum weight of 75,000 pounds.

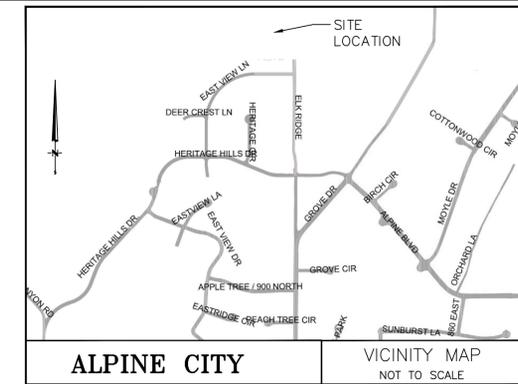
The above information provided constitutes a fire code denial of Lot 72.

THE RIDGE AT ALPINE SUBDIVISION PHASE 3

LOCATED IN
NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR: SBP HOLDINGS INC.

GENERAL NOTES

- THIS PLAT CREATES A 10.00 PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND ALONG ALL EXTERIOR PROPERTY LINES, A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR PROPERTY LINES UNLESS OTHERWISE NOTED.
- SETBACKS SHALL BE PER THE CR 40,000 ZONE WHICH ARE 30 FEET FRONT AND REAR, SIDE YARD SETBACKS TO BE AN AGGREGATE OF 30 FEET WITH 12 FEET BEING MINIMUM UNLESS OTHERWISE SHOWN.
- NO DWELLING OR STRUCTURES ALLOWED IN PUBLIC UTILITY EASEMENTS WITHOUT WRITTEN CONSENT FROM ALL UTILITY PROVIDERS AND OBTAINING A BUILDING PERMIT.
- ALL STREETS SHOWN ON THIS PLAT ARE PUBLIC RIGHT OF WAYS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED AUGUST 23, 2016. A COPY OF THIS REPORT IS ON FILE WITH UTAH COUNTY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- A DEBRIS-FLOW NET ASSESSMENT WAS PERFORMED BY INTERMOUNTAIN ENVIRONMENTAL SERVICES, INC. THE ASSESSMENT RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE MITIGATION OF DEBRIS-FLOWS FROM BIG HOLLOW DRAINAGE ARE COMPILED IN THE REPORT DATED APRIL 2, 2018. BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- A DRAINAGE STUDY FOR THE RIDGE AT ALPINE WAS PREPARED BY BUSH & GUDGELL ENGINEERING, DATED JULY 26, 2018.
- A GEOLOGICAL HAZARDS REPORT WAS PERFORMED BY WESTERN GEOLOGIC, LLC, DATED SEPTEMBER 4, 2006.
- THIS PLAT CONTAINS PROPERTIES LOCATED WITHIN THE URBAN/WILDLAND INTERFACE. PROPERTIES LOCATED WITHIN THIS AREA MAY BE REQUIRED TO INSTALL FIRE SPRINKLERS.
- A GEOLOGIC HAZARDS ASSESSMENT WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR SITE DEVELOPMENT ARE COMPILED IN A REPORT DATED DECEMBER 21, 2017. A COPY OF THIS REPORT IS ON FILE WITH UTAH COUNTY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- RECOMMENDATIONS FOR ROCKFALL HAZARD AREAS ARE COMPILED IN A GEOLOGIC HAZARDS EVALUATION THAT WAS PREPARED BY WESTERN GEOLOGICAL, LLC, DATED MAY 12, 2006 AND ALSO IN A GEOLOGIC HAZARDS ASSESSMENT THAT WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC., PROJECT NO. 02362--002, DATED DECEMBER 21, 2017.



SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS, PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE RIDGE AT ALPINE SUBDIVISION PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 04/10/2020



D. GREGG MEYERS
LAND SURVEYOR UTAH LICENSE
NUMBER 312770

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE ALPINE RIDGE SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE, ALL OF THE PUBLIC STREETS AND PARCELS OF LAND IF ANY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET _____ THIS _____ DAY OF _____ A.D. 20____

BY:

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF MISSION CCRC, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID _____ BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF COMPANY, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

COMMISSION NUMBER: _____ NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDES IN: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF _____ ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY _____ A.D. 20____

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE ALPINE CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

CITY ATTORNEY _____

THE RIDGE AT ALPINE SUBDIVISION PHASE 3

LOCATED IN
NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
SBP HOLDINGS INC

LEGEND

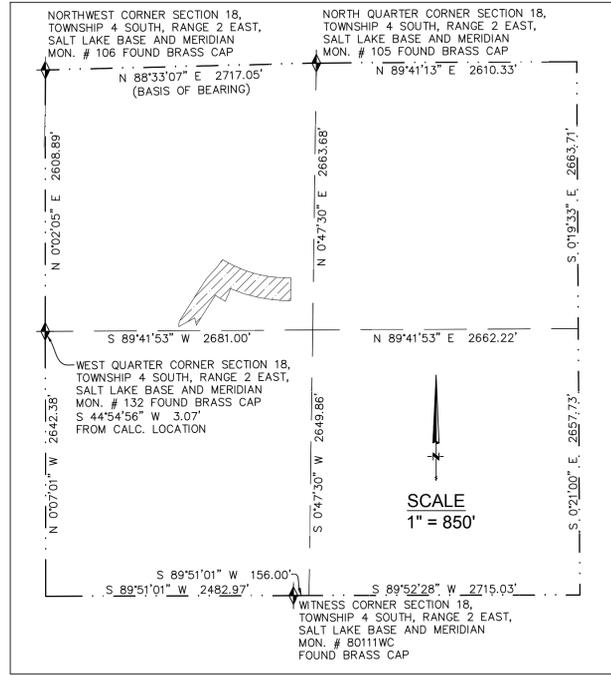
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- QUARTER SECTION LINE
- STREET CENTER LINE
- URBAN WILDLAND INTERFACE LINE

BOUNDARY DESCRIPTION

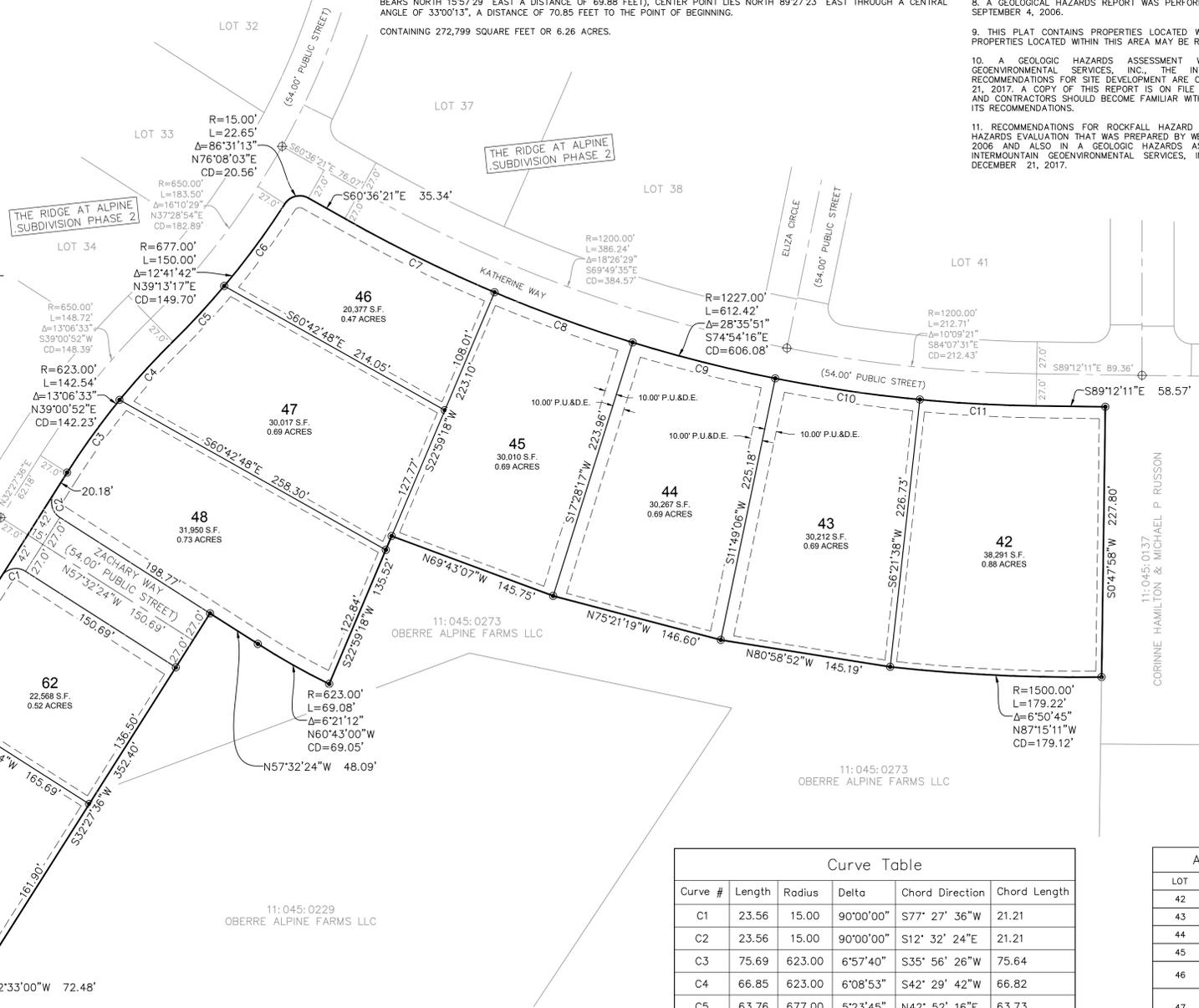
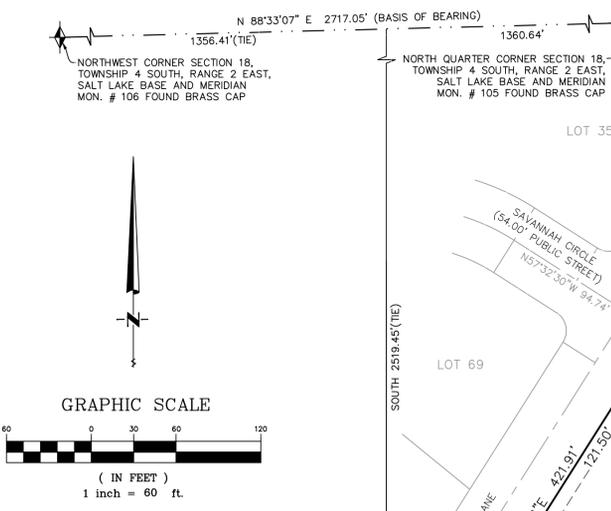
BEGINNING AT A POINT THAT LIES NORTH 88°33'07" EAST ALONG THE SECTION LINE 1356.41 FEET AND SOUTH 2519.45 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 1, OFFICIAL RECORDS, UTAH COUNTY, UTAH AND RUNNING THENCE NORTH 32°27'36" EAST ALONG SAID LINE AND THE BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 2, OFFICIAL RECORDS, UTAH COUNTY, UTAH 421.91 FEET; THENCE ALONG SAID THE RIDGE AT ALPINE SUBDIVISION PHASE 2 BOUNDARY LINE THE FOLLOWING SEVEN (7) COURSES, 1) NORTHEASTERLY ALONG A 623.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°00'52" EAST A DISTANCE OF 142.23 FEET), CENTER POINT LIES SOUTH 57°32'24" EAST THROUGH A CENTRAL ANGLE OF 13°06'33", A DISTANCE OF 142.54 FEET, 2) NORTHEASTERLY ALONG A 677.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 39°13'17" EAST A DISTANCE OF 149.70 FEET), CENTER POINT LIES NORTH 44°25'52" WEST THROUGH A CENTRAL ANGLE OF 12°41'42", A DISTANCE OF 150.00 FEET, 3) EASTERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 76°08'03" EAST A DISTANCE OF 20.56 FEET), CENTER POINT LIES SOUTH 57°07'34" EAST THROUGH A CENTRAL ANGLE OF 86°31'13", A DISTANCE OF 22.65 FEET, 4) SOUTH 60°36'21" EAST 35.34 FEET, 5) EASTERLY ALONG A 1227.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 74°54'16" EAST A DISTANCE OF 606.08 FEET), CENTER POINT LIES NORTH 29°23'39" EAST THROUGH A CENTRAL ANGLE OF 28°35'51", A DISTANCE OF 612.42 FEET, 6) SOUTH 89°12'11" EAST 58.57 FEET, 7) SOUTH 00°47'58" WEST 227.80 FEET; THENCE WESTERLY ALONG A 1500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 87°15'11" WEST A DISTANCE OF 179.12 FEET), CENTER POINT LIES NORTH 00°40'34" WEST THROUGH A CENTRAL ANGLE OF 06°50'45", A DISTANCE OF 179.22 FEET; THENCE NORTH 80°58'52" WEST 145.19 FEET; THENCE NORTH 79°21'19" WEST 146.60 FEET; THENCE NORTH 69°43'07" WEST 145.75 FEET; THENCE SOUTH 22°59'18" WEST 135.52 FEET; THENCE NORTHWESTERLY ALONG A 623.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 60°43'00" WEST A DISTANCE OF 69.05 FEET), CENTER POINT LIES NORTH 26°06'23" EAST THROUGH A CENTRAL ANGLE OF 08°21'12", A DISTANCE OF 69.08 FEET; THENCE NORTH 57°32'24" WEST 48.09 FEET; THENCE SOUTH 32°27'36" WEST 352.40 FEET; THENCE NORTH 12°33'00" WEST 72.48 FEET; THENCE SOUTH 62°09'31" WEST 182.77 FEET TO A POINT ON SAID BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 1; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°32'37" WEST 7.39 FEET AND 2) NORTHERLY ALONG A 123.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 15°57'29" EAST A DISTANCE OF 69.88 FEET), CENTER POINT LIES NORTH 89°27'23" EAST THROUGH A CENTRAL ANGLE OF 33°00'13", A DISTANCE OF 70.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 272,799 SQUARE FEET OR 6.26 ACRES.



SCALE
1" = 850'

SEC. 18, T-4-S, R-2-E



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	S77° 27' 36"W	21.21
C2	23.56	15.00	90°00'00"	S12° 32' 24"E	21.21
C3	75.69	623.00	6°57'40"	S35° 56' 26"W	75.64
C4	66.85	623.00	6°08'53"	S42° 29' 42"W	66.82
C5	63.76	677.00	5°23'45"	N42° 52' 16"E	63.73
C6	86.25	677.00	7°17'58"	N36° 31' 25"E	86.19
C7	141.30	1227.00	6°35'53"	S63° 54' 17"E	141.22
C8	124.29	1227.00	5°48'14"	S70° 06' 21"E	124.24
C9	124.51	1227.00	5°48'51"	S75° 54' 54"E	124.46
C10	123.74	1227.00	5°46'41"	S81° 42' 40"E	123.69
C11	98.57	1227.00	4°36'11"	S86° 54' 06"E	98.55

LOT	ADDRESS
42	E. KATHERINE WAY
43	E. KATHERINE WAY
44	E. KATHERINE WAY
45	E. KATHERINE WAY
46	N. ELK RIDGE LANE, (OR E. KATHERINE WAY)
47	N. ELK RIDGE LANE.
48	N. ELK RIDGE LANE, (OR E. ZACHARY WAY)
62	N. ELK RIDGE LANE, (OR E. ZACHARY WAY)
63	N. ELK RIDGE LANE.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
655 East 4500 South
Salt Lake City, Utah 84107
Phone (801) 685-6194 / Fax (801) 685-6195
www.bushandgudgell.com

PREPARED FOR:
SBC HOLDINGS INC.
PAUL KROFF
185 N PFEIFFERHORN
ALPINE, UTAH 84004

PHASE 1 Includes:
133.68 Total Acres
123.74 Acres Private Open Space (93% of total)
9 Lots

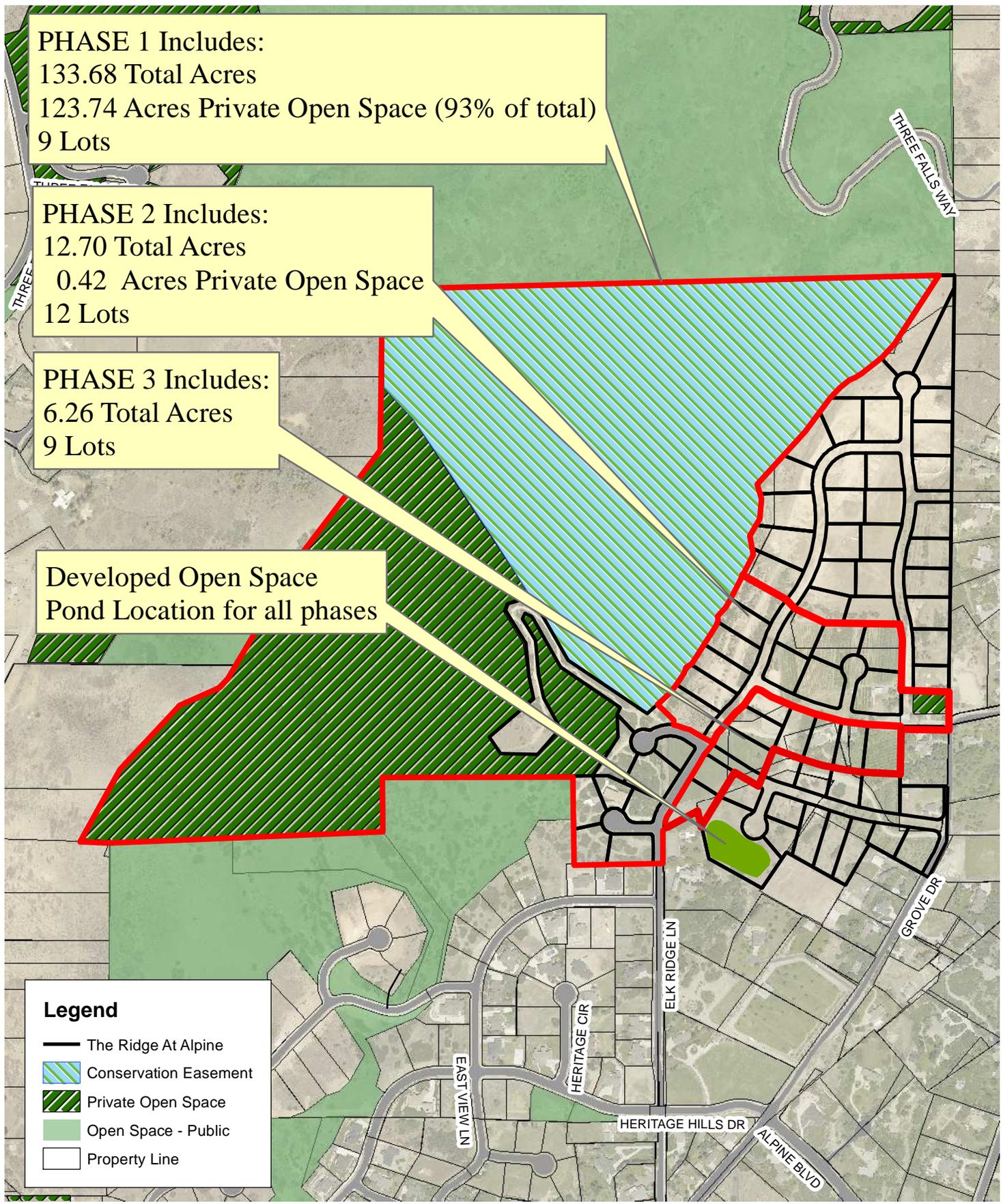
PHASE 2 Includes:
12.70 Total Acres
0.42 Acres Private Open Space
12 Lots

PHASE 3 Includes:
6.26 Total Acres
9 Lots

Developed Open Space
Pond Location for all phases

Legend

-  The Ridge At Alpine
-  Conservation Easement
-  Private Open Space
-  Open Space - Public
-  Property Line



The Ridge At Alpine

PHASES 1 - 3



B&G PROJECT NUMBER 162085

THE RIDGE AT ALPINE SUBDIVISION - PHASE 2B

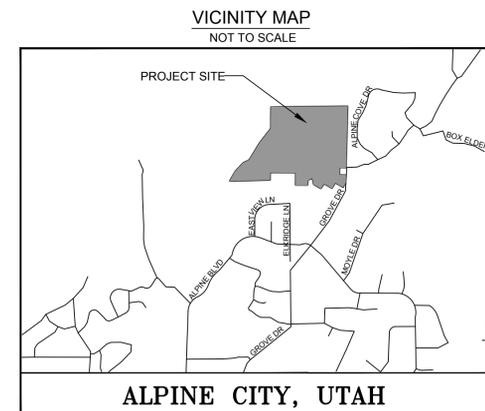
A RESIDENTIAL DEVELOPMENT

CONSTRUCTION DRAWINGS

LOCATED IN ALPINE, UTAH

SECTION 18, T 4 S, R 2 E, SLB&M

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	DETAIL SHEET
4	SITE & SIGNAGE PLAN
5	WATER & SEWER PLAN
6	GRADING AND DRAINAGE PLAN
7	PLAN AND PROFILE - ZACHARY WAY
8	EROSION CONTROL PLAN
9	EROSION CONTROL DETAILS



OWNER / DEVELOPER
Zolman Properties
ALPINE, UT 84107

GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH ALPINE CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

- EARTH MOVING ACTIVITIES:**
- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
 - 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
 - 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
 - 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:**
- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - 2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 E Tabernacle St #4
St George, Utah 84770
Phone (435) 673-2337



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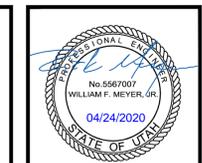
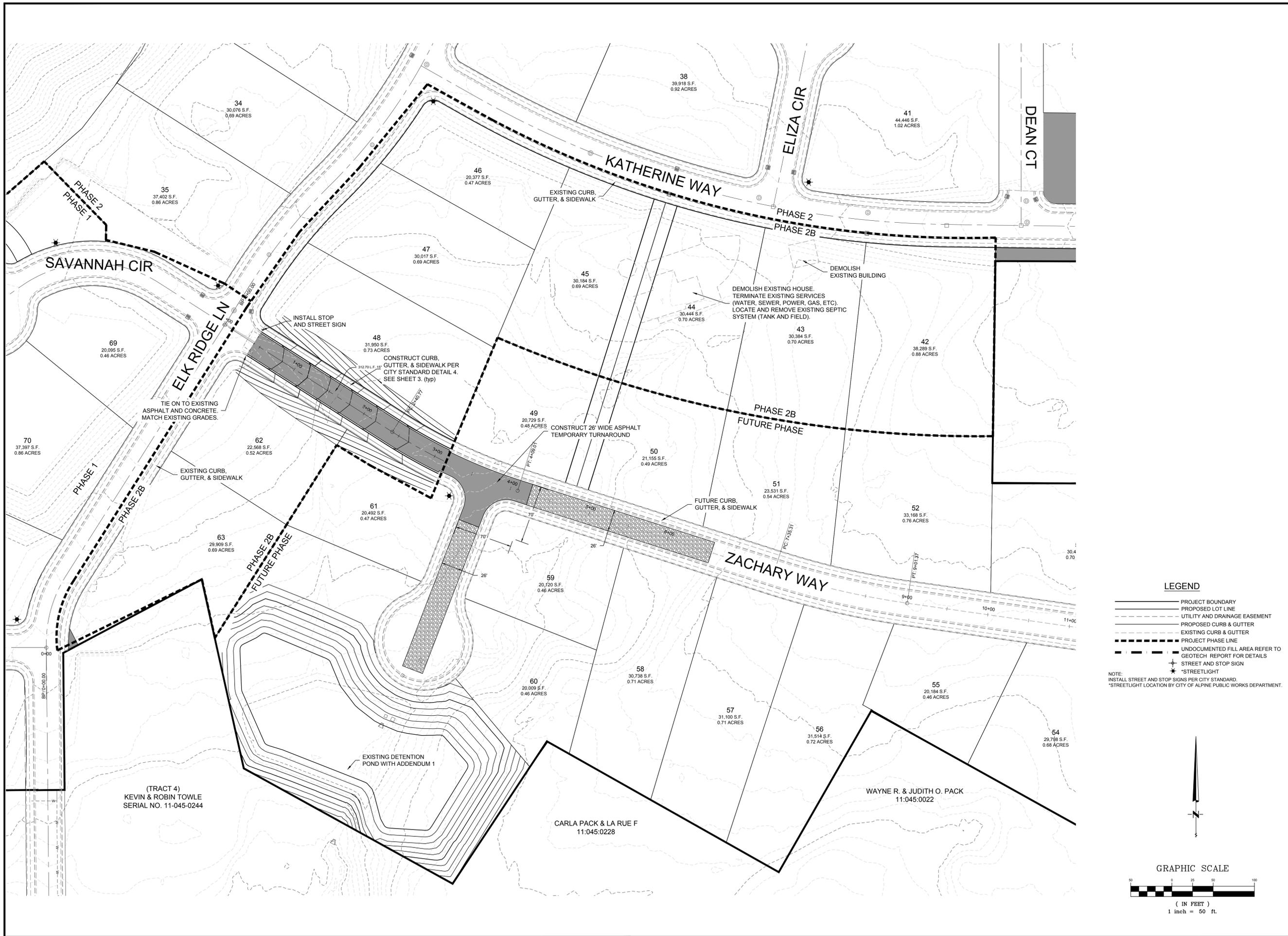
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DATE: APR. 2020
DRAWN: RM
APPROVED: RM
SCALE:
JOB NO. 162085

COVER SHEET
THE RIDGE AT ALPINE - PHASE 2B
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

SHEET
1 OF 9



No.	Date	By	Revision

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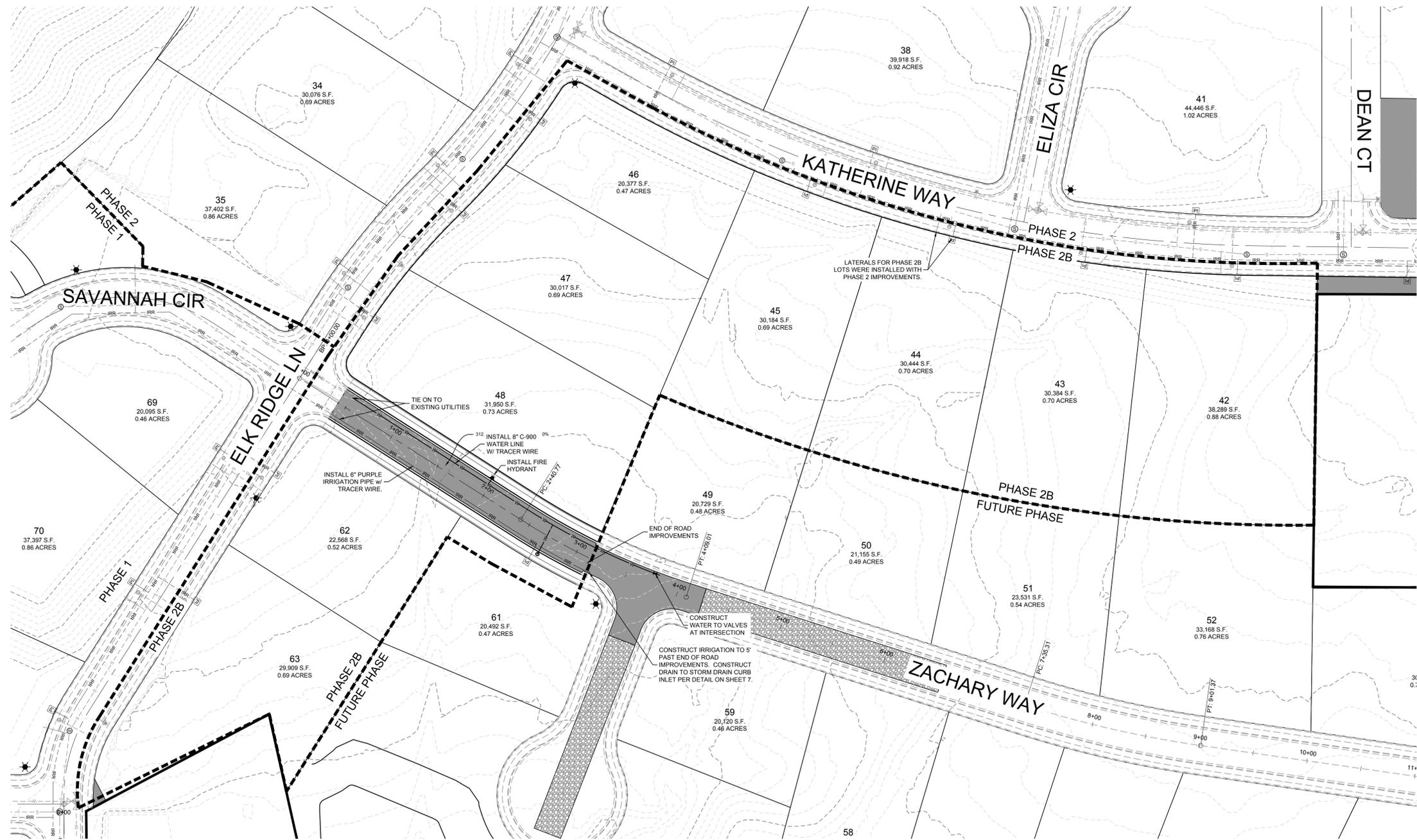
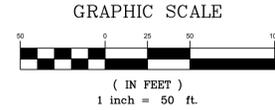
DATE: APR 2020	DRAWN: RM	APPROVED: RM	SCALE: AS SHOWN	JOB NO.: 162085
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SITE & SIGNAGE PLAN
 THE RIDGE AT ALPINE - PHASE 2B
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF



UTILITY LEGEND

SEWER	WATER
<ul style="list-style-type: none"> SEWER MANHOLE (SIZE AS NOTED ON PLAN) 4" PVC SEWER LATERAL UNLESS OTHERWISE NOTED EXISTING SEWER LINE 8" SDR 35 PVC SEWER LINE 	<ul style="list-style-type: none"> FIRE HYDRANT WATER GATE VALVE EXISTING WATER GATE VALVE 3/4" WATER LATERAL & SERVICE WITH BOX EXISTING WATER LINE C-900 CULINARY WATER LINE 8" UNLESS SIZE NOTED OTHERWISE
IRRIGATION	WATER NOTES
<ul style="list-style-type: none"> TRIANGULAR IRRIGATION VALVE IRRIGATION LATERAL WITH 1" SERVICE AND BOX C-900 IRRIGATION "PURPLE" PIPE (SIZED AS NOTED ON PLANS) 	<ol style="list-style-type: none"> ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE ALPINE CITY WATER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE "ALPINE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE UNIFORM PLUMBING CODE," AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY ALPINE CITY. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALPINE CITY. 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED. THE REQUIREMENTS OF ALPINE CITY CONSTRUCTION DESIGN STANDARDS MUST BE USED FOR INSTALLING ALL IRRIGATION MATERIAL. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY ALPINE CITY WATER SERVICES ENGINEER. WATER METER LOCATIONS TO BE STAKED.



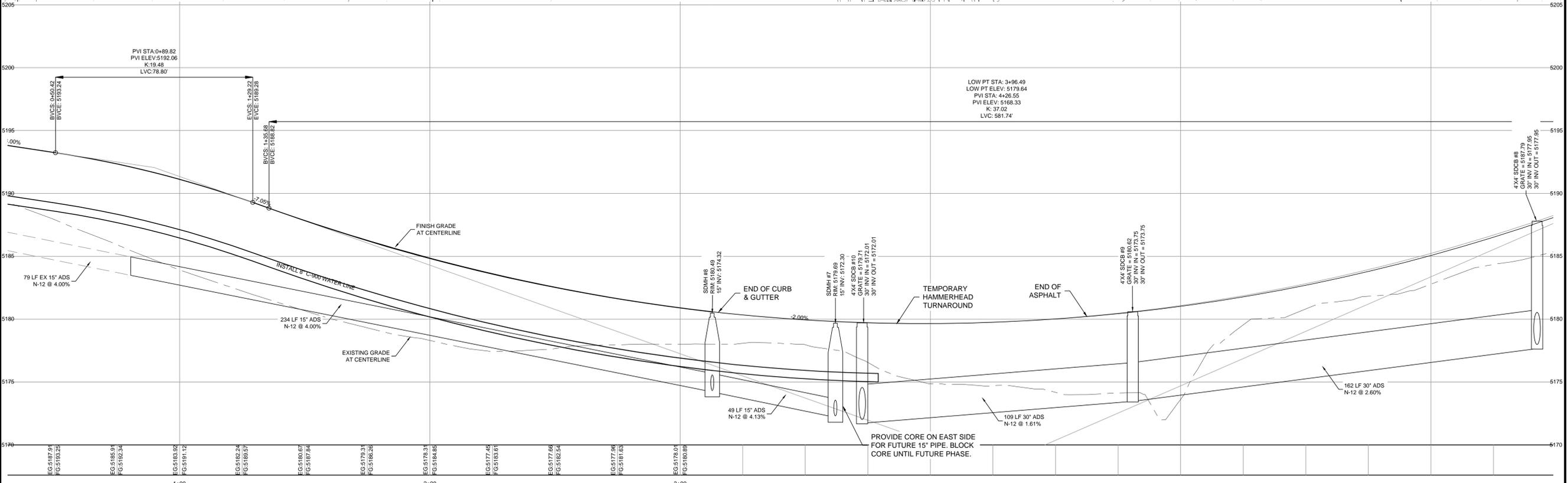
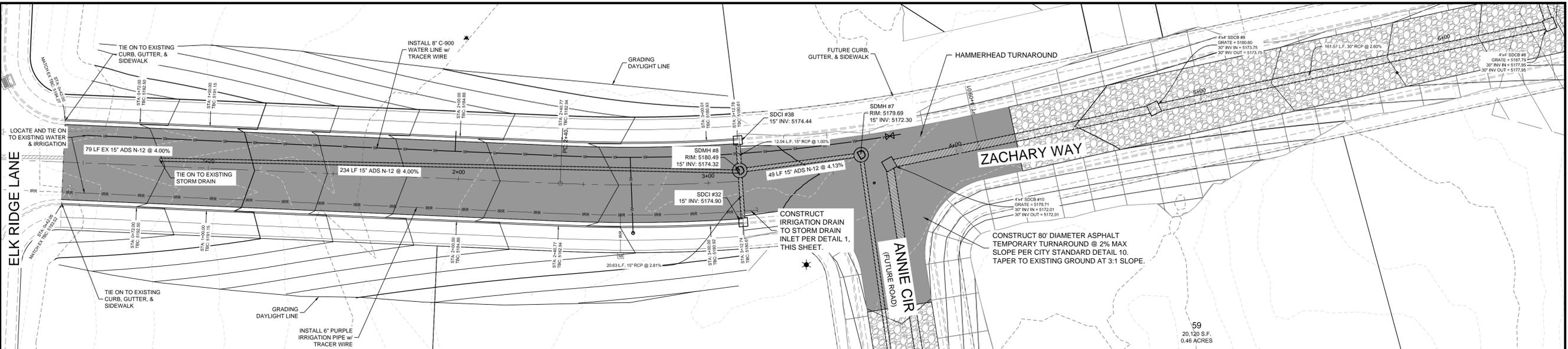
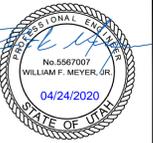
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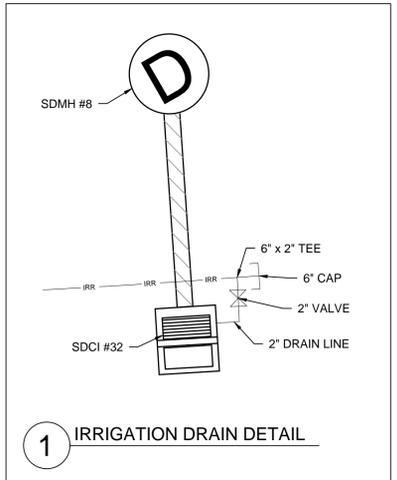
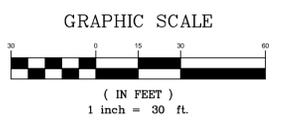
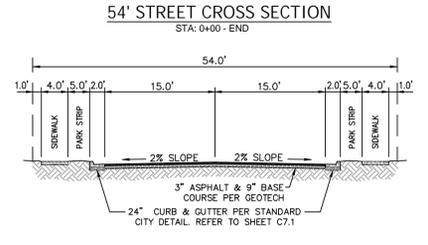
DATE: APR 2020
 DRAWN: RM
 APPROVED: RM
 SCALE: AS SHOWN
 JOB NO. 162085

SEWER & WATER PLAN
 THE RIDGE AT ALPINE - PHASE 2B
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

X:\162000-162999\162085 PAUL KROFF ALPINE SUB\162085 CDS PH 3.DWG



ZACHARY WAY (STA 0+00 - 3+80)



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR IRRIGATION
- INSTALL 6\"/>
- INSTALL PRESSURIZED IRRIGATION LATERAL AND METER
- INSTALL 8\"/>
- INSTALL 3/4\"/>
- INSTALL FIRE HYDRANT, COMPLETE WITH VALVE
- INSTALL 8\"/>
- INSTALL SANITARY SEWER MANHOLE
- INSTALL 4\"/>
- PAD ELEVATION
- STORM DRAIN (PER PLAN)
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

NOTES:
1. ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS

**PLAN & PROFILE ZACHARY WAY
THE RIDGE AT ALPINE
SUBDIVISION**

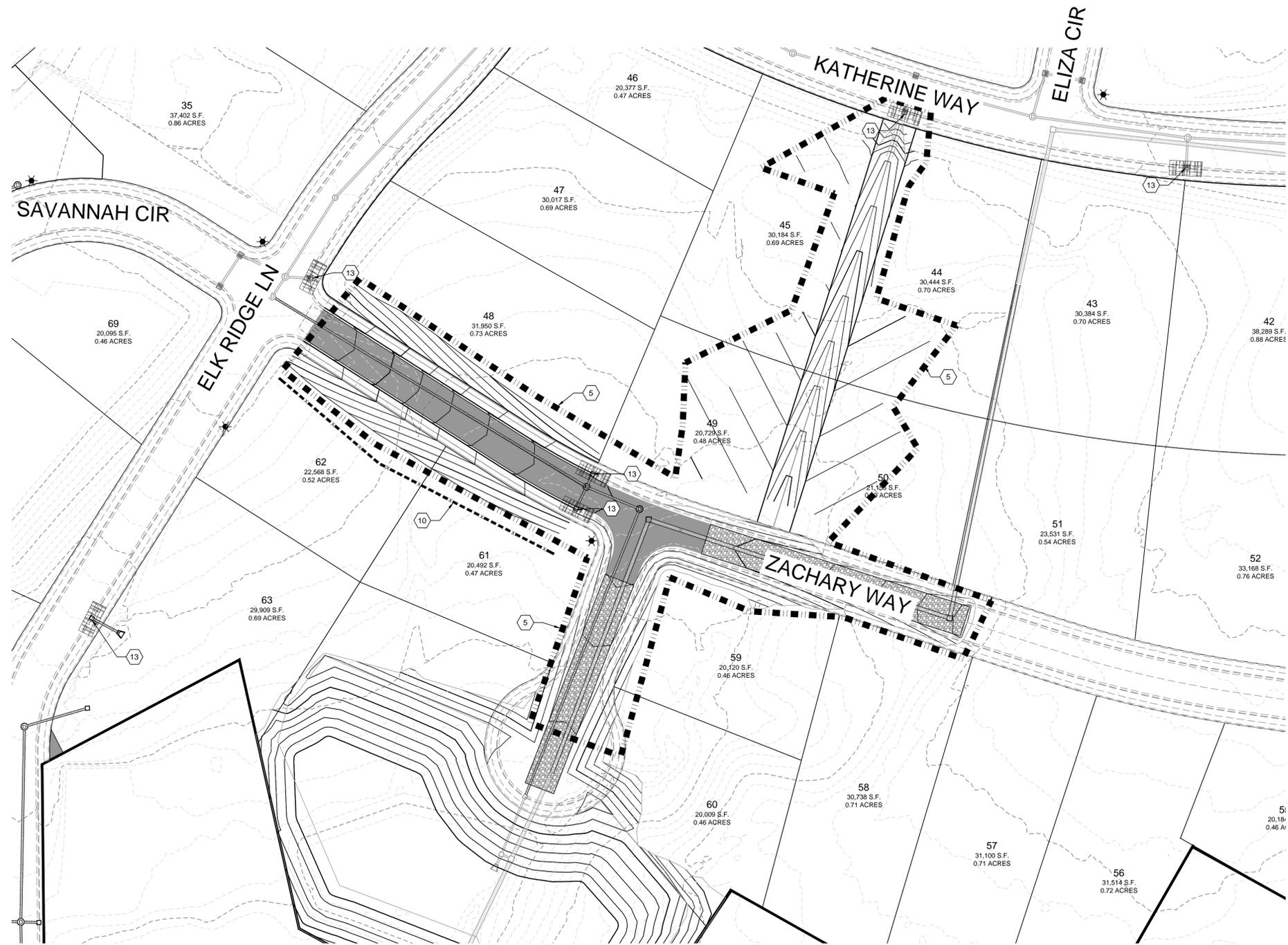
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**PLAN & PROFILE
THE RIDGE AT ALPINE - PHASE 2B
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF**

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
- ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE
- BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



BMP'S NOTES

- ① PROPERTY BOUNDARY
- ② CONCRETE WASHOUT
- ③ ENTRANCE / OUTLET TIRE WASH
- ④ PORTABLE TOILET LOCATION
- ⑤ LIMITS OF CONSTRUCTION
- ⑧ SLOPE STABILIZATION
- ⑨ SEDIMENT BASIN
- ⑩ SILT FENCE
- ⑫ STABILIZED CONSTRUCTION ENTRANCE
- ⑬ STORM DRAIN INLET PROTECTION
- ⑭ STREET SWEEPING AND VACUUMING

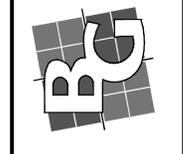
LEGEND

- LIMITS OF CONSTRUCTION
- - - EXISTING 1' CONTOUR
- - - - - SILT FENCING
- PROPOSED STORM DRAIN
- DRAINAGE FLOW & DIRECTION
- INLET PROTECTION
- SILT SOCK
- TEMP. CONSTRUCTION EXIT



No.	Date	By	Revision

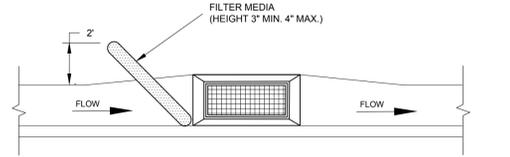
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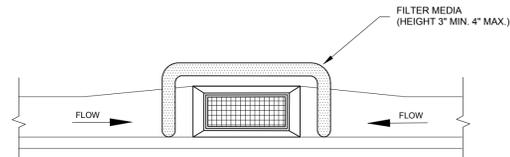
DATE: APR 2020	DRAWN: RM	APPROVED: RM	SCALE: AS SHOWN	JOB NO.: 162085
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EROSION CONTROL PLAN
 THE RIDGE AT ALPINE - PHASE 2B
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

X:\162000-162999\162085 PAUL KROFF ALPINE SUB\162085 CDS PH 3.DWG



ON GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet Protection - Gravel Sock

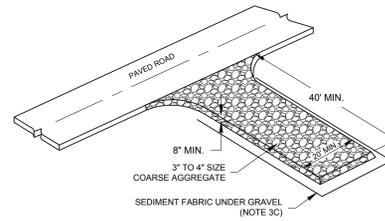
124

INSTALLATION:

- CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 1 PERCENT AWAY FROM PAVED ROADWAY.
- COMPACT SUBGRADE.
- PLACE FILTER FABRIC UNDER STONE IF DESIRED (RECOMMENDED FOR ENTRANCE AREA THAT REMAINS MORE THAN 3 MONTHS).

MAINTENANCE:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY.
- PERIODIC TOP DRESSING WITH 2 INCHES STONE MAY BE REQUIRED, AS CONDITIONS DEMAND, AND REPAIR ANY STRUCTURES USED TO TRAP SEDIMENTS.
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT AREAS FOR SEDIMENT DEPOSIT AND INSTALL ADDITIONAL CONTROLS AS NECESSARY EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE ACTIVITIES.



Stabilized Roadway Entrance

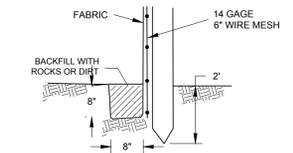
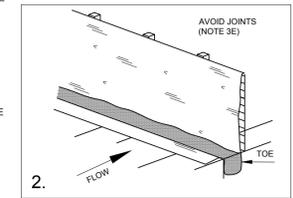
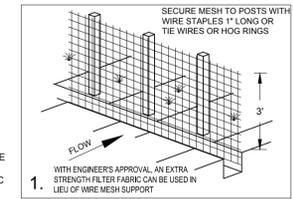
126

INSTALLATION:

- SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE YARN. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 2 DEG F TO 120 DEG F.
- BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
- POSTS FOR SILT FENCES SHALL BE EITHER 2"x4" DIAMETER WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TOE IS SECURED WITH ROCKS OR DIRT. THE FABRIC IS SECURED TO THE MESH WITH TWIN STAPLES OR SIMILAR DEVICES.
- WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
- WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

MAINTENANCE:

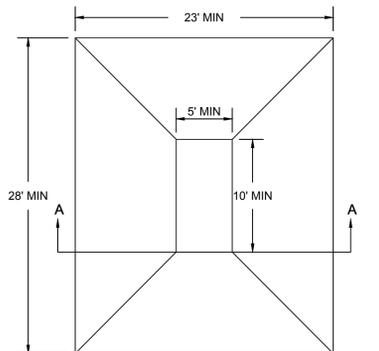
- INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ON-HALF THE HEIGHT OF THE BARRIER.
- RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.



TOE DETAIL

Silt Fence

122



SILT FENCE CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" X 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509.2
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

SLOPE STEEPNESS FLATTER THAN 5:1	SILT FENCE DESIGN CRITERIA	
	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
50:1 TO 10:1	UNLIMITED	UNLIMITED
10:1 TO 5:1	125 FEET	1,000 FEET
5:1 TO 3:1	100 FEET	750 FEET
3:1 TO 2:1	60 FEET	500 FEET
2:1 AND STEEPER	40 FEET	250 FEET
	20 FEET	125 FEET

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

BALE DIKE CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE, ON THE CONTOUR, AND IN A ROW WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE ENTRENCHED IN THE SOIL A MINIMUM OF 4" AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12" TO 18" INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.
- STRAW BALE DIKES SHALL BE INSPECTED FREQUENTLY AND AFTER EACH RAIN EVENT AND MAINTENANCE PERFORMED AS NECESSARY.
- ALL BALES SHALL BE REMOVED WHEN THE SITE HAS BEEN STABILIZED. THE TRENCH WHERE THE BALES WERE LOCATED SHALL BE GRADED FLUSH AND STABILIZED.

OPERATION AND MAINTENANCE NOTES

- EROSION, SEDIMENTATION AND DUST CONTROL REQUIREMENTS VARY SIGNIFICANTLY DURING THE CONSTRUCTION PHASE. IMPLEMENTOR OF PLAN SHALL BE RESPONSIBLE OF SELECTING AND MAINTAINING APPLICABLE BMPs.
- IMPLEMENTOR OF PLAN MAY MODIFY THE BMPs SPECIFIED HERE TO MAXIMIZE PROTECTION
- IMPLEMENTOR MAY USE OTHER BMPs AS NECESSARY TO MAXIMIZE EROSION, SEDIMENTATION AND DUST CONTROL. SEE WWW.EPA.GOV/NPDES/IMPLEMENTINGBMPs.
- ALL STORM WATER BMPs SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS FOR THE LIFE OF THE CONSTRUCTION PROJECT. GENERALLY, ALL BMPs SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO THE REGULARLY SCHEDULED INSPECTIONS. SCHEDULED INSPECTIONS VARY BETWEEN BMPs. STRUCTURAL BMPs LIKE STORM DRAIN DRAIN INLET PROTECTION MIGHT REQUIRE MORE FREQUENT INSPECTION THAN OTHER BMPs TO ENSURE PROPER OPERATION. INSPECTION AND MAINTENANCE OF BMPs SHOULD CONTINUE UNTIL ALL CONSTRUCTION ACTIVITIES HAVE ENDED AND ALL AREAS OF A SITE HAVE BEEN PERMANENTLY STABILIZED. DURING EACH INSPECTION, THE INSPECTOR SHOULD DOCUMENT WHETHER THE BMP IS PERFORMING CORRECTLY, ANY DAMAGE TO THE BMP SINCE THE LAST INSPECTION, AND WHAT SHOULD BE DONE TO REPAIR THE BMP IF DAMAGE HAS OCCURRED.

EROSION & SEDIMENT CONTROL NOTES

SILT FENCING

- INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAIN STORM.
- MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
- SECURELY ATTACH THE MATERIAL TO THE STAKES
- DO NOT PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
- MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.

CONSTRUCTION ENTRANCES

- REMOVE MUD AND DIRT FROM THE TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
- PROPERLY SIZE ENTRANCE BMPs FOR ALL ANTICIPATED VEHICLES
- MAKE SURE THAT THE CONSTRUCTION ACCESS DOES NOT BECOME BURIED IN SOIL.

SLOPES

- ROUGH GRADE OR TERRACE SLOPES.
- BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORM WATER AWAY FROM SLOPES.

DIRT STOCKPILES

- COVER OR SEED ALL DIRT STOCKPILES.

STORM DRAIN INLET PROTECTION

- USE ROCK OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
- MAKE SURE THE ROCK SIZE IS APPROPRIATE (USUALLY 1 TO 2 INCHES IN DIAMETER).
- IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.

PROTECT NATURAL FEATURES

- MINIMIZE CLEARING.
- IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION, SUCH AS TREES, WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
- PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS, OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.

CONSTRUCTION PHASING

- SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
- SCHEDULE OR LIMIT GRADING TO SMALL AREAS.
- INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
- SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR.

VEGETATIVE BUFFERS

- PROTECT AND INSTALL VEGETATIVE BUFFERS ALONG WATERBODIES TO SLOW AND FILTER STORMWATER RUNOFF.
- MAINTAIN BUFFERS BY MOWING OR REPLANTING PERIODICALLY TO ENSURE THEIR EFFECTIVENESS.

SITE STABILIZATION

- VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

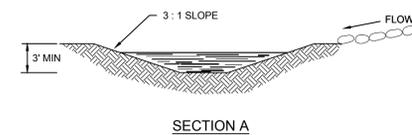
DUST CONTROL NOTES

TEMPORARY MEASURES

- VEGETATIVE COVERINGS: TEMPORARY SEEDING AND MULCHING MAY BE APPLIED TO COVER BARE SOIL AND TO PREVENT WIND EROSION. THE SOIL MUST BE KEPT MOIST TO ESTABLISH COVER.
- BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
- CALCIUM CHLORIDE: THIS MATERIAL IS APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. PRETREATMENT MAY BE NECESSARY DUE TO VARYING SITE AND CLIMATIC CONDITIONS.
- IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NECESSARY. IF THIS METHOD IS TO BE EMPLOYED AT A CONSTRUCTION SITE, IT IS RECOMMENDED THAT A TEMPORARY GRAVEL ROCK ENTRANCE BE CREATED TO PREVENT MUD FROM SPREADING ONTO LOCAL STREETS.
- TILLAGE: THIS PRACTICE ROUGHENS THE SOIL AND BRINGS CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. FLOWING SHOULD BEGIN ON THE WINDWARD SIDE OF THE SITE USING CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTH HARROWS, OR SIMILAR PLOWS.
- ADHESIVES: USE SPRAY-ON ADHESIVES ACCORDING TO TABLE 1. THESE ADHESIVES FORM FAIRLY IMPENETRABLE SURFACES, AND SHOULD BE USED ONLY IF OTHER METHODS PROVE TO BE DIFFICULT TO WORK WITH.

PERMANENT SITE MODIFICATION MEASURES

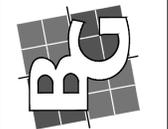
- PERMANENT VEGETATION: SEEDING AND SODDING SHOULD BE DONE TO PERMANENTLY STABILIZE EXPOSED AREAS AGAINST WIND EROSION. IT IS RECOMMENDED THAT EXISTING TREES AND LARGE SHRUBS BE ALLOWED TO REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE DURING SITE GRADING PROCESSES.
- STONE: COARSE GRAVEL OR CRUSHED STONE MAY BE PLACED OVER HIGHLY ERODIBLE SOILS.
- TOPSOILING: THIS METHOD IS RECOMMENDED WHEN PERMANENT VEGETATION CANNOT BE ESTABLISHED ON A SITE. TOPSOILING IS A PROCESS IN WHICH LESS ERODIBLE MATERIAL IS PLACED ON TOP OF HIGHLY ERODIBLE SOILS.



Concrete Washout Area



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 E Tabernacle St. #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: APR 2020
 DRAWN: RM
 APPROVED: RM
 SCALE: AS SHOWN
 JOB NO.: 162085

EROSION CONTROL DETAILS
 THE RIDGE AT ALPINE - PHASE 2B
 PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

ALPINE CITY COUNCIL AGENDA

SUBJECT: Business Commercial Setbacks – Ordinance 2020-04

FOR CONSIDERATION ON: 12 May 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.

BACKGROUND INFORMATION:

Most new buildings in the Business Commercial Zone request an exception to the setback requirements, with the front setback being the most common to ask an exception for. With so many requests for setback exceptions, it has been recommended that the City reevaluate the current setback requirements.

Staff have reviewed setback requirements in neighboring municipalities, which include Lehi, American Fork, Highland, and Pleasant Grove. Given the unique nature of Aline City Main Street and Business Commercial Zone, the current setbacks for existing buildings, and number of exception requests that have been received, staff is recommending reduced setback requirements for the Business Commercial Zone.

The Planning Commission reviewed the proposed ordinance at the May 5, 2020 meeting and recommends approval:

MOTION: *Ethan Allen moved to recommend that Ordinance 2020-04 be approved as follows:*

- 1. Front setback not less than 15 feet from the property line on all streets.*
- 2. Corner lots not be less than 18 feet from the property line on all streets.*
- 3. No portion of the setback area adjacent to a street shall be used for off-street parking.*
- 4. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than ten feet unless recommended by the Planning Commission and approved by the City council where circumstances justify.*
- 5. Where commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than twenty feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.*
- 6. Accessory buildings shall be set back not less than five feet from the main building.*

Alan MacDonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

*Ethan Allen
Alan MacDonald
John MacKay
Jane Griener
Sylvia Christiansen*

Nays:

None

STAFF RECOMMENDATION:

Continue discussion from last meeting, review Ordinance 2020-04 and make a recommendation to City Council.

SAMPLE MOTION TO APPROVE:

I motion to recommend that Ordinance 2020-04 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion to recommend that Ordinance 2020-04 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion to recommend that Ordinance 2020-04 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2020-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.07.050 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SETBACK
REQUIREMENTS IN THE BUSINESS COMMERCIAL ZONE.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to change the setback requirements in the Business Commercial Zone; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.07.050 will supersede Article 3.07.050 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.07.050 Location Requirements” of the Alpine City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
5. Accessory buildings shall be set back not less than five (5) feet from the main building.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)
(Amended by Ord. 98-05, 3/10/98)

AFTER AMENDMENT

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than ~~thirty fifteen (3015)~~ thirty fifteen (3015) feet from the property line on all streets; ~~except corner lots, where setbacks shall not be less than seventeen and a half (17.518) feet from the property line on all streets.~~ No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than ~~ten (10) 20~~ ten (10) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than twenty (20) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
5. Accessory buildings shall be set back not less than five (5) feet from the main building.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)
(Amended by Ord. 98-05, 3/10/98)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

**ALPINE CITY
ORDINANCE 2020-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.07.050 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SETBACK
REQUIREMENTS IN THE BUSINESS COMMERCIAL ZONE.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to change the setback requirements in the Business Commercial Zone; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

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SECTION 1: **AMENDMENT** “3.07.050 Location Requirements” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than fifteen (15) feet from the property line on all streets; except corner lots, where setbacks shall not be less than eighteen (18) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than ten (10) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than twenty (20) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
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(Amended by Ord. 98-05, 3/10/98)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

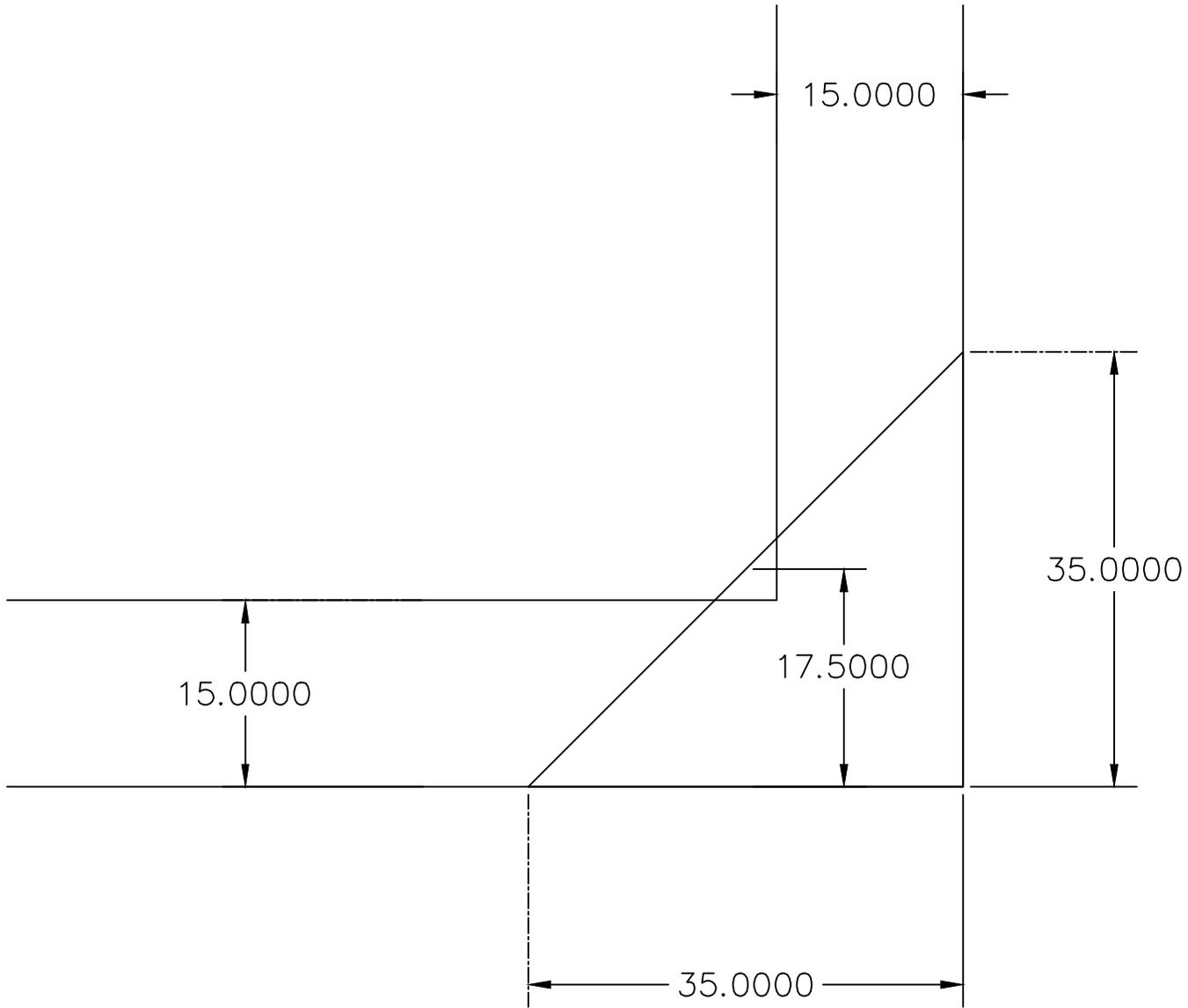
	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

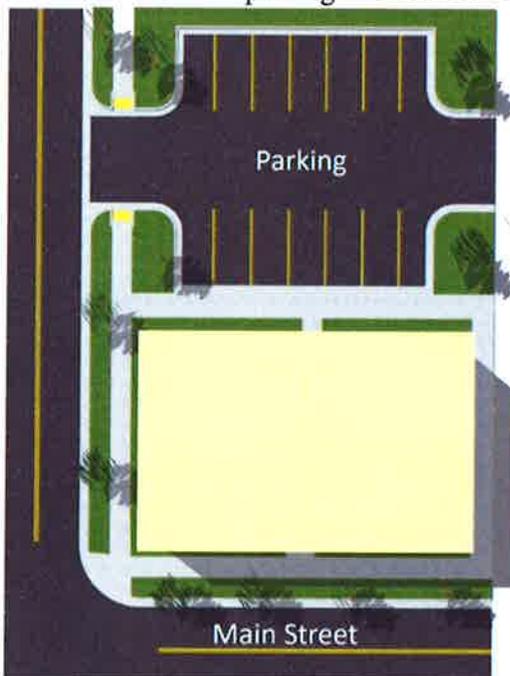


2. Mechanical and utility equipment shall not be located along the Main Street and State Street frontages. The design and location of maintenance access shall be coordinated with the appropriate utility company.
3. Exterior roof ladders, scuppers, and roof drains shall not be allowed on the exterior of the building facing a public street.

c. Site design standards:

i. Building orientation:

1. New buildings shall be oriented to the public street with no off-street parking or drive aisles allowed between the building and street sidewalk (see Figure 12). Properties that front Main Street or State Street shall front the building to these streets with no parking allowed between the building and street sidewalk.



LEHI
(Main Street)

Figure 12. Parking area is located behind the building with an entrance facing and connecting to the public sidewalk.

2. Buildings located on corner lots shall orient to the street corner with no parking or drive aisles placed between the building and sidewalk of either street.
3. The building shall be as wide as the frontage of the lot facing Main Street or State Street frontage other than to allow for required setbacks, pedestrian access, or vehicular access where allowed.
4. The maximum setback for a building is 15 feet as measured from the property line (see Figure 13).
5. The minimum setback is five feet as measured from the property line and is intended to allow for minor landscaped areas, sidewalk furniture, outdoor dining, and wider sidewalks. The building may be placed at the property line if the existing street along the same block wall has been established with no setbacks (see Figure 13).

- h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

iii. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.
2. The maximum setback for buildings along Main Street shall be 20 feet as measured from the property line.
3. The maximum setback for buildings along 850 East Street shall be 30 feet as measured from the property line.
4. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.
5. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the I-15 corridor.

iv. Massing:

1. Buildings shall have hierarchal roof features over front doors which shall consist of gable pitched roofs with a cupola (see Figure 28).



LEHI
(Roller Mill Area)

Figure 28. Existing building includes pitched roofs with cupolas which is characteristic of the historic Lehi Roller Mills.

2. Larger buildings with multiple hierarchal roof features may have flat roof areas between each feature (see Figure 29).

the zoning of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.109.

13. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.

C. Lot area and width requirements.

1. Lot occupied by a dwelling structure. Same as required for residential structures in the R-4-7500 zone.
2. Lot occupied by an office and commercial structure. There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

D. Location requirements. Buildings shall be set back from the lot lines as follows:

1. **Front setback.** All buildings shall be set back not less than thirty (30) feet.
2. **Side and Rear setback.**
 - a. When abutting a street. Same as required for the R-4-7500 zone.
 - b. When abutting a residential zone, the Land Use Authority may require a setback of up to thirty (30) feet.
 - c. **Interior side and Rear.** There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

AF

E. Special provisions.

1. No portion of any front setback area shall be devoted to off-street parking. All portions of the required front setback area not required for access to off-street parking facilities shall be landscaped. No portion of the front setback area shall be used for merchandise display.
2. Any proposal to construct a new commercial structure or any enlargement thereof shall require the submission of and approval of a site plan as set forth under Section 17.6.101.
3. Any proposal to convert an existing residential structure to commercial purposes shall require the submission and approval of a site plan by the planning commission in accordance with the provisions of Section 17.6.101.
4. No structure which has been occupied as a commercial establishment shall be occupied as a residence without first having a site plan approved by the planning commission. Before granting approval of a site plan the commission shall make a determination that the proposed structure conforms to all of the provisions of the R-4-7500 zone relating to residential structures, including, but not limited to the setback, landscaping and off-street parking provisions.
5. Existing residential structures proposed to be occupied for commercial purposes shall first be made to conform to the applicable provisions of the building code, electrical code, plumbing code, fire code and other applicable codes for commercial structures.
6. Existing residential structures may be enlarged or improved to provide more living space, provided that such enlargement will comply with the setback and other requirements of the zone, and that the planning commission, upon review of the proposed site plan and

3-4306 Building Setbacks

It shall be within the authority of the Planning Commission to determine, for any lot in this district, which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance.

1. No building shall be closer to a public street right-of-way than eighty (80) feet unless all parking is provided in the rear of the building, in which case it may be no closer than forty (40) feet. No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than thirty (30) feet from any private road or driveway. Structures which are adjacent to a plaza, mall, or other permanent pedestrian open space under the same ownership as the structure may abut the space and have openings into it.
2. The public street right-of-way line shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs, and similar coverings may project into the front setback area, as much as 10', if approved by the Planning Commission.
3. Side setback areas shall be a minimum of ten (10) feet including canopies and overhangs except where a side property line abuts a residential district, in which case the setback area shall be a minimum of twenty-five (25) feet.
4. Rear setback areas shall be a minimum of ten (10) feet except where a rear property line abuts a residential district, in which case the rear setback area shall be a minimum of twenty-five (25) feet.

Highland

3-4356 Building Setbacks

1. Canopies, overhangs, and similar coverings may project into the setback area, as much as 10', if approved by the Planning Commission.
2. Where a property line abuts a residential district, setback area shall be a minimum of one hundred (100) feet from any wall of the home or residence (excluding the garage or other ancillary buildings) on the adjacent property or 30' from a property line whichever is greater.
3. These setbacks shall only apply to the property lines around the perimeter of the site. There shall be no minimum setback (front, side or rear) requirements for subdivided parcels that lie within the site plan except when the property line of any subdivided parcel is part of the perimeter property line for the entire site.
4. No building shall be constructed within 100 feet of where an animal is housed, sheltered or fed.

(Adopted: 10/24/06)

Highland

10-11A-8: YARD REQUIREMENTS:

The following minimum yard requirements shall apply in the C-N zone (Note: All setbacks are measured from the property line):

- A. **Front Yard:** Each lot or parcel in the C-N zone shall have a front yard of not less than twenty five feet (25'). Said front yard shall not be used for vehicular parking and shall be appropriately landscaped.
- B. **Side Yard:** Except as provided in subsections C through E of this section, each lot or parcel of land in the C-N zone shall have a side yard of at least twenty feet (20') when located adjacent to a residential zone. There shall be no requirement in those instances where the side property line abuts a commercial or industrial zone.
- C. **Corner Lots; Side Yard:** On corner lots, the side yard contiguous to the street shall be not less than twenty five feet (25') in width, and shall not be used for vehicular parking. Said area shall be appropriately landscaped except those portions devoted to access and driveway use.
- D. **Side Yard Uses For Access:** When used for access to any garage, carport or parking area having less than five (5) parking spaces, a side yard shall be wide enough to accommodate an unobstructed twelve foot (12') paved driveway. When used for access to a loading dock, garage, carport or parking area having six (6) or more parking spaces, a side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway for one-way, or a sixteen foot (16') paved driveway for two-way traffic.
- E. **Accessory Building; Side Yard:** An accessory building may be located on a side property line if, and only if, all of the following conditions are met:
1. The accessory building is located more than ten feet (10') from any main residential building on an adjacent property;
 2. The accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has a two (2) hour fire retardant rating.
 3. The accessory building has facilities for the discharge of all runoff drainage onto the lot or parcel on which it is erected. (Ord. 2000-23, 7-18-2000)
- F. **Rear Yard:** Each lot or parcel of land in the C-N zone shall have a rear yard of not less than twenty feet (20'). There shall be no requirement in those instances where the rear property line abuts a commercial or industrial zone. (Ord. 2005-15, 4-19-2005)
- G. **Accessory Building; Rear Yard:** No requirement. (Ord. 2000-23, 7-18-2000)
- H. **Additional Height:** When structures exceed fifteen feet (15') in height, the development review committee (see section 11-1-1 of this code) may require additional setbacks. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)

Pleasant Grove



**FY2021 Tentative Budget
Document
July 1, 2020 – June 30, 2021**

May 8, 2020

Budget Message

As per Utah Code, Alpine City has prepared the following tentative budget for fiscal year 2021, beginning July 1, 2020 and ending June 30, 2021. The proposed tentative budget is balanced, meaning that operating expenditures do not exceed operating revenues. In some cases, funds are being pulled from reserves for capital projects.

Following are some budget highlights:

- **Revenues:** Due to the COVID-19 pandemic partially shutting down the economy, we anticipate a reduction in sales tax revenue and potentially lower collections rates of property taxes. Every city in the state is faced with how to forecast this reduction in revenue. The two month lag in when we receive sales tax revenue makes forecasting future revenue difficult. The tentative budget includes a \$270K reduction (15%) in property tax collections and a \$280K reduction (20%) in sales tax revenue below what we would have budgeted for the coming year. We anticipate a reduction in Class C road fund and mass transit funds as well. The proposed budget reflects what we would anticipate collecting on a normal year. We have reserves in these funds that will make up any shortfall in revenues for planned projects. We believe this is planning for the worst case, but adjustments will need to be made as revenues come in through the end of the current fiscal year.
- **Merit Increase:** The current budget does not include merit increases. We are proposing that this be re-evaluated once revenues are solidified.
- **Benefits:** Medical and dental insurance rates will increase 5.8% and 1.9%, respectively.
- **Capital Projects:** Several general fund capital projects have been postponed for the FY2020 budget year. These projects have been included in the FY2021 budget, however projects that can wait will be put off until later in the new budget year. There are several projects that will be funded by Class C road funds (restricted funds) and some enterprise fund projects that we plan to move ahead on.
- **Equipment Replacement:** This budget anticipates the purchase of one new pickup that was put on hold in the FY2020 budget year. In addition, several equipment lease payments are included.
- **Personnel:** The proposed budget includes two part-time positions that would take portions of responsibilities from the previously included events coordinator position, including HR and trails/open space/recreation responsibilities. We propose to put a hold on filling these positions until later in the budget year after revenues are solidified.
- **Solid Waste:** The proposed budget includes a 3.1% COLA for ACE Disposal.
- **Pressurized Irrigation:** We are in the process of refinancing the balance on our 2010 Series PI bond and adding some additional funds to the bond to construct some capital projects. In addition, we are in the process of a rate study that should be complete sometime this year.

We do not anticipate a property tax increase for this budget. If you have any questions regarding the budget, please contact Shane L. Sorensen, P.E., City Administrator, at ssorensen@alpinacity.org or 801-756-6347.

FY2021 Proposed Tentative Budget

**Alpine City - General Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Taxes			
Property taxes	\$ 1,248,538	\$ 1,773,635	\$ 1,530,000
Redemption taxes	121,940	145,000	145,000
Sales tax	1,388,545	1,300,000	1,120,000
Motor vehicle taxes	105,355	110,000	110,000
Franchise fees	627,050	660,000	675,000
Penalties & interest on delinquent	4,395	4,000	4,000
Total Taxes	\$ 3,495,823	\$ 3,992,635	\$ 3,584,000
License and Permits			
Business licensed & fees	\$ 24,030	\$ 25,000	\$ 25,000
Plan check fees	165,492	175,000	175,000
Building permits	287,261	350,000	350,000
Building permit assessment	2,798	2,800	3,000
Total License and Permits	\$ 479,581	\$ 552,800	\$ 553,000
Intergovernmental Revenue			
Municipal recreation grant	\$ 5,298	\$ 5,400	\$ 5,400
Total Intergovernmental	\$ 5,298	\$ 5,400	\$ 5,400
Charges For Service			
Zoning & subdivision fees	\$ 27,293	\$ 20,000	\$ 30,000
Annexation applications	-	500	500
Sale of maps and publications	60	250	250
Public safety district rental	67,403	38,516	42,500
Waste collections sales	593,273	550,000	600,000
Youth council	651	-	-
Sale of cemetery lots	6,649	5,000	7,500
Burial fees	42,775	45,000	50,000
Total Charges for Service	\$ 738,104	\$ 659,266	\$ 730,750
Fines and Forfeitures			
Fines	\$ 29,492	\$ 45,000	\$ 25,000
Other fines	39,059	32,500	40,000
Traffic school	8,743	5,000	7,500
Total Fines and Forfeitures	\$ 77,294	\$ 82,500	\$ 72,500
Rents & Other Revenues			
Recycling	\$ -	\$ -	\$ -
Rents & concessions	59,611	65,000	65,000
Sale of City land	-	-	-
Total Rents & Other Revenues	\$ 59,611	\$ 65,000	\$ 65,000

**Alpine City - General Fund-Continued
FY 2020/2021 Budget**

Revenues-continued	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Interest & Misc Revenues			
Interest earnings	\$ 47,122	\$ 80,000	\$ 100,000
Alpine Days revenue	98,393	75,000	85,000
Rodeo revenue	27,049	20,000	20,000
Bicentennial books	360	500	500
Donations	-	-	-
Sundry revenues	56,426	30,000	45,000
Total Miscellaneous Revenues	\$ 229,350	\$ 205,500	\$ 250,500
Transfers & Contributions			
Fund balance appropriation	\$ -	\$ 61,050	\$ -
Admin Fees Water Fund	-	-	-
Contribution for paramedic	31,671	30,000	35,000
General sales & use tax	1,000,000	-	-
Admin Fees Sewer Fund	-	-	-
Total Contributions & Transfers	\$ 1,031,671	\$ 91,050	\$ 35,000
Total General Fund Revenues	\$ 6,116,732	\$ 5,654,151	\$ 5,296,150

**Alpine City - General Fund-Continued
FY 2020/2021 Budget**

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Administration	\$ 439,453	\$ 425,150	\$ 419,150
Court	99,206	95,200	95,200
Treasurer	39,812	43,250	44,150
Elections	-	13,500	500
Government Buildings	55,989	98,000	92,000
Emergency Services	1,980,171	2,408,806	2,359,573
Building Inspection	152,039	165,150	165,650
Planning & Zoning	215,365	214,050	214,100
Streets	433,784	605,350	589,650
Parks & Recreation	399,552	445,250	446,650
Cemetery	136,263	154,700	156,100
Garbage	558,515	494,200	538,750
Miscellaneous	1,080,435	491,545	174,677
Total General Fund Expenditures	\$ 5,590,584	\$ 5,654,151	\$ 5,296,150
Surplus/(Deficit)	\$ 526,148	\$ -	\$ -

**CLASS C ROADS
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Interest earnings	\$ 24,699	\$ 18,000	\$ 18,000
Mass transit tax	2,055	-	107,000
Class "B&C" Road allotment	483,869	425,000	430,000
Appropriation of fund balance	-	227,000	90,000
Total Revenues	\$ 510,623	\$ 670,000	\$ 645,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Miscellaneous	\$ -	\$ -	\$ -
Mass transit projects	-	-	107,000
Class "B&C" road projects	309,615	670,000	538,000
Reserves	-	-	-
Total Capital Expenditures	\$ 309,615	\$ 670,000	\$ 645,000
Surplus/(Deficit)	\$ 201,008	\$ -	\$ -

**Recreation Impact Fee Funds
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Recreation facility fees	\$ 88,704	\$ 115,000	# \$ 200,000
Interest earnings	20,512	15,000	15,000
Appropriation of fund balance	-	70,000	-
Total Revenues	\$ 109,216	\$ 200,000	\$ 215,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Timp Spec Serv Dist Impact Fee	\$ -	\$ -	\$ -
Park system	50,556	200,000	215,000
Miscellaneous	-	-	-
Total Capital Expenditures	\$ 50,556	\$ 200,000	\$ 215,000
Surplus/(Deficit)	\$ 58,660	\$ -	\$ -

**Impact Fee Funds Streets
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Streets & transportation fees	\$ 55,826	\$ 105,000	# \$ 75,000
Timpanogoas Sewer Hook On Fee	-	-	-
Interest earnings	7,873	-	-
Appropriation of fund balance	-	-	-
Total Revenues	\$ 63,699	\$ 105,000	\$ 75,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Streets & transport	\$ -	\$ 105,000	\$ 75,000
Reserves	-	-	-
Total Capital Expenditures	\$ -	\$ 105,000	\$ 75,000
Surplus/(Deficit)	\$ 63,699	\$ -	\$ -

**Alpine City - Capital Projects Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Interest revenue	\$ 94,104	\$ 15,000	\$ 18,000
Transfer from General Fund	200,000	-	-
Contributions from builders	9,793	-	-
Miscellaneous	891	-	-
Fund Balance appropriation	-	389,000	410,900
Total Revenues	\$ 304,788	\$ 404,000	\$ 428,900

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Capital outlay other	\$ 92,074	\$ 377,500	\$ 417,500
Capital outlay buildings	-	-	-
Transfer to GF	1,000,000	-	-
Capital outlay equipment	2,447	26,500	11,400
Total Capital Expenditures	\$ 1,094,521	\$ 404,000	\$ 428,900
Surplus/(Deficit)	\$ (789,733)	\$ -	\$ -

**Alpine City - Water Utility
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Operating Revenues			
Metered water sales	\$ 715,424	\$ 725,000	\$ 750,000
Other water revenue	12,091	12,500	20,000
Water connection fee	15,345	17,500	20,000
Penalties	3,525	5,500	5,700
Total Miscellaneous Revenues	<u>\$ 746,385</u>	<u>\$ 760,500</u>	<u>\$ 795,700</u>
Miscellaneous			
Interest earned	\$ 66,524	\$ 32,500	\$ 35,000
Develpers contribution	72,623	-	-
Appropriated fund balance	-	301,275	307,000
Total Utility Revenue	<u>\$ 139,147</u>	<u>\$ 333,775</u>	<u>\$ 342,000</u>
Total Utility Fund Revenues	<u><u>\$ 885,532</u></u>	<u><u>\$ 1,094,275</u></u>	<u><u>\$ 1,137,700</u></u>

Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Water operating	\$ 408,355	\$ 416,000	\$ 416,300
Depreciation	280,571	255,000	255,000
Capital outlay- Buildings	-	25,000	5,000
Capital outlay- Improvements	-	325,000	450,000
Capital outlay- Equipment	-	10,500	11,400
Total Utility Fund Expenses	<u>\$ 746,258</u>	<u>\$ 1,031,500</u>	<u>\$ 1,137,700</u>
Surplus/(Deficit)	<u><u>\$ 139,274</u></u>	<u><u>\$ 62,775</u></u>	<u><u>\$ -</u></u>

**Impact Fee Funds Water Impact Fees
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Water Impact Fees	\$ 71,872	\$ 75,000	# \$ 100,000
Interest earnings	9,251		
Appropriation of fund balance	-	-	-
Total Revenues	\$ 81,123	\$ 75,000	\$ 100,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Impact fee projects	\$ 0	\$ 75,000	\$ 100,000
To reserves	-	-	-
Total Capital Expenditures	\$ 0	\$ 75,000	\$ 100,000
Surplus/(Deficit)	\$ 81,123	\$ -	\$ -

**Alpine City - Sewer Utility
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Operating Revenues			
Sewer system sales	\$ 1,007,356	\$ 1,025,000	\$ 1,025,000
Other revenue	-	10,000	10,000
Sewer connection fee	5,125	5,000	5,000
Developers Contributions	26,368	-	-
Total Miscellaneous Revenues	<u>\$ 1,038,849</u>	<u>\$ 1,040,000</u>	<u>\$ 1,040,000</u>
Miscellaneous			
Interest earned	\$ 61,548	\$ 20,000	\$ 22,000
Appropriated fund balance	-	36,250	35,650
Total Utility Revenue	<u>\$ 61,548</u>	<u>\$ 56,250</u>	<u>\$ 57,650</u>
Total Utility Fund Revenues	<u><u>\$ 1,100,397</u></u>	<u><u>\$ 1,096,250</u></u>	<u><u>\$ 1,097,650</u></u>

Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Sewer operating	\$ 865,074	\$ 890,750	\$ 891,250
Depreciation	164,184	130,000	130,000
Capital outlay- Improvements	-	65,000	65,000
Capital outlay- Equipment	-	10,500	11,400
Total Utility Fund Expenses	<u>\$ 1,029,258</u>	<u>\$ 1,096,250</u>	<u>\$ 1,097,650</u>
Surplus/(Deficit)	<u><u>\$ 71,139</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**Alpine City - Sewer Impact Fee Funds
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Sewer Impact Fees	\$ 17,735	\$ 20,000	# \$ 22,000
Interest earnings	1,893	-	-
Appropriation of fund balance	-	-	-
Total Revenues	\$ 19,628	\$ 20,000	\$ 22,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Sewer Impact fee projects	\$ 0	\$ 20,000	\$ 22,000
To reserves	-	-	-
Total Capital Expenditures	\$ 0	\$ 20,000	\$ 22,000
Surplus/(Deficit)	\$ 19,628	\$ -	\$ -

**Alpine City - PI Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Operating Revenues			
Irrigation water sales	\$ 917,867	\$ 900,000	\$ 925,000
Other revenue	550	1,000	1,000
PI connection fee	25,650	15,000	40,000
PI Grant project	989,081	520,841	-
Developer Contributions	54,812	-	-
Total Miscellaneous Revenues	\$ 1,987,960	\$ 1,436,841	\$ 966,000
Miscellaneous			
Interest earned	\$ 45,893	\$ 20,000	\$ 22,000
Appropriated fund balance	-	374,368	344,359
Total Utility Revenue	\$ 45,893	\$ 394,368	\$ 366,359
Total Utility Fund Revenues	\$ 2,033,853	\$ 1,831,209	\$ 1,332,359

Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
PI operating	\$ 520,655	\$ 577,200	\$ 577,450
Depreciation	248,448	223,704	223,704
Amortization	26,623	-	-
Capital Outlay	-	150,000	50,000
PI Project	-	-	-
Capital Outlay- Equipment	-	10,500	11,400
Bond costs	4,500	4,500	4,500
Debt Service	97,266	465,305	465,305
Total Utility Fund Expenses	\$ 897,492	\$ 1,831,209	\$ 1,332,359
Surplus/(Deficit)	\$ 1,136,361	\$ -	\$ -

**Alpine City - Pressure Irrigation Impact Fee Funds
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
PI Impact Fees	\$ 74,006	\$ 80,000	# \$ 90,000
Interest earnings	3,901	-	-
Appropriation of fund balance	-	-	-
Total Revenues	\$ 77,907	\$ 80,000	\$ 90,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
PI Impact fee projects	\$ -	\$ 80,000	\$ 90,000
Debt Service	-	-	-
To reserves	-	-	-
Total Capital Expenditures	\$ -	\$ 80,000	\$ 90,000
Surplus/(Deficit)	\$ 77,907	\$ -	\$ -

**Alpine City - Storm Drain Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Operating Revenues			
Storm drain revenue	\$ 171,675	\$ 175,000	\$ 180,000
Other revenue	-	1,000	1,000
SWPP fee	10,200	10,000	14,000
Storm drain impact fee	-	-	-
Total Miscellaneous Revenues	\$ 181,875	\$ 186,000	\$ 195,000
Miscellaneous			
Interest earned	\$ 17,340	\$ 8,000	\$ 10,000
Developer Contributions	135,619	-	-
Appropriated fund balance	-	105,650	87,350
Total Utility Revenue	\$ 152,959	\$ 113,650	\$ 97,350
Total Utility Fund Revenues	\$ 334,834	\$ 299,650	\$ 292,350

Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
SD operating	\$ 100,059	\$ 106,150	\$ 108,850
Depreciation	123,865	83,500	83,500
Capital outlay	(0)	110,000	100,000
Total Utility Fund Expenses	\$ 223,924	\$ 299,650	\$ 292,350
Surplus/(Deficit)	\$ 110,910	\$ -	\$ -

**Alpine City - Storm Drain Impact Fee Funds
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
SD Impact Fees	\$ 29,200	\$ 55,000	# \$ 45,000
Interest earnings	5,222	-	-
Appropriation of fund balance	-	-	-
Total Revenues	\$ 34,422	\$ 55,000	\$ 45,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
SD Impact fee projects	\$ -	\$ 55,000	\$ 45,000
To reserves	-	-	-
Total Capital Expenditures	\$ -	\$ 55,000	\$ 45,000
Surplus/(Deficit)	\$ 34,422	\$ -	\$ -

**Alpine City - Trust & Agency Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Interest revenue	\$ 4,963	\$ 1,000	\$ 1,000
Total Revenues	\$ 4,963	\$ 1,000	\$ 1,000

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Miscellaneous expenses	\$ -	\$ 1,000	\$ 1,000
Total Expenditures	\$ -	\$ 1,000	\$ 1,000
Surplus/(Deficit)	\$ 4,963	\$ -	\$ -

**Alpine City - Cemetery Perpetual Fund
FY 2020/2021 Budget**

Revenues	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Cemetery lot payments	\$ 19,946	\$ 13,000	\$ 20,000
Upright Monument	1,275	2,500	2,500
Interest revenues	17,233	2,500	3,000
Appropriate fund balance	-	-	-
Total Revenues	\$ 38,454	\$ 18,000	\$ 25,500

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Cemetery expenses	\$ 9,850	\$ 18,000	\$ 25,500
Total Expenses	\$ 9,850	\$ 18,000	\$ 25,500
Surplus/(Deficit)	\$ 28,604	\$ -	\$ -

Budget Detail

Alpine City - General Fund-Continued

Administration

FY 2020/2021 Budget

Expenditures	Actual	Budget	Proposed
	FY 2019	FY 2020	Budget FY 2021
Salaries and Wages	\$ 209,309	\$ 215,000	\$ 211,850
Employee Benefits	95,140	93,500	92,300
Overtime Wages	287	1,500	1,500
Books, Subscriptions, & Members	17,268	18,000	18,000
Public Notices	1,754	4,500	3,000
Travel	1,618	2,500	2,000
Office Supplies & Postage	12,638	15,000	15,000
Equipment - Supplies & Mainten	987	1,500	1,500
Telephone	5,815	5,500	5,500
Professional Services	67,190	30,000	30,000
Education	875	150	500
Council Discretionary Fund	11,180	15,000	15,000
Mayor Discretionary Fund	2,970	8,000	8,000
Insurance	8,776	10,500	10,500
Other Services	295	500	500
Other Expenses	3,351	4,000	4,000
Total Administration	\$ 439,453	\$ 425,150	\$ 419,150

**Alpine City - General Fund-Continued
FY 2020/2021 Budget**

Court

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Office Expense & Postage	\$ 34,779	\$ 30,000	\$ 30,000
Professional Services	37,639	40,000	40,000
Witness Fees	-	200	200
Victim Reparation Assessment	26,788	25,000	25,000
Total Court	\$ 99,206	\$ 95,200	\$ 95,200

Alpine City - General Fund-Continued
FY 2020/2021 Budget

Treasurer

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 14,465	\$ 14,300	\$ 14,250
Employee Benefits	8,944	10,500	10,800
Overtime wages	206	-	500
Books, Subscriptions, & Members	1,089	500	1,000
Travel	1,234	500	650
Office Supplies & Postage	-	750	250
Professional & Technical	3,925	5,200	5,200
Education	149	500	500
Accounting Services/Audit	9,800	11,000	11,000
Total Treasurer	\$ 39,812	\$ 43,250	\$ 44,150

Alpine City - General Fund-Continued
FY 2020/2021 Budget

Elections

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Office Expense, Supplies & Pos	\$ -	\$ 500	\$ 500
Miscellaneous Services	-	13,000	-
Total Elections	\$ -	\$ 13,500	\$ 500

Government Buildings **Alpine City - General Fund-Continued**
FY 2020/2021 Budget

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Building Supplies	\$ 2,767	\$ 4,000	\$ 5,000
Utilities	15,530	20,000	18,000
Insurance	8,776	9,000	9,000
Other Services	9,367	20,000	20,000
Capital Outlay Buildings	19,549	45,000	40,000
Total Government Buildings	\$ 55,989	\$ 98,000	\$ 92,000

Alpine City - General Fund-Continued
Emergency Services **FY 2020/2021 Budget**

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Police	\$ 1,105,583	\$ 1,192,728	\$ 1,195,053
Fire	801,152	1,133,428	1,080,374
Administration	73,436	77,650	79,146
Police - Additional Enforcement	-	5,000	5,000
Total Emergency Services	\$ 1,980,171	\$ 2,408,806	\$ 2,359,573

Alpine City - General Fund-Continued
Building Inspection
FY 2020/2021 Budget

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 37,685	\$ 37,850	\$ 37,750
Employee Benefits	17,169	20,800	21,400
Overtime Wages	143	2,000	2,000
Books, Subscriptions, & Members	135	500	500
Office Supplies & Postage	84	500	500
Telephone	684	1,000	1,000
Contract/Building Inspector	84,921	90,000	90,000
Insurance & Surety Bonds	8,776	10,000	10,000
Building Permit Surcharge	2,442	2,500	2,500
Total Building Inspection	\$ 152,039	\$ 165,150	\$ 165,650

Alpine City - General Fund-Continued
Planning & Zoning
FY 2020/2021 Budget

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 110,061	\$ 115,700	\$ 115,600
Employee Benefits	68,657	57,900	59,750
Overtime Wages	2,197	1,000	2,000
Books, Subscriptions, & Members	-	2,200	1,000
Travel	508	1,500	1,500
Office Supplies & Postage	1,064	3,000	1,500
Professional Services	32,626	30,000	30,000
Legal Services For Subdivis	-	2,000	2,000
Education	252	750	750
Total Planning & Zoning	\$ 215,365	\$ 214,050	\$ 214,100

Alpine City - General Fund-Continued

Streets

FY 2020/2021 Budget

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 90,431	\$ 88,500	\$ 88,000
Employee Benefits	66,696	58,000	58,750
Overtime Wages	11,231	11,000	11,000
Travel	362	1,000	1,000
Office Supplies & Postage	-	400	400
Equipment - Supplies & Maintenance	32,378	36,000	36,000
Street Supplies and Maintenance	47,140	70,000	65,000
Utilities	454	500	500
Telephone	1,037	900	900
Power- Street Lights	50,885	50,000	40,000
Insurance	8,776	11,950	10,000
Other Services	7,925	12,000	12,000
Other Expenses	25,517	3,500	3,500
Capital Outlay- Other Than Building	5,220	200,000	200,000
Capital Outlay- Equipment	85,732	61,600	62,600
Total Streets	\$ 433,784	\$ 605,350	\$ 589,650

Alpine City - General Fund-Continued
Parks & Recreation
FY 2020/2021 Budget

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 45,097	\$ 46,500	\$ 46,000
Wages Temporary Employees	26,651	28,500	29,500
Employee Benefits	32,015	30,100	31,000
Overtime Wages	1,253	1,500	1,500
Travel	582	1,000	1,000
Office Supplies & Postage	1,226	1,500	1,500
Equipment - Supplies & Maintenance	23,995	25,000	25,000
Building And Grounds Supplies	32,194	26,500	26,500
Utilities	10,955	10,500	10,500
Telephone	947	1,000	1,000
Insurance & Surety Bonds	8,776	10,500	10,500
Deer Population Control	-	40,000	40,000
Rodeo	29,447	25,000	25,000
Other Expenses	23,830	19,000	19,000
Alpine Days	119,458	134,450	134,450
Moyle Park	4,910	9,000	9,000
Library	12,514	11,500	11,500
Youth Council	7,795	5,500	5,500
Book Mobile	13,200	13,200	13,200
Trails	4,707	5,000	5,000
Total Parks & Recreation	\$ 399,552	\$ 445,250	\$ 446,650

**Alpine City - General Fund-Continued
FY 2020/2021 Budget**

Cemetery

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 46,296	\$ 46,500	\$ 46,000
Wages Temporary Employees	26,651	28,500	29,500
Employee Benefits	30,914	30,100	31,000
Overtime Wages	1,253	2,000	2,000
Travel	542	500	500
Office Supplies & Postage	-	250	250
Equipment- Supplies & Maintenance	11,617	12,000	12,000
Building and Grounds	9,118	12,000	12,000
Telephone	520	850	850
Insurance & Surety Bonds	8,776	10,000	10,000
Other Services	576	12,000	12,000
Total Cemetery	\$ 136,263	\$ 154,700	\$ 156,100

**Alpine City - General Fund-Continued
FY 2020/2021 Budget**

Garbage

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 56,611	\$ 42,500	\$ 41,500
Employee Benefits	40,889	26,300	26,250
Overtime wages	7,048	-	500
Office Supplies & Postage	4,222	3,600	3,600
Telephone	358	-	100
Professional & Technical	3,925	4,800	4,800
Technology Update	6,154	5,000	5,000
Tipping Fees	110,453	110,000	110,000
Waste Pickup Contract	326,648	300,000	345,000
Other Expenses	2,207	2,000	2,000
Total Garbage	\$ 558,515	\$ 494,200	\$ 538,750

Alpine City - General Fund-Continued
Miscellaneous **FY 2020/2021 Budget**

Expenditures	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Technology Upgrade	\$ 10,469	\$ 15,000	\$ 15,000
Lawsuit	869,726	-	-
Transfer To Capital IMP Fund	200,000	471,545	154,677
Emergency Prep	240	5,000	5,000
Total Miscellaneous	\$ 1,080,435	\$ 491,545	\$ 174,677

Water Fund

Alpine City - Water Utility
FY 2020/2021 Budget

Water Operating Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 128,433	\$ 132,000	\$ 130,500
Employee Benefits	85,011	82,700	84,500
Overtime Wages	11,384	11,000	11,000
Books, Subscriptions, & Members	996	2,500	2,500
Travel	2,172	3,000	3,000
Office Supplies & Postage	15,316	13,000	13,000
Equipment - Supplies & Mainten	19,500	21,000	21,000
Building and Ground Supplies	41,102	35,000	35,000
Utilities	23,344	25,000	25,000
Telephone	2,131	2,000	2,000
Professional & Technical Services	28,102	18,900	18,900
Education	554	1,000	1,000
Technology Update	9,064	10,000	10,000
Insurance and Surety Bonds	8,763	10,900	10,900
Miscellaneous Services	15,398	33,000	33,000
Other Expenses	17,085	15,000	15,000
General Fund Admin Fees	-	-	-
Total Operating Water Fund Expenses	\$ 408,355	\$ 416,000	\$ 416,300
Depreciation	337,903	255,000	255,000
Capital outlay- Buildings	-	25,000	5,000
Capital outlay- Improvements	-	325,000	450,000
Capital outlay- Equipment	-	10,500	11,400
Total Utility Fund Expenses	\$ 746,258	\$ 1,031,500	\$ 1,137,700
Capital Outlay- Impact Fee	0.32		
	\$ 746,258.32		

Sewer Fund

Alpine City - Sewer Utility
FY 2020/2021 Budget

Sewer Operating Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 133,813	\$ 132,000	\$ 130,500
Employee Benefits	84,779	82,750	84,500
Overtime Wages	11,384	10,500	10,500
Travel	2,224	2,500	2,750
Office Supplies & Postage	11,213	12,000	12,000
Equipment - Supplies & Mainten	8,700	10,000	10,000
Building and Ground Supplies	12,553	12,000	12,000
Utilities	308	500	500
Telephone	1,671	4,250	4,250
Professional & Technical	8,641	8,000	8,000
Technology Update	7,140	6,000	6,000
Timpanogos Special Service District	568,078	598,250	598,250
Other Expenses	14,570	12,000	12,000
General Fund Admin Fees	-	-	-
Total Operating Sewer Fund Expenses	\$ 865,074	\$ 890,750	\$ 891,250
Depreciation	164,184	130,000	130,000
Capital outlay- Improvements	-	65,000	65,000
Capital outlay- Equipment	-	10,500	11,400
Total Utility Fund Expenses	\$ 1,029,258	\$ 1,096,250	\$ 1,097,650
Capital Outlay- Impact Fee	0.19		
	\$ 1,029,258.19		

Pressurized Irrigation Fund

Alpine City - PI Fund
FY 2020/2021 Budget

PI Operating Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 79,051	\$ 112,500	\$ 111,250
Employee Benefits	52,126	72,500	74,000
Overtime Wages	4,489	13,000	13,000
Travel	408	1,200	1,200
Equipment - Supplies & Mainten	31,377	58,000	58,000
Building and Ground Supplies	21,413	12,000	12,000
Utilities	263,716	225,000	225,000
Telephone	1,016	1,500	1,500
Office Supplies & Postage	16,978	12,000	12,000
Professional & Technical Services	1,799	5,000	5,000
Engineer Services	-	10,000	10,000
Technology Update	8,594	7,500	7,500
Annual Audit - Utah Water	-	500	500
Insurance & Surety Bonds	11,080	12,000	12,000
Miscellaneous Services	18,060	33,000	33,000
Other Expenses	10,548	1,500	1,500
Total Operating PI Fund Expenses	\$ 520,655	\$ 577,200	\$ 577,450
Depreciation	248,448	223,704	223,704
Amortization	26,623	-	-
Capital Outlay	-	150,000	50,000
PI Project	-	400,000	-
Capital Outlay- Equipment	-	10,500	11,400
Agents Fees	2,500	2,500	2,500
Trustee Fees	2,000	2,000	2,000
Bond Principal #0352418	-	375,000	375,000
Bond Interest #0352418	97,266	90,305	90,305
Total Utility Fund Expenses	\$ 897,492	\$ 1,831,209	\$ 1,332,359

Alpine City - Storm Drain Fund
Storm Drain Fund **FY 2020/2021 Budget**

SD Operating Expenses	Actual FY 2019	Budget FY 2020	Proposed Budget FY 2021
Salaries and Wages	\$ 41,856	\$ 43,500	\$ 45,200
Employee Benefits	28,050	27,500	28,500
Planning	-	500	500
Books, Subscriptions, & Members	75	2,000	2,000
Travel	408	650	650
Office Supplies & Postage	-	2,500	2,500
Building & Ground Supplies	1,241	4,500	4,500
Storm Drain Utilities	-	-	-
Technology Update	6,670	5,000	5,000
Insurance	8,788	10,000	10,000
Miscellaneous Services	12,971	10,000	10,000
Total Operating SD Fund Expenses	\$ 100,059	\$ 106,150	\$ 108,850
Depreciation	123,865	83,500	83,500
Capital Outlay	(0)	110,000	100,000
Total Utility Fund Expenses	\$ 223,924	\$ 299,650	\$ 292,350

Capital Projects



FY 2021 Budget
Capital Projects

Streets	Engineering	Construction	Construction Management	Total	Funding								Project Total	
					Class C	Streets	Capital Imp.	Water Fund	PI Fund	Sewer Fund	SD Fund	Cemetery		
Street Maintenance Projects (Overlays, Seal Coats, Chip Seals, Crack Seal, Striping)	\$ -	\$ 425,000	\$ -	\$ 425,000	\$ 425,000									\$ 425,000
800 South Improvement Project	\$ 10,000	\$ 400,000	\$ 10,000	\$ 420,000	\$ 220,000	\$ 200,000								\$ 420,000
Hillside Circle Waterline Replacement	\$ 10,000	\$ 430,000	\$ 10,000	\$ 450,000				\$ 450,000						\$ 450,000
CUP Pump Station (City Share)		\$ 600,000												\$ -
Filters at Healey Pumpouse for CUP Water		\$ 300,000												\$ -
PI System Improvements for CUP to High Zone		\$ 300,000												\$ -
Tree Removal/Trimming		\$ 5,000		\$ 5,000			\$ 5,000							\$ 5,000
Misc. Sewer Improvements		\$ 65,000		\$ 65,000						\$ 65,000				\$ 65,000
Misc. Storm Drain Improvements		\$ 100,000		\$ 100,000							\$ 100,000			\$ 100,000
Pickle Ball Courts (4)		\$ 100,000					\$ 100,000							\$ -
Legacy Park Sprinkler Upgrade		\$ 10,000		\$ 10,000			\$ 10,000							\$ 10,000
Cemetery Expansion Project	\$ 10,000	\$ 200,000	\$ 10,000	\$ 220,000			\$ 100,000					\$ 120,000		\$ 220,000
City Hall - New Shingles		\$ 140,000		\$ 140,000			\$ 140,000							\$ 140,000
Lambert Park Improvements														\$ -
Fencing		\$ 20,000		\$ 20,000			\$ 20,000							\$ 20,000
Signage		\$ 2,500		\$ 2,500			\$ 2,500							\$ 2,500
Kiosk		\$ 5,000		\$ 5,000			\$ 5,000							\$ 5,000
Trail Work		\$ 15,000		\$ 15,000			\$ 15,000							\$ 15,000
Misc. Trail Improvements		\$ 20,000		\$ 20,000			\$ 20,000							\$ 20,000
				\$ 1,897,500	\$ 645,000	\$ 200,000	\$ 417,500	\$ 450,000	\$ -	\$ 65,000	\$ 100,000	\$ 120,000		\$ 1,897,500

Equipment Replacement



FY 2021 Equipment Replacement Schedule Funding

Item	Budget	Funding Source				
		Capital Imp. Fund	Streets (10-60-74)	Water	Sewer	Pressurized Irrigation
Street Sweeper	\$ 51,149	\$ -	\$ 51,149	\$ -	\$ -	\$ -
Pickup	\$ 35,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Backhoe Lease	\$ 11,600		\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
Mini-Excavator Lease	\$ 6,000		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Totals	\$ 103,749	\$ 7,000	\$ 62,549	\$ 11,400	\$ 11,400	\$ 11,400

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park Cell Tower – Compensation proposal from T-Mobile/Sprint

FOR CONSIDERATION ON: 12 May 2020

PETITIONER: T-Mobile West, LLC

ACTION REQUESTED BY PETITIONER: Review and approve proposed contract modification with T-Mobile.

BACKGROUND INFORMATION:

With the proposed T-Mobile/Sprint merger and with trying to reduce costs and improve coverage, T-Mobile is taking steps to review their current lease portfolio. This party currently leases space on the City's cell tower in Lambert Park. Their contractor provided the City with a proposed lease agreement, listing two options:

1. Annual Lease Option
 - a. Term: Extend the life of the lease with up to 5 additional renewal terms (1 term is equal to 5 years)
 - b. Rent: Starting on April 1, 2021, the rent under the lease would be \$21,000 annually. This figure is based on regional market analysis and operational performance goals.
 - c. Escalations: On April 1, 2021, a 2% annually escalator would take effect.
2. Lump Sum Payment Option: Provide a one-time lump sum payment of \$290,769. In return, we would grant a 99 year easement and assign the lease rights and rental income under the lease with T-Mobile to Md7 or an affiliate of Md7.

After discussing these options with the City Council, we negotiated a different option, with the following terms (this option was negotiated subject to approval of the City Council):

1. Annual Lease Option:
 - a. Term: Extend the life of the lease with up to 5 additional renewal terms (1 term is equal to 5 years)
 - b. Rent: Starting on April 1, 2021, the rent under the lease would be \$24,000 annually.
 - c. Escalations: On April 1, 2025, a 2% annually escalator would take effect.

The revised proposal would provide the City with approximately \$42,000 in additional total revenue at the end of 20 years.

STAFF RECOMMENDATION:

Review and approve the proposed amendment to the lease agreement with T-Mobile.

SAMPLE MOTION TO APPROVE:

I make a motion to approve the proposal amendment to the agreement with T-Mobile as proposed.

May 2020 - T-Mobile Contract Modification Proposal

	T-Mobile Initial Proposal			T-Mobile Second Proposal	
	Start at \$21,000/yr. (\$1,750/mo.) + 2% increase every year			Start at \$24,000/yr. (\$2,000/mo.) + 2% annual increase starting April 2025	
	Monthly	Annual		Monthly	Annual
2021	\$ 1,750.00	\$ 21,000.00		\$ 2,000.00	\$ 24,000.00
2022	\$ 1,785.00	\$ 21,420.00		\$ 2,000.00	\$ 24,000.00
2023	\$ 1,820.70	\$ 21,848.40		\$ 2,000.00	\$ 24,000.00
2024	\$ 1,857.11	\$ 22,285.37		\$ 2,000.00	\$ 24,000.00
2025	\$ 1,894.26	\$ 22,731.08		\$ 2,040.00	\$ 24,480.00
2026	\$ 1,932.14	\$ 23,185.70		\$ 2,080.80	\$ 24,969.60
2027	\$ 1,970.78	\$ 23,649.41		\$ 2,122.42	\$ 25,468.99
2028	\$ 2,010.20	\$ 24,122.40		\$ 2,164.86	\$ 25,978.37
2029	\$ 2,050.40	\$ 24,604.85		\$ 2,208.16	\$ 26,497.94
2030	\$ 2,091.41	\$ 25,096.94		\$ 2,252.32	\$ 27,027.90
2031	\$ 2,133.24	\$ 25,598.88		\$ 2,297.37	\$ 27,568.46
2032	\$ 2,175.91	\$ 26,110.86		\$ 2,343.32	\$ 28,119.83
2033	\$ 2,219.42	\$ 26,633.08		\$ 2,390.19	\$ 28,682.22
2034	\$ 2,263.81	\$ 27,165.74		\$ 2,437.99	\$ 29,255.87
2035	\$ 2,309.09	\$ 27,709.05		\$ 2,486.75	\$ 29,840.98
2036	\$ 2,355.27	\$ 28,263.24		\$ 2,536.48	\$ 30,437.80
2037	\$ 2,402.37	\$ 28,828.50		\$ 2,587.21	\$ 31,046.56
2038	\$ 2,450.42	\$ 29,405.07		\$ 2,638.96	\$ 31,667.49
2039	\$ 2,499.43	\$ 29,993.17		\$ 2,691.74	\$ 32,300.84
2040	\$ 2,549.42	\$ 30,593.03		\$ 2,745.57	\$ 32,946.86
	20 Year Total	\$ 510,244.77		20 Year Total	\$ 552,289.70

Shane Sorensen

From: Mark A. Nieves <mnieves@md7.com>
Sent: Friday, March 27, 2020 4:35 PM
To: Shane Sorensen
Subject: T-Mobile | SL01621D | 96028
Attachments: 96028 - Terms Sheet.pdf; 96028 - Authorization Letter.pdf

Hello Shane,

Attached/Below is a proposal to allow your tenant to continue to lease their space on the property. If you have any questions please let me know.

This project completion is forecast for 5/31/2020. Do you feel this is enough time for us to take care of documents and signatures? If not, let me know when you expect we can complete this project. I need to have an accurate date for forecasting purposes.

Thank you



Mark Nieves

Lease Consultant

d: 858.799.7884 f: 858.630.4281

a: 10590 West Ocean Air Drive, Suite 300

San Diego, CA 92130

e: mnieves@md7.com

This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.



March 27, 2020

City of Alpine
Attn: Shane Sorenson
20 North Main Street
Alpine, UT 84004-0000

Re: National Lease Optimization Program
SL01621D / 975 N 1450 East, Alpine, UT, 84004

Md7, LLC has been authorized by T-Mobile to be a part of the National Lease Optimization Program (the "Program"). Md7, as authorized agent, will represent T-Mobile in all correspondence regarding the Program. Please review the following terms. Once these terms are confirmed, a draft amendment will be prepared for you to review.

Terms

- **Term:** Extend the life of the lease with up to 5 additional renewal terms (1 term is equal to 5 years)
- **Rent:** Starting on April 1, 2021, the rent under the lease will be Twenty-One Thousand and No/100 Dollars (\$21,000.00) Annually. This figure is based on regional market analysis and operational performance goals.
- **Escalations:** On April 1, 2021 a Two Percent (2%) Annually escalator will take effect.

OR

- **Lump Sum Payment Option:** Provide a one-time lump sum payment of **\$290,769.00**. In return, you will grant a ninety-nine (99) year easement on your property and assign the lease rights and rental income under your lease with T-Mobile to Md7 or an affiliate of Md7.



More information on a lease prepayment can be found on the Md7.com website:
<https://www.md7.com/solutions/lease-prepayment/>

It is important for you to know that the pre-payment does not change the ownership or control of the rest of your property in any manner.

Sincerely,

Mark Nieves
Md7 | Lease Consultant
(858) 799-7884
mnieves@md7.com



c/o Md7, LLC
10590 West Ocean Air Drive, Suite 300, San Diego, CA 92130



March 27, 2020

City of Alpine
Attn: Shane Sorenson
20 North Main Street
Alpine, UT, 84004-0000

Site: SL01621D / Alpine_Water_Tank, located at 975 N 1450 East, Alpine, UT, 84004

RE: Md7's Authorization to Negotiate Leases on Behalf of T-Mobile

Dear Shane:

You may be aware of the recent public announcement of a potential T-Mobile/Sprint merger. In anticipation that such merger may occur in 2020, subject to clearing regulatory reviews, T-Mobile is taking steps to plan for possible transitions, including an extensive review of its current lease portfolio.

As part of this portfolio review, T-Mobile has enlisted the help of Md7, LLC to undertake a deep analysis of each site in T-Mobile's network to determine how each site supports its anticipated future customer base. While we cannot predict or speculate what the new T-Mobile network may look like, we are taking steps to reduce costs and improve coverage at each of our existing locations to help achieve T-Mobile's national strategy of providing the fastest telecommunications network in the U.S.

Toward these ends, Md7, a T-Mobile authorized contractor, will be contacting you on behalf of T-Mobile and its affiliates, to discuss your agreement(s), and present new rent and term options for you to consider. We anticipate that any changes will benefit the long-term objectives of both parties.

Thank you in advance for your cooperation and responsiveness to Md7's upcoming correspondence. Should there be any questions, you may contact Mark Nieves at Md7 directly at (858) 799-7884 or mnieves@md7.com. We appreciate your partnership and value the opportunity to continue our business relationship with you.

Sincerely,

Alexander Greco
Director
T-Mobile National Development

Michael Gianni
CEO
Md7, LLC

Shane Sorensen

From: Mark A. Nieves <mnieves@md7.com>
Sent: Wednesday, May 06, 2020 5:00 PM
To: Shane Sorensen
Subject: T-Mobile | SL01621D | 96028
Attachments: SL01621D_AMD 1_LO_96028_DRAFT-05.06.2020.docx

Hello Shane,

Attached you will find Amendment 1 to Collocation Lease Agreement. Once you have reviewed the draft, please let know that we can proceed if no changes are needed.

Thank you



Mark Nieves

Lease Consultant

d: 858.799.7884 f: 858.630.4281

a: 10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

e: mnieves@md7.com

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FIRST AMENDMENT TO COLLOCATION LEASE AGREEMENT

This First Amendment to Collocation Lease Agreement (the "**Amendment**") is effective as of the date of execution by the last party to sign (the "**Effective Date**") by and between City of Alpine, Utah, a municipal corporation ("**City**") and T-Mobile West LLC, a Delaware limited liability company ("**Tenant**") (each a "**Party**", or collectively, the "**Parties**").

City and Tenant (or their predecessors-in-interest) entered into that certain Collocation Lease Agreement dated May 21, 2007 (the "**Lease**") regarding the leased premises ("**Premises**") located at 975 North 1450 East, Alpine, UT 84004 (the "**Property**").

For good and valuable consideration, City and Tenant agree as follows:

1. The Lease is in full force and effect and neither City nor Tenant is in breach under the terms of the Lease.
2. Starting on April 1, 2021, (the "**Revised Rent Date**"), Tenant shall pay City annual rent in the amount of Twenty-Four Thousand and No/100 Dollars (\$24,000.00) per year (the "**Rent**"). Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of Rent by Tenant.

Rent shall be adjusted annually on April 1, 2025, and every annual anniversary thereafter, by an amount equal to two percent (2%) over the Rent for the immediately preceding year. This new Rent and Rent adjustment shall supersede and replace any prior Rent or Rent adjustments.

3. At the expiration of the current term, the Lease shall automatically renew for five (5) successive renewal terms of five (5) years each (each a "**Renewal Term**"), unless Tenant notifies City in writing of Tenant's intention not to extend the Lease at least thirty (30) days prior to the expiration of the current term or any Renewal Term. The Renewal Term(s) provided in this Amendment shall supersede and replace any future renewal terms as currently defined in the Lease.
4. All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. City or Tenant may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/ Site SL01621D

If to City:

City of Alpine
20 North Main Street
Alpine, UT 84004
Attn: City Administrator

With a copy to:

City of Alpine
20 North Main Street
Alpine, UT 84004
Attn: City Attorney

5. Tenant and City will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property.
6. Any charges payable under the Lease other than Rent shall be billed by City to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise the same shall be deemed time-barred and be forever waived and released by City.
7. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Amendment conflicts with the terms of the Lease, the terms and provisions of this Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.
8. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this Amendment will legally bind the Parties to the same extent as originals.
9. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment. City represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.
10. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS, the Parties execute this Amendment as of the Effective Date.

CITY:

**City of Alpine, Utah,
a municipal corporation**

By: _____

Print Name: _____

Title: _____

Date: _____

TENANT:

**T-Mobile West LLC,
a Delaware limited liability company**

By: _____

Print Name: _____

Title: _____

Date: _____

T-Mobile Contract Attorney, as to form

COLLOCATION LEASE AGREEMENT
(Antennae on Monopole Tower)

THIS LEASE AGREEMENT ("Lease") is entered into as of the 21st day of May 2007, by and between the **City of Alpine, Utah**, a municipal corporation, ("City") and **T-Mobile West Corporation**, a Delaware corporation, with its principal office located at Tempe, Arizona ("Tenant").

Background

A. City is the owner in fee simple of a parcel of land located in the City of Alpine, Utah County, State of Utah, legally described on the attached Exhibit A (the "Property"), on which Tenant proposes to build a three-carrier 80' (extendable to 100') monopole telecommunications tower at Tenant's sole cost and expense (hereinafter referred to as the "Tower"). The approximate street address of the Property is 1250 East Alpine Blvd extension, Alpine, Utah.

B. Upon completion of the construction and installation of the Tower, Tenant will transfer all ownership rights to the Tower via an assignment and bill of sale, which City may Record, at its election, at the offices of the Utah County Clerk/Recorder in Provo, Utah.

C. City hereby leases to Tenant and Tenant leases from City, on a non-exclusive basis, approximately six-hundred-Twenty-Five (625) square feet of the Property and space on the Tower at the Eighty (80') foot level (hereinafter collectively referred to as the "Premises") and grants Tenant the right to install and maintain transmission and utility wires, cables, conduits, and pipes on the Property including over, under or along a right-of-way extending from the nearest public right-of-way to the Premises; said Premises and right-of-way for access being substantially as described in Exhibit B attached hereto.

D. The "Premises" is located in City open space and this lease must comply with Alpine City's Open Space Ordinance (Section 3.16 of the Alpine City Development Code). Attached as Exhibit F.

E. Accordingly, the parties are entering into this lease on the terms and conditions set forth below.

Agreement

In consideration of their mutual covenants, the parties agree as follows:

1. Leased Premises. City leases to Tenant the above described Premises, which for the purposes of this Lease shall be deemed to include non-exclusive easements for access and utilities,, as shown on the Site Plan attached as Exhibit C (herinafter collectively referred to as, the "Premises"). Tenant intends to locate its Antennae Facilities on the Premises as described more fully on the attached Exhibit C. Except as otherwise specifically set forth in this lease, Tenant may not add additional equipment and/or antennae from that shown on Exhibit C C without the prior written approval of the City, which approval shall not be unreasonably withheld.

This Lease is not a franchise pursuant to the Utah Statutes or Constitution nor is it a permit to use rights-of-way. Any such franchise or permit must be obtained separately from City.

2. Term. The initial term of this Lease shall commence on the April 1, 2007 (the "Commencement Date") and end on March31, 2012. The initial term Together with any extensions thereof in accordance with Section 4 below are Collectively referred to herein as the "term".

3. Rent.

a. Tenant shall pay City as annual rent for the Premises, the sum of nineteen-thousand eight hundred and no/100 dollars (\$19,800.00) ("Rent"). Tenant shall pay City Rent annually in advance on or before the commencement Date throughout the Term. Rent shall increase annually as set forth below.

b. Rent Abatement. Notwithstanding Section 3.a. above or any other provision of this Lease to the contrary,In order to recover the costs associated with the installation and construction of the new City-owned Tower, no rent shall accrue or be payable under the Lease for the first four (4) years of the first five-year initial term. On the fourth (4th) anniversary of the Commencement Date, rent shall begin to accrue as set forth in Section 3.a. together with the applicable annual increases as set forth in Section 3.d. and Tenant shall pay to City the first annual Rent payment within five (5) days of such 4th Anniversary of the Commencement date.

c. Tenant shall pay City a late payment charge equal to five percent (5%) of the late payment for any payment not paid when due. Any amounts not paid when due shall bear interest until paid at the lesser of the rate of two percent (2%) per month or the highest rate permitted by law.

d. Commencing April 1, 2008, the Rent shall be increased annually by the greater of three percent (3%).

e. If this Lease is terminated at a time other than on March 31st of any year, Rent shall be prorated as of the date of termination and all prepaid Rent shall be refunded to the Tenant; provided, however, that City will not be obligated to refund any prepaid Rent to Tenant if this Lease is terminated pursuant to Section 15(b) or 17(e), below.

f. Rent and all other consideration to be paid or provided by Tenant to City shall constitute rent and except as otherwise expressly provided herein, shall be paid or provided without offset.

4. Extension of Term. Tenant shall have the option to extend the term of this Lease for five (5) additional and successive five (5) year periods. Each option for an extended term shall be deemed automatically exercised without notice by Tenant to City unless Tenant gives City written notice of its intention not to exercise any such extension option at least six (6) months prior to the end of the then current term. If Tenant gives City written notice of Tenant's intention not to exercise any such option, the term of this Lease shall expire at the end of the then current term. All references herein to the term of the Lease shall include the term as it is extended as provided in this Lease. Rent to be paid during any extended term is set forth in Paragraph 3(a) above.

5. Use of Property.

a. Tenant shall use the Property for the installation, operation, and maintenance of its Facilities for the transmission, reception and operation of a communications system and uses incidental thereto and for no other uses. As used herein, "Facilities" or "Antennae Facilities" shall refer to improvements, personal property and facilities necessary to operate Tenant's communications system, including, without limitation, radio transmitting and receiving antennae, microwave dishes, equipment shelters and/or cabinets and related cables and utility lines and a location based system (as such location based system may be required by an county, state or federal agency/department including, without limitation, additional antennae(s), coaxial cable, base units and other associated equipment). but shall specifically exclude the Tower. All of the foregoing facilities which approval will not be unreasonably withheld and any improvements to property must be specifically approved in writing by City prior to installation. City may permit others to use other portions of the Property and Tower provided that such use does not interfere with Tenant's authorized use as set forth herin. Tenant may erect and operate not more than six (6) cellular antennae and twelve (12) lines of 1 5/8" coaxial cable as shown in Exhibit C. In addition to its antennae, Tenant shall be entitled to construct and use a concrete slab not larger than sixteen (16) feet by twenty (20) feet on which to place its outdoor equipment cabinets and other necessary equipment as determined by Tenant, now or in the future, to meet its telecommunications needs and all necessary appurtenances. Any changes must be agreed upon in writing by the City prior to installation of such changes which shall not be unreasonably withheld. All improvements to the property necessary for Tenant's use shall be made at Tenant's expense. City grants Tenant the right to use such portions of City's surrounding property as may be reasonably necessary during construction, maintenance and operation of the communications system, together with the right of ingress and egress. Tenant will maintain the Premises and all of Tenant's improvements on the Premises in a reasonable condition. Within ninety (90) days after the expiration or earlier termination of this Lease, Tenant will remove its personal property from the Pre-

mises and restore the Premises to substantially the same condition as on the Commencement Date, ordinary wear and tear excepted.

b. Tenant shall, at its expense, comply with all present and future federal, state, and local laws, ordinances, rules and regulations (including laws and ordinances relating to health, radio frequency emissions, other radiation and safety) in connection with the use, operation, maintenance, construction and/or installation of the facilities and Property Premises. City agrees to reasonably cooperate with Tenant in obtaining, at Tenant's expense (including reimbursement of City's reasonable attorneys' and administrative fees), any federal licenses and permits required, or substantially required, for Tenant's use of the Premises.

c. Removal and restoration

(1) The Tenant shall remove the Facilities from the Premises within 90 days of termination of the Lease as set forth in Section 5.a. above. Such removal shall be done in a workmanlike and careful manner and without interference or damage to any other equipment, structures or operations on the Property, including use of the Property by City or any of City's assignees or Tenants. If, however, Tenant requests permission not to remove all or a portion of the improvements, and City consents to such non-removal, title to the affected improvements shall thereupon transfer to City and the same thereafter shall be the sole and entire property of City, and Tenant shall be relieved of its duty to otherwise remove same.

(2) Upon removal of the facilities (or portions thereof) as provided above in subpart (1), Tenant shall restore the affected area of the Premises in accordance with Section 5.a, above.

(3) All costs and expenses for the removal and restoration to be performed by Tenant pursuant to subparts (1) and (2) above shall be borne by Tenant, and Tenant shall hold City harmless from any portion thereof.

6. Construction Standards. The Facilities shall be installed on the Property in a good and workmanlike manner without the attachment of any construction liens. City reserves the right to require Tenant to install close-to-pole mounted antennae and to paint the Facilities in a manner consistent with the color of the Tower or to otherwise shield the Facilities from view.

7. Installation of Equipment.

a. Tenant shall have the right, at its sole cost and expense, to install, operate and maintain on the Property, in accordance with good engineering practices and with all applicable FCC rules and regulations, its Antennae Facilities as described on Exhibit C. Tenant shall construct the 80-foot tower in such a manner that it is extendable to 100' feet and its plans therefor shall be stamped by a structural engineer licensed in the State of Utah. If the tower is extended to 100 feet tenant shall have the first right of refusal to move its antennas to the 100 foot level. Upon completion of Tenant's construction and installation of the Tower, Tenant will transfer all ownership rights to the Tower to the City via assignment and bill of sale. Tenant s

install a brown chain-link fence, including powder coated pipe materials, in the location shown on Exhibit C and shall install landscaping in accordance with the landscaping plan shown on Exhibit B. A surety in the amount of \$ 21,650 shall be posted guaranteeing restoration of on site and off site areas. A copy of the Surety is attached as Exhibit G.

b. Tenant's installation of all such Antennae Facilities shall be done according to plans approved by City, and such approval will not be unreasonably withheld, conditioned or delayed. Any damage done to the Tower and/or the Property by Tenant or its contractors during installation and/or during operations shall be repaired or replaced immediately at Tenant's expense and to City's sole but reasonable satisfaction. Tenant shall pay all costs and expenses in relation to maintaining the integrity of City's Tower in connection with Tenant's installation and operations of the Antennae Facilities.

c. Within thirty (30) days after the Commencement Date, Tenant shall provide City with as-built drawings of the Antennae Facilities and the improvements installed on the Premises, which show the actual location of all equipment and improvements consistent with Exhibit C. Said drawings shall be accompanied by a complete and detailed inventory of all equipment, personal property, and Antennae Facilities installed by Tenant.

8. Equipment Upgrade. Tenant may update or replace the Antennae Facilities from time to time without the approval of City, provided that the replacement facilities are not greater in number or size than the facilities allowed by this Lease and included in Exhibit C and that any change in their location on the Tower is approved in writing by City.

9. Maintenance.

a. Tenant shall, at its own expense, maintain the Premises and any equipment on or attached to the Premises in a safe condition, in good repair and in a manner suitable to City so as not to conflict with the use of or other leasing of the Tower or the Property by City. City shall not and shall not allow others to interfere with the use of the Property, the Tower, related facilities, or equipment by Tenants as authorized above.

b. Tenant shall have sole responsibility for the maintenance, repair, and security of its equipment, personal property, Antennae Facilities, and leasehold improvements, and shall keep the same in good repair and condition during the Lease term. Upon transfer of ownership of the Tower from Tenant to City, City shall have sole responsibility for the maintenance, repair, and security of the Tower and shall keep the same in good repair and condition during the lease Term

c. Tenant shall keep the Premises free of debris and anything of a dangerous, noxious or offensive nature or which would create a hazard or undue vibration, heat, noise or interference.

d. Upon at least ninety (90) days notice from City, Tenant, at its sole cost and expense, shall make any necessary arrangements to either temporarily protect or remove all or portions of its Antennae Facilities as a result of City's painting or other maintenance of the Tower.

~~In accordance with the provisions of this Section 9.d, City and Tenant shall, and they shall cause~~
their respective contractors to, reasonably cooperate with each other in order to (i) facilitate and coordinate their respective activities and obligations with respect to City's maintenance and painting of the Tower, and (ii) limit any disruption and disturbance to Tenant and the operation of its Antennae Facilities to the fullest extent possible under the circumstances. If Tenant and City agree that it is reasonable to keep all or any portion of the Antennae Facilities in place during such painting or other maintenance of the Tower by City, any additional expense of repainting, repairing, or maintaining the Tower incurred by City and caused by the presence of Tenant's Antennae Facilities shall be paid promptly by Tenant to City upon City's notice to Tenant of such additional cost, but City must first provide Tenant at least thirty (30) days' prior written notice of such additional costs or expenses. Should City and Tenant agree that the scheduled maintenance or painting of the Tower will prevent Tenant from using the Tower as Tenant's Antennae Facilities, and it is more reasonable for Tenant to temporarily relocate rather than leave in place and protect its Antennae Facilities, then Tenant shall have the right to install and operate a temporary antenna facility (including a Cell-on-Wheels) on a mutually acceptable location on the Property, and in such event, Tenant shall continue to pay Rent to City during the period that Tenant operates a temporary antenna facility on the Property. Notwithstanding anything to the contrary in this Lease, Tenant shall have the continuing right to access the Premises and its Antennae Facilities while City performs maintenance on or paints the Tower.

10. Premises Access.

a. Tenant shall have 24 hours a day, 7 days a week access to the Tower by means reasonably designated by City. Tenant shall have 24 hours a day, 7 days a week access to the ground space portion of the Premises and Tenant's Facilities therein.

11. Utilities. Tenant shall, at its expense, separately meter charges for the consumption of electricity and other utilities associated with its use of the Premises and shall timely pay all costs associated therewith. City will reasonably cooperate with Tenant's efforts to improve existing utilities on the Property for Tenant's use, or to connect the Antennae Facilities to existing utilities on the Property, and City will execute any easement, right-of-way or similar agreement that Tenant or a utility service provider may reasonably request for any such purposes. Tenant shall pay the total initial cost of extending utilities to the Premises. In the event City allows another telecommunications carrier or carriers to co-locate antennas on the Tower, City shall require such carrier (s) to reimburse Tenant for a proportionate share of the costs initially paid by Tenant to bring utilities to the Premises.

12. License Fees. Tenant shall pay, as they become due and payable, all fees, charges, taxes and expenses required for licenses and/or permits required for or occasioned by Tenant's use of the Premises.

13. Approvals; Compliance with Laws. Tenant's use of the Premises is contingent upon its obtaining all certificates, permits, zoning, and other approvals that may be required by any federal, state, or local authority. Tenant shall erect, maintain and operate its Antennae Facilities in accordance with site standards, statutes, ordinances, rules and regulations now in effect or that may be issued thereafter by the Federal Communications Commission (FCC) or any other applicable governing bodies.

14. Interference. Tenant shall not use the property or the Tower in any way which interferes with the use of the property by City or lessees of City with rights in the Property prior in time to Tenant's (subject to Tenant's right under this Lease including, without limitation, non-interference). Similarly, City shall not use, nor shall City permit its lessees, licenses, employees, invitees or agents to use any portion of the Property or Tower in any way which interferes with operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interferences.

In the event any third party requests a lease and/or permission to place any type of additional antennae or transmission facility on the Tower, the procedures of this Section 14 shall govern to determine whether such antennae or transmission facility will interfere with Tenant's transmission operations.

If City receives any such request, City shall submit a proposal, complete with all technical specifications reasonably requested by Tenant, to Tenant for review for noninterference; however, City shall not be required to provide Tenant with any specifications or information claimed to be of a proprietary nature by the third party. The third party shall be responsible for the reasonable cost of preparing the technical specifications for its proposed transmission facility. Tenant shall have thirty (30) days following receipt of said proposal to make any objections thereto, and failure to make any objection within said thirty (30) day period shall be deemed consent by Tenant to the installation of antennae or transmission facilities pursuant to said proposal. If Tenant gives notice of objection due to interference during such thirty (30) day period and Tenant's objections are as certified by Tenant's RF engineer, then City shall not proceed with such proposal unless City modifies the proposal in a manner determined, in Tenant's and City's reasonable judgment, to adequately reduce the interference. In that case, City may proceed with the proposal. City may also obtain a certified RF Study to determine the impact of interference. Notwithstanding the foregoing, if a request to install equipment on the Tower is relieved from a governmental unit, office or agency, Tenant shall be entitled to pre-approve only the location of such equipment on the Tower so that it will not physically interfere with Tenant's equipment.

15. Default and Remedies.

(a) It shall be a default if Tenant defaults in the payment or provision of Rent or any other sums to City when due, and does not cure such default within ten (10) days after receiving written notice of such default from City; or if Tenant defaults in the performance of any other covenant or condition of this Lease and does not cure such other default within thirty (30) days after written notice from City specifying the default complained of; provided, however, that Tenant will not be in non-monetary default if it commences curing such default with such 30-day period and thereafter diligently prosecutes the cure to completion; or if Tenant abandons or vacates the Premises; or if Tenant is adjudicated as bankrupt or makes any assignment for the benefit of creditors; or if Tenant becomes insolvent.

(b) In the event of a default by Tenant, City shall have the right, at its option, in addition to and not exclusive of any other remedy City may have by operation of law, without any further demand or notice except as provided in (a), above, to re-enter the Premises and eject all persons

~~therefrom, and declare this Lease at an end, in which event Tenant shall immediately remove the Antennae Facilities and pay City a sum of money equal to (i) the total of the amount of the unpaid Rent accrued through the date of termination, and (ii) liquidated damages equal to one (1) year's Rent at the then current rate.~~

(c) It shall be a default if City defaults in the performance of any covenant or condition of this Lease and does not cure such default within thirty (30) days after written notice from Tenant specifying the default complained of; provided, however, that City will not be in default if it commences curing such default with such 30-day period and thereafter diligently prosecutes the cure to completion. If City fails to cure any default in accordance with this Section 15(c), Tenant shall the right to terminate this Lease immediately upon written notice to City.

(d) The rights and remedies stated in this Lease are not exclusive and the parties, in the event of a breach of this Lease or a dispute, are entitled to pursue any of the remedies provided in this Lease, by law, or by equity.

(e) The prevailing party in any litigation arising hereunder shall be entitled to reimbursement from the other party of its reasonable attorneys' fees and court costs, including appeals, if any.

16. Cure by City. In the event of any default of this Lease by Tenant, the City may at any time, after notice, an expiration of the applicable cure period, cure the default for the account of and at the expense of the Tenant. If City is compelled to pay or elects to pay any sum of money or to do any act which will require the payment of any sum of money or is compelled to incur any expense, including reasonable attorney fees in instituting, prosecuting or defending any action to enforce the City's rights under this Lease, the sums so paid by City, with all interest, costs and damages shall be deemed to be additional rent and shall be due from the Tenant to City on the first day of the month following the incurring of the respective expenses.

17. Optional Termination. This Lease may be terminated (a) by Tenant upon thirty (30) days written notice to City if Tenant is unable to obtain or maintain any license, permit, or other governmental approval necessary for the construction and/or operation of the Antennae Facilities or Tenant's business; (b) by City upon one (1) year's written notice to Tenant if the City decides, in its sole discretion and for any reason, to discontinue use of the Tower; (c) by City if it reasonably determines, in its sole discretion and for any reason, that the Tower is structurally unsound or otherwise not suitable for use, including but not limited to consideration of age of the structure, damage or destruction of all or part of the Tower from any source, or factors relating to the condition of the Tower; (d) by City if it reasonably determines, at a hearing before City's Council, that continued use of the Tower by Tenant is in fact a threat to health, safety or welfare or violates applicable laws or ordinances; or (e) by Tenant upon at least ninety (90) days written notice to City if the Premises or Antennae Facilities are unacceptable to Tenant for technological or economic reasons; provided, however, that if Tenant terminates this Lease pursuant to this Section 17(e), no prepaid Rent shall be returned by City and Tenant will pay Landlord a termination fee equal to one (1) year's Rent at the then current rate and such payment will be made on or before the termination date specified in Tenant's termination notice.

18. Notice of Termination. Notice of termination pursuant to Section 17 shall be given in accordance with Section 27, below. All rentals paid for the Lease of the Premises prior to said termination date shall be retained by City. Upon such termination, this Lease shall become null and void and the parties shall have no further obligations to each other, except for (i) any obligations that expressly survive the expiration or termination of this Lease, and (ii) Tenant's obligations under Section 17(e), above.

19. Alteration, Damage or Destruction. If the Tower or any portion thereof is altered, destroyed or damaged so as to materially hinder effective use of the Antennae Facilities through no fault or negligence of Tenant, Tenant may elect to terminate this Lease upon thirty (30) days' written notice to City. In such event, Tenant shall promptly remove the Facilities from the Premises and shall restore the Premises to the condition specified above in Section 5.a. This Lease (and Tenant's obligation to pay Rent) shall terminate upon Tenant's fulfillment of the obligations set forth in the preceding sentence, at which termination Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. City shall have no obligation to repair any damage to any portion of the Premises.

20. Condemnation. In the event the Property is taken by eminent domain, this Lease shall terminate as of the date title to the Property vests in the condemning authority. In event a portion of the Premises is taken by eminent domain, either party shall have the right to terminate this Lease as of said date of title transfer, by giving thirty (30) days' written notice to the other party. In the event of any taking under the power of eminent domain, Tenant shall not be entitled to any portion of the award paid for the taking and the City shall receive the full amount of such award. Tenant hereby expressly waives any right or claim to any portion thereof so that all damages, whether awarded as compensation for diminution in value of the leasehold or to the fee of the Premises, shall belong to City. Tenant shall have the right to claim and recover from the condemning authority, but not from City (unless City is the condemning authority), such compensation as may be separately awarded or recoverable by Tenant on account of any and all damage to Tenant's business and any costs or expenses incurred by Tenant in moving/removing its equipment, personal property, Antennae Facilities, and leasehold improvements.

21. Indemnity and Insurance.

a. Disclaimer of Liability. City shall not at any time be liable for injury or damage occurring to any person or property from any cause whatsoever arising out of Tenant's construction, maintenance, repair, use, operation, condition or dismantling of the Premises or Tenant's Antennae Facilities.

b. Indemnification. Tenant shall, at its sole cost and expense, indemnify and hold harmless City and all associated, affiliated, allied and subsidiary entities of City, now existing or hereinafter created, and their respective officers, boards, commissions, employees, agents, attorneys, and contractors (hereinafter referred to as "**Indemnitees**"), from and against:

i. Any and all liability, obligation, damages, penalties, claims, liens, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses of attorneys, expert witnesses and consultants), which may be imposed upon, incurred by or be asserted against the Indemnitees by reason of any negligent act or omission or the

willful misconduct of Tenant, its personnel, employees, agents, contractors or subcontractors, resulting in personal injury, bodily injury, sickness, disease or death to any person or damage to, loss of or destruction of tangible or intangible property, libel, slander, invasion of privacy and unauthorized use of any trademark, trade name, copyright, patent, service mark or any other right of any person, firm or corporation, which may arise out of or be in any way connected with the construction, installation, operation, maintenance, use or condition of the Premises or Tenant's Antennae Facilities or the Tenant's failure to comply with any federal, state or local statute, ordinance or regulation.

ii. Any and all liabilities, obligations, damages, penalties, claims, liens, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses of attorneys, expert witnesses and other consultants), which are imposed upon, incurred by or asserted against the Indemnitees by reason of any claim or lien arising out of work, labor, materials or supplies provided or supplied to Tenant, its contractors or subcontractors, for the installation, construction, operation, maintenance or use of the Premises or Tenant's Antennae Facilities, and, upon the written request of City, Tenant shall cause such claim or lien covering City's property to be discharged or bonded within thirty (30) days following such request.

iii. Any and all liability, obligation, damages, penalties, claims, liens, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses of attorneys, expert witnesses and consultants), which may be imposed upon, incurred by or be asserted against the Indemnitees by reason of any financing or securities offering by Tenant or its affiliates for violations of the common law or any laws, statutes, or regulations of the State of Utah or United States, including those of the Federal Securities and Exchange Commission, whether by Tenant or otherwise.

Notwithstanding anything to the contrary in this Lease, in no event will Tenant's indemnity or hold harmless obligations extend or apply to claims, causes of action, damages, losses, costs or expenses caused by the negligence or willful misconduct of one or more Indemnitees. and to the extent allowed by applicable law, City shall indemnify and hold harmless Tenant from and against all such claims and costs attributable to the negligence or willful misconduct of one or more Indemnitees. Notwithstanding anything to the contrary in this Lease, in no event will either party be liable to the other party for, or indemnify the other party against, punitive, indirect, incidental, special or consequential damages, including, without limitation, loss of profits, income or business opportunities.

c. Defense of Indemnitees. In the event any action or proceeding shall be brought against the Indemnitees by reason of any matter for which the Indemnitees are indemnified hereunder, Tenant shall, upon notice from any of the Indemnitees, at Tenant's sole cost and expense, resist and defend the same with legal counsel mutually selected by Tenant and City (unless the defense of such action is tendered to Tenant's insurer, in which case [and to the extent permitted by Tenant's insurer], Tenant, its insurer, and City will reasonably cooperate to mutually select legal counsel); provided however, that Tenant shall not admit liability in any such matter on behalf of the Indemnitees without the written consent of City and provided further that Indemnitees shall not admit liability for, nor enter into any compromise or settlement of, any claim

for which they are indemnified hereunder, without the prior written consent of Tenant. The foregoing provisions of this section 21.c. shall likewise apply to any action or proceeding brought against Tenant for which the City must indemnify or hold Tenant harmless, provided that the references to Tenant shall be deemed to refer to City and references to City shall be deemed to refer to Tenant.

d. Notice, Cooperation and Expenses. City shall give Tenant prompt notice of the making of any claim or the commencement of any action, suit or other proceeding covered by the provisions of this paragraph. Nothing herein shall be deemed to prevent City from cooperating with Tenant and participating in the defense of any litigation by City's own counsel; provided, however, that Tenant will have no obligation to indemnify City for any duplicative attorneys' fees or other expenses incurred by City in such actions or litigation. Tenant shall pay all expenses incurred by City in response to any such actions, suits or proceedings. These expenses shall include all out-of-pocket expenses such as attorney fees and shall also include the reasonable value of any services rendered by the City's attorney, and the actual expenses of City's agents, employees or expert witnesses, and disbursements and liabilities assumed by City in connection with such suits, actions or proceedings but shall not include attorneys' fees for services that are unnecessarily duplicative of services provided City by Tenant.

If Tenant requests City to assist it in such defense then Tenant shall pay all expenses incurred by City in response thereto, including defending itself with regard to any such actions, suits or proceedings. These expenses shall include all out-of-pocket expenses such as attorney fees and shall also include the costs of any services rendered by the City's attorney, and the actual expenses of City's agents, employees or expert witnesses, and disbursements and liabilities assumed by City in connection with such suits, actions or proceedings.

f. Insurance. During the term of the Lease, Tenant shall maintain, or cause to be maintained, in full force and effect and at its sole cost and expense, the following types and limits of insurance:

i. Workers' compensation insurance meeting applicable statutory requirements and employer's liability insurance with minimum limits of One Hundred Thousand Dollars (\$100,000) for each accident.

ii. Comprehensive commercial general liability insurance with minimum limits of Three Million Dollars (\$3,000,000) as the combined single limit for each occurrence of bodily injury, personal injury and property damage. The policy shall provide blanket contractual liability insurance for all written contracts, and shall include coverage for products and completed operations liability, independent contractor's liability, and coverage for property damage from perils of explosion, collapse or damage to underground utilities, commonly known as XCU coverage.

iii. Automobile liability insurance covering all owned, hired, and non-owned vehicles in use by Tenant, its employees and agents, with personal protection insurance and property protection insurance to comply with the provisions of state law with mini-

~~imum limits of One Million Dollars (\$1,000,000) as the combined single limit for each occurrence for bodily injury and property damage.~~

iv. At the start of and during the period of any construction, Tenant's contractors will carry builders' all-risk insurance, together with an installation floater or equivalent property coverage covering cables, materials, machinery and supplies of any nature whatsoever which are to be used in or incidental to the installation of the Antennae Facilities. Upon completion of the installation of the Antennae Facilities, Tenant shall substitute for the foregoing insurance policies of fire, extended coverage and vandalism and malicious mischief insurance on the Antennae Facilities. The amount of insurance at all times shall be representative of the insurable values installed or constructed.

v. An excess or umbrella liability insurance policy with a combined single limit of \$5,000,000.00 for each occurrence of bodily injury, personal injury and property damage.

vi. All policies other than those for Workers' Compensation shall be written on an occurrence and not on a claims made basis.

vii. The coverage amounts set forth above may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.

g. Named Insureds. All policies, except for those specified in section 21.f(iv), above, and worker's compensation policies, shall name City and all associated, affiliated, allied and subsidiary entities of City, now existing or hereafter created, and their respective officers, boards, commissions, employees, agents and contractors, as their respective interests may appear as additional insureds (herein referred to as the "Additional Insureds").

h. Evidence of Insurance. Certificates of insurance for each insurance policy required to be obtained by Tenant in compliance with this paragraph, shall be filed and maintained with City annually during the term of the Lease. Tenant shall immediately advise City of any claim or litigation that may result in liability to City to the extent the same relates to this Lease.

i. Cancellation of Policies of Insurance. All insurance policies maintained pursuant to this Lease shall contain the following endorsement:

"At least thirty (30) days prior written notice shall be given to the certificate holder by the insurer of any intention not to renew such policy or to cancel, replace or reduce the coverage levels of same, such notice to be given by registered mail."

j. Insurance Companies. All insurance shall be effected under valid and enforceable policies, insured by insurers licensed to do business by the State of Utah or surplus line carriers on the State of Utah Insurance Commissioner's approved list of companies qualified to do busi-

ness in the State of Utah. All insurance carriers and surplus line carriers shall be rated A- (VIII) or better by A.M. Best Company.

k. Deductibles. All insurance policies may be written with deductibles, not to exceed \$1,000,000.00, unless approved in advance by City. Tenant agrees to indemnify and save harmless City, the Indemnitees and Additional Insureds from and against the payment of any deductible and from the payment of any premium on any insurance policy required to be furnished by this Lease.

l. Contractors. Tenant shall require that each and every one of its contractors and their subcontractors who perform work on the Premises to carry, in full force and effect, workers' compensation, comprehensive public liability and automobile liability insurance coverages of the type which Tenant is required to obtain under the terms of this paragraph with appropriate limits of insurance.

22. Hazardous Substance Indemnification. Tenant represents and warrants that its use of the Premises herein will not generate any hazardous substance, in violation of any applicable law, and it will not store or dispose on the Premises nor transport to or over the Premises any hazardous substance. Tenant further agrees to hold City harmless from and indemnify City against any release of any such hazardous substance and any damage, loss, or expense or liability resulting from such release including all reasonable attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the negligence of City, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic or radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease. City represents to Tenant that, to the best of City's knowledge, there are no hazardous substance on, in or about the Property in violation of any applicable law and City agrees to hold Tenant harmless from and indemnify Tenant against any release of any hazardous substance and any damages, loss, or expense or liability resulting from such release including reasonable attorney's fees, costs and penalties incurred as a result thereof, except any release caused by negligence of Tenant, its employees or agents.

23. Holding Over. Any holding over after the expiration of the term hereof, with the consent of the City, shall be construed to be a tenancy from month to month at 150% of the rents herein specified (prorated on a monthly basis) and shall otherwise be for the term and on the conditions herein specified, so far as applicable.

24. Subordination to Mortgage. Any mortgage now or subsequently placed upon any property of which the Premises are a part shall be deemed to be prior in time and senior to the rights of the Tenant under this Lease. Tenant expressly subordinates all of its interest in the leasehold estate created by this Lease to the lien of any such mortgage; provided, however, that no

~~such subordination shall be effective unless the holder of such mortgage agrees that in the event of a foreclosure, or conveyance in lieu of foreclosure, of City's interest in the Property, such holder shall recognize and confirm the validity and existence of this Lease and the rights of Tenant hereunder, and that this Lease shall continue in full force and Tenant shall have the right to continue its use and occupancy of the Property in accordance with the provisions of this Lease as long as Tenant is not in default of this Lease beyond applicable notice to cure periods. Tenant shall, at City's request, execute any additional, mutually acceptable documents necessary to indicate this subordination.~~

25. Acceptance of Premises. By taking possession of the Premises, Tenant accepts the Premises in the condition existing as of the Commencement Date. Except as specifically set forth in this lease. City makes no representation or warranty with respect to the condition of the Premises and City shall not be liable for any latent or patent defect in the Premises.

26. Estoppel Certificate. Tenant shall, at any time and from time to time upon not less than twenty (20) days prior request by City, deliver to City a statement in writing certifying that (a) the Lease is unmodified and in full force (or if there have been modifications, that the Lease is in full force as modified and identify the modifications); (b) the dates to which rent and other charges have been paid; (c) so far as the person making the certificate knows, City is not in default under any provisions of the Lease; and (d) such other matters as City may reasonably request.

27. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or by a nationally recognized courier service that provides proof of delivery, to the following addresses:

If to City, to: City of Alpine
20 North Main Street
Alpine, Utah 84004
Attn: City Administrator

With a copy to: City of Alpine
20 North Main Street
Alpine, Utah 84004
Attn: City Attorney

If to Tenant, to: T-Mobile West Corporation
c/o T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue ~~Tempe~~, WA 98006
Attn: PCS Lease Administrator

With a copy to: T-Mobile West Corporation
2601 West Broadway Road
Tempe, AZ 85282

28. Assignment.

a. Tenant may not assign this Lease or sublet the Premises without the prior written consent of City, except that this Lease may be sold, assigned, or transferred at any time by Tenant to Tenant's parent company or any affiliate or subsidiary of Tenant, to any entity into which Tenant is merged or consolidated, or to any entity resulting from reorganization of Tenant or its parent company.

b. Nothing in this Lease shall preclude City from leasing in accordance with Section 14, other space for communications equipment to any person or entity which may be in competition with Tenant, or any other party.

29. Successors and Assigns. This Lease shall run with the land and be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

30. Non-Waiver. Failure of either party to insist on strict performance of any of the conditions, covenants, terms or provisions of this Lease or to exercise any of its rights hereunder shall not waive such rights, but such party shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Tenant to City after a breach of this Lease shall not be deemed a waiver of such breach unless expressly set forth in writing.

31. Taxes.

a. City shall pay all real and personal property taxes (or payments in lieu of taxes) and assessments for the Premises, if any, which become due and payable during the term of this Lease by reason of its activities under this Lease. All such payments shall be made, and evidence of all such payments shall be provided to City, at least ten (10) days prior to the delinquency date of the payment. Tenant shall pay all taxes on its personal property on the Premises.

b. Tenant shall indemnify City from any and all liability, obligation, damages, penalties, claims, liens, costs, charges, losses and expenses (including, without limitation, reasonable fees and expenses of attorneys, expert witnesses and consultants), which may be imposed upon, incurred by or be asserted against Tenant in relation to the taxes owed by Tenant.

32. Miscellaneous.

a. City and Tenant represent that each, respectively, has full right, power, and authority to execute this Lease.

b. This Lease constitutes the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind not set forth herein.

~~c. This Lease shall be construed in accordance with the laws of the State of Utah, and proper venue of any legal action arising out of this Lease shall be only in Utah County, Utah.~~

d. Any provision of this Lease which is held by a court of competent jurisdiction to be prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability, without invalidating or rendering unenforceable the remaining provisions of this Lease.

e. Whenever a word is used herein in the singular, the same shall include the plural where appropriate, and words of any gender shall include the other gender where appropriate.

f. The captions, headings, and arrangements used in this Lease are for convenience only and do not in any way limit or amplify the terms and provisions hereof.

g. Time is of the essence with respect to each obligation arising under this Lease. The failure to timely perform an obligation arising hereunder shall be deemed a failure to perform the obligation. A party to this Lease may fail to require full or timely performance of any obligation arising under this Lease. The decision or failure of a party hereto to require full or timely performance of any obligation arising under this Lease (whether on a single occasion or on multiple occasions) shall not be deemed a waiver of any such obligation. No such decisions or failures shall give rise to any claim of estoppel, laches, course of dealing, amendment of this Lease by course of dealing, or other defense of any nature to any obligation arising hereunder.

h. No provision of this Lease may be amended, waived, or otherwise modified without the prior written consent of all of the parties hereto. This Lease may be amended or modified only in a writing which specifically references this Lease and which is executed by all parties. No action taken pursuant to this Lease, including any investigation by or on behalf of any party shall be deemed to constitute a waiver by the party taking such action of compliance with any representation, warranty, covenant or agreement herein contained.

i. This Lease may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. This Lease shall become effective only when all of the parties hereto shall have executed the original or counterpart hereof.

j. The parties agree to execute and deliver, after the date hereof without additional consideration, such further assurances, instruments, and documents, and to take such further actions, as either party may reasonably request in order to fulfill the intent of this Lease and the transactions contemplated hereby.

k. This Lease has been prepared jointly by the parties hereto after arms-length negotiations, and any uncertainty or ambiguity existing herein shall not be interpreted strictly for or against any party, but solely in accordance with the fair meaning of the provisions hereof to effectuate the purposes and intent of this Lease.

~~1. No course of prior dealings involving any of the parties hereto and no usage of trade shall be relevant or advisable to interpret, supplement, explain or vary any of the terms of this Lease, except as expressly provided herein.~~

m. So long as Tenant is not in default under this Lease beyond any applicable grace or cure period, Tenant's use and quiet enjoyment of the Premises will not be disturbed by City.

This Lease was executed as of the date first set forth above.

~~CITY: City of Alpine, Utah~~

By: HUNT WILLOUGHBY

Printed Name: Hunt Willoughby

Its: Mayor

Date: Hunt Willoughby

TENANT: T-Mobile West Corporation

By: Darcey Estes

Printed Name: Darcey Estes

Its: Director of Engineering and Operations

Date: 6/5/07

~~STATE OF UTAH~~)

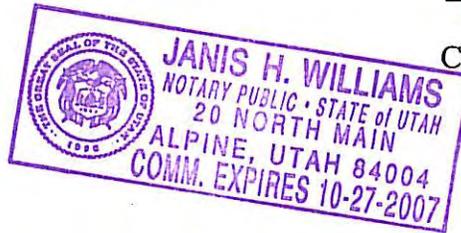
: ss. ACKNOWLEDGEMENT

COUNTY OF UTAH)

This instrument was acknowledged before me on the 15th day of June, 2007, by Yunt Hilloughry, Mayor of the City of Alpine, Utah, a municipal corporation, on behalf of said Municipal Corporation.

My Commission Expires:

10/27/2007
(Seal)



Janis H. Williams
Notary Public
Commission No. _____

~~STATE OF UTAH~~)
ARIZONA

: ss. ACKNOWLEDGEMENT

COUNTY OF UTAH)
MARICOPA

This instrument was acknowledged before me on the 5th day of June, 2007, by Darcey Estes, Director of Engineering and Operations of T-Mobile West Corporation, a Delaware limited liability company, on behalf of said limited liability company.

My Commission Expires:



Kimberly T. Peters
Notary Public
Commission No. 255250

15299

B 202
C 267

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

WARRANTY DEED

[CORPORATE FORM]

-----ZIONS SECURITIES CORPORATION-----, a corporation
organized and existing under the laws of the State of Utah, with its principal office at
Salt Lake City of County of Salt Lake State of Utah,
grantor, hereby CONVEYS AND WARRANTS to

-----THE CITY OF ALPINE, a municipal corporation,-----grantee
of Utah County, State of Utah, for the sum of
Ten and no/100-----DOLLARS.

the following described tract of land in Utah County,
State of Utah:

The Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Seventeen (17), and the East half (E $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 18, all in Township 4 South, Range 2 East, Salt Lake Meridian. Also commencing at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 18, aforesaid, thence West 2.48 chains to the center of East Field Ditch; and to the East line of land sold by John Mayne and wife to Jos. E. Moyle; thence along the East line South 1° West 14.80 chains; thence along said center line of ditch and along East line of David J. Strong's land; South 10° 51' West 5.35 chains; thence still along said center line and line of Strong's land South 4° 35' East 10.80 chains; thence East 2.87 chains to the center line running North and South through the Southeast quarter of said Section 18; thence North 30.77 chains to the place of beginning. Area 9.11 acres more or less, total area 129.11 acres, more or less. Also all water rights belonging to said lands, the same being all the waters of Box Elder Canyon Creek near said land. Also six (6) shares secondary stock Alpine Irrigation Company. Certificate #550.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this

day of March, A. D. 1957
ZIONS SECURITIES CORPORATION



SECRETARY
[CORPORATE SEAL]
STATE OF UTAH

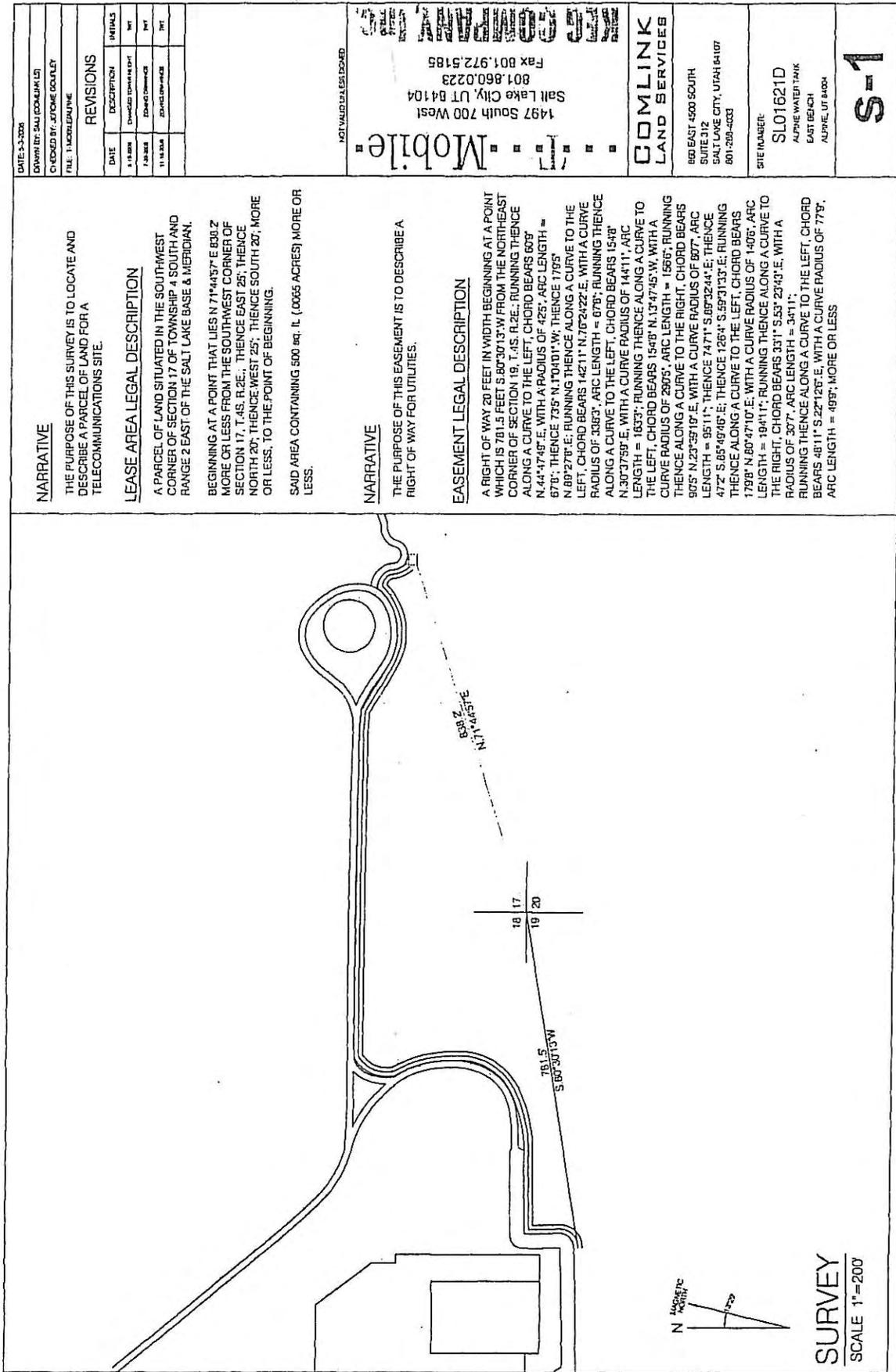
By David O. McKay President
[CORPORATE SEAL] [CORPORATE SEAL]

County of SALT LAKE

On the 5th day of March, A. D. 1957
personally appeared before me David O. McKay and W. H. Clawson
who being by me duly sworn did say, each for himself, that he, the said David O. McKay
is the president, and he, the said W. H. Clawson is the secretary
of Zions Securities Corporation Company, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of
directors and said David O. McKay and W. H. Clawson
each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.

My commission expires 2-7-57 My residence is Salt Lake City
Taylor H. Merrill
Notary Public.

EXHIBIT B



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND DESCRIBE A PARCEL OF LAND FOR A TELECOMMUNICATIONS SITE.

LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST CORNER OF SECTION 17 OF TOWNSHIP 4 SOUTH AND RANGE 2 EAST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT THAT LIES N 71°48'57" E 639.2 MORE OR LESS FROM THE SOUTHWEST CORNER OF SECTION 17, T.4S. R.2E.; THENCE EAST 25'; THENCE NORTH 20'; THENCE WEST 25'; THENCE SOUTH 20'; MORE OR LESS, TO THE POINT OF BEGINNING.

SAID AREA CONTAINING 500 sq. ft. (0.005 ACRES) MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS EASEMENT IS TO DESCRIBE A RIGHT OF WAY FOR UTILITIES.

EASEMENT LEGAL DESCRIPTION

A RIGHT OF WAY 20 FEET IN WIDTH BEGINNING AT A POINT WHICH IS 781.5 FEET S 60°30'13" W FROM THE NORTHEAST CORNER OF SECTION 18, T.4S. R.2E.; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 60°9' N 44°17'48" E, WITH A RADIUS OF 425', ARC LENGTH = 678'; THENCE 735' N 10°40'11" W; THENCE 1795' N 89°27'8" E; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 142°11' N 76°24'22" E, WITH A CURVE RADIUS OF 3383', ARC LENGTH = 678'; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 154°8' N 30°37'59" E, WITH A CURVE RADIUS OF 14411', ARC LENGTH = 1633'; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 154°8' N 13°47'45" W, WITH A CURVE RADIUS OF 2805', ARC LENGTH = 1566'; RUNNING THENCE ALONG A CURVE TO THE RIGHT, CHORD BEARS 90°5' N 23°39'19" E, WITH A CURVE RADIUS OF 607', ARC LENGTH = 9511'; THENCE 7471' S 69°32'44" E; THENCE 472' S 65°49'46" E; THENCE 1264' S 59°31'33" E; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 1798' N 80°47'10" E, WITH A CURVE RADIUS OF 1408', ARC LENGTH = 19411'; RUNNING THENCE ALONG A CURVE TO THE RIGHT, CHORD BEARS 331' S 53°23'43" E, WITH A RADIUS OF 307', ARC LENGTH = 3411'; RUNNING THENCE ALONG A CURVE TO THE LEFT, CHORD BEARS 4811' S 22°12'06" E, WITH A CURVE RADIUS OF 779', ARC LENGTH = 499', MORE OR LESS

DATE: 5-3-2008		DRAWN BY: SAU COMLINK LT	
CHECKED BY: JORNE COULLEY		FILE: 1.MICROEASMENT	
REVISIONS			
DATE	DESCRIPTION	INITIALS	

Mobile

1497 South 700 West
 Salt Lake City, UT 84104
 801.860.0223
 Fax 801.972.5185

NOT VALID UNLESS SIGNED

COMLINK LAND SERVICES

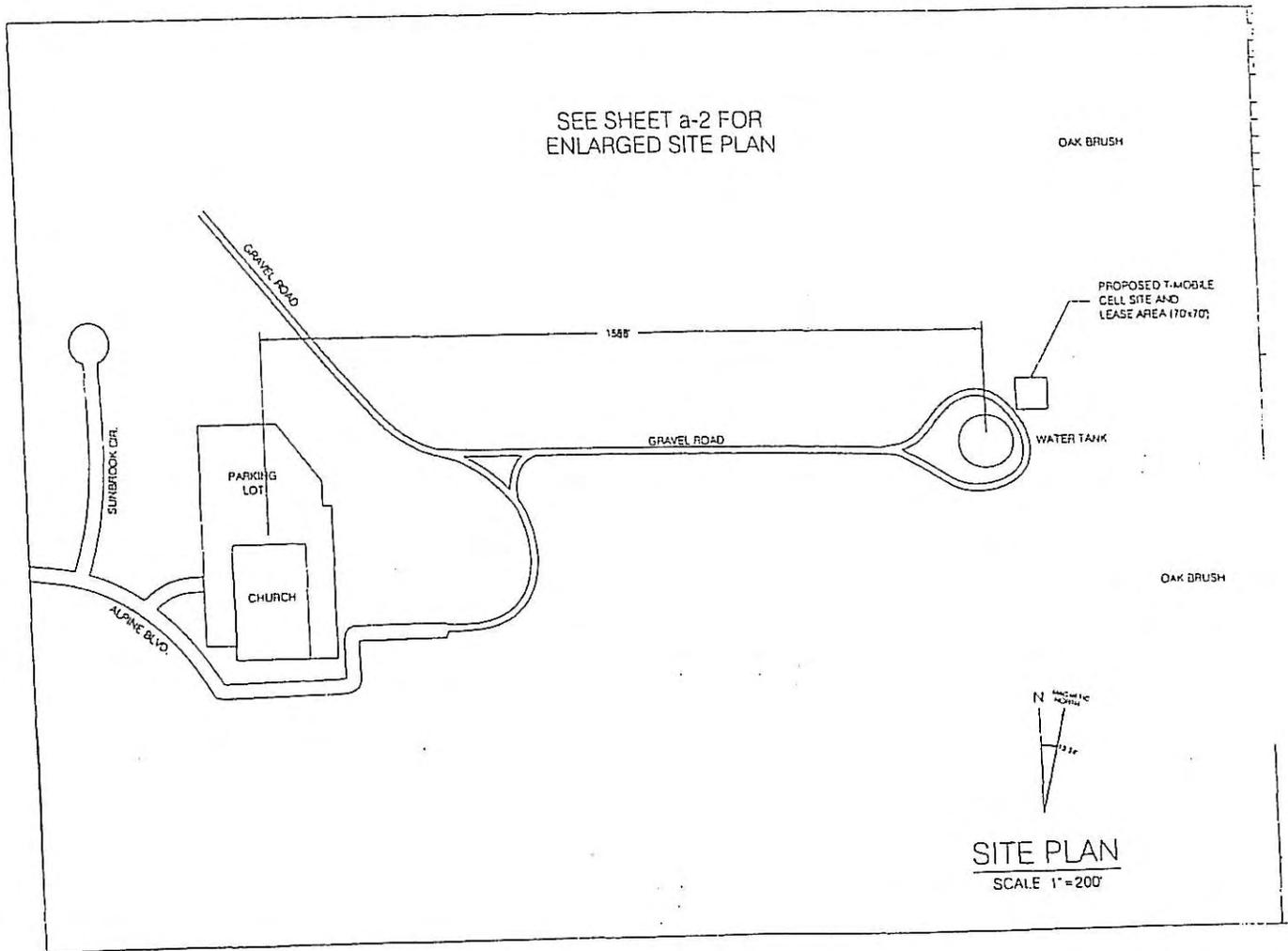
800 EAST 4500 SOUTH
 SUITE 312
 SALT LAKE CITY, UT 84107
 801.299.4033

SITE NUMBER:
SLO1621D
 ALPHE WATER TANK
 EAST BEACH
 ALPHE, UT P004

S-1

EXHIBIT C

SITE PLAN (INCLUDING TOWER AND ACCESS and



5-3-2008
 DRAWN BY: SAU (C00404161)
 APPROVE: COURTEY
 FILE: T-MOBILE/ALPHE

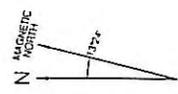
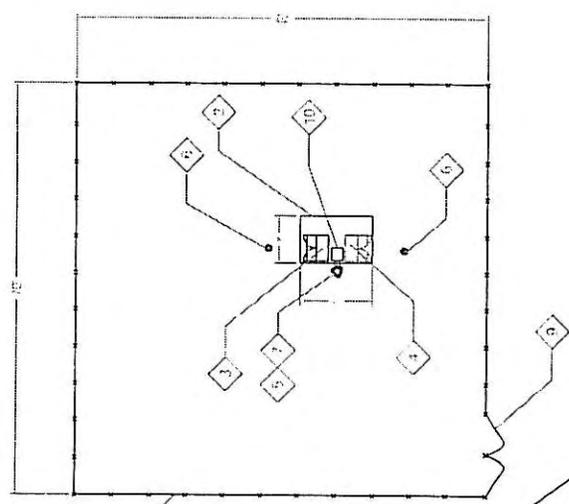
REVISIONS		INITIALS
DATE	DESCRIPTION	
5-18-2008	CHANGED TOWER FOOT	TR

CONSTRUCTION PLAN KEYED NOTES

- 1. LEASE AREA, REFER TO SHEET 1-1 FOR ADDITIONAL INFORMATION. (P-11)
- 2. CEMENT PAD (8'x12') SEE SHEET 1-1 FOR DETAILS
- 3. TOWER BASE TRANSDUCER STATION (BTB) LOCATION PROVIDED BY T-MOBILE
- 4. PULSED POWER MADE TRANSDUCER STATION (BTB) LOCATION PROVIDED BY T-MOBILE
- 5. NEW 80 STEEL ANTENNA SUPPORT STRUCTURE WITH EXTENSION COLLAR
- 6. 12" EPOXY CONCRETE TUBES MOUNTED ON 6" TALL POLES SEE SHEET 1-2 FOR LIGHT LOCATIONS
- 7. 3-1 PCS ANTENNAS PROVIDED BY T-MOBILE
- 8. COAXIAL CABLES TO ANTENNAS PROVIDED BY T-MOBILE SEE RF DATA SHEET. SEE DETAIL 30-3
- 9. 12" WIDE CHAIN LINK GATE
- 10. DEMARCATION CABINET
- 11. 8 HIGH CHAIN LINK FENCE
- 12. 2 MICROWAVE DISH

NOTES:

- 1. 7" VINYL CHAIN LINK FENCE WITH 3 BARBED WIRE STRANDS TO SURROUND LEASE AREA.
- 2. VEGETATION DISTURBED IN THE CONSTRUCTION OF THE SITE TO BE REPLACED BY NATIVE PLANTS.
- 3. LEASE ARE LOCATED IN PARCEL 11-044-0062 IN SECTION 17 OF TOWNSHIP 4 SOUTH RANGE 2 EAST SLB&M.



SITE PLAN
 SCALE 1" = 10'

LEASE AREA (70x70')
 SEE SHEET a-3 FOR ELEVATION

WATER TANK

NOT VALID UNLESS SIGNED

T-Mobile

1497 South 700 West
 Salt Lake City, UT 84104
 801.869.0223
 Fax 801.972.5785

COMLINK LAND SERVICES

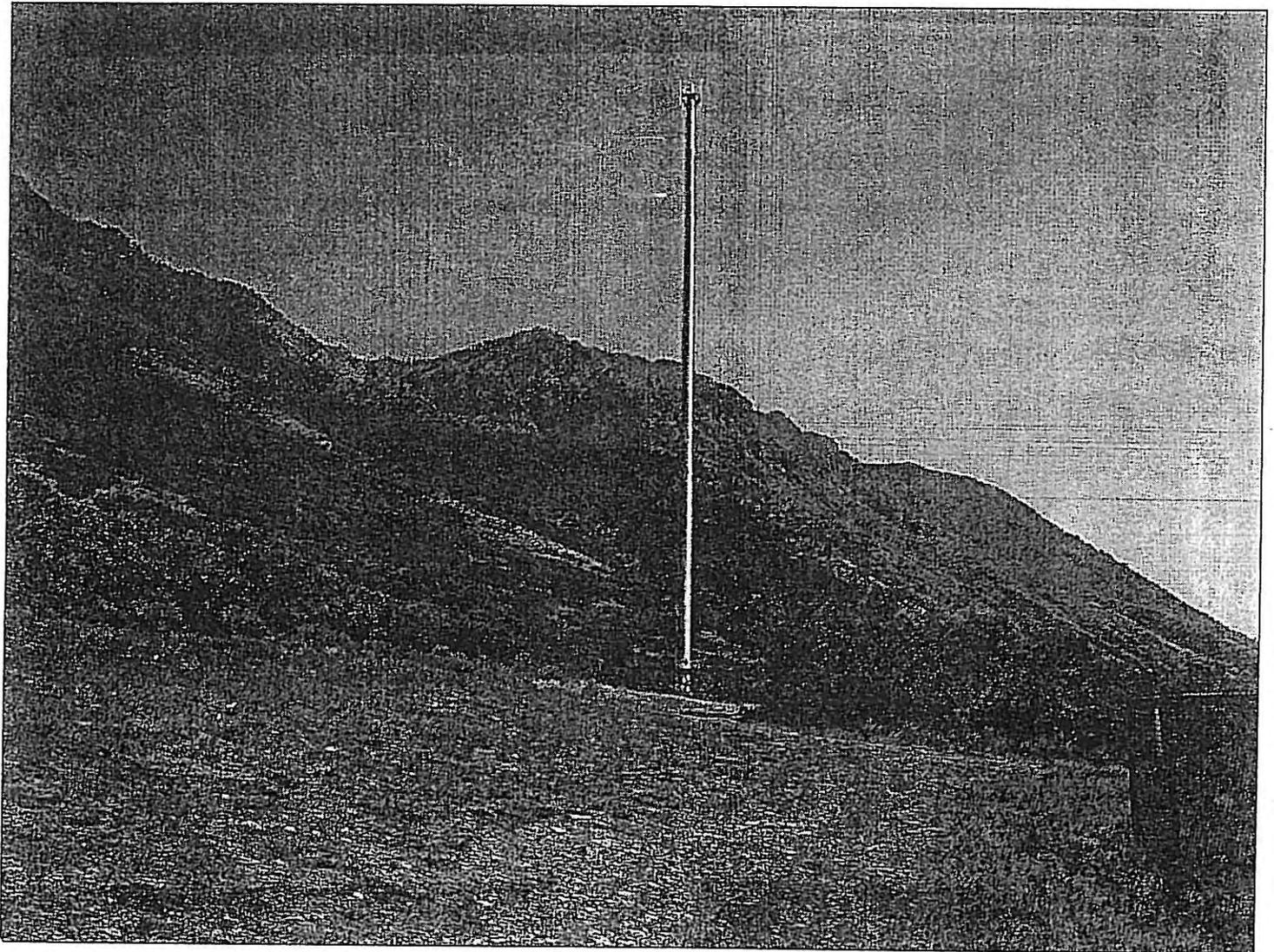
860 EAST 4500 SOUTH
 SUITE 312
 SALT LAKE CITY, UTAH 84107
 801-288-4033

SITE NUMBER:
SL01621D
 ALPHE WATER TANK
 EAST BEACH
 ALPHE, UT 84004

a-2

EXHIBIT D

DESCRIPTION & DRAWING OF ANTENNAE FACILITIES



DATE 11.22.04
 DRAWN BY SAU EDWARDS
 CHECKED BY JACQUE COLLEY
 FILE T400000000

REVISIONS	
DATE	DESCRIPTION
11.22.04	Initial Design
11.22.04	Revised Design
11.22.04	Final Design

NOT VALID FOR SALES

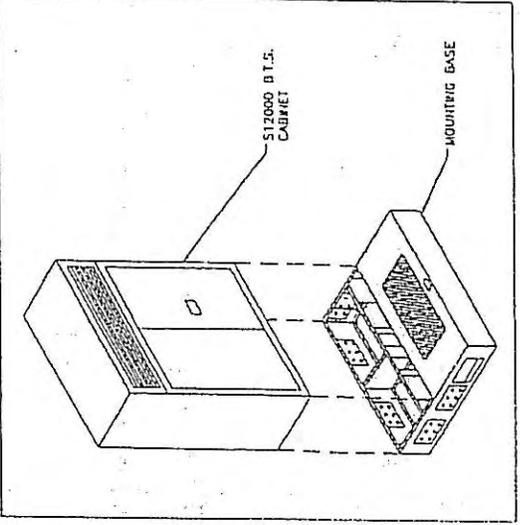
Mobile
 1497 South 700 West
 Salt Lake City, UT 84104
 801.860.0223
 Fax 801.972.5185
COMLINK
 801.258.4033

COMLINK
 LAND SERVICES

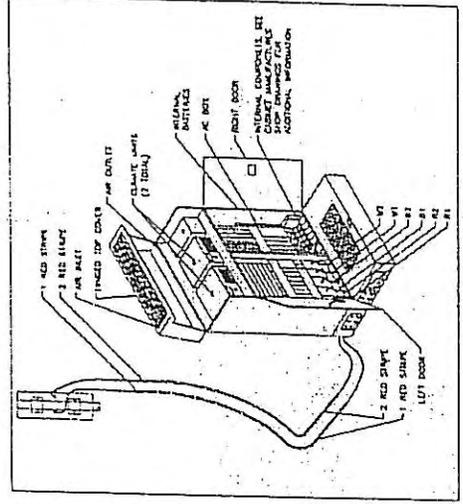
800 EAST 4500 SOUTH
 SUITE 312
 SALT LAKE CITY, UTAH 84107
 801-258-4033

SITE NUMBER
SLO1621D
 ALPINE WATER TANK
 EAST BEACH
 ALPINE, UT 84004

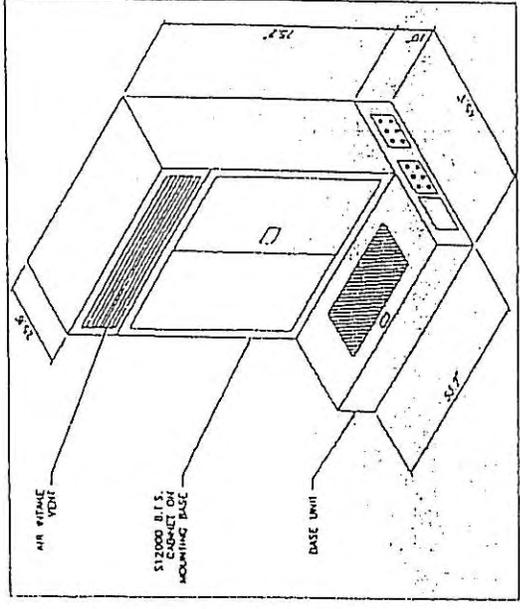
a-8



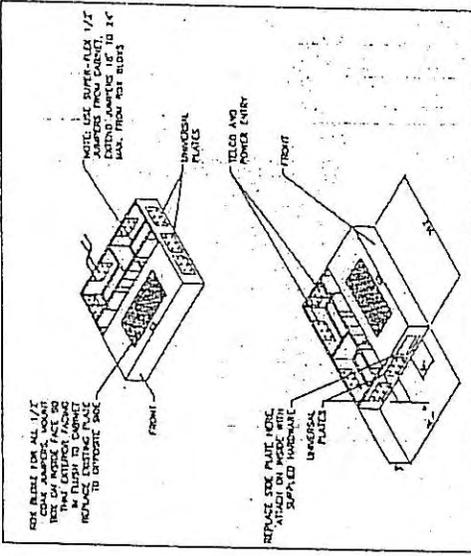
B.T.S. MOUNTING DETAIL 2



ISOMETRIC OF TYPICAL S12000 B.T.S. CABINET 4



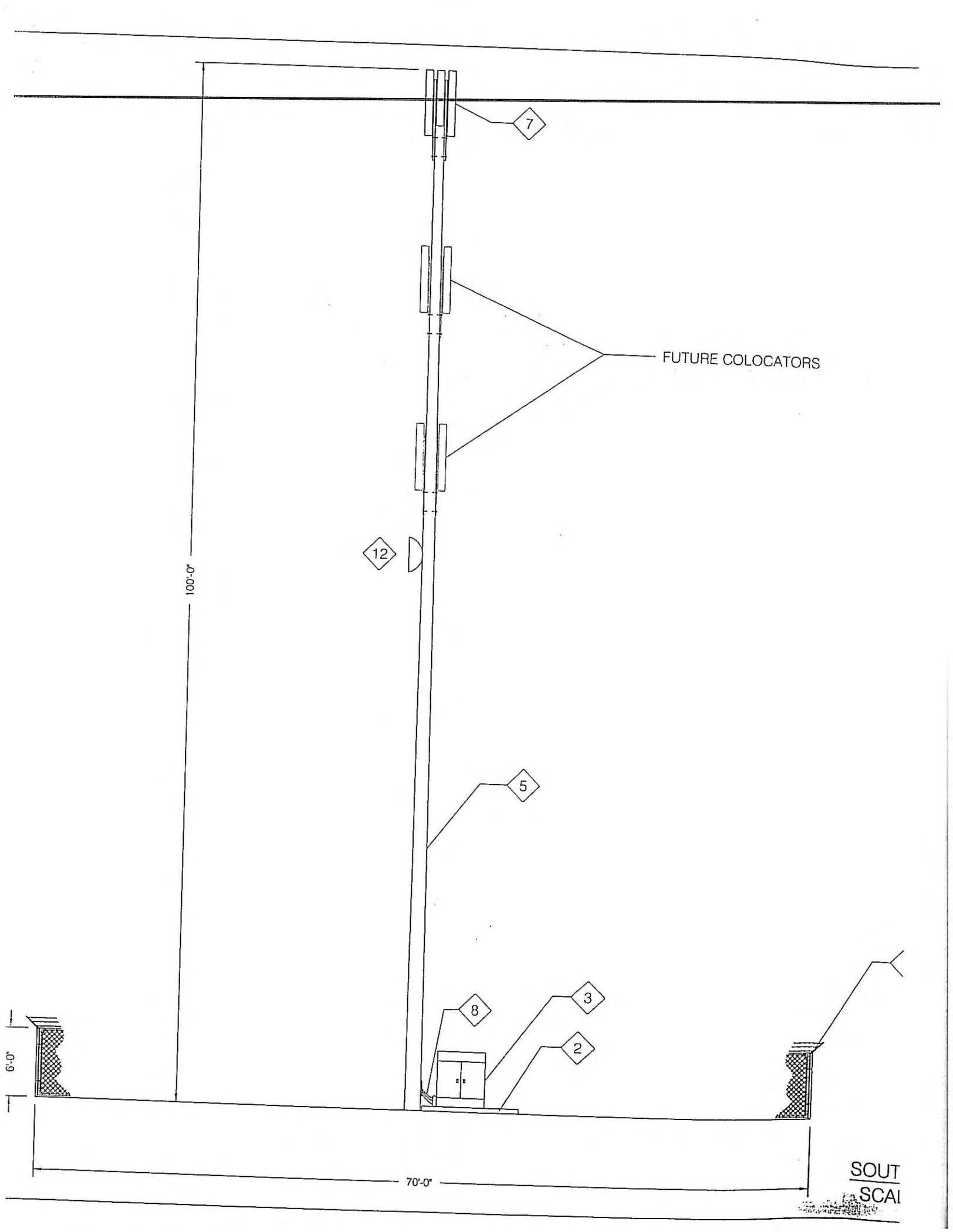
B.T.S. CABINET 1



B.T.S. MOUNTING BASE-DETAIL 3

- NOTES
- 1 - 15 HOURS OF BATTERY BACKUP IS PROVIDED FOR FULL TIME OPERATION. AN ADDITIONAL 15 HOURS IS PROVIDED FOR THE REST OF THE OPERATION.
 - 2 - BATTERIES ARE REQUIRED AS BATTERIES CHARGING AND KEYS ARE ACTIVE. AUXILIARY 110V CABLE POWER MUST BE ADDED TO THIS FIGURE.
 - 3 - NORMAL IS DEFINED AS BATTERIES NOT CHARGING AND KEYS ARE NOT ACTIVE.

S8000 SPEC. TABLE 5



7

FUTURE COLOCATORS

12

5

8

2

3

100'-0"

70'-0"

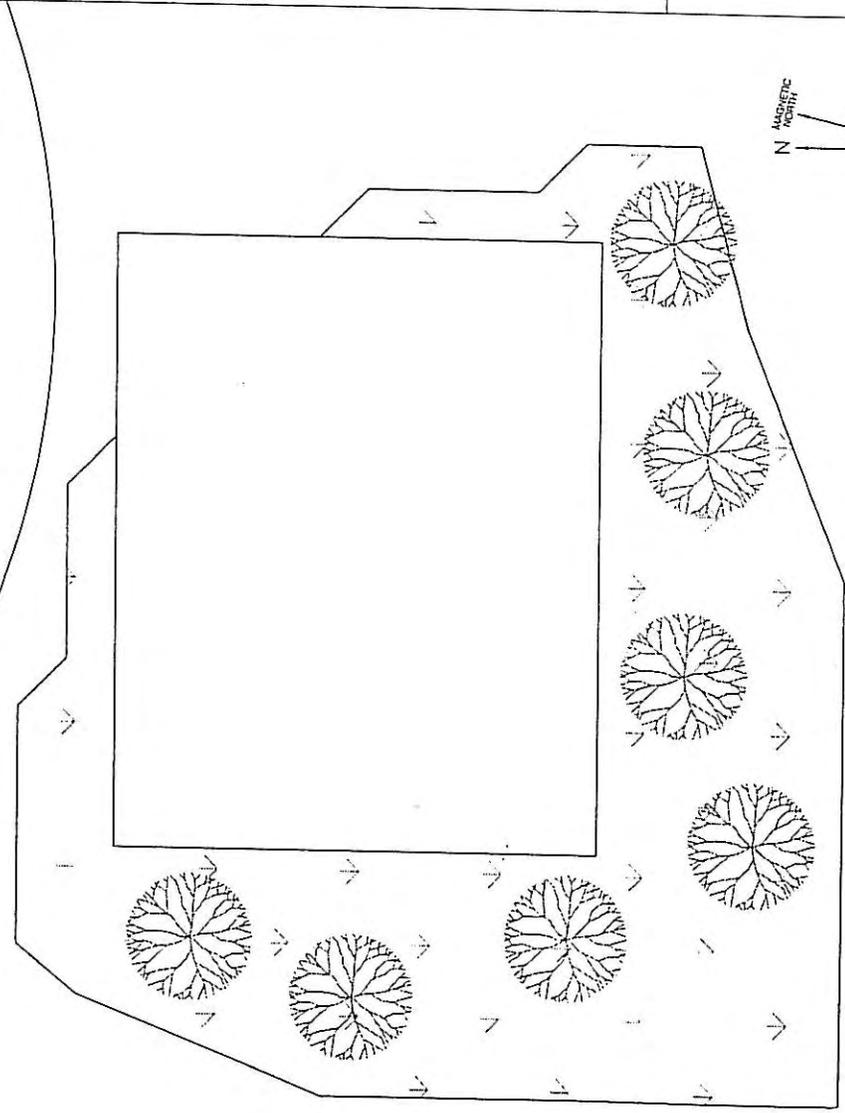
SOUT
SCAI

6'-0"

EXHIBIT E

LANDSCAPE PLAN

VEGETATION DISTURBED IN THE CONSTRUCTION OF THE SITE TO BE REPLACED BY NATIVE PLANTS, SUCH AS NATIVE GRASSES, SAGEBRUSH, AND SCRUB OAK. THE LANDSCAPING SHALL APPEAR AS NATURAL AS POSSIBLE SO AS NOT TO DETRACT FROM THE APPEARANCE OF THE SURROUNDINGS.



SITE PLAN
SCALE 1"=5'

DATE 5-3-2006	DRAWN BY SAJ (CCALINK LS)	CHECKED BY: JEROME DOWLEY	FILE: LMOBILE/APP E
REVISIONS			
DATE	DESCRIPTION	BY	APP
5-17-2006	06-02-03 10:00 AM	SAJ	SAJ
1-20-2006	12-07-05 10:00 AM	SAJ	SAJ
11-16-2004	12-07-05 10:00 AM	SAJ	SAJ
NOT VALID UNLESS SIGNED			
T-Mobile 1497 South 700 West Salt Lake City, UT 84104 801.860.0223 Fax 801.972.5185		COMLINK LAND SERVICES 860 EAST 4500 SOUTH SUITE 312 SALT LAKE CITY, UTAH 84107 801-288-4033	
SITE NUMBER		SL01621D	
ALPINE WATER TANK		EAST BEIGH	
ALPINE, UT 84004			
a-11			

EXHIBIT F

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98)

SECTION 3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscapes, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
5. To provide off-street venues for activities such as walking, jogging, cross-country skiing, snow-shoeing, cycling and horseback riding, etc.
6. To preserve native vegetation and topography.

SECTION 3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
3. Trails
4. Picnic Shelters
5. Sanitary Facilities
6. Lawns
7. Landscaping

These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

SECTION 3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
2. Temporary recreational facilities such as soccer goals.
3. Structures for sale of food, drinks, game booths etc. which are of strictly a temporary nature for specific events.
4. Structures for use in organized group areas to be approved by the Planning Commission.
5. Wells with accompanying auxiliary structures, water, sewer and utility transmission lines and facilities.
6. Other uses which are determined by the Planning Commission to be similar and compatible with the foregoing uses and in harmony with the intent of the zone.

SECTION 3.16.4 SPECIAL PROVISIONS

3.16.4.1 All public parks in the City of Alpine as noted on the attached map, hereby made a portion of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.

3.16.4.2 Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

SECTION 3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

SECTION 3.16.6.1 OPEN SPACE DEFINITIONS AND DESIGNATIONS

Open Space is defined as any area where either commercial or residential building of structures is restricted or prohibited. Open Space may be either publicly or privately owned. City (public) ownership should be clearly indicated on plans and plats and recorded on deeds. Public open space encompasses all city parks and all city trails. Private open space encompasses land retained open by conservation agreement in private ownership.

1. Privately-owned open space is retained through conservation agreements for the use and benefit of the owner or homeowner's association. Public access may be granted in designated areas. Improvement decisions are controlled by the owner in compliance with the City Master Plan, open space designations, City ordinances, and any commitments made pursuant to annexation or development agreements. Use by the public is restricted to trails and roads.
2. Publicly-owned open space is retained for the use and benefit of the general public. Improvement decisions are controlled by the City Council in compliance with the City Master Plan, open space designations and City ordinances.

3.16.6.2 Designation of Type of Open Space

As subdivisions are approved, or as land is acquired by the City, open space shall be designated as one of four types, which shall be recorded on final plats and on the map which is part of this zone.

1. Natural or conservation open space.
2. Semi-improved open space.
3. Developed open space.
4. Organized group recreation open space.

Usage restrictions, landscaping and maintenance guidelines, and future development of these open spaces are specified within this ordinance and shall be incorporated as either deed restrictions, conservation agreements, or by City ordinance. These apply to both private and public open space.

3.16.6.3 Definitions of Each Designation

3.16.6.3.1 Natural or Conservation Open Space:

1. Soil is left undisturbed.
2. Natural vegetation, whether or not native to the area, occupies the major visible aspect of the land. Revegetation or additional plantings must be approved by the Planning Commission. (Refer to Schedule A to this zone for acceptable plants.)
3. Recreational improvement limited to natural or road-base surfaced trails, trail head parking, scenic overlook, and other improvements, which are incidental to the natural area.
4. City well site construction and water storage tanks shall minimize the effect on open space.

3.16.6.3.2 Semi-improved open space:

1. Limited grading for erosion control, access, etc.
2. Landscaping restricted to plants that require minimal water.
3. Recreational improvements limited to trails, trail head parking, scenic overlook, and other improvements, which are incidental to the natural area.
4. City well site construction and water storage tanks shall minimize the effect on open space.

3.16.6.3.3. Developed open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Recreational areas, including playgrounds, pavilions, picnic areas, etc, with sufficient parking.

3.16.6.3.4 Organized group recreational open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Land intended for ballparks, swimming pools and similar activities which may require lighting, parking lots and public (restroom) facilities.

3.16.6.4 Changes in Designation and Future Development

From time to time, changes in designation may be desired, or major improvements may be proposed to be added, which are not indicated on the attached map.

All requests by homeowners and/or citizens groups for such changes to City-owned property shall be presented in writing to the Planning Commission for review. The Planning Commission shall forward its recommendation to the City Council for a decision.

If the City Council, Planning Commission, City Committee, or citizens' group initiate a request for change or improvement, all residents within 500 feet of the affected area shall be notified by certified US Mail and invited to respond to the change. A public hearing shall be held.

3.16.7. PUBLIC RIGHT OF WAY (ROW) THROUGH OPEN SPACE

3.16.7.1 Purpose of Improved Trails

Trails encourage and enhance public use of open spaces, and may be added to any public area, within the guidelines of each designation, as deemed necessary by the City, and following recommended procedures for improvements. (Refer to Trail Ordinance, Article 3.17)

3.16.7.2 Permitted Uses on Trails

Uses as determined by the City and designated by trail markers.

3.16.8 GENERAL RESTRICTIONS (amended by Ord. 2004-18 on 11/23/04)

Certain restrictions apply to all publicly-owned space, regardless of designation.

1. Unless specifically authorized, no motorized vehicles are allowed.
2. Public entry may be prohibited in designated areas, at specific times, and/or seasons. This may be further restricted to specific types of use, such as cycling, horseback riding, or cross country skiing as established by the City Council.
3. Open fires will not be allowed, except in City-installed fire pits in such places as the Bowery and Historic Moyle Park.
4. Overnight camping will not be allowed, except in designated areas (Bowery and rodeo grounds) and with the notification and permission of City Hall. Permit to be obtained at City Hall.
5. No animals of any kind are allowed in Historic Moyle Park. In all other parks pets are to be leashed, except in Lambert Park in which case the pet is to be under the owner's direct control at all times. All animal excrement is to be cleaned up by the owner of the animal or pet.
6. Dumping or storage of private property will not be allowed.
7. Nothing may be placed by individuals to restrict or obstruct the public right-of-way.
8. The City Council may allow or prohibit other uses as it deems reasonable and proper.

3.16.9 MAINTENANCE AND IMPROVEMENTS TO PUBLIC LANDS

Alpine City is responsible for the landscaping and maintenance needs of all publicly-owned open space.

The City recognizes the benefit of private participation in caring for these lands. Therefore, individual citizens and citizen groups shall be allowed and encouraged to improve and maintain open spaces. However, these improvements shall be governed by guidelines incorporated in this ordinance, which includes specific rules for each designation.

All requests for improvements and maintenance of City-owned property by citizens shall be presented in writing and recommended by the Planning Commission and approved by the City Council. These requests shall include a written or drawn landscape design. Approval of such requests will be granted based on adherence to general and designation guidelines, compliance with City ordinances and a visit to the site. If approved, the request will be kept on file for further reference.

Any landscaping, maintenance or other improvements to public lands which does not receive prior approval as specified within this ordinance shall be deemed an encroachment. All such encroachments shall incur a penalty (fine) as established by the City Council. Upon direction of

the City Council and after 30 days notice from the City Administrator, such encroachments are subject to removal and the area involved shall be restored to its original condition at the citizen's expense.

3.16.9.1 General Improvement Guidelines

The following guidelines apply to all improvements to publicly-owned lands, regardless of the designation.

3.16.9.1.1. Homeowners have no right to encroach on publicly-owned lands. These open spaces are not to be considered or treated as an extension of private property. Without a recommendation from the Planning Commission and approval of the City Council, all of the following apply:

1. Grass, trees or shrubbery may not be planted.
2. Fences may not be erected.
3. Grading may not be done.
4. Sprinkler systems may not be installed.
5. Vegetation may not be cut or destroyed.
6. Rain gutter or other drainage may not be directed onto public lands.
7. All other encroachments are expressly forbidden.

3.16.9.1.2 When permission is granted to individuals or groups to improve public lands, all such improvements become the property of the City.

1. The City is ultimately responsible for care and maintenance of such improvements.
2. The City may remove any elements as it deems necessary.
3. Written City approval must be obtained for any private parties to remove any such elements.

3.16.9.1.3 When permission is given to private parties to improve public lands with landscaping, these same parties will be required to maintain these improvements, unless otherwise specified. When approved the following general guidelines apply to all designations except natural (conservation) areas:

1. All sprinkling piping and heads are to be located entirely on private property. Drip irrigation pipes may go into the easements and would be the preferred watering method. Water may spray on planted landscaping, but shall not spray on the trail.
2. Shrubs may be planted within the trail easement, but must be no more than 2 feet high and be kept pruned back from the trail edge.
3. Non-invasive groundcovers may be planted in the trail easement but shall be kept off the trail. Low and slow-growing junipers, cotoneaster, vincas and grasses are examples of acceptable plants.
4. All trees are to be planted outside the trail corridor.
5. When written permission is granted for donated trees to be planted on public lands, they must be placed randomly, rather than parallel to private property lines, as such placement gives the visual effect of increasing the private area and effectually decreasing the public open space.

3.16.10 IMPROVEMENTS TO PRIVATE PROPERTY BORDERING PUBLIC OPEN SPACE

- 3.16.10.1. Fences or borders along property lines adjacent to open space must meet specific standards.
1. When the width of the open space is less than 50 feet, bordering fences may not exceed 6 feet in height.
 2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
 3. Fences and hedges must be completely within the boundaries of the private property.
 4. Hedges or shrubs must be maintained to the same height requirement as fences.
 5. The owner of the fence or hedge must maintain the side facing the open space.

3.16.10.2 Dogs shall be restrained such that they cannot enter open space.

3.16.10.3 All trees are to be planted entirely on private property.

3.16.11 ENFORCEMENT

3.16.11.1. Subdivision Approval Stage

- 3.16.11.1.1 Open space designations and ownership shall be included on all plats and recorded on deeds.
- 3.16.11.1.2 Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by construction crews and vehicles.
- 3.16.11.1.3 Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.
- 3.16.11.1.4 A bond to be approved by the city engineer shall be posted by the developer against damage to public open space .

3.16.11.2 Before Bond Release

- 3.16.11.2.1 Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.
- 3.16.11.2.2 Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

- 3.16.11.3.1 Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.
- 3.16.11.3.2 Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)
- 3.16.11.3.3 A copy of this ordinance shall be provided to the property owner when the building permit is issued.

3.16.11.4 Before Occupancy Permits are Issued

- 3.16.11.4.1 All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.
- 3.16.11.4.2 If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12. OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.

EXHIBIT G

SURETY

PERFORMANCE BOND

Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183

Bond No. 104846866

Site Number: SL01621D

KNOW ALL MEN BY THESE PRESENTS, that we, T-MOBILE WEST CORPORATION, as Principal, and Travelers Casualty and Surety Company of America, licensed to do business in the State of UT, as Surety, are held and firmly bound unto CITY OF ALPINE, UTAH, as Obligee, in the penal sum of Twenty One Thousand Six Hundred Fifty and 00/100 Dollars (\$ 21,650.00), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a Collocation Lease Agreement dated February 14, 2007 for the telecommunications facility located at: 975 N. 1450 East, Alpine, UT 84004

Collocation Lease Agreement is by reference made a part hereof, and

WHEREAS, a condition of said Collocation Lease Agreement requires Principal to provide a Bond guaranteeing the restoration of on site and off site areas at said location.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if Principal shall guarantee the restoration of on site and off site areas in accordance with said Collocation Lease Agreement, then this obligation is void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that:

1. It shall be a condition precedent to any right of recovery hereunder, that in event of any default on part of the Principal, a written statement of the particular facts of such default shall be forwarded to the Surety within thirty (30) days of the occurrence of such default, delivered by registered mail to Surety at its Home Office in Hartford, Connecticut.
2. That no action, lawsuit or proceeding shall be maintained against the Surety on this Bond unless the same be filed and properly served upon the Surety within one year from the effective date of the cancellation of the Bond.
3. That no right of action shall accrue under this Bond to or for the use of a person or entity other than the Obligee and its successors and assigns.
4. This Bond shall become effective April 17, 2007
5. This Bond shall continue in full force and effect until canceled by the Surety by providing thirty (30) days written notice to the Obligee. However, cancellation by Surety shall not itself constitute a loss to the Obligee recoverable under this Bond.
6. The liability of this Bond shall in no event exceed the penal sum of this Bond.
7. If any conflict or inconsistency exists between the Surety's obligation or undertakings as described in this Bond and those described in any related underlying documents, then the terms of this Bond shall prevail.

8. THIS BOND SHALL NOT BIND THE SURETY UNLESS THE BOND IS ACCEPTED BY THE OBLIGEE. OBLIGEE'S ACKNOWLEDGEMENT AND ACCEPTANCE OF SUCH BOND IS DEMONSTRATED BY SIGNING WHERE INDICATED BELOW AND RETURNING A COPY OF SIGNED BOND TO THE SURETY AT THE ADDRESS LISTED BELOW. IF THIS OBLIGATION IS NOT ACCEPTED BY WAY OF SIGNATURE OF THE OBLIGEE BELOW, THIS BOND SHALL BE DEEMED NULL AND VOID.

Sealed with our seals and dated this 17th day of April, 2007.

T-MOBILE WEST CORPORATION

By: *Tina Viecelli*
Tina Viecelli, Principal

Travelers Casualty and Surety Company of America

By: *Edward C. Spector*
Edward C. Spector, Attorney-in-Fact

Agreed and acknowledged this _____ day of _____.

CITY OF ALPINE, UTAH, Obligee

By:

Name and title of Obligee's authorized representative

SEND OBLIGEE ACCEPTED COPY OF BOND TO:

St. Paul Travelers
1501 4th Avenue, Suite 1650
Seattle, WA 98101-3616

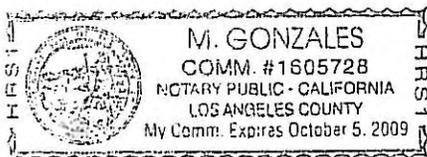
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

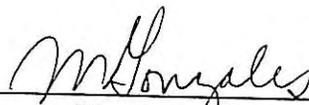
State of California

County of Los Angeles

On April 17, 2007 before me, M. Gonzales, Notary Public, personally appeared Edward C. Spector personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.





M. Gonzales



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 217960

Certificate No. 001284187

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Edward C. Spector, Mike Mayberry, C. Gallagher, and G. Scott

of the City of Seattle, State of Washington, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 3rd day of November 2006.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 3rd day of November 2006, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

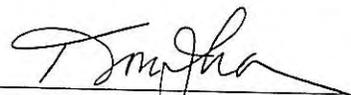
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17th day of April, 2007.


Kori M. Johanson, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.stpaultravelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

**EXTENSION No. 3 OF TEMPORARY WATER CONVEYANCE
ALPINE CITY SECONDARY WATER PROJECT**

This Agreement made and entered into this 12th day of April, 2016, by and among the Central Utah Water Conservancy District, a water conservancy district organized and existing pursuant to Utah Code Ann. Section 17A-2-1401 *et. seq.*, of the State of Utah, herein referred to as (“DISTRICT”), and Alpine City, a political subdivision of the State of Utah, herein referred to as (“ALPINE”).

WITNESSETH

WHEREAS, DISTRICT and ALPINE entered into an agreement in October of 1999 entitled “AGREEMENT BETWEEN THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, AND ALPINE CITY TO PROVIDE FUNDING FOR THE ALPINE CITY SECONDARY IRRIGATION PROJECT – Agreement No. 802,” herein referred to as (“AGREEMENT”); and

WHEREAS, Section 3 of the AGREEMENT allows for the extension of the original five-year period ending 2006, during which 770 acre-feet of water would be “turned over” to DISTRICT “...under mutual agreement of the parties” but for only successive on-year periods; and

WHEREAS, ALPINE and DISTRICT both desire to extend the period of temporary water “turn over” for an additional 5-year period during which 770 acre-feet of water would be “turned over” to District as provided therein.

NOW, THEREFORE, in consideration of the covenants and conditions contained herein, the parties agree as follows:

- i. **DEDICATION OF TEMPORARY WATER:** The parties agree to extend the period of temporary water “turn over” as provisioned in AGREEMENT for a period beginning February 8, 2016, and ending December 31, 2020.
 - a. **VOLUME OF WATER:** The volume of temporary water agreed to under this contract shall be 770 acre-feet per year.
 - b. **REPAYMENT CREDIT:** DISTRICT shall credit ALPINE \$112,621.00 per year towards their contractual repayment obligation during the five (5) year period outlined above.

2. INTEGRATION: Except to the extent amended hereby, the terms and conditions of the Agreement remain in full force and effect and are expressly ratified and confirmed by the parties. The amendment contained herein and the terms and conditions of the Agreement constitute the entire Agreement. Any further Amendments or modifications shall be in writing and signed by both parties to be effective. No other oral or written statements shall be construed as part of the Agreement.

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year first above written by officers of the DISTRICT.

**CENTRAL UTAH WATER
CONSERVANCY DISTRICT**

By: *[Signature]*
Its: General Manager

Attest: *[Signature]*

ALPINE CITY

By: *[Signature]*
Its: Mayor

Attest: *[Signature]*

