

AMERICAN FORK CITY COUNCIL
MAY 11, 2021
REGULAR SESSION AGENDA

Maximum Occupancy for meeting will be capped at 50 attendees due to COVID restrictions. To view the meeting live, go to www.americanfork.gov/agendacenter

The American Fork City Council will meet in regular session on Tuesday, May 11, 2021, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Carroll; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

1. Approval of the April 13, 2021 city council minutes.
2. Approval of the April 20, 2021 work session minutes.
3. Approval of the authorization to release the Improvements Durability Retainer of \$1190.60 for FURRY TAILS TRANSFORMATIONS, located at 55 East 400 North.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$30,686.00 and issue a Notice of Acceptance for the GROVE CREEK PLAZA construction of public improvements located at 358 North 1100 East.
5. Ratification of city payments (April 28, 2021 to May 4, 2021) and approval of purchase requests over \$25,000.

ACTION ITEMS

1. Review and action of a Reimbursement Agreement for 500 East and 1700 South with Phelon Lakeland, LLC.
2. Review and action of a Development Agreement with Brad Reynolds for Meadows at American Fork Phase 2.
3. Review and action on an ordinance adopting an amendment to Section 17.7.507.F.6 of the American Fork City Municipal Code regarding building primary orientation.
4. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

- a. Review and action on the final plat of Autumn Crest Phase 1 Plat E Subdivision, located in the vicinity of 930 East 1040 North in the R-1-9,000 Residential zone.
5. Review and action on approval of the city's fiscal year ending June 30, 2022, tentative budget.
6. Review and action on a settlement agreement and lease agreement with ROA General, Inc.
7. Adjournment.

Dated this 6th day of May 2021.

A handwritten signature in cursive script, reading "Terilyn Lurker".

Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Public Works

Director Approval Scott Sensanbaugher

AGENDA ITEM Common consent consideration regarding authorization to release the Improvements Durability Retainer of \$ 1190.60 for FURRY TAILS TRANSFORMATIONS , located at 55 East 400 North.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$ 1190.60 for FURRY TAILS TRANSFORMATIONS. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Durability_Release_Authorization-Furry Tails Transformations (PDF)
Performance Guarantee - Furry Tail Transformation (XLSX)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Warranty for FURRY TAILS TRANSFURMATIONS pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$ 1,190.60

PASSED THIS 11 DAY OF MAY , 2021

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Name of Development: Furry Tail Transformation

Name of Development: Furry Tail Transformation																				
				Date		Date		Date		Date		Date		Date		Date				
Description of Item				Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
ROADWAY																				
4" Sidewalk				1000	SF	\$8.00	\$8,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$8,000.00
6" Sidewalk				160	SF	\$10.00	\$1,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$1,600.00
Asphalt patching				403	SF	\$2.00	\$806.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$806.00
CONSTRUCTION MANAGEMENT/MISC.																				
Testing and Inspections				1	LS	\$2,500.00	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$2,500.00

Improvement Assurance	\$11,906.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,906.00	Available for Release
Improvement Warranty	\$1,190.60	Released 5/11/21								\$1,190.60 Durability Period
Total	\$13,096.60									

Attachment: Performance Guarantee - Furry Tail Transformation (Durability Release - FURRY TAILS TRANSFORMATIONS)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Public Works

Director Approval Scott Sensanbauger

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 30,686.00 and issue a Notice of Acceptance for the GROVE CREEK PLAZA construction of public improvements located at 358 North 1100 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the GROVE CREEK PLAZA public improvements located at 358 North 1100 East. To authorize the issuance of documents and/or payments to

release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

Note: With passage of the Common Consent Agenda items, the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

Notice of Acceptance-Grove Creek Plaza (PDF)

Notice of Completion-Grove Creek Plaza (PDF)

Performance Guarantee - Grove Creek Plaza (XLSX)



**NOTICE OF ACCEPTANCE /
IMPROVEMENT COMPLETION ASSURANCE
RELEASE AUTHORIZATION**

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for GROVE CREEK PLAZA. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvement Completion Assurance or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Improvement Warranty Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvement Completion Assurance funds will be held as the Improvement Warranty pursuant to the City Performance Guarantee ordinance.

Amount Released: \$ 30,686.00

PASSED THIS 11 DAY OF MAY, 2021.

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-Grove Creek Plaza (Final Bond Release- GROVE CREEK PLAZA)

**NOTICE OF COMPLETION AND REQUEST FOR RELEASE**

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American Fork
51 East Main
American Fork, UT 84003

Re: Grove Creek Plaza Performance Bond

Dear Mayor:

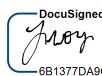
As the project and/or subdivision construction has now been completed in full, I request that the Improvement Completion Assurance be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the Improvement Completion Assurance, I understand that the one (1) year Improvement Warranty period will commence wherein ten percent (10%) of the total Improvement Completion Assurance is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, Troy Monty, the owner, developer, and authorized representative of Utah Valley Repair Inc. for the Grove Creek Plaza Subdivision/Project, do hereby request the release of the Improvement Completion Assurance. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: Grove Creek Plaza

Address: 358 North County Blvd., American Fork, UT 84003

Requested Amount: \$30,686.00

DocuSigned by:

6B1377DA9CCE4E4...

Owner/Developer

4/13/2021

Date

Attachment: Notice of Completion-Grove Creek Plaza (Final Bond Release- GROVE CREEK PLAZA)



BOND RELEASE REQUEST

Development Name: Grove Creek Plaza

Development Address: 358 North County Blvd., American Fork, UT 84003

*All outstanding fees must be paid prior to any release.

☐ Partial Improvement Assurance Release

☒ Final Improvement Assurance Release

☐ Improvement Warranty Release
(10% Durability Release) _____

					Inspector Use Only Complete?
Description of Item	Quantity	Units	Unit Price	Total	Yes/No
			Total	\$30,686.00	

Bond Type: ☐ Cash Deposit ☒ Escrow Account ☐ Letter of Credit ☐ Surety Bond

Please send check/bank letter to: The money is being held at Capital Community Bank. Once the escrow bond is released, the bank will deal with it, and there is no need to send a check. Please send the bank letter to the address below.

Name:

Bank (if applicable): Capital Community Bank

Address: 49 W. University Parkway

City: Orem State: UT Zip: 84058

Phone: 801-400-0581 Email: chad.patten@ccbankutah.com

Signature:

DocuSigned by:
Jroy
00107010000

Date:

City Official Use Only

☐ Fees paid and current

Administrative Signature:

Date:

Inspector Signature:

Date:

Attachment: Notice of Completion-Grove Creek Plaza (Final Bond Release- Grove Creek Plaza)



Attachment: Notice of Completion-Grove Creek Plaza (Final Bond Release- Grove Creek Plaza)

Date Called In: 04-12-2021		American Fork 275 E 200 N American Fork, UT 84003 PHONE # (801) 763-3065 mulmer@afcity.net COMPLIANCE INSPECTION REPORT																																									
Date Inspect On: 04-12-2021 ☒ AM ☐ PM																																											
OWNER/BUILDER: JLR CONTRACTORS		Requested by:																																									
ADDRESS: 358 NORTH 1100 EAST, GROVE CREEK PLAZA , American Fork		Phone #:																																									
PERMIT #: 20-0481		Email:																																									
Description:		Permit Type: Commercial																																									
INSPECTION OF ITEMS LISTED BELOW:																																											
Inspections <table border="0"> <tr> <td>1. ☐ Slab on Deck</td> <td>2. ☐ Spot Footings</td> <td>3. ☐ Tilt Panel</td> <td>4. ☐ Stone Lath</td> </tr> <tr> <td>5. ☐ Stair Tread</td> <td>6. ☐ Above Grid</td> <td>7. ☐ Site Inspection</td> <td>8. ☐ Demising Walls</td> </tr> <tr> <td>9. ☐ Water Meter Set</td> <td>10. ☐ Temp Power Passed: 08/04/20</td> <td>11. ☐ Footings/Piers Passed: 08/07/20</td> <td>12. ☐ Und. Plumbing Passed: 09/01/20</td> </tr> <tr> <td>13. ☐ Und. Mechanical</td> <td>14. ☐ Und. Electrical</td> <td>15. ☐ Electrical Trench</td> <td>16. ☐ Slab/Holddowns</td> </tr> <tr> <td>17. ☐ Slab on Grade</td> <td>18. ☐ Foundation Walls Passed: 09/01/20</td> <td>19. ☐ Sewer/Water Lateral</td> <td>20. ☐ Rough Framing Passed: 04/07/21</td> </tr> <tr> <td>21. ☐ Rough Electrical Passed: 11/12/20</td> <td>22. ☐ Rough Mechanical Passed: 11/12/20</td> <td>23. ☐ Rough Plumbing Passed: 11/12/20</td> <td>24. ☐ Rough Gas Passed: 11/12/20</td> </tr> <tr> <td>25. ☐ Int/Ext Sheer Passed: 11/19/20</td> <td>26. ☐ Fire Wall</td> <td>27. ☐ Shear Wall</td> <td>28. ☐ Insulation</td> </tr> <tr> <td>29. ☐ Interior Sheetrock</td> <td>30. ☐ Lath Passed: 10/22/20</td> <td>31. ☐ Shower Pan</td> <td>32. ☐ Permanent Power Passed: 12/10/20</td> </tr> <tr> <td>33. ☐ Electric Meter Set</td> <td>34. ☐ Drive Approach</td> <td>35. ☐ Roof</td> <td>36. ☐ Solar Panel</td> </tr> <tr> <td>37. ☐ Other - Passed: 11/12/20</td> <td>38. ☐ Stop Work Notice</td> <td>39. ☐ Final</td> <td>40. ☒ Final C/O - re Passed: 04/12/21</td> </tr> </table>				1. ☐ Slab on Deck	2. ☐ Spot Footings	3. ☐ Tilt Panel	4. ☐ Stone Lath	5. ☐ Stair Tread	6. ☐ Above Grid	7. ☐ Site Inspection	8. ☐ Demising Walls	9. ☐ Water Meter Set	10. ☐ Temp Power Passed: 08/04/20	11. ☐ Footings/Piers Passed: 08/07/20	12. ☐ Und. Plumbing Passed: 09/01/20	13. ☐ Und. Mechanical	14. ☐ Und. Electrical	15. ☐ Electrical Trench	16. ☐ Slab/Holddowns	17. ☐ Slab on Grade	18. ☐ Foundation Walls Passed: 09/01/20	19. ☐ Sewer/Water Lateral	20. ☐ Rough Framing Passed: 04/07/21	21. ☐ Rough Electrical Passed: 11/12/20	22. ☐ Rough Mechanical Passed: 11/12/20	23. ☐ Rough Plumbing Passed: 11/12/20	24. ☐ Rough Gas Passed: 11/12/20	25. ☐ Int/Ext Sheer Passed: 11/19/20	26. ☐ Fire Wall	27. ☐ Shear Wall	28. ☐ Insulation	29. ☐ Interior Sheetrock	30. ☐ Lath Passed: 10/22/20	31. ☐ Shower Pan	32. ☐ Permanent Power Passed: 12/10/20	33. ☐ Electric Meter Set	34. ☐ Drive Approach	35. ☐ Roof	36. ☐ Solar Panel	37. ☐ Other - Passed: 11/12/20	38. ☐ Stop Work Notice	39. ☐ Final	40. ☒ Final C/O - re Passed: 04/12/21
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CONDITION OF INSPECTION:																																											
☒ PASS <u>40</u>		☐ PARTIAL PASS _____																																									
		☐ NO PASS _____																																									
ITEMIZED AND DESCRIBED AS FOLLOWS:																																											
<u>04-12-2021 at 11:39:33 AM</u> DATE & TIME		<u>Mike Ulmer</u> SIGNATURE OF DESIGNATED COMPLIANCE INSPECTOR																																									

Certificate of Occupancy

American Fork City
Commercial Division

This certificate is issued pursuant to the requirements outlined in section 111 of the International Building Code. At the time of issuance, this building or portion of building as described below was inspected for compliance with the various building construction ordinances of American Fork City and found in compliance for the use and occupancy listed.

Permit No: 20-0481
Type of Permit: New Commercial
Building Address: 358 North 1100 East
Owner: Grove Creek Plaza
Contractor: JLR Contractors
Zone: PO
Group: B/M
Construction Type: V-B
Occupancy Load: 166
Spr. Sys. Used: Y
Spr. Sys. Req.: Y

The building construction codes this permit was issued under are as follows: 2018 International Building Code and/or 2015 International Residential Code, 2017 National Electric Code, 2018 International Plumbing Code, 2018 International Mechanical Code and/or 2018 International Fuel Gas Code.

Building Official: Dan Rojas Date April 12, 2021
Dan Rojas, Chief Building Official

Attachment: Notice of Completion-Grove Creek Plaza (Final Bond Release- GROVE CREEK PLAZA)

Name of Development: Grove Creek Plaza

Date		Date		Date		Date		Date		Date		
5/11/2021	FINAL											
Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
1	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
157	\$4,396.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$1,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$1,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
5	\$7,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$1,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
53	\$1,590.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
2	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

Improvement Completion Assurance	\$30,686.00
Improvement Warranty	\$3,068.60
Total Bond Amount	\$33,754.60

\$0.00 Available for Release
\$3,068.60 Durability Period

Street Lights	10-4410-276
Street Lights	\$ 13,168.75

Total Fees \$13,168.75



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Public Works

Director Approval Scott Sensanbaugh

AGENDA ITEM Review and action of a Reimbursement Agreement for 500 East and 1700 South with Phelon Lakeland, LLC.

SUMMARY RECOMMENDATION Phelon Lakeland, LLC proposes a Reimbursement Agreement for system improvements along 500 East and 1700 South of the recently approved Lakeland Industrial Park development.

BACKGROUND The City Council approved the Lakeland Industrial Park subdivision development at the May 5, 2020 special session meeting. Phelon Lakeland, LLC has been working closely with the City's Public Works Department on a plan for the upsizing of the underground utilities and sidewalk improvements along 500 East and 1700 South in compliance with the approved Master Plans.

A Reimbursement Agreement was drafted by the developer and reviewed by the City Attorney's office. The agreement outlines the parameters for the construction cost of the storm drain, pressurized irrigation and trail improvements along 500 East and 1700 South.

The system improvement impact fees reimbursement adds up to \$534,292.00 for storm drain improvements, \$389,141.00 for pressurized irrigation improvements and \$16,605.00 for trail improvements. The total cost for the system improvements adds up to \$940,038.00.

BUDGET IMPACT An amount no greater than \$940,038.00 for the upsizing of the public improvements along 500 East and 1700 South, which will be applied as storm drain, pressurized irrigation and trail impact fee reimbursements.

SUGGESTED MOTION Move to approve the Reimbursement Agreement with Phelon Lakeland, LLC for an amount no greater than \$940,038.00 for system improvements along 500 East and 1700 South.

SUPPORTING DOCUMENTS

Reimbursement Agreement - Lakeland Industrial Park (PDF)

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("*Agreement*") is entered into as of this ____ day of _____, 2021, by and between Phelon Lakeland, LLC with its principal offices located at 731 North Coulson Drive, Lindon, UT 84042 ("*Developer*") and American Fork City, a municipal corporation and political subdivision of the State of Utah with its principal offices located at 51 East Main Street, American Fork, Utah 84003 ("*City*").

RECITALS

WHEREAS, Developer owns certain parcels of property located in American Fork, Utah County, Utah, specifically Parcel 13:078:0091, 13:078:0093, and 13:078:0062 which consists of approximately 26.7 acres and is further described in Exhibit A attached hereto (the "*Property*").

WHEREAS, the parties have learned that there are certain mutually beneficial, cooperative and cost-cutting ways their respective properties can assist in the development of the other;

WHEREAS, pursuant to Section 13.80.030 of the American Fork Code of Ordinances and in compliance with Section 11-36a-402 of the Utah Code Annotated, the parties desire to provide for certain "system improvements," as that term defined in Section 11-36a-102 of the Utah Code Annotated, in conjunction with the development of the Property by Developer;

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

AGREEMENT

- 1. Storm Drain Line.** Developer is proposing to install storm sewer lines through its project at the required minimum size as required by City codes and standards. The City seeks to have the pipe within development upsized to a 60-inch pipe to accommodate additional off-site uses. Each upsized pipe is a system improvement. The lengths of pipe, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
- 2. Pressurized Irrigation Line.** Developer is proposing to install pressurized irrigation lines through its project at the required minimum size as required in City codes and standards. The City seeks to have the pipe within development upsized to a 30-inch pipe to accommodate additional off-site uses. Each upsized pipe is a system improvement. The lengths of pipe, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.
- 3. Sidewalk/Trail.** Developer is proposing to construct a sidewalk at the required minimum size as required in City codes and standards. The City seeks to have some or all of the sidewalk within the development upsized to a 10' trail to accommodate additional off-site uses.

Each upsized sidewalk is a system improvement. The additional work, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.

4. System Improvements Reimbursement. The public improvements described above are each a System Improvement and collectively the "System Improvements." The City agrees to reimburse Developer for the System Improvements in an amount equal to the actual costs of the System Improvements, not to exceed the amounts set forth in Exhibit B.

5. Time of Reimbursement. The City shall provide to Developer two reimbursement payments. The first reimbursement payment will be made within thirty days of completion of all storm drain system improvements for the Project. Completion for the first payment shall mean completion of construction and passed inspections of the storm drain system improvements. The second reimbursement payment will be made within thirty days of completion of remaining upsized system improvements for the Project. Completion of the second payment shall mean completion of construction, inspection and acceptance by the City Council.

6. Choice of Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Utah.

7. Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior understandings, written or oral, regarding the subject matter hereof.

8. Modification. This Agreement may only be modified or altered by a writing signed by both parties.

9. Attorney Fees. In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

10. Execution. This Agreement may be executed in multiple original counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same Agreement.

11. Severability. The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or unenforceability of the remaining provisions hereof.

12. Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the parties to this Agreement and/or their respective successors and assigns; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement and/or their respective successors and assigns.

13. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

WHEREFORE, the parties have executed the foregoing to be effective on the date appearing above.

PHELON LAKELAND, LLC

AMERICAN FORK CITY

By: Stephen W. Phelon
Its: General Partner

Bradley J. Frost
Mayor, American Fork City

ATTEST:

City Recorder

Approved as to content:

City Engineer

EXHIBIT A
Parcel Legal Description

Commencing at a pointed located South 89°29'06" East along the Section line 1144.59 feet and South 1477.92 feet from the Northwest corner of Section 36, Township 5 South Range 1 East, Salt Lake Base and Meridian; thence South 89°14'38" East 583.81 feet; thence South 86°27'18" East 35.24 feet; thence along arc of a 1000 foot radius curve to the left 61.87 feet, (chord bear South 88°13'39" East 61.86 feet); thence East 105.46 feet; thence South 9.03 feet; thence East 38.11 feet; thence South 00°00'02" West 659.26 feet; thence East 224.00 feet; thence South 00°01'05" West 17.64 feet; thence South 89°58'46" West 2.79 feet; thence South 642.00 feet; thence West 465.14 feet; thence North 00°37'36" East 582.88 feet; thence North 89°14'38" West 594.42 feet; thence North 00°34'56" East 749.08 feet to the point of beginning.

Area = 905,504 square feet or 20.78 acres

Basis of Bearing = South 89°29'06" East along Section line
Lot created = 3 Lots

EXHIBIT "B"**Description of Improvements and estimated cost (bid schedule)**

Description of Item	Actual				Minimum Standard (Pioneering)				Reimbursement
	Quantity	Unit	Unit Price	Total	Quantity	Unit	Unit Price	Total	Total
PRESSURIZED IRRIGATION									
30" DI PI Line	570	LF	\$218.00	\$124,260.00	570	LF	\$25.00	\$14,250.00	\$110,010.00
30" DI PI Line	780	LF	\$218.00	\$170,040.00	0	LF	\$218.00	\$0.00	\$170,040.00
30" x8" Cross	1	Each	\$23,664.00	\$23,664.00	1	Each	\$1,000.00	\$1,000.00	\$22,664.00
30" Butterfly Valve	1	Each	\$19,524.00	\$19,524.00	1	Each	\$2,000.00	\$2,000.00	\$17,524.00
30" Cap	1	Each	\$4,022.00	\$4,022.00	0	Each	\$4,022.00	\$0.00	\$4,022.00
Cathodic Protection	1	LS	\$45,592.00	\$45,592.00	0	LS	\$45,592.00	\$0.00	\$45,592.00
30" Isolator	1	Each	\$10,389.00	\$10,389.00	0	Each	\$10,389.00	\$0.00	\$10,389.00
STREETS									
Base and Grade for 10' Sidewalk	615	LF	\$14.00	\$8,610.00	615	LF	\$7.00	\$4,305.00	\$4,305.00
10' Sidewalk	615	LF	\$40.00	\$24,600.00	615	LF	\$20.00	\$12,300.00	\$12,300.00
STORM DRAINAGE									
60" Endwall	2	Each	\$5,800.00	\$11,600.00	0	Each	\$2,320.00	\$0.00	\$11,600.00
60" RCP Storm Drain	1644	LF	\$293.00	\$481,692.00	0	LF	\$293.00	\$0.00	\$481,692.00
8x8 SD Box	1	Each	\$12,500.00	\$12,500.00	0	Each	\$12,500.00	\$0.00	\$12,500.00
96" SDMH	3	Each	\$12,500.00	\$37,500.00	2	Each	\$4,500.00	\$9,000.00	\$28,500.00
MISCELLANEOUS									
4" Conduit	890	LF	\$4.00	\$3,560.00	0	LF	\$4.00	\$0.00	\$3,560.00
6" Conduit	890	LF	\$6.00	\$5,340.00	0	LF	\$6.00	\$0.00	\$5,340.00

TOTAL REIMBURSEMENT**\$940,038.00**



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Public Works

Director Approval Scott Sensanbaugh

AGENDA ITEM Review and action of an Agreement with Lakeview Meadows South LLC, Lakeview Meadows LLC, and Brad Reynolds Construction, Inc. for Meadows at American Fork Phase 2

SUMMARY RECOMMENDATION City staff recommend approval of an agreement with Lakeview Meadows South LLC, Lakeview Meadows LLC, and Brad Reynolds Construction, Inc. enabling development of Meadows at American Fork Phase 2 and the construction of certain infrastructure as defined in the attached proposed agreement.

BACKGROUND The City Council approved the Meadows at American Fork Phase 2 (aka Cottages at Lakeside Phase 2) District Framework Phase 2 at the November 26, 2019 regular session meeting. The developer has been working closely with the City's Public Works Department on a plan for the system improvements and upsizing along 350 South and 700 West in compliance with the approved Master Plans and the city's Standards and Specifications.

An agreement was drafted by City personnel and including the City Attorney, and has been reviewed and accepted by the developer. The agreement outlines the parameters for the construction costs of the system improvements along 350 South and 700 West and defines responsibilities for the various parties, including the dedication of necessary rights of way and easements.

BUDGET IMPACT For the public improvements and upsizing along 350 South and 700 West, the following impact fee reimbursements will be paid by the City. An amount no greater than \$423,950.00 will be applied as road impact fee reimbursements. An amount no greater than \$12,282.00 will be applied as a culinary water impact fee reimbursement.

SUGGESTED MOTION Move to approve the agreement with Lakeview Meadows South LLC, Lakeview Meadows LLC, and Brad Reynolds Construction, Inc. enabling development of Meadows at American Fork Phase 2, and the construction of certain infrastructure as defined in the attached proposed agreement.

SUPPORTING DOCUMENTS

Meadows at AF Phase 2 - Development Agreement (PDF)

AGREEMENT

This Agreement (the “**Agreement**”) is entered into this ____ day of _____, 2021, by and between Lakeview Meadows South, LLC, a Utah limited liability company (“LMS”), Lakeview Meadows, LLC, a Utah limited liability company (“LM”), Brad Reynolds Construction, Inc., a Utah corporation (“Contractor”), and American Fork City, a political subdivision of the State of Utah (“City”) (LMS, LM, Contractor, and City are sometimes collectively referred to herein as the “Parties”).

RECITALS

A. LMS owns real property located in American Fork, Utah, which is described on Exhibit “A” attached hereto (the “Property”). LMS is developing the Property as a housing subdivision called Meadows at American Fork Phase II (the “Phase II Project”). Contractor is the general contractor for the Phase II Project.

B. The adjacent real property to the North of the Phase II Project is owned by LM, and is developed as a housing subdivision called The Meadows at American Fork (the “Phase I Project”).

C. LMS and Contractor have submitted final Plans for the Phase II Project for review and approval by City (the “Plans,” a copy of which is attached hereto as Exhibit “B”).

D. LMS, LM, Contractor, and City wish to set forth certain terms and agreements they have reached related to the access to the Phase I Project and the development of the Phase II Project.

TERMS OF AGREEMENT

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

1. Dedication of Property for 350 South Street. LMS shall dedicate the real property necessary for the construction of 350 South Street as shown on Exhibit “C” attached hereto (the “350 South Street Parcel”) to the City for public right-of-way.

2. Construction of 350 South Street. Contractor shall construct 350 South Street along the South boundary of the Property, including painting, stripping, signage, and 3 street lights, in accordance with the Plans and in accordance with the TOD-District Connector Cross Section attached hereto as Exhibit “D”.

3. Payment for 350 South Street. In consideration of the dedication of the 350 South Street Parcel and Contractor’s agreement to construct 350 South along the south boundary of the Phase II Project the City shall pay to LMS the sum of \$250,000.00. Payment shall be made within 30 days of completion of construction of 350 South Street and City Council’s acceptance of the improvements.

4. Additional Pavement Required by Subsurface Soil Conditions. The City shall reimburse Contractor for the actual costs, not to exceed \$75,000.00, of the additional pavement required as a result of subsurface soil conditions for 350 South Street due to the upsizing of the road, as set forth in the Report of CMT Engineering Laboratories attached hereto as Exhibit "E". However, if the City and CMT Engineering Laboratories, all agree that a geotextile grid can be used in lieu of additional pavement, the maximum reimbursement shall be \$57,290.00. Contractor shall provide to the City Engineer verification of expenses within ten days of completion of 350 South Street. Payment shall be made to Contractor within 30 days of and City Council's acceptance of 350 South Street.

5. ADA and Bike Ramps. Contractor shall install, widen, move and/or remove ADA and bike ramps on 350 South Street and 700 West Street in accordance with the Plans. Said cost and expense shall be that of the Contractor.

6. 700 West Street. The Phase I Project and the Phase II Project shall not have direct access to 700 West Street. LM, LMS and Contractor shall not be responsible to the City or any other person or entity for any costs whatsoever in connection with 700 West Street, whether such costs be designated as tie-in fees, impact fees, reimbursement for construction costs, or in any other manner.

7. Access Easement. LMS and shall grant to LM a cross access easement across the Phase II Project to allow for a secondary access for Phase I Project on 350 South Street. LM shall grant to LMS a cross access easement across the Phase I Project to allow for secondary access to the Phase II Project on 200 South.

8. Temporary Fire Road. Upon execution of this Agreement, the temporary access road located along 700 West shall be closed and serve only as an emergency access road. LM shall install signs within thirty (30) days indicating Emergency Access Only. Upon completion of 350 South Street and sufficient access to Phase I Project from 350 South Street through Phase II Project, the temporary access road along 700 West shall be closed to all traffic.

9. Water Pipe in 350 South Street. Contractor shall install an upsized 12" water line (minimum size as required by City Codes and standards is 8") under 350 South Street the length of the South boundary of the Property in accordance with the Plans. In consideration of the installation of the upsized water line, City shall pay to Contractor the actual cost of the upsize not to exceed \$12,282.00. Contractor shall provide to the City Engineer verification of expenses within ten days of completion of the waterline installation. Payment shall be made within 30 days of the City Council's acceptance of the water line.

10. Storm Drain. Contractor shall install storm drains in accordance with the Plans. The storm drains shall tie into the storm drains on the Willow Glen project at the location shown on Page C-201 of the Plans. City acknowledges that it has obtained all necessary approvals from Willow Glen Townhomes, L.L.C., and other persons or entities.

11. Conduits. Contractor shall install two 6" conduits, two 4" conduits and four vaults for future use under or along 350 South Street or 700 West, as depicted on Page C-300 of

the Plans. The City will reimburse Contractor for the actual cost of such installation, not to exceed \$18,450.00

12. Dedication of Public Utility Easement – Phase I Project. LM shall dedicate to the City a 10 feet wide public utility easement along 200 South and 700 West as shown on Exhibit F attached hereto.

13. Dedication of Public Utility Easement – Phase II Project. LMS shall dedicate to the City a 10 feet wide public utility easement along 700 West and 350 South as shown on Exhibit F.

14. Dedication of Temporary Construction Easement. LM shall dedicate a temporary construction easement to the City on the northwest portion of the Phase I Project near the intersection of 200 South and 700 West within seven days of the City providing a Notice of Intent to Proceed to LM. The easement shall remain in effect until the City provides to LM a Notice of Completion, or twenty-four months after the Notice of Intent to Proceed, whichever occurs first. Said easement shall be as described in Exhibit F. In consideration of the dedication of the easement, the City shall pay to LM the sum of \$500.00.

15. Construction of Side Path. City shall construct a 12-foot wide side path along the east boundary of Phase I Project and Phase II Project (the west edge of 700 West) in the right-of-way provided as described in items #14 and #15 below and as shown on the Plans.

16. Dedication of Right-of-Way – Phase I Project. LM shall dedicate right-of-way along 200 South and 700 West as shown on Exhibit F. In consideration of the dedication of the right-of-way, the City shall pay to LM the sum of \$47,995.59. In the event this dedication requires the relocation of LM's monument sign at the northwest corner of the Phase I Project, City shall pay the reasonable costs of its relocation to a location agreed upon by the parties.

17. Dedication of Right-of-Way – Phase II Project. LMS shall dedicate right-of-way along 700 West as shown on Exhibit F. In consideration of the dedication of the right-of-way, the City shall pay to LMS the sum of \$32,004.41.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without reference to choice-of-law rules.

19. Waiver and Modification. This Agreement may not be amended, superseded or cancelled, and none of the terms and conditions may be waived except by written instrument executed by each Party hereto; or, in the case of a waiver, by the Party waiving compliance.

20. Entire Agreement. This Agreement (including the documents referred to herein) contains the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior understandings and agreements.

21. Assignment, Successors and Assigns. Each Party agrees that it will not assign, sell, transfer, delegate or otherwise dispose of, whether voluntarily or involuntarily, or by operation of law, any right or obligation under this Agreement. Subject to the foregoing limits on

assignment and delegation, this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and permitted assigns.

22. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures delivered by e-mail, facsimile, or other electronic means may be relied upon as originals.

23. Non-waiver. The failure in any one or more instances of a party to insist upon performance of any of the terms, covenants or conditions of this Agreement, to exercise any right or privilege in this Agreement conferred, or the waiver by said party of any breach of any of the terms, covenant or conditions of this Agreement, shall not be construed as a subsequent waiver of any such terms, covenants, conditions, rights or privileges, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

24. Third Parties. Nothing in this Agreement is intended to confer upon any party other than the parties hereto (and their respective heirs, successors, legal representatives and permitted assigns) any rights, remedies, liabilities, or obligations under or by reason of this Agreement.

25. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

26. Construction. The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement.

In witness whereof, this Agreement is made and entered as of the date set forth above.

Lakeview Meadows South, LLC,
a Utah limited liability company

By: _____

Its: _____

Lakeview Meadows, LLC,
a Utah limited liability company

By: _____

Its: _____

Brad Reynolds Construction, Inc.,
a Utah corporation

By: _____

Its: _____

American Fork City,
a political subdivision of the State of Utah

By: _____

Its: _____

EXHIBIT "A"**PROPERTY DESCRIPTION**

A parcel of land situate in the Northeast Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being North 00°24'14" East 116.05 feet along the section line and West 1,825.72 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°50'29" West 224.84 feet;
 thence North 89°27'26" West 155.29 feet;
 thence South 89°45'37" West 107.56 feet;
 thence North 89°21'35" West 261.62 feet;
 thence North 88°56'13" West 103.76 feet;
 thence South 89°45'50" West 56.70 feet;
 thence North 02°24'05" East 236.24 feet;
 thence South 88°34'36" East 678.49 feet to the point of beginning.

Contains 157,326 Square Feet or 3.612 Acres Tax Parcel No. 13-042-0098

EXHIBIT “B”

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork Phase 2)



MEADOWS AT AMERICAN FORK

PHASE II

700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003

DATE PRINTED
June 1, 2020

INDEX OF DRAWINGS

1-1	BOUNDARY SURVEY	C-501	DETAILS
C-001	GENERAL NOTES	C-502	DETAILS
C-100	SITE PLAN	C-503	DETAILS
C-200	OVERALL GRADING AND DRAINAGE PLAN	C-504	DETAILS
C-201	GRADING AND DRAINAGE PLAN	L-101	LANDSCAPE PLAN
C-202	GRADING AND DRAINAGE PLAN	L-102	LANDSCAPE PLAN
C-300	UTILITY PLAN	L-103	LANDSCAPE PLAN
C-400	EROSION CONTROL PLAN	L-501	LANDSCAPE DETAILS
PP-1	350 SOUTH PLAN AND PROFILE	L-201	IRRIGATION PLAN
PP-2	350 SOUTH PLAN AND PROFILE	L-501	IRRIGATION DETAILS
PP-3	STORM DRAIN LATERALS PLAN AND PROFILE		
C-500	DETAILS		

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

COMPANY

CONTACT

NUMBER

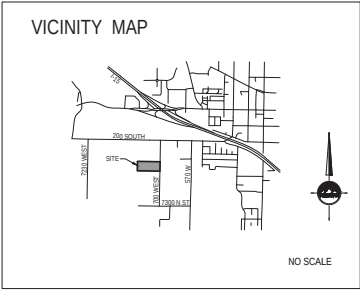
AMERICAN FORK CITY PUBLIC WORKS	JAY BREMS	(801)763-3000
- CULINARY WATERPRESSURIZED IRRIGATION	ASHOTON HARDY	(801)763-3000
- SEWER/STORM WATER	DEE HOWARD	(801)763-3000
- CITY INSPECTOR	HARRAN NELSON	(801)763-3000
- SHELPPY INSPECTOR	MAT SACCO	(801)763-3045
AMERICAN FORK CITY FIRE MARSHAL	WILL DAVIS	(801)897-8824
AF FIRE	ERINNE JOHN	(801)741-6576
AMERICAN FORK IRRIGATION COMPANY	BILL WESTFALL	(435)232-4252
CENTURY LINK	ESTHER VALDEZ	(801)463-3517
COMCAST	TRENT JOHNSON	(801)853-6548
DOMINION ENERGY	TERIA MULDER	(801)756-1333
ROCKY MOUNTAIN POWER	DAVID BARLOW	(801)756-5231
TIMPAWOGOS SPECIAL SERVICE DISTRICT		

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO RISK, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION - NORTHEAST CORNER SECTION 22, T3S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4965.30.

ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
phone: 801.255.5529

AYTON
phone: 801.547.1100

OOLE
phone: 435.843.3590

EDAR CITY
phone: 435.865.1453

ICHFIELD
phone: 435.896.2983

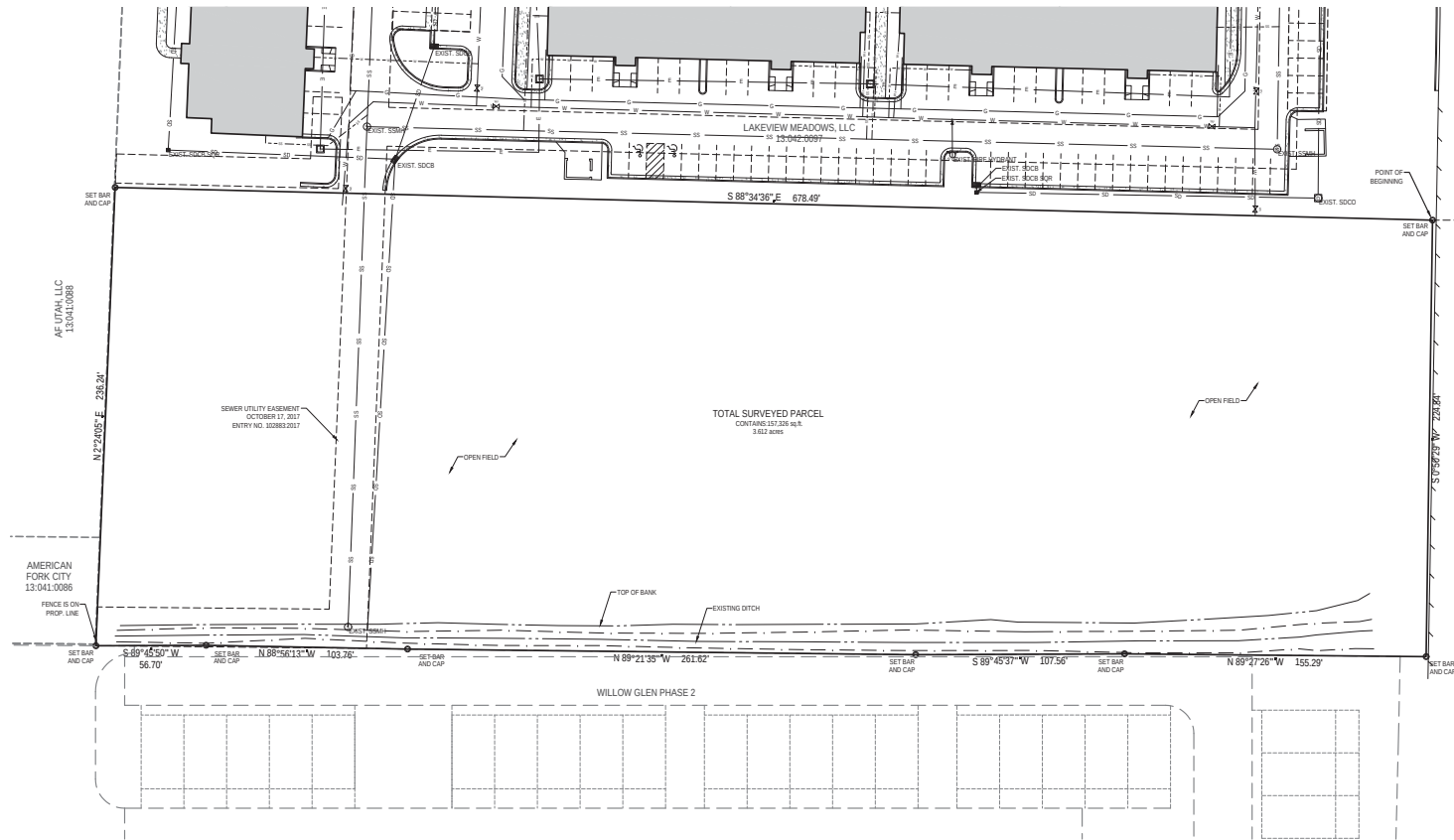
WWW.ENSIGNENG.COM

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 94119
UT
REYNOLDS
P
801-281-2200

MEADOWS AT AMERICAN FORK
PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003

VER

17 MANAGER ERIC DODD
BY: (801) 756-5231
CHECKED BY
RCE
17 MANAGER



LEGEND	
	SECTION CORNER
	MONUMENT
	SET NAIL & WASHER
	SET ENSIGN REBAR AND CAP
	WATER METER
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN CLEAN OUT
	STORM DRAIN CATCH BASIN
	STORM DRAIN COMBO BOX
	SIGN
	UTILITY MANHOLE
	UTILITY POLE
	GAS METER
	GAS LINE
	CATCH BASIN (SQUARE)
	WETLAND AREA
	MINOR CONTOURS 2' INCREMENT
	MAJOR CONTOURS 5' INCREMENT
	CONCRETE
	ADJACENT RIGHT OF WAY
	RIGHT OF WAY
	SECTION LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEED LINE
	TANGENT LINE
	FENCE
	EDGE OF ASPHALT
	SANITARY SEWER
	STORM DRAIN LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	OVERHEAD POWER
	LIGHT POLE (DOUBLE)
	LIGHT POLE (SINGLE)

SURVEYOR'S NARRATIVE

I, Patrick M. Hight, do hereby state that I am a Registered Professional Land Surveyor and that I hold Certificate No. 26889 as provided by the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide a Boundary and Topographic survey to our client. The Basis of Bearing is the line between the Witness to the East Quarter Corner and the Northeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said the measuring North 02°29'18" West 2637.68 feet.

PROPERTY DESCRIPTION

A parcel of land situated in the Northeast Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being North 07°41'41" East 116.05 feet along the section line and West 1,825.72 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 02°50'29" West 224.84 feet;

thence North 89°27'20" West 125.29 feet;

thence South 89°45'37" West 107.56 feet;

thence North 89°21'21" West 261.62 feet;

thence North 89°56'13" West 103.76 feet;

thence South 89°45'37" West 66.70 feet;

thence North 02°49'07" East 236.24 feet;

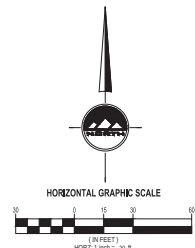
thence South 89°34'36" East 678.49 feet to the point of beginning.

Contains 137,326 Square Feet or 3.612 Acres

Tax Parcel No: 13-042-0098

DATE _____ NAME _____

LICENSE NO. _____



BENCHMARK

NORTHEAST CORNER
SECTION 22,
T5S, R1E
SLBM
ELEVATION = 4586.30'

CALL BLUESTAKES
(@ 1,800-462-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION)

LOCATED IN THE EAST 1/2
OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY UT

NSIGN
STANDARD IN ENGINEERING

ALT LAKE CITY
10000 S. Suite 500
Indy, UT 84070
1000: 801.255.9529

AYTON
1000: 801.547.1100

OOLE
1000: 435.843.3590

EDAR CITY
1000: 435.865.1453

ICFIELD
1000: 435.896.2983

W. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
OK 1708
ARE CITY, UT 84117
UT
REYNOLDS
601-281-2200

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork City)

BOUNDARY SURVEY

7750 NORTH 700 WEST

AMERICAN FORK CITY, UTAH

UNDARY SURVEY

1 OF 1



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1, WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4685.35'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. STANDARD ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1C-500.
2. 18" SOUTH ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2C-500.
3. 18" SOUTH ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
4. 18" THICK CONCRETE SIDEWALK PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS. THICKEN TO 6" AT DRIVE APPROACHES.
5. 18" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
6. 18" THICK CONCRETE SIDEWALK PER DETAIL 10C-500. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE DETAIL 4C-500 FOR HANDRAIL INFORMATION.
7. 18" TYPE "E" CURB AND GUTTER PER AMERICAN FORK CITY STANDARD DETAIL 15.1 AND SPECIFICATIONS.
8. 18" TYPE "E" CURB AND GUTTER PER DETAIL 9C-500.
9. TRANSITION BETWEEN TYPE "E" CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
10. 18" TYPE "F" CURB WALL PER APWA STANDARD PLAN NO. 208.
11. 18" WATERWAY PER DETAIL 9C-500.
12. 18" HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
13. 18" BENCH. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
14. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

15. 18" INSTALL ROCK RETAINING WALL PER DETAIL 11C-500. SEE GRADING PLANS FOR ELEVATION INFORMATION.
16. 18" INSTALL TRANS-ENCLOSURE PER DETAIL 10C-500 WITH 4" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
17. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
18. 4" WIDE DASH DROP WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
19. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
20. 4" DOUBLE YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
21. 6" THICK CROSSWALK PAVEMENT MARKINGS PER M.U.T.C.D. STANDARD PLANS.
22. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
23. 18" PAVED ADA SYMBOL AND ASSOCIATED MATCHINGS PER M.U.T.C.D. STANDARD PLANS.
24. 18" INSTALL COMBINATION STREET AND "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
25. 18" PAVED LANE USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
26. 18" INSTALL COLUMN STREET LIGHT PER AMERICAN FORK CITY STANDARD SPECIFICATIONS.
27. 18" REMOVE AND PROPERLY DISPOSE OF EXIST ASPHALT PAVEMENT.
28. 18" REMOVE EXIST DRIVE APPROACH. INSTALL 30" STANDARD CURB AND GUTTER PER AMERICAN FORK CITY STANDARD DETAIL 15.1 AND SPECIFICATIONS. MATCH EXIST CURB ELEVATIONS.
29. 18" INSTALL 6' PRECAST FENCE PER DETAIL SHOWN ON SHEET C-604.
30. 18" INSTALL BICYCLE PAVEMENT MARKINGS PER MUTCD STANDARD PLANS.
31. 4" WIDE BROKEN YELLOW PAVEMENT MARKING PER MUTCD STANDARD PLANS.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SIGNS, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION, NOTIFY AMERICAN FORK CITY ENGINEER AND PROVIDE A PLAN FOR MITIGATION.

BUILDING SUMMARY				
BUILDING TYPE	NUMBER OF BUILDINGS	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
10-PLEX	2	4	28	6
20-PLEX	3	12	36	9
TOTAL	5	16	64	15

AMERICAN FORK TOW ZONING

DISTRICT: GARDEN
SUB-DISTRICT: GENERAL MIXED
USE (G-MU)
BLOCK: TYPE 3
LOT: TYPE 6

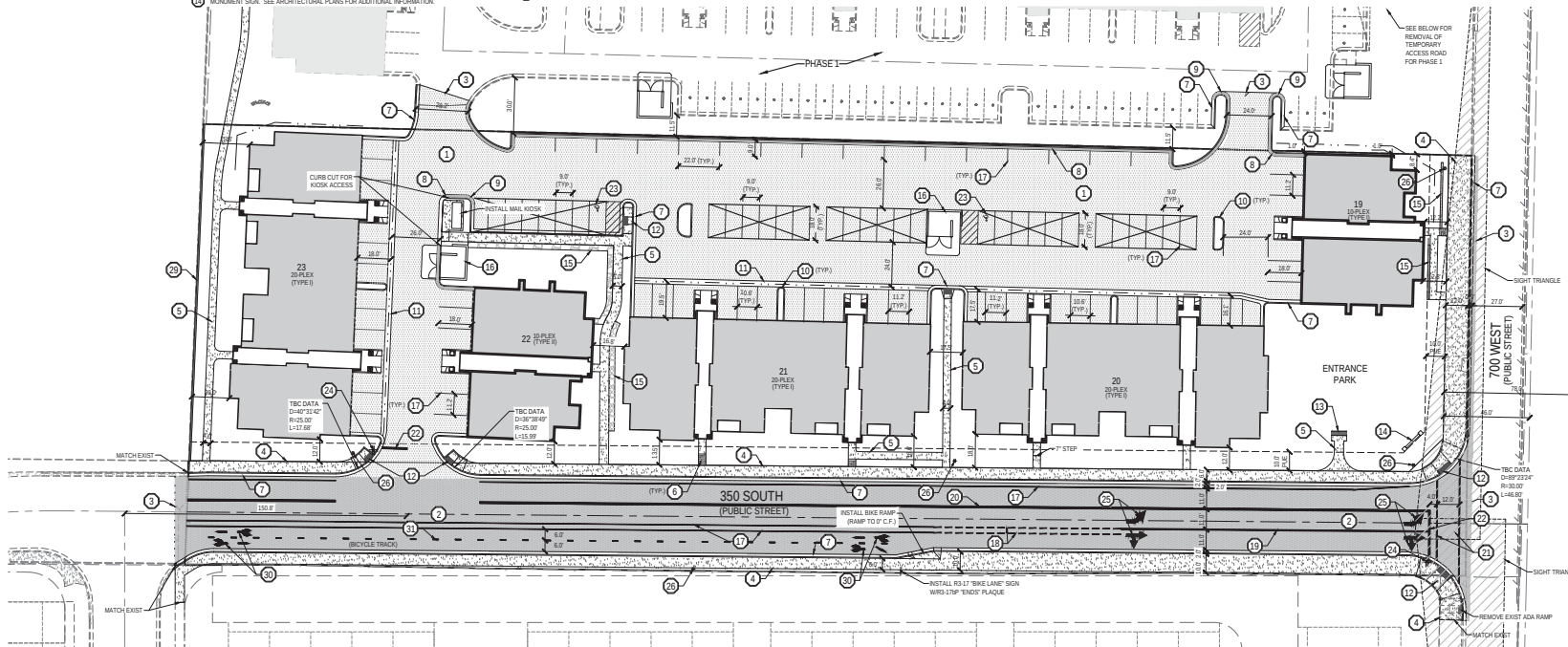
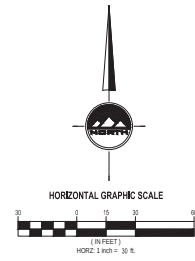
NOTE: THIS PARCEL IS LOCATED
WITHIN FEMA FLOOD ZONE "X"
AS SHOWN ON FIRM PANEL
4955170120B, EFFECTIVE
07/17/2002

IRRIGABLE ACRES +0.59 AC

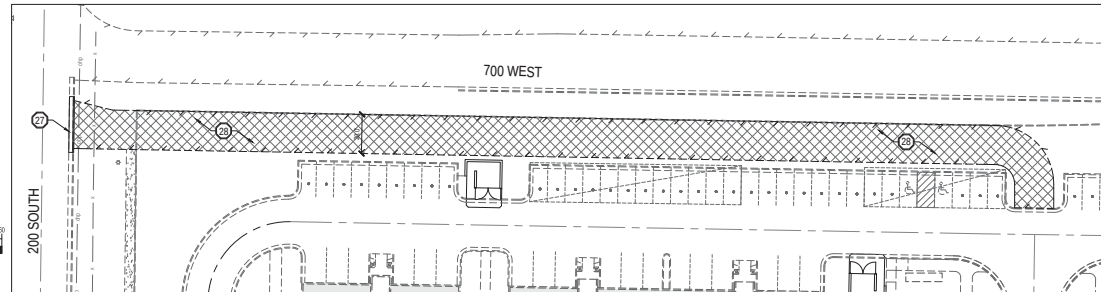
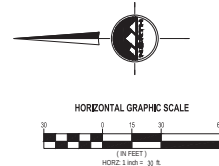
PARKING SUMMARY	
DESCRIPTION	PARKING STALLS
GARAGE	48
TANDEM	48
OPEN	20
COVERED	30
ADA COVERED	2
TOTAL STALLS	148

TOTAL DWELLING UNITS = 80
TOTAL PARKING STALLS REQUIRED
(@1.5 STALLS/UNIT) = 120

LAND USE SUMMARY		
AREA TYPE	AREA (ACRES)	PERCENTAGE (%)
BUILDING AREA	0.89	24.7
PARKING DRIVE	1.07	28.7
OPEN SPACE (PRIVATE)	0.71	19.8
PUBLIC ROW DEDICATION	0.93	25.8
TOTAL	3.61	100.0
TOTAL UNITS	80	
DENSITY (DW/AC)	22	



PHASE 1: TEMPORARY ACCESS ROAD



ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
phone: 801.255.0529

AYTON
phone: 801.547.1100

OOELE
phone: 435.843.3590

EDAR CITY
phone: 435.865.1453

ICFIELD
phone: 435.896.2983

W. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 84117
UT
REYNOLDS
601-281-2200

WILSONS AT AMERICAN FORK
PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003



E PLAN

17 MANAGER
17 SUPERVISOR
17 CHECKED BY
17 ROE
17 MANAGER

C-100

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American

CALL BLUESTAKES
(8) BL AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASIN AND MERIDION
ELEV = 4663.37

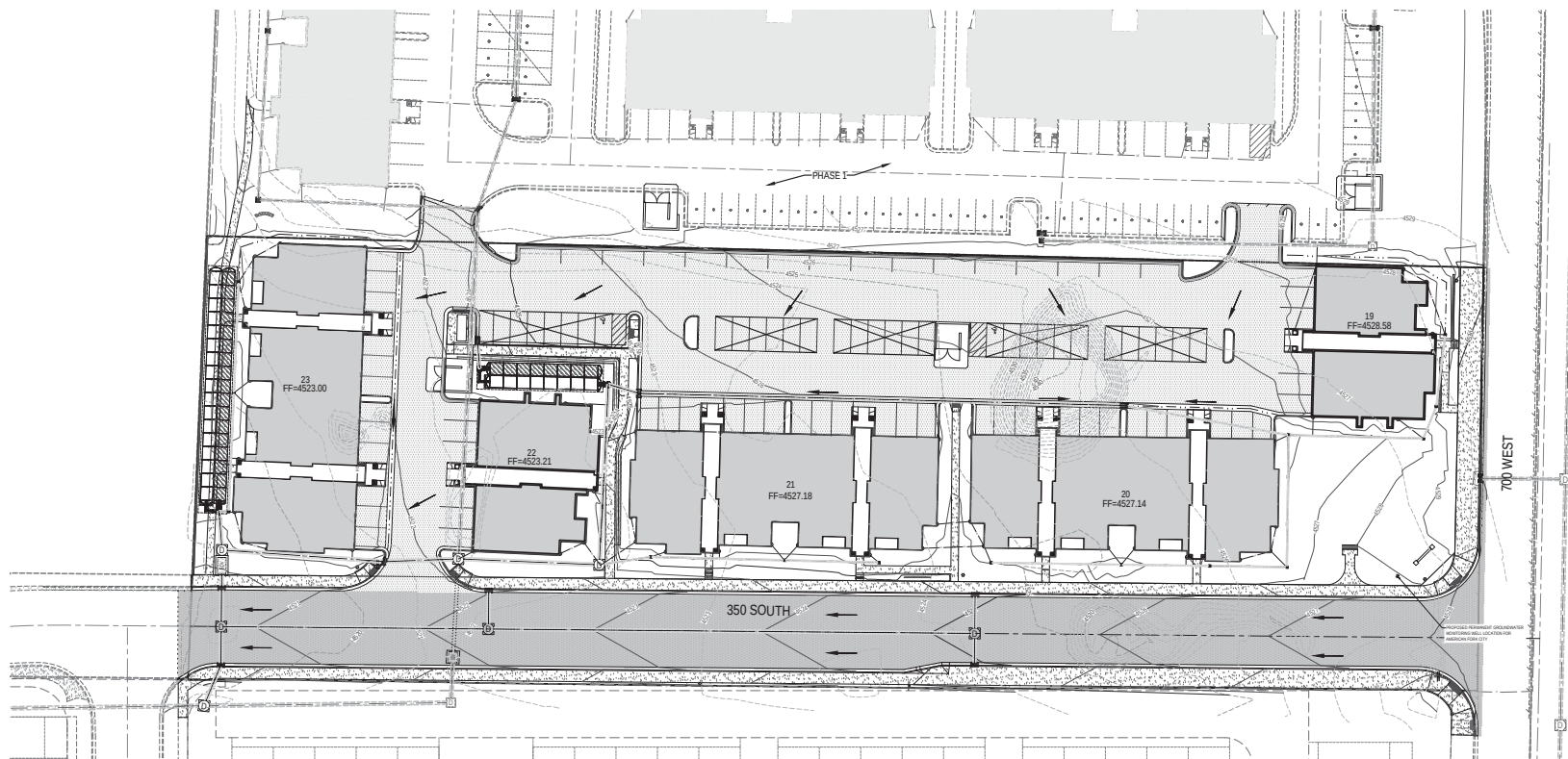
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS; PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVERCAUTIONING OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 46XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORDED INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.



HORIZONTAL GRAPHIC SCALE

0 1 2 3 4 5 6 7 8 9 10
(FEET)
HORIZ. 1 inch = 30 ft.



Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American



ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
phone: 801.255.9529

AYTON
phone: 801.547.1100

OOELE
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phone: 435.865.1453

ICHFIELD
phone: 435.896.2983

NW. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 84117
UT
REYNOLDS
801-281-2200

WILDCATS AT AMERICAN FORK

PHASE II

700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003



ERALL GRADING
DRAINAGE PLAN

17 DRAWN BY: ERALL
17 CHECKED BY: RCE
17 MANAGER:

C-200

CALL BUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 CONSTRUCTION OF ANY
 CONSTRUCTION.

BENCHMARK
 NORTHEAST CORNER OF SECTION 22
 TOWNSHIP 3 SOUTH, RANGE 1 WEST
 SALT LAKE BASIN AND MERIDIAN
 ELEVATION = 4565.35'

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE REGISTERED CIVIL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNDESIRABLE PLANTS, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNDESIRABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SHIPPED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR OWNITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1/4" SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

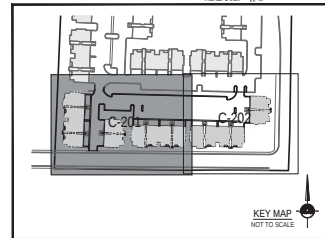
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- UNDERGROUND DETENTION GALLERY #1 - ADS STORMTECH MC 3500 CHAMBER SYSTEM**
 (24 CHAMBERS BY 4 END CAPS)
 BTM GRAVEL = 4513.32
 BTM CHAMBERS = 4513.30
 TOP CHAMBERS = 4513.85
 TOP GRAVEL = 4520.85
 STORAGE PROVIDED = 4.714 C.F.
 STORAGE REQUIRED = 4.088 C.F.
- UNDERGROUND DETENTION GALLERY #2 - ADS STORMTECH MC 3500 CHAMBER SYSTEM**
 (24 CHAMBERS BY 4 END CAPS)
 BTM GRAVEL = 4513.01
 BTM CHAMBERS = 4513.79
 TOP CHAMBERS = 4520.51
 TOP GRAVEL = 4527.51
 STORAGE PROVIDED = 3.847 C.F.
 STORAGE REQUIRED = 3.313 C.F.

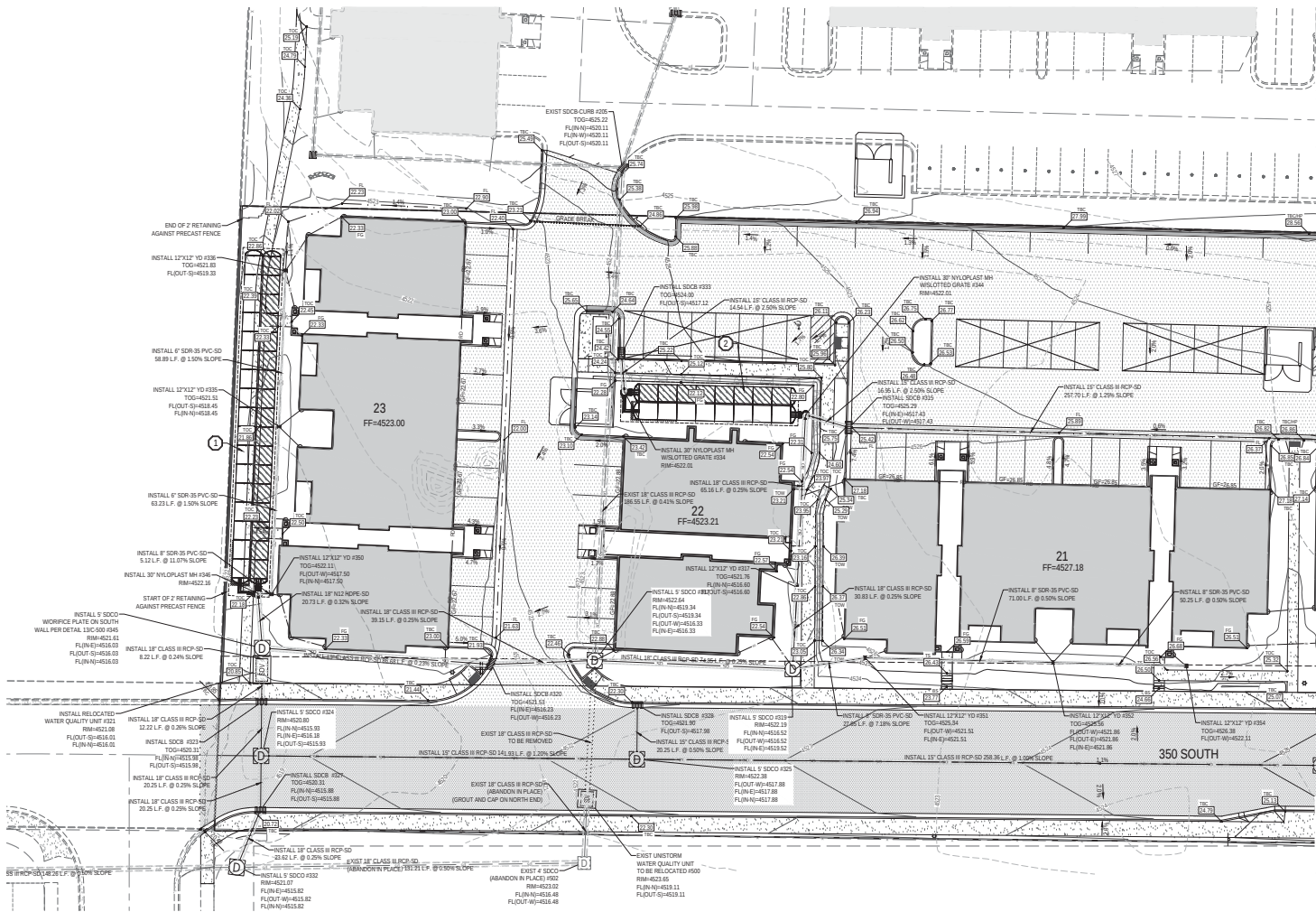


HORIZONTAL GRAPHIC SCALE

1" = 10' (IN FEET)
 HORIZ. 1" = 10' H.
 VERT. 1" = 10' V.



KEY MAP
 NOT TO SCALE



Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork City, Utah 84003)



ALT LAKE CITY
 1000 S. 1000 S., Suite 500
 UT 84070
 801.255.2529

AYTON
 1000 S. 1000 S., Suite 500
 801.547.1100

OOELE
 435.843.3590

EDAR CITY
 435.865.1453

ICFIELD
 801.255.2529

W. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
 1000 S. 1000 S., Suite 500
 UT 84070
 801.255.2529

WILSONS AT AMERICAN FORK

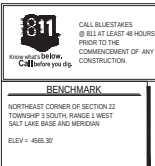
PHASE II
 700 WEST 350 SOUTH
 AMERICAN FORK CITY, UTAH 84003



ADJUDICATING AND
 AINAGE PLAN

17. MARKED
 17. MARKED
 17. MARKED

C-201



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
11. ALL IMPROVEMENTS MUST COMPLY WITH AAS AND STANDARDS AND RECOMMENDATIONS.
12. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBGRADE SANDS UNDERLYING EXISTING DRIVEWAYS AND SIDEWALKS, OR CONSTRUCTION OF INSULATING BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
13. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SLOPE AND CONDITIONS.
14. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 480.0X ON THESE PLANS.
15. LANDSCAPED AREA REQUIRE SUBJECT TO BE MAINTAINED AT A SPECIFIC ELEVATION UNLESS OTHERWISE INDICATED, AND REQUIRE SUBJECTS TO BE PROPERLY PREPARED AND SPECIFIED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
16. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
17. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS OF UTILITIES SHOWN IN THE FIELD MAY VARY SIGNIFICANTLY AS DUE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR WORK SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDING THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITIES THAT MAY REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD ADJUSTMENTS NECESSARY TO BE MADE TO THE CONTRACTOR TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
18. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR AAS/A STANDARD PLANS AND SPECIFICATIONS.
19. ENSURE MINIMUM COVER ABOVE ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
20. ALL FACILITIES WITH DOWNSPROUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLAN FOR DOWNSPROUT/ROOF DRAINS AND SIZES. ALL ROOF DROPS TO HAVE MINIMUM 1% SLOPE.
21. THE CONTRACTOR SHALL ADVISE TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY AND/OR AAS/A STANDARD PLANS AND SPECIFICATIONS.
22. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
23. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS. EXCEPT OTHERWISE NOTED ON THESE PLANS.

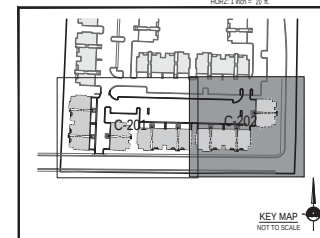
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

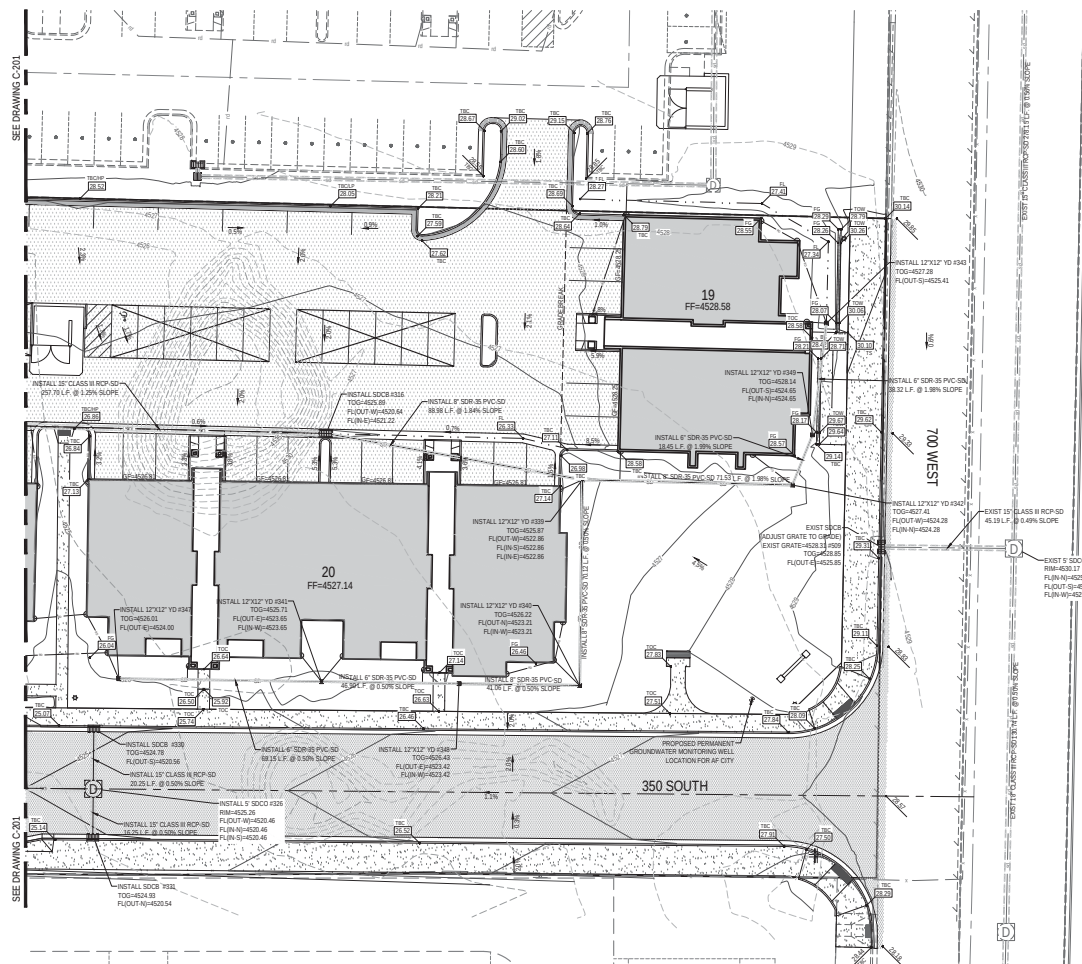
- UNDERGROUND DETENTION GALLERY #1 - AGS STORMTECH MC-3500 CHAMBER SYSTEM
(36 CHAMBERS W/ 4 ENDS CAPS)**
BTM GRAVEL = 4515.32
BTM CHAMBERS = 4531.30
TOP CHAMBERS = 4519.85
TOP GRAVEL = 4520.85
STORAGE PROVIDED = 6,714 C.F.
STORAGE REQUIRED = 6,688 C.F.
- UNDERGROUND DETENTION GALLERY #2 - AGS STORMTECH MC-3500 CHAMBER SYSTEM
(36 CHAMBERS W/ 4 ENDS CAPS)**
BTM GRAVEL = 4515.01
BTM CHAMBERS = 4531.76
TOP CHAMBERS = 4520.51
TOP GRAVEL = 4521.51
STORAGE PROVIDED = 3,047 C.F.
STORAGE REQUIRED = 3,013 C.F.



HORIZONTAL GRAPHIC SCALE



KEY MAP
NOT TO SCALE



Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American



ALT LAKE CITY
5100 W. 10000 S., Suite 500
Alt Lake City, UT 84070
Phone: 801 255 0529

AYTON
Phone: 801.547.1100

00515

1000 435 843 3590

ISSN 1365-8817

EDAR CITY
1234 456 789 0123

Phone: 435.865.1453

ICHFIELD

ione: 435.896.2983

I/W. ENSIGNENG.COM

REYNOLDS CONSTRUCTION
1000 SOUTH 1140 EAST
SALT LAKE CITY UT 84117
TEL: 801-261-2200

REYNOLDS
IE: 801-261-22

WILSON & JEWELL CONSULTING

PHASE II

700 WEST 350 SOUTH

AMERICAN FORK CITY, UTAH 84003



LOADING AND DRAINAGE PLAN

IT NUMBER	PI
	6
IBY	C
	B
IT ANAGNO	

C-202



BENCHMARK
NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASIN AND MERIDION
ELEV = 4663.35'

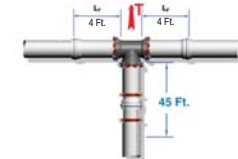
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSURED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER AMERICAN FORK CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER AMERICAN FORK CITY STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL SANITARY SEWER MAINS AND LATERALS MUST BE RESPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
- SEWER CLEANOUTS MUST BE INSTALLED AT A MAXIMUM OF 5' FROM BUILDING FOUNDATION AND AT NO MORE THAN 10' SPACING.
- ALL LATERAL CONNECTIONS SHALL INSERT A TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITION TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
- ANY ABANDONED PIPES SHALL HAVE THE CAPS OR PLUGS VISIBLE FROM THE MANHOLE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

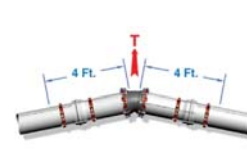
- INSTALL 8" SDR 35 PVC SANITARY SEWER LATERAL @ 2.00% MIN SLOPE PER AMERICAN FORK CITY STANDARD DETAILS 15.3.13.1 AND 15.3.15.5 AND SPECIFICATIONS.
- INSTALL 1.1/2" WATER METER AND VALVE PER AMERICAN FORK CITY STANDARD DETAILS 15.3.15.5 AND SPECIFICATIONS.
- CONNECT TO EXISTING WATERLINE STUB (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION).
- NOT USED.
- CUT IN 12" TEE WITH RUST BLOCK AND (1) 12" GATE VALVE FLANGED TO TEE PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- INSTALL (2) 1/2" CONDUIT W/ (2) TYPE II CONCRETE JUNCTION BOXES PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- NOT USED.
- INSTALL FIRE HYDRANT ASSEMBLY (COMPLETE) PER AMERICAN FORK CITY STANDARD DETAIL 15.3A AND SPECIFICATIONS.
- INSTALL 8" C900 PVC CULINARY WATER LINE, INCLUDING ALL MECHANICAL RESTRAINTS, FITTINGS, INSTALLATION, TRACER WIRE, AND TRENCHING PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- INSTALL 12" C900 PVC CULINARY WATER LINE, INCLUDING ALL MECHANICAL RESTRAINTS, FITTINGS, INSTALLATION, TRACER WIRE, AND TRENCHING PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- NOT USED.
- INSTALL (2) 8" PVC CONDUIT WHANDHOLES ON EITHER END PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- INSTALL 2" POLY FIBRELINE WITH FOC PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.



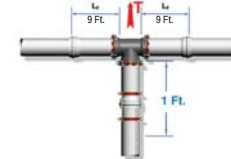
1 12" TEE & 12"x8" TEE RESTRAINT DETAIL
N.C.E.



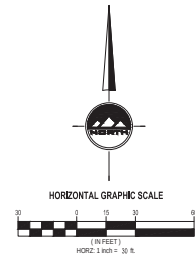
2 90° BEND RESTRAINT DETAIL
N.C.E.



3 8" 22.5° BEND RESTRAINT DETAIL
N.C.E.



4 8"x8" TEE RESTRAINT DETAIL
N.C.E.



ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
phone: 801.255.9529

AYTON
phone: 801.547.1100

OEOE
phone: 435.843.3590

EDAR CITY
phone: 435.865.1453

ICFIELD
phone: 435.896.2983

W. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 84117
UT
REYNOLDS
801-281-2200

WILDMOUNT AT AMERICAN FORK
PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003



ULTY PLAN

17 MANAGER
17 MANAGER
17 MANAGER

C-300

REYNOLDS CONSTRUCTION
OUTH 1140 EAST
AY CITY 84117
CT:
REYNOLDS
E: 801-281-2200

PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003

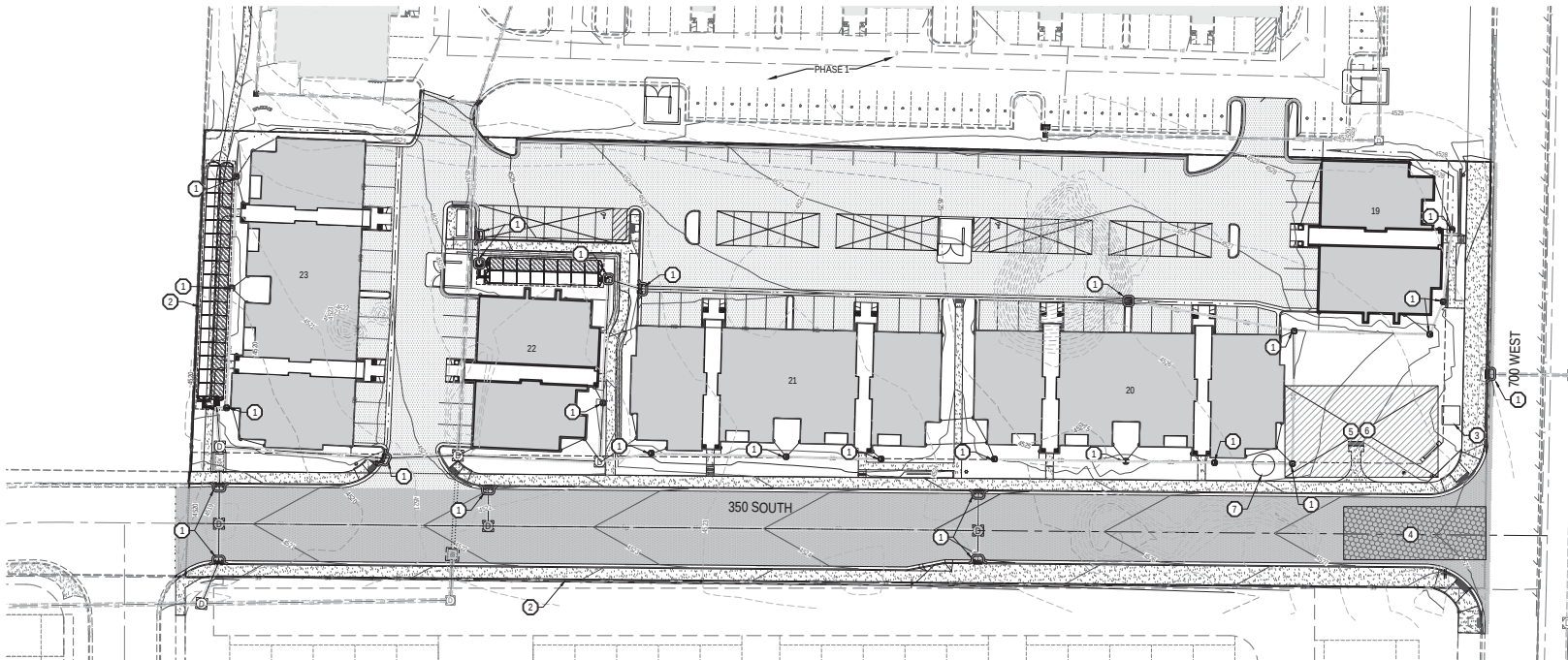


EROSION CONTROL

CT NUMBER	PRINT DATE
	6/1/20
BY	CHECKED BY
	RDE
CT MANAGER	

C-400

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American

[illegible]

- 1 INLET PROTECTION PER DETAIL 5/C-500.
- 2 SILT FENCE PER DETAIL 7/C-500.
- 3 PORTABLE TOILET PER DETAIL 6/C-500.
- 4 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-500.
- 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6 SUGGESTED STOCKPILE AREA.
- 7 CONCRETE WASHOUT AREA PER DETAIL 3/C-500.

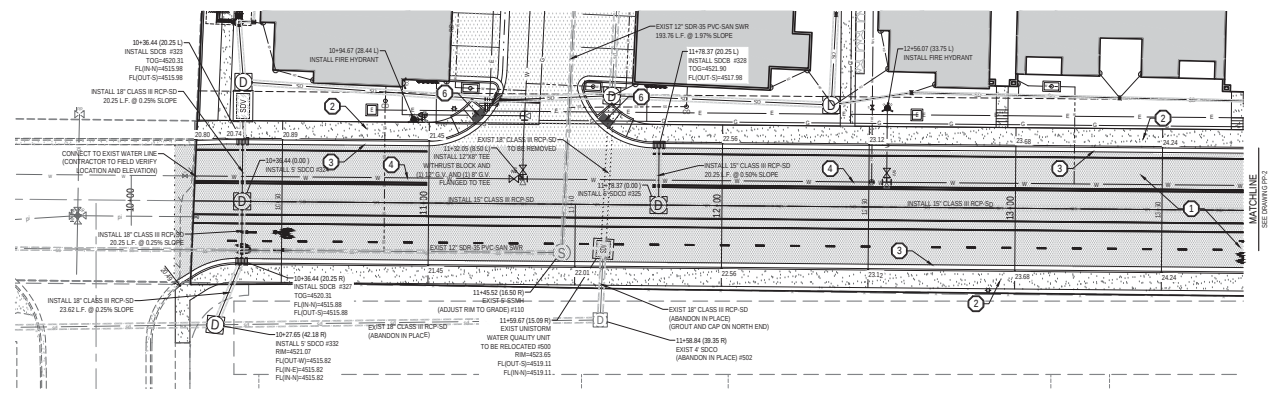
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

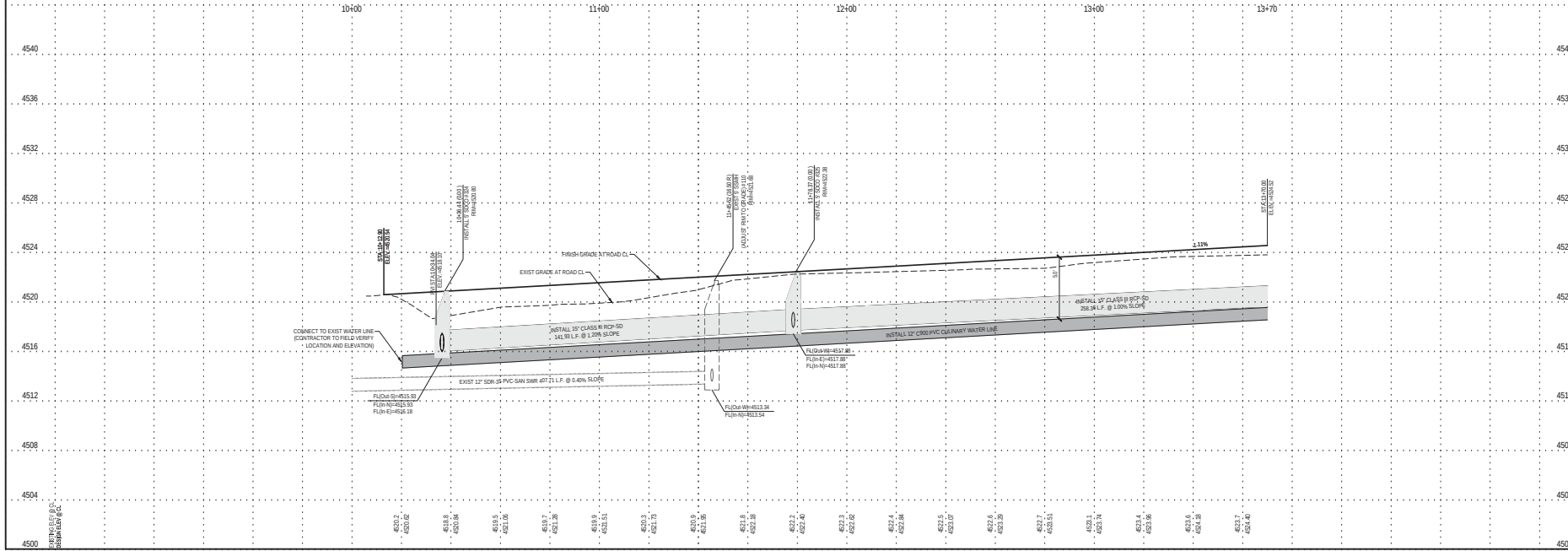
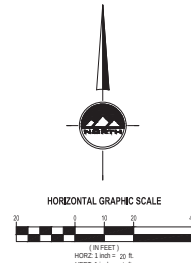
NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1, WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4565.35'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. 300 SOUTH ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 3C-500.
 2. INSTALL 4" THICK CONCRETE SIDEWALK PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
THICKEN TO 6" AT DRIVE APPROACHES.
 3. INSTALL 24" TYPE "E" CURB AND GUTTER PER AMERICAN FORK CITY STANDARD DETAIL 15.1 AND
SPECIFICATIONS.
 4. 12" C-900 PVC POTABLE WATER LINE PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
 5. NOT USED.
 6. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 225 WITH DETECTABLE WARNING SURFACE PER
APWA STANDARD PLAN NO. 228.



350 SOUTH



ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
Phone: 801.255.0529

AYTON
Phone: 801.547.1100

OEOLE
Phone: 435.843.3590

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Phone: 435.865.1453

ICFIELD
Phone: 435.896.2983

W. ENSIGN ENGINEERING

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 84119
UT
REYNOLDS
801-281-2200

PHASE II

700 WEST 350 SOUTH

AMERICAN FORK CITY, UTAH 84003

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Meadows at American Fork City)

PP-1

1. SOUTH
PLAN AND PROFILE

1. MANAGER
2. DESIGNER
3. CHECKED BY
4. REVIEWER

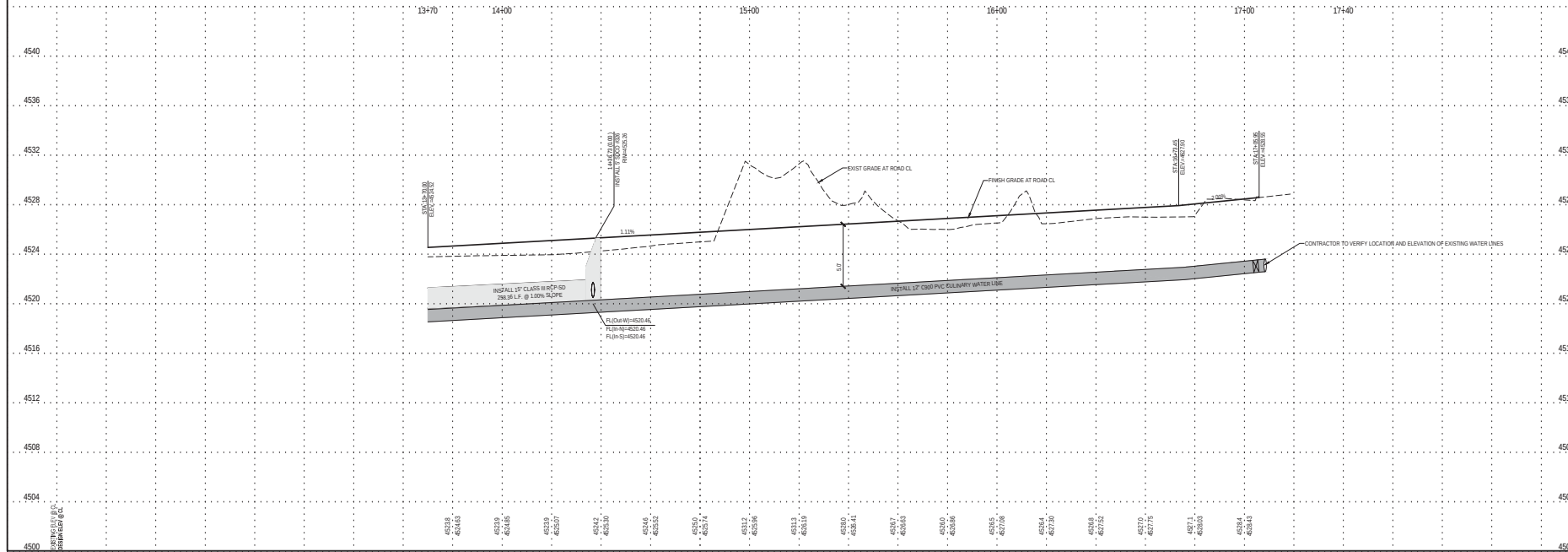
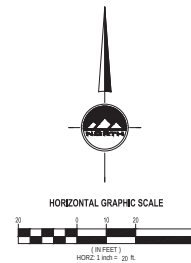
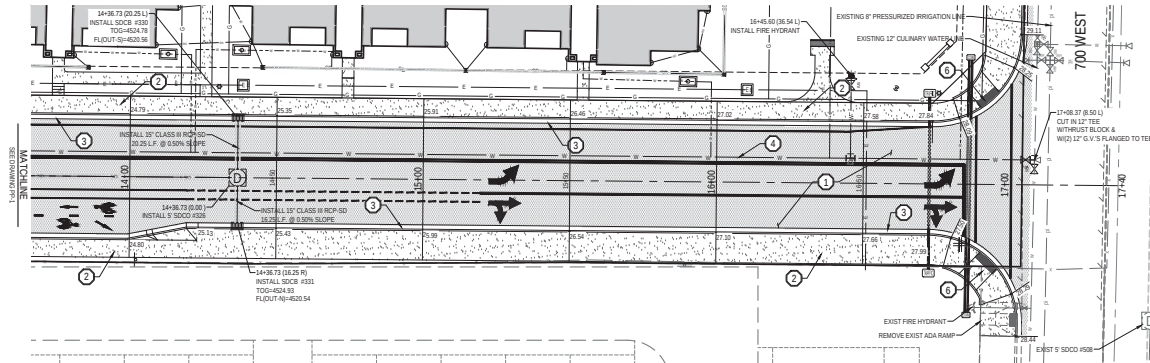


CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1, WEST
SALT LAKE BASIN AND MERIDIAN
ELEVATION = 4650.32'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. 300 SOUTH ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2C-500.
 2. INSTALL 4" THICK CONCRETE SIDEWALK PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
THICKEN TO 6" AT DRIVE APPROACHES.
 3. INSTALL 24" TYPE "E" CURB AND GUTTER PER AMERICAN FORK CITY STANDARD DETAIL 15.1 AND
SPECIFICATIONS.
 4. 12" C-900 PVC POTABLE WATER LINE PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
 5. NOT USED.
 6. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 226 WITH DETECTABLE WARNING SURFACE PER
APWA STANDARD PLAN NO. 226.



Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork Meadows at American Fork City, Utah 84003)



NSIGN
STANDARD IN ENGINEERING

ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
Phone: 801.255.0529

AYTON
Phone: 801.547.1100

OEOLE
Phone: 435.843.3590

EDAR CITY
Phone: 435.865.1453

ICHFIELD
Phone: 435.896.2983

WWW.ENGINEERING.COM

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
AT CITY 84119
UT
REYNOLDS
801.281.2200

PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003

STATE OF UTAH
No. 199079
REGISTERED IN
6-1-2040
STATE OF UTAH

SOUTH
PLAN AND PROFILE

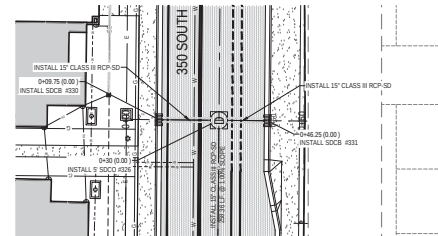
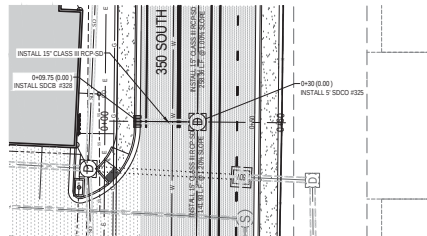
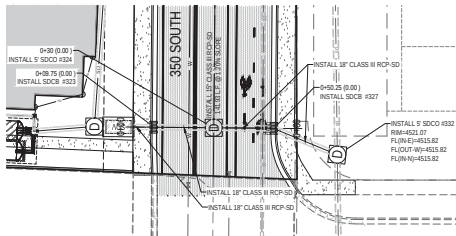
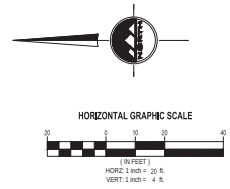
1. DRAWN BY: RWD
2. CHECKED BY: RWD
3. APPROVED BY: RWD

PP-2

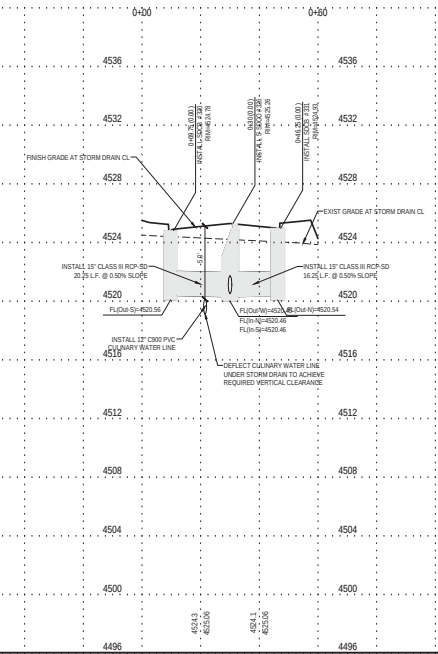
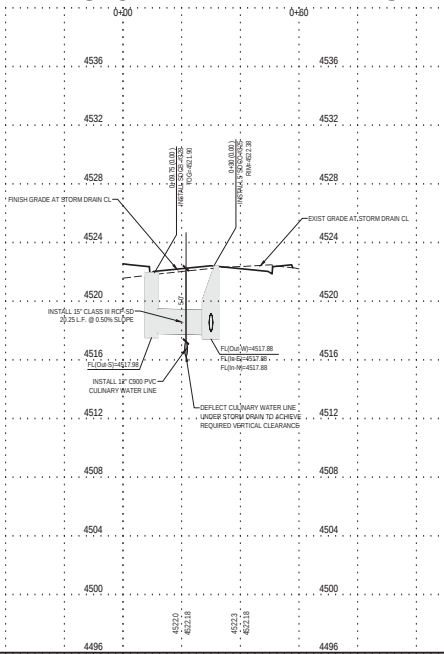
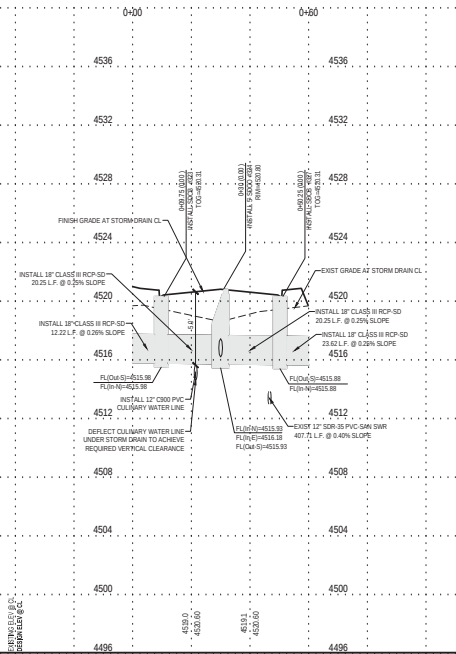
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

BENCHMARK

NORTHEAST CORNER OF SECTION 22
TOWNSHIP 3 SOUTH, RANGE 1, WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4665.35'



STORM DRAIN LATERALS



ALT LAKE CITY
1000 S. Suite 500
Ogden, UT 84070
Phone: 801.255.0529

AYTON
Phone: 801.547.1100

OOELE
Phone: 435.843.3590

EDAR CITY
Phone: 435.865.1453

ICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

REYNOLDS CONSTRUCTION
SOUTH 1140 EAST
CITY 84119
UT
REYNOLDS
801-281-2200

WILSON & ASSOCIATES
PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003



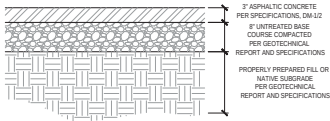
STORM DRAIN LATERALS
PLAN AND PROFILE

17 DRAWN BY: BMD/DOE
17 CHECKED BY: BMD/DOE
17 DESIGNED BY: RCE
17 MANAGER:

PP-3

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

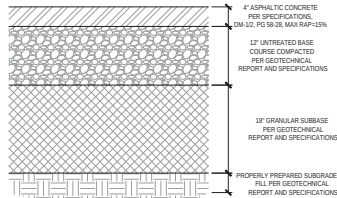


1 STANDARD ASPHALT SECTION

SCALE: NONE

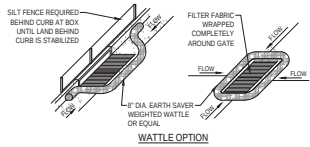
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 350 SOUTH ASPHALT SECTION

SCALE: NONE

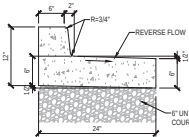


- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT LOADING WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW LINES DO NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST SEMI-ANNUALLY, OR PER SMPMP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB AND/OR PAVING, MAINTAIN TOP OF INLET AT 4" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.



5 SAG INLET PROTECTION

SCALE: NONE

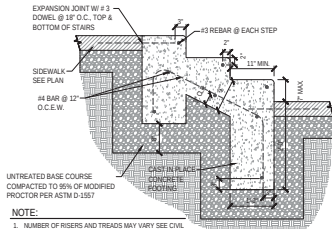


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

9 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE



NOTE:

1. NUMBER OF RISERS AND TREADS MAY VARY SEE CIVIL PLAN.
2. HANDRAIL WALLS BE REQUIRED FOR STAIRS WITH MORE THAN ONE STEP. SEE DETAIL UC-502 FOR HANDRAIL DETAILS.

10 STAIR DETAIL

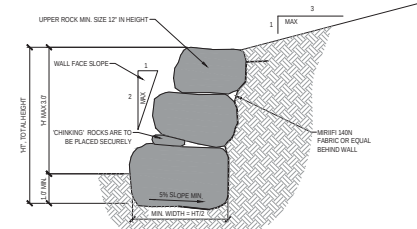
SCALE: NONE

6 PORTABLE TOILET

SCALE: NONE

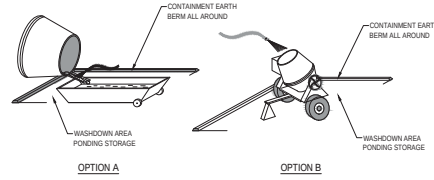
NOTES:

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE CHAIRS AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 98% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE FLAT SURFACE FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO BE QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL SPOILING THROUGH THE JOINTS BETWEEN THE ROCKS. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK-PROTECTED SLOPES.



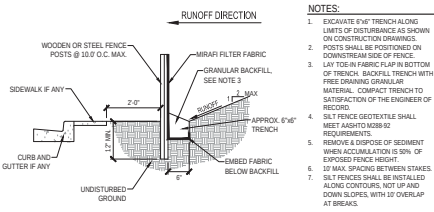
11 ROCK RETAINING WALL

SCALE: NONE



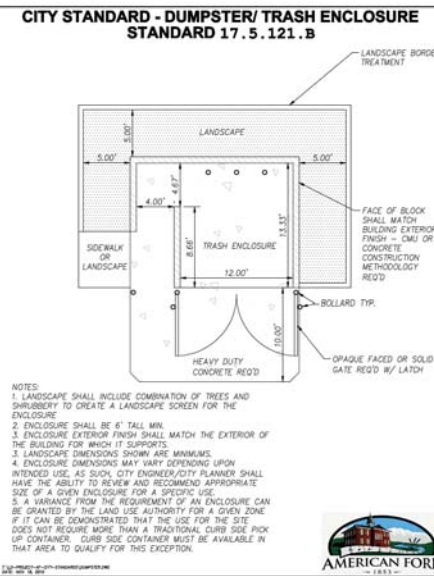
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



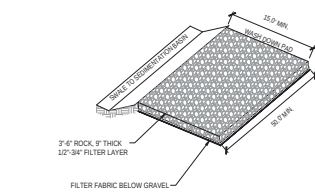
7 TEMPORARY SILT FENCE

SCALE: NONE



12 TRASH ENCLOSURE DETAIL

SCALE: NONE

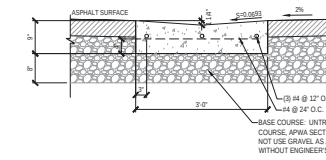


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE * CONSTRUCTION TRAFFIC ONLY. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION.

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

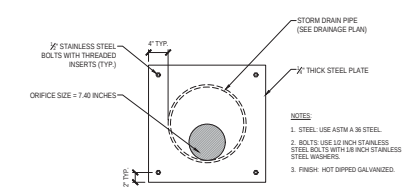


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 221.

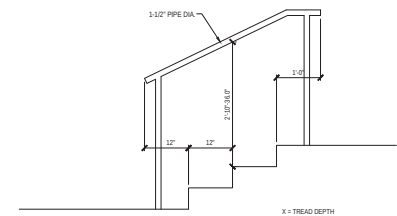
8 3" WATERWAY

SCALE: NONE



13 ORIFICE PLATE

SCALE: NONE



14 TYPICAL SURFACE MOUNT HANDRAIL

SCALE: NONE

PROJECT INFORMATION			
ENGINEER	DATE	PROJECT NAME	
PROJECT MANAGER	DATE	PROJECT NUMBER	
ADDRESS REP	DATE	PROJECT ADDRESS	
PROJECT NO.			



ADVANCED DRAINAGE SYSTEMS, INC.

MEADOWS @ AF - PHASE II

AMERICAN FORK, UT

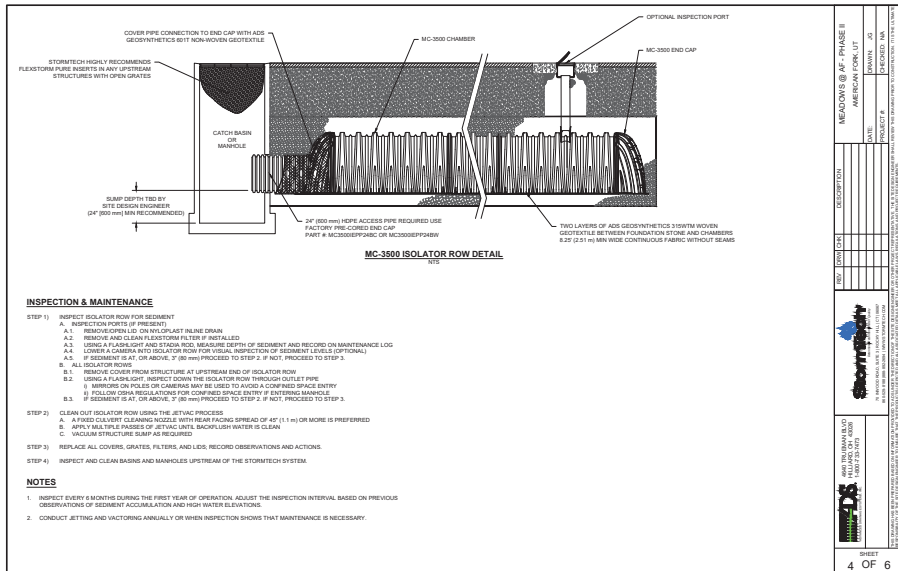
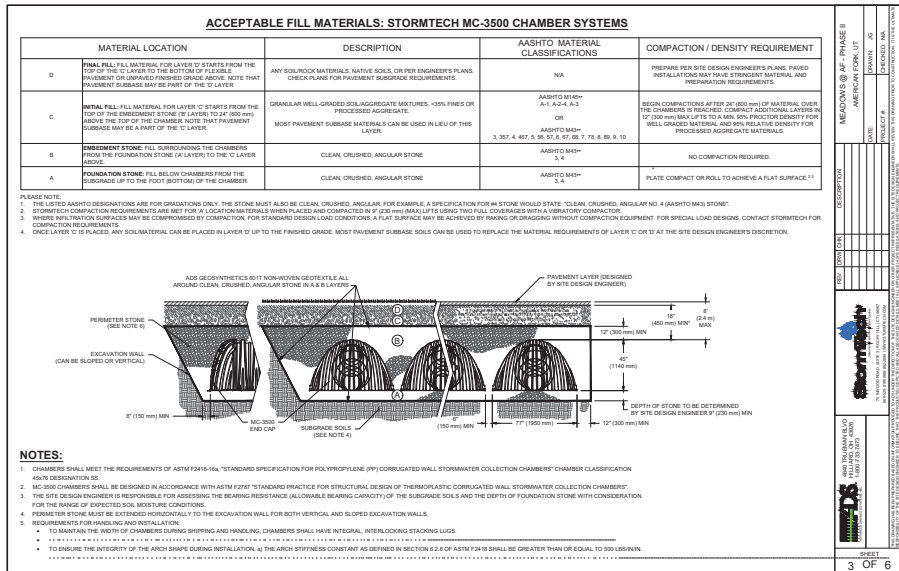
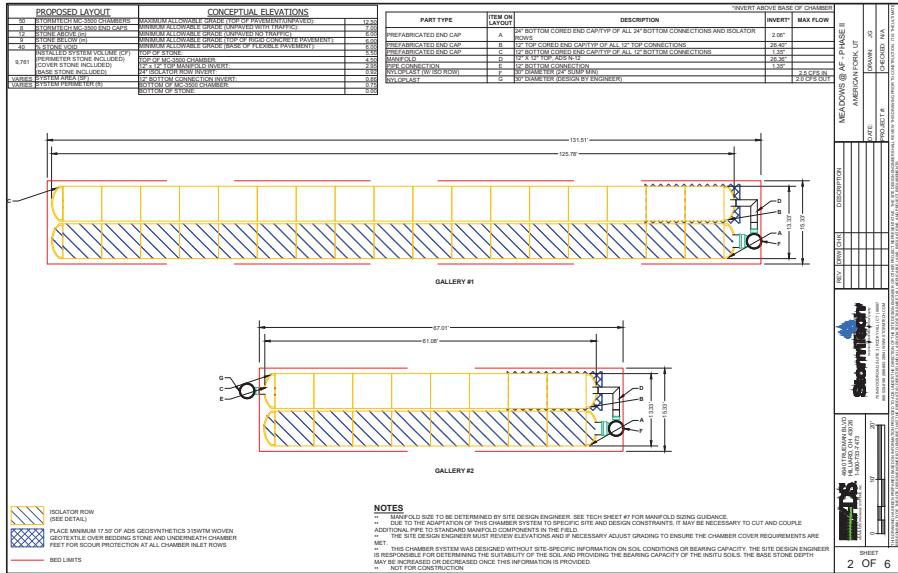
MC-3500 STORMTECH CHAMBER SPECIFICATIONS

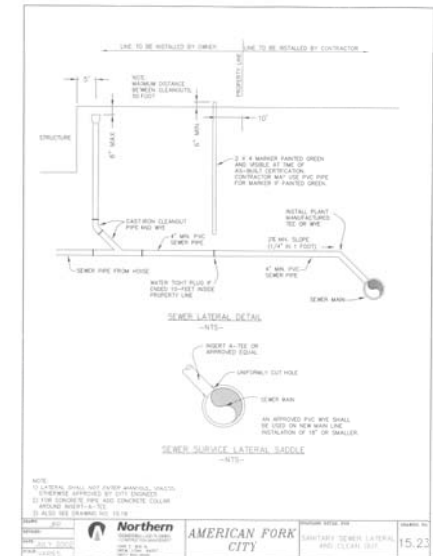
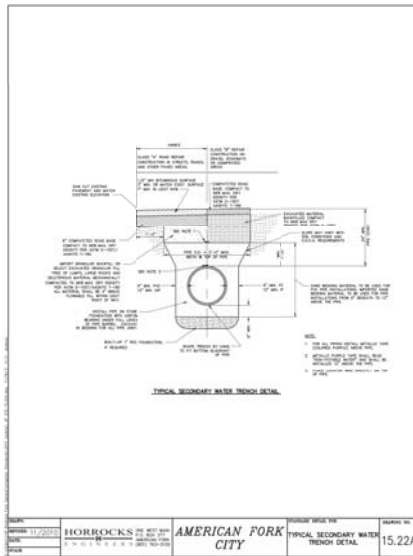
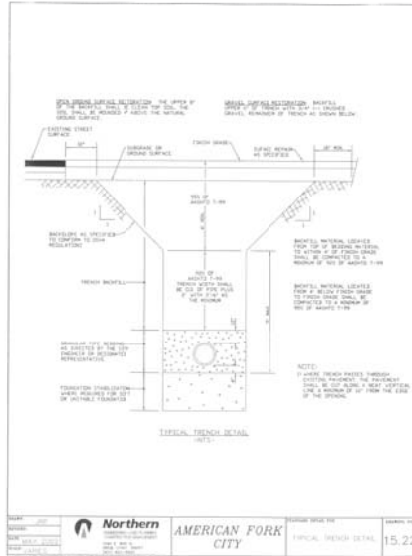
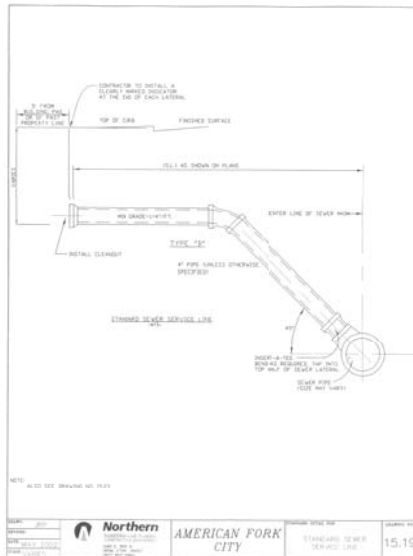
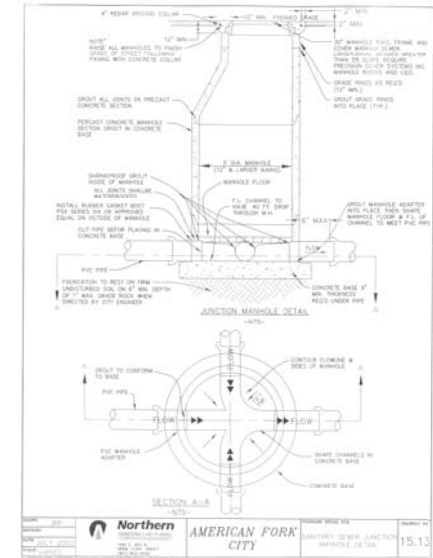
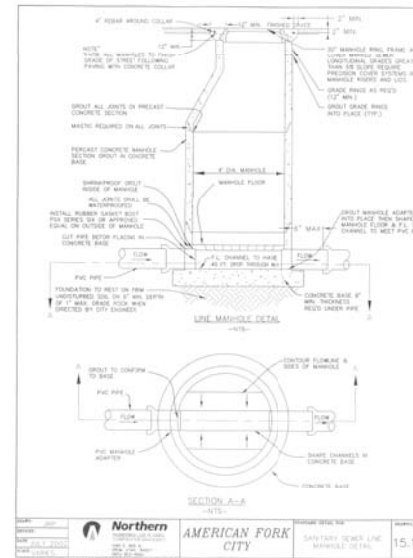
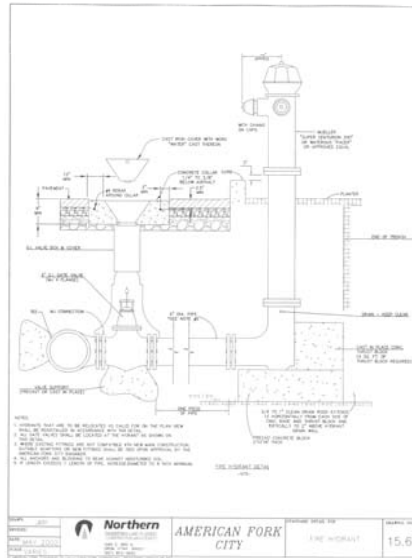
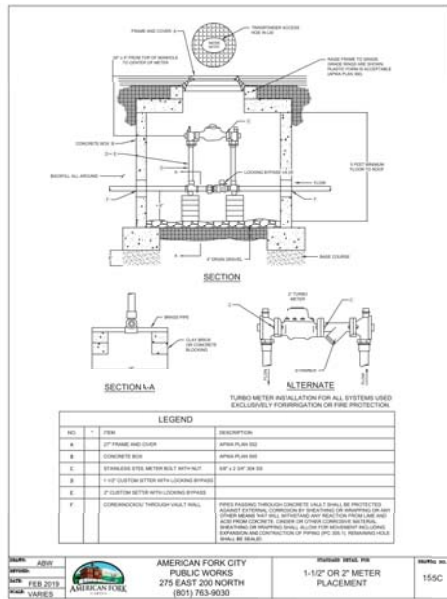
- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2919-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 4000 DESIGNATION. SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNRESTRICTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AMERICAN LIFT-BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-TERM LIVE LOADS AND 2) SUBSTITUTION LIVE LOADS, BASED ON THE AMERICAN DESIGN TRUCK WITH CONSIDERATION OF THE CHAMBER'S DESIGN CAPACITY.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CAPACITIES DETERMINED IN ACCORDANCE WITH ASTM F2921, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CAPACITIES SHALL INCLUDE: 1) INSTANTANEOUS (+) MIN. ASHOTO DESIGN TRUCK LIVE LOAD ON MANHOLE COVER; 2) MAXIMUM PERMANENT (-) PP-COVER LOAD AND 3) ALLOWABLE LOAD DURING SHIPMENT WITH PARKED (1-WEEK) ASHOTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STAKING LEGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1/4" (6.35 mm).
 - TO ENSURE THE INTEGRITY OF THE ANCHOR SHAPE DURING INSTALLATION, THE ANCHOR STIFFNESS CONSTANT AS DEFINED IN SECTION 2.2.2 OF ASTM F2919 SHALL BE GREATER THAN OR EQUAL TO 300 LB-IN, AND 3) TO RESET CHAMBER CONFORMATION REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALLED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL BE DESIGNED SUCH THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2921 AND BY SECTIONS 3.1 AND 12.12 OF THE AMERICAN LIFT-BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CRISP MODULUS AS SPECIFIED IN ASTM F2919 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-HOUR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

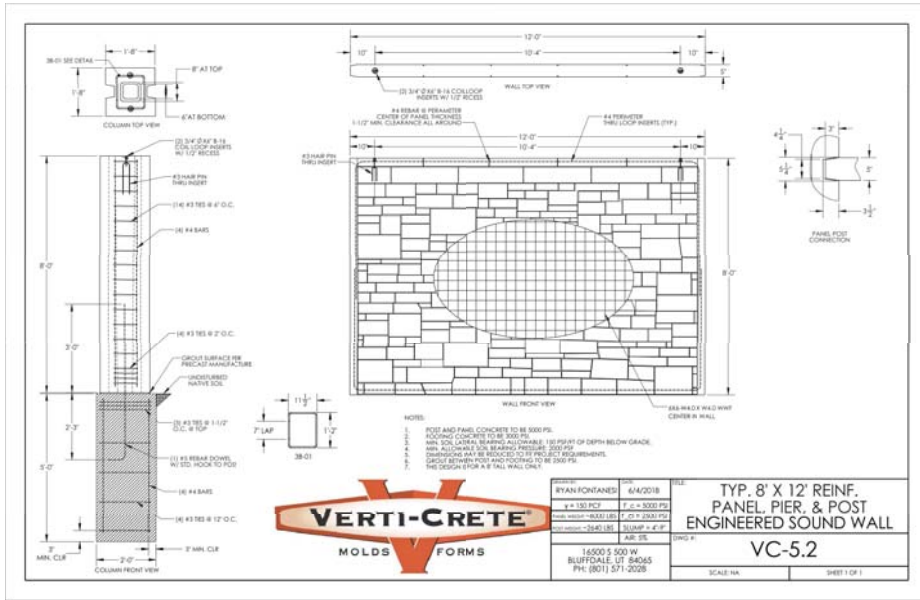
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS A BACKFILL METHOD:
 - STORMTECH LOCATED OFF THE CHAMBER BED.
 - BACKFILL FROM INSIDE THE EXCAVATION ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG-BOOM HIDE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINWALL MINIMUM 4" (103 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.
- EMERGENCY STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE ASHOTO M40 DESIGNATION OF 40 OR 4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITY TO THE SITE DESIGN ENGINEER.
- ASHO RECOMMENDS THE USE OF "STORMTECH CAST IN PLACE" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT OF THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
- NOTES FOR CONSTRUCTION EQUIPMENT:
 - STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
 - THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON CHAMBERS.
 - NO RUBBER-TIRED LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
 - FULL 36" (914 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
 - USE OF A DOZER TO PUSH EXCESSIVE STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-388-2888 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT







Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American

NSIGN
STANDARD IN ENGINEERING

ALT LAKE CITY
1 W. 10000 S., Suite 500
Indy, UT 84070
Phone: 801.255.9529

AYTON
Phone: 801.547.1100

OOELE
Phone: 435.843.3590

EDAR CITY
Phone: 435.865.1453

ICHFIELD
Phone: 435.896.2983

WWW.ENGINEERING.COM

REYNOLDS CONSTRUCTION
1071140 EAST
AT CITY 84117
UT
REYNOLDS
6-18-2010

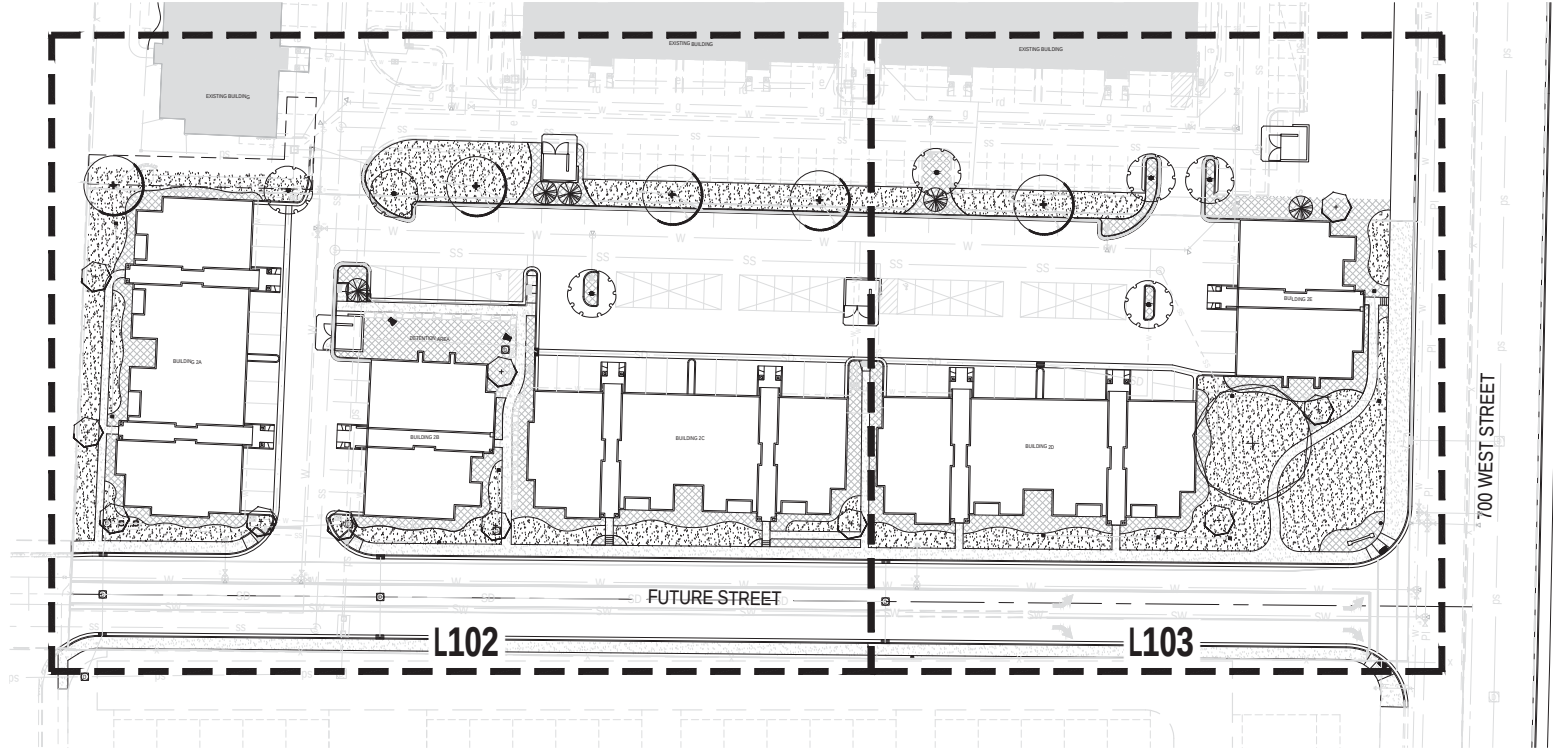
WILSONS AT AMERICAN FORK
PHASE II
700 WEST 350 SOUTH
AMERICAN FORK CITY, UTAH 84003

UTAH PROFESSIONAL ENGINEER
No. 169279
ROBERT G. BILDER
6-1-2010
STATE OF UTAH

TAILS

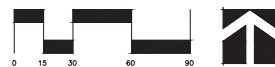
1. NUMBER: 169279
2. DATE: 6/1/2010
3. CHECKED BY: ROE
4. MANAGER:

C-504



LAWN - KENTUCKY BLUEGRASS SOD
PLANTER BED - ROCK MULCH

NOTE:
UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE
CIVIL DRAWINGS FOR UTILITY DESIGN AND
LOCATIONS



GENERAL PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC., PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES, STRUCTURES, ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, AND OTHER REMARKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS. SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL IMPORT AND PLACE A MINIMUM OF 4" THICK TOPSOIL TO ALL LAWN AREAS AND A MINIMUM OF 12" THICK TOPSOIL TO ALL PLANTING AREAS. HOWEVER, CONTRACTOR MAY STRIP, STOCKPILE AND SCREEN EXISTING TOP SOIL IN THE PROJECT AREA TO SUPPLEMENT THE IMPORTED TOPSOIL REQUIREMENT. IF STRIPPED TOPSOIL IS USED IT SHALL BE TESTED AND BE AMENDED ACCORDING TO THE REQUIREMENTS OF THE HORTICULTURAL / SOIL TEST. NO AMOUNTS OR QUANTITIES OF USEABLE EXISTING TOP SOIL ARE AVAILABLE.
- PLACE 3" DEPTH ROCK MULCH IN ALL SHRUB AND PERENNIAL PLANTING AREAS TO MATCH EXISTING SHRUB BEDS IN COLOR, SIZE, AND TYPE.
- PROVIDE A 4" FOOT DIAMETER SAUCER UNDER ALL TREES PLANTED IN TURF AREAS WITH 3" OF SHREDDED BARK MULCH.

PLANT SCHEDULE

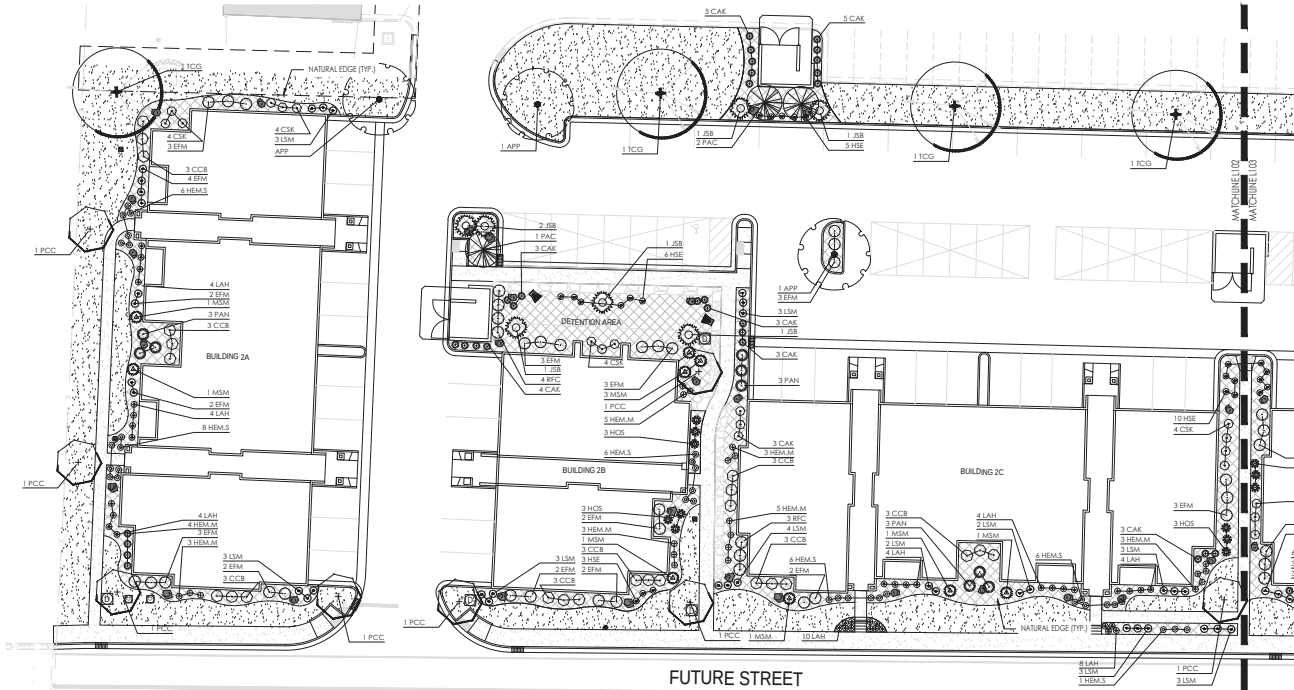
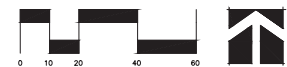
TREES	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	APP	7	ACER PLATANOIDES 'PARKWAY'	PARKWAY NORWAY MAPLE	2" CAL	CONT
	PCC	11	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2" CAL	CONT
	TCG	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL	CONT
	ZSG	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL	CONT
	PAC	5	PICEA ABIES 'CUPRESSINA COLUMNAR'	COLUMNAR SPRUCE	7 HT	8&S

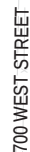
GRASSES	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	CAK	41	CALAMAGROSTIS ACUTIPOLA 'KARL FOESTER'	KARL FOESTER FEATHER REED GRASS	1 GAL	
	HSE	42	HELICTOTRICHION SEMPERVIRENS	BLUE OAT (Avena) GRASS	1 GAL	
	MSM	20	MISCANTHUS SINENSIS MORNING LIGHT	MORNING LIGHT MAIDEN GRASS	1 GAL	

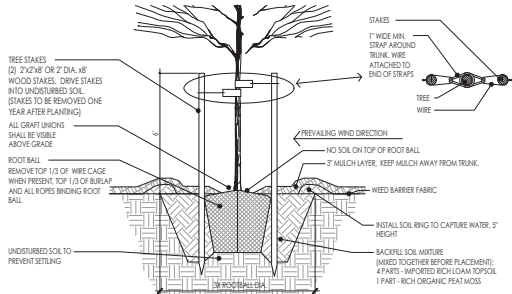
PERENNIALS	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	HEM.M	62	HEMEROCALLIS SP.	DAYLILY	1 GAL	
	HEM.S	79	HEMEROCALLIS STELLA DE ORO	STELLA D' ORO	1 GAL	
	HOS	18	HOSTA	PLANTAIN LILY	1 GAL	
	LAH	54	LAVERGULA ANGIUSTIFOLIA HICOTE BLUE	ENGLISH LAVENDER	1 GAL	
	LSM	54	LEUCANTHEMUM SUPERBUM 'SNOW LADY'	SNOW LADY SHASTA DASY	1 GAL	

SHRUBS	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	CCB	45	CARYOPTERIS X CLANDONENSIS GRAND BLEU	GRAND BLEU BLUE MIST SPIREA	2 GAL	
	CSK	25	CORNUS SERICEA KELSEY	DWARF KELSEY DOGWOOD	2 GAL	
	EFM	49	EUONYMUS FORTUNEI MOONSHADOW	MOONSHADOW EUONYMUS	2 GAL	
	JSB	14	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	2 GAL	
	PAN	12	PICEA ABIES NIDIFORMIS	BIRD NEST SPRUCE	2 GAL	
	RFC	11	RHAMNUS FRANGULA COLUMNARIS	TALLHEDGE BUCKTHORN	2 GAL	

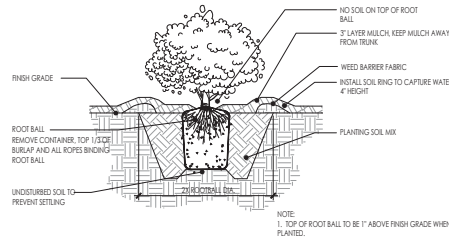
LAWN - KENTUCKY BLUEGRASS SOD
PLANTER BED - ROCK MULCH
LANDSCAPE BOULDERS



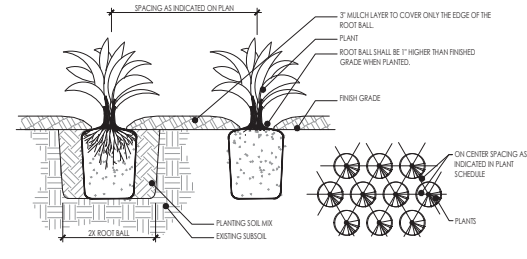




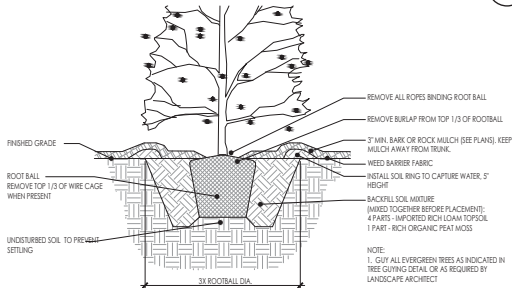
DECIDUOUS TREE PLANTING 1



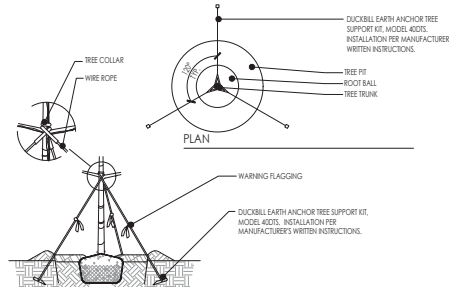
SHRUB PLANTING 2



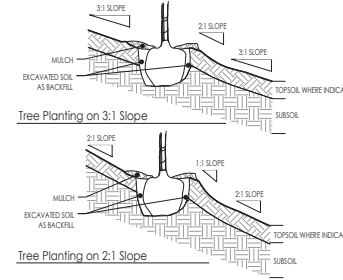
PERENNIAL PLANTING 3



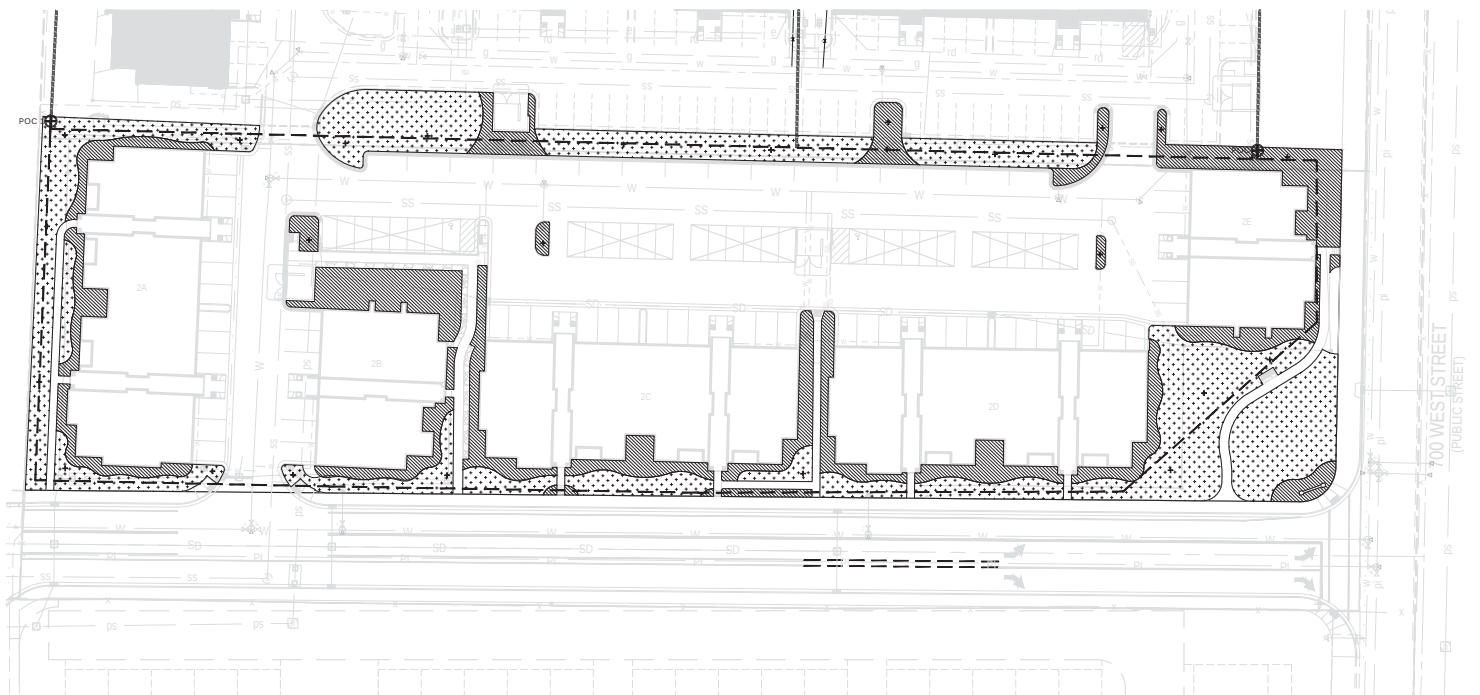
EVERGREEN TREE PLANTING 5



TREE GUYING 6



TREE PLANTING ON SLOPE 7



IRRIGATION LEGEND

- EXISTING PVC MAIN LINE. CONTRACTOR TO VERIFY SIZE, PIPE TYPE, AND PRESSURE.
- MAIN PRESSURE LINE - ALL PIPE 3" DIA. AND SMALLER SHALL BE SCHED. 40 PVC. SEE PLAN FOR ROUTING, SLEEVE UNDER ALL PAVED SURFACES.
- PVC SCHED. 40 PIPE SLEEVE & CONTROL WIRE SLEEVE SYMBOL MAY INDICATE MULTIPLE SLEEVES. HOWEVER THERE SHALL BE 1 PIPE PER SLEEVE. MINIMUM SIZE SHALL BE 4" OR 2 INES LARGER THAN THE PIPE SIZE. HOWEVER IF GREATER, SLEEVES SHALL EXTEND A MINIMUM OF 1'-0" INTO LANDSCAPED AREA.
- LATERAL LINES PVC SCHED. 40 PIPE
- POINTS OF CONNECTION (2) TO EXISTING IRRIGATION SYSTEM MAIN LINE. CONTRACTOR TO VERIFY THAT THE EXISTING MAIN LINE CAN SUPPLY SUFFICIENT PRESSURE AND FLOW FOR THE PROPOSED IRRIGATION SYSTEM. PROVIDE 90/90 ISOLATION VALVE AT THIS POINT.
- PROPOSED TREE LOCATIONS. SEE PLANTING PLAN. ALL TREES IN PLANTER BED AREAS SHALL BE IRRIGATED 2 RAINBIRD PER TREE. SEE EQUIPMENT LIST AND DETAIL. TREE DRIP IRRIGATION TO BE SEPARATE ZONE FROM SHRUB IRRIGATION ZONE. THIS ZONE(S) MAY BE CONNECTED TO EXISTING TREE DRIP ZONE IF AVAILABLE.

IRRIGATION AREAS

- DRIP IRRIGATION AREA (13,571 SQ. FT.). EQUIPMENT SHALL INCLUDE THE FOLLOWING AS REQUIRED:
- RAINBIRD XER-BUG EMITTER, X8 SERIES WITH RAINBIRD UNIVERSAL 1/4" TUBING STAKE, 1/4" O.D. FERRULES AND GRASSES TO RECEIVE (2) 1 GPM EMITTERS PER PLANT. SHRUBS TO RECEIVE (2) 2 GPM EMITTERS PER PLANT.
 - PROVIDE LINE FLUSHING VALVES PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE AIR/VACUUM RELIEF VALVES PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE 2 RAINBIRD TWS-6-1403 BUBBLERS PER TREE ON A ZONE SEPARATE FROM ALL OTHER PLANTS. THIS ZONE MAY BE CONNECTED TO EXISTING TREE ZONE IF AVAILABLE.
 - DRIP VALVES RAINBIRD X22-100-PBB-COM DRIP CONTROL ZONE KIT, SIZED AT 1"

- SPRAY IRRIGATION AREA (21,298 SQ. FT.). EQUIPMENT SHALL INCLUDE THE FOLLOWING AS REQUIRED:
- SPRAY HEADS: RAINBIRD 1804-SAM-PRS-U SERIES NOZZLES
 - ROTOR HEADS: RAINBIRD 1804-PC-SAM
 - VALVES: RAINBIRD PER SERIES ELECTRIC CONTROL VALVE SIZE AS REQUIRED INSTALL 1/2" BALL ISOLATION VALVE (ONE TO MATCH MAIN LINE) FOR EACH CONTROLLER OR GROUP OF CONTROLLERS.
 - QUICK COUPLER VALVE: RAINBIRD 44-LIC W/ MATCHING VALVE KEY AND NOSE W/ 1/2" BALL

LATERAL LINE PIPE SIZING CHART

GPM 9-12	GPM 13-22	GPM 23-35	GPM 36-50
3/4"	1"	1-1/4"	1-1/2"

IRRIGATION SYSTEM NOTES

- THE IRRIGATION SYSTEM PROPOSED IN THE PLAN IS INTENDED TO CONNECT TO THE EXISTING IRRIGATION SYSTEM ON SITE. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING SYSTEM CAN ACCOMMODATE THE PLAN. IF THE EXISTING IRRIGATION SYSTEM DOES NOT HAVE THE CAPACITY TO ACCOMMODATE THE PLAN, THE CONTRACTOR SHALL REFORM THE LANDSCAPE ARCHITECT IN WRITING BEFORE CONSTRUCTION.
- IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADII FOR THE AREA TO BE IRRIGATED.
- THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (SPRINKLER), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVES, SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
- WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
- IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
- ALL NEW VALVES SHALL CONNECT TO THE NEAREST COMMON WIRE OF THE EXISTING 2 WIRE SYSTEM AND BE ACCOMMODATED WITH THE EXISTING CONTROLLER. CONTRACTOR TO PROVIDE ADDITIONAL MODULES FOR CONTROLLER AS REQUIRED.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
- IRRIGATION CONTRACTOR SHALL ADJUST VALVE, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
- ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- IF IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS, ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
- REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
- ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSF. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO RETIRE MATERIAL, OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AS INDICATED IN SPECIFICATIONS.
- PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THE TIME.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP. TO THE SATISFACTION OF THE OWNER. REPAIR, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
- EACH TREE TO BE IRRIGATED WITH A PAIR OF BUBBLERS AS INDICATED IN THE DETAIL. EACH PAIR OF BUBBLERS AT EACH TREE TO BE PRESS IN AN IRRIGATION CIRCUIT WITH A MAXIMUM FLOW OF 40 GPM. EACH BUBBLER PAIR HAS A TOTAL FLOW OF 1 GPM.

5.2.a



ThinK

Architect

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5325 South 9600
Suite 100
Ph: 772.244.1111
Fax: 772.244.1112
WWW: thinK.com

The design shown and described on technical drawings, graphic models, renderings, or computer generated images, or otherwise, shall not be construed as a representation of the actual project. The design is provided for informational purposes only and is not intended to be used as a basis for construction.

This drawing is available for review by clients, consultants, government agencies, vendors, and other interested parties. It is not to be used for construction purposes without the written consent of the architect.

MEADOWS AT AMERICAN FORK
PHASE II

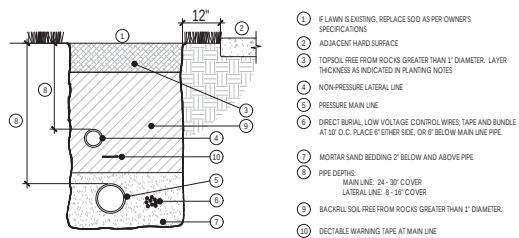
PROJECT NO.
DATE: JAN.
REVISIONS:

SHEET TITLE:
OVERALL
LANDSCAPE PLAN
SHEET NUMBER:

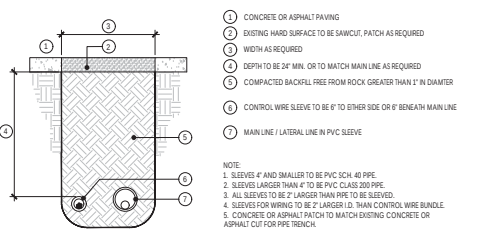
L10:
LANDSCAPE



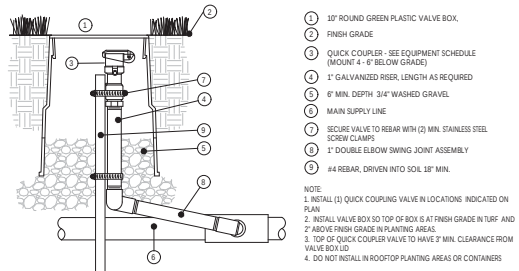
Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork)



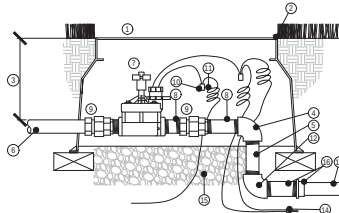
TRENCH DETAIL 1



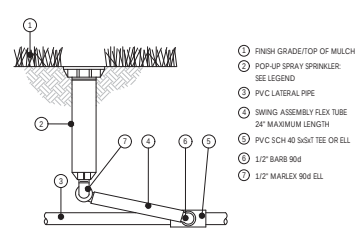
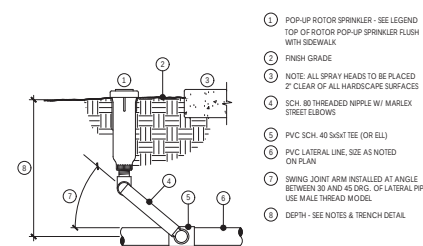
SLEEVES FOR IRRIGATION PIPE AND WIRE 2



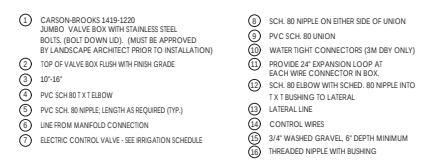
QUICK COUPLING VALVE ASSEMBLY 3



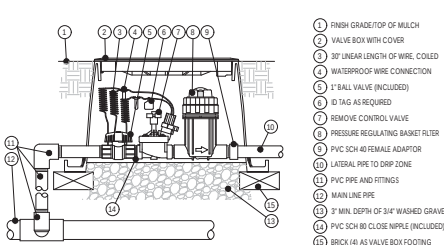
ROTOR POP- UP SPRINKLER 5



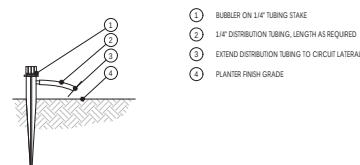
POP-UP SPRINKLER (LAWN AREA) 6



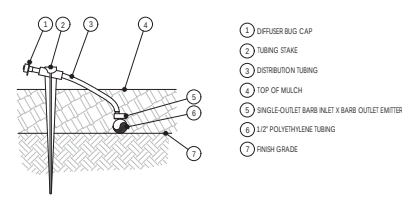
CONTROL VALVE ASSEMBLY 4



DRIP CONTROL ZONE KIT 7



BUBBLER SPIKE WITH 1/4" DISTRIBUTION TUBING 8



DRIP EMITTER WITH DISTRIBUTION TUBING 9

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

EXHIBIT “C”

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork Phase 2)

EXHIBIT "C"

Cottages at American Fork – Phase 2**Road Dedication Parcel**

Beginning the Northeast Corner of Willow Glen Phase 2 Subdivision as on file in the Office of the Utah County Recorder, said point also being South 00°03'33" West 108.64 feet along the section line and West 1,841.46 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence along the Northerly Boundary Line of said Willow Glen Phase 2 Subdivision and its extension the following five (5) courses:

- (1) North 89°27'26" West 141.92 feet;
- (2) South 89°45'37" West 107.56 feet;
- (3) North 89°21'35" West 261.62 feet;
- (4) North 88°56'13" West 103.76 feet;
- (5) South 89°45'50" West 56.70 feet;
- thence North 02°24'05" East 56.05 feet;
- thence South 89°28'52" East 653.32 feet;
- thence North 45°31'08" East 24.26 feet;
- thence South 01°07'44" West 72.61 feet to the point of beginning.

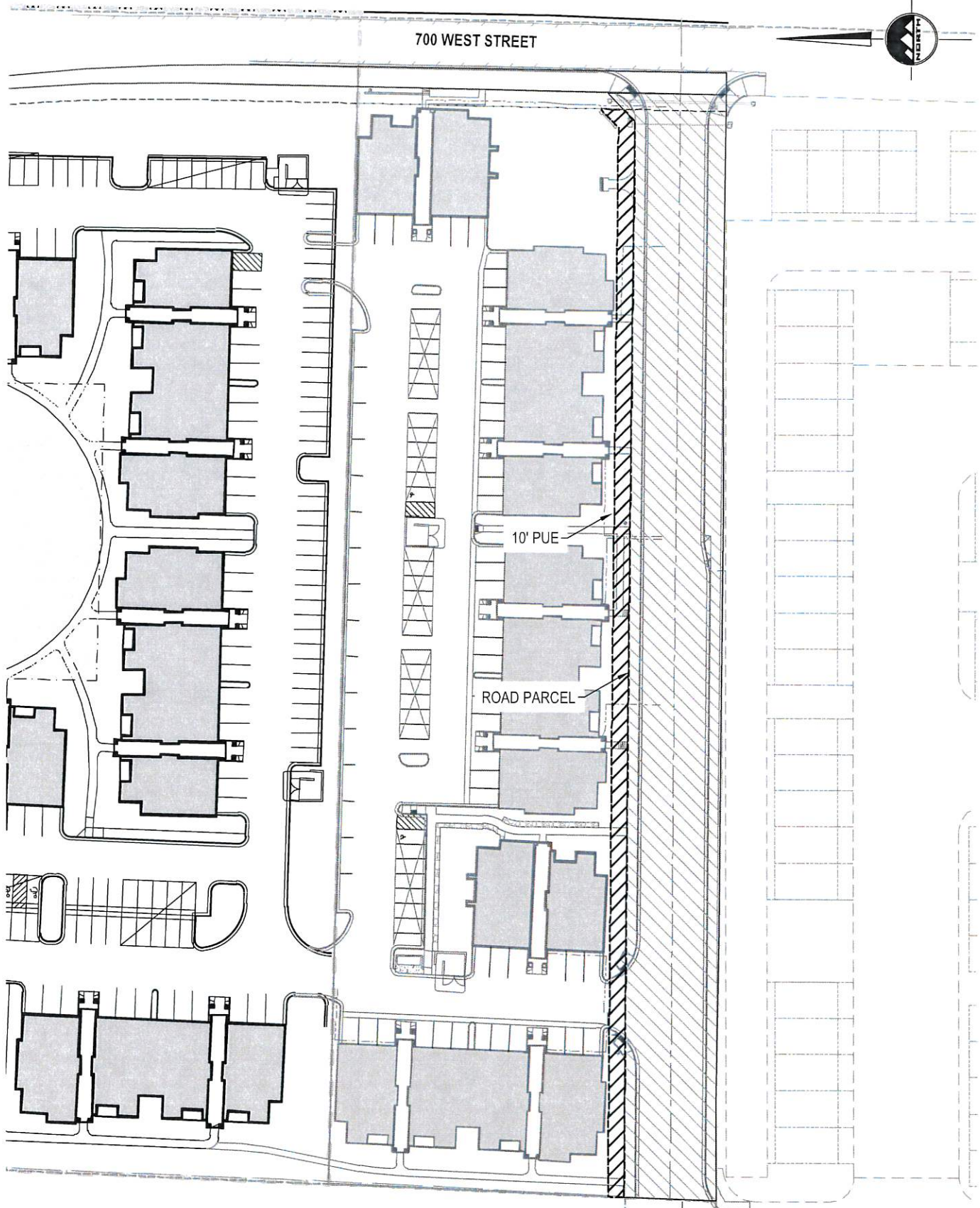
Contains 37,741 Square Feet or 0.866 Acres

Cottages at American Fork – Phase 2**10' Public Utility Easement along Road Dedication Parcel**

Beginning at a point being South 00°03'33" West 46.07 feet and West 1,850.29 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 45°31'08" West 9.96 feet;
thence North 89°28'52" West 653.32 feet;
thence North 02°23'57" East 10.01 feet;
thence South 89°28'52" East 648.85 feet;
thence North 45°31'08" East 16.04 feet;
thence South 01°07'44" West 14.30 feet to the point of beginning.

Contains 6,641 Square Feet or 0.152 Acres



PROJECT # DATE
6323 3/25/21

1 OF 1

FILE
S:\DWG\road

MEADOWS AT AMERICAN FORK PHASE 2

AMERICAN FORK, UTAH
ROADWAY AND PUE EXHIBIT

FOR:
BRAD REYNOLDS CONSTRUCTION
4804 SOUTH 1140 EAST
MURRAY, UTAH 84117

45 W. 10000 S. Ste 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com


ENSIGN

EXHIBIT "D"

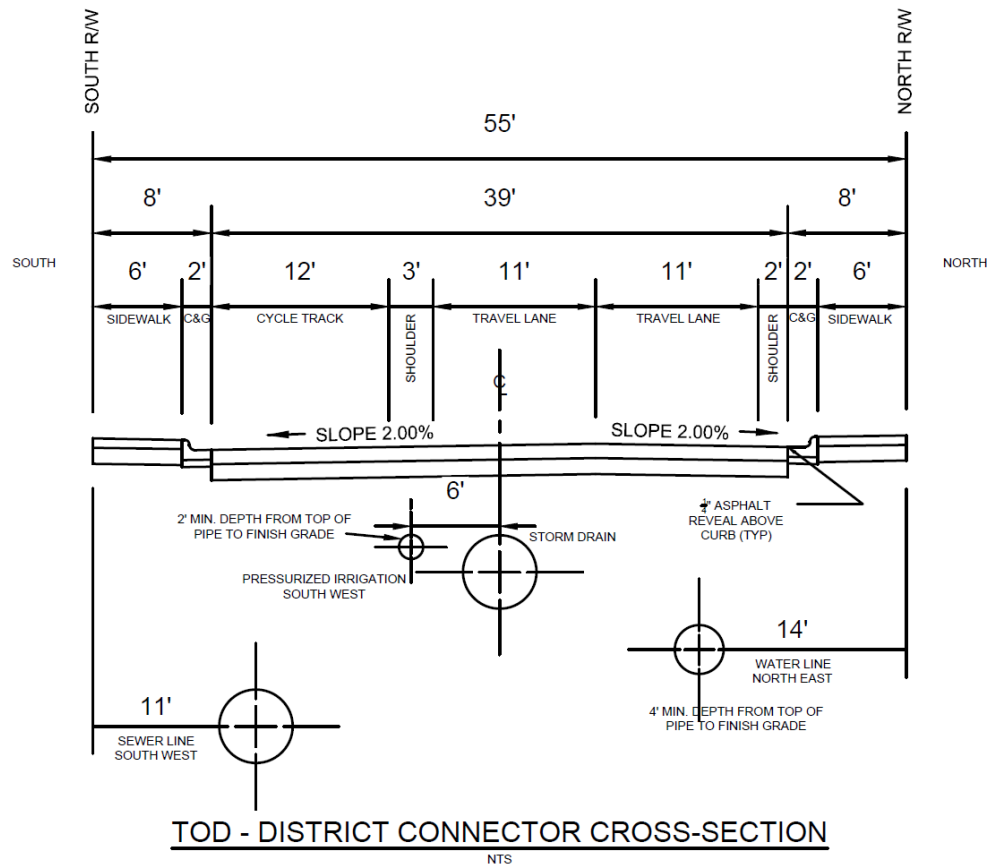


EXHIBIT “E”

Attachment: Meadows at AF Phase 2 - Development Agreement (Agreement for the Meadows at American Fork Phase 2)

February 14, 2020

Brad Reynolds Construction
 Attn: Corey Nielsen
 4804 South 1140 East
 Murray, Utah 84117

Re: 320 South Pavement Design
 Meadows at American Fork Phase II
 American Fork, Utah
 CMT Job No. 8477

Mr. Nielsen;

At your request we are providing a pavement design for a segment of city road to be constructed on the south side of the project site referenced above. CMT previously completed a geotechnical study¹ for the project.

Based upon information you provided from the city, the proposed city road will have average daily traffic (ADT) of 3,150 vehicles. No breakdown of vehicle types was included. Per the city standards, for design purposes we have projected that 3% of the ADT will be truck traffic (95 Class 5-7 trucks per day) resulting in 49 ESAL's per day. We project that this roadway will be designated as a collector road by the city.

The site falls within the American Fork Sensitive Lands area requiring a minimum pavement section of 4 inches of asphalt, 9 inches of base course, and 13 inches of subbase for a collector road. Based upon the subsurface soil conditions encountered at the site during the referenced geotechnical study we project that the subgrade soils in the 320 South road alignment will be CLAY (CL)/Clayey SAND (SC). These soils will likely exhibit poor pavement support characteristics when saturated or nearly saturated. We have estimated a CBR of 3 for the subgrade.

Utilizing the data above, the following pavement sections are recommend:

MATERIAL	PAVEMENT SECTION THICKNESS (inches)			
	Unreinforced	Unreinforced	Geogrid* Reinforced	Stabilization Geotextile** Reinforced
Asphalt	4	5	4	4
Road-Base	12	10	6	6
Subbase	18	13	10	10
Total Thickness	34	28	20	20

*Tensar TX5 placed between the subbase and road base sections

**Mirafi RS380i placed between the subgrade and the subbase layer

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Material meeting our specification for structural fill as given in the referenced geotechnical report can be used for subbase, as long as the fines content (percent passing No. 200 sieve)

¹ Geotechnical Engineering Investigation, 18 Acre Townhome Development, 6600 West 7750 North, Utah County, Utah, Project No. 8477, April 27, 2016



does not exceed 15%. Road base and subbase material should be properly compacted. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gyraton Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

Limitations

This letter is considered an addendum to our referenced report and subject to the same conditions and limitations presented therein.

We appreciate the opportunity to provide our services on this project. If we can answer any questions please call.

CMT Engineering Laboratories

A handwritten signature in blue ink, appearing to read "Jeffrey J. Egbert", written over a horizontal line.

Jeffrey J. Egbert, P.E., LEED A.P., M. ASCE
Senior Geotechnical Engineer

1993 AASHTO Flexible Pavement Design

Inputs

Expected Traffic (see Charts page for graphical depictions)

	Current ADT	ESAL Factor	Design ESAL's
Class 1-2 (motorcycles, cars)	2585	0.0002	0.517
Class 3 (two axel, 4 tire trucks)	470	0.03	14.1
Class 4 (buses)		0.88	0
Class 5-7 (single unit trucks, UPS, garbage, dumpers)	95	0.3529	33.5255
Class 8-10 (single trailer semis)		2.6028	0
Class 11-13 (double trailer semis)		3.3584	0
Total Daily ESAL's			49
Total Lifetime Design ESAL's			228838

Subgrade CBR

3

Expected Annual Growth Rate (%) (see Charts page)

2

Growth Factor

24.3

UDOT Functional Class (see Charts page)

17

Lane Factor (F, for 3 lanes or less)

1

Directional Factor (0.5 for 2-way Traffic)

0.5

Midpoint Truck Factor

1.053084918

Analysis Period (yrs) (see Charts page)

20

Estimated Percentage of Time the Pavement is Exposed to Moisture Levels Approaching Saturation (% 0-25)

15

Quality of Subgrade Drainage (see Charts page)

Poor

Drainage Coefficient (m_i)

0.7

Standard Normal Deviation for 90% Reliability (Z_R)

-1.405

Overall Standard Deviation (S_0)

0.45

Initial Servicability (P_0)

4.2

Terminal Servicability (P_t)

2.5

$\Delta PSI = p_0 - p_t$

1.7

Structural Layer Coefficient

Trial Pavement Section	D	(a)	$D^*a^*m_i$
HMA Asphalt Thickness (in)	4	0.4	1.6
Roadbase Thickness (in)	12	0.1	0.84
Sub-base Thickness (in)	18	0.08	1.008

Calculated Structural Number

3.448

1993 AASHTO Flexible Pavement Equation Results

$W_{18} = 257001$ Predicted number of 18,000 lb ESALS (Must be greater than or equal to lifetime design EASLS)



SpectraPave™ Pavement Optimization Design Analysis



Design Parameters for AASHTO (1993) Equation

Reliability (%)	= 95	Initial Serviceability	= 4.2
Standard Normal Deviate	= -1.645	Terminal Serviceability	= 2.5
Standard Deviation	= 0.45	Change in Serviceability	= 1.7

Aggregate fill shall conform to following requirement:

D50 ≤ 27mm (Base course)

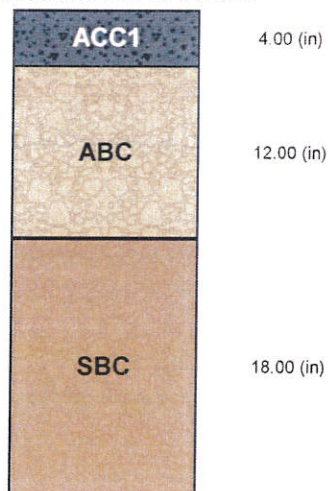
Unstabilized Section Material Properties

Layer	Description	Cost (\$/ton)	Layer coefficient	Drainage factor
ACC1	Asphalt Wearing Course	70.00	0.400	N/A
ABC	Aggregate Base Course	20.00	0.100	1.0
SBC	Subbase Course	16.00	0.080	1.0

Stabilized Section Material Properties

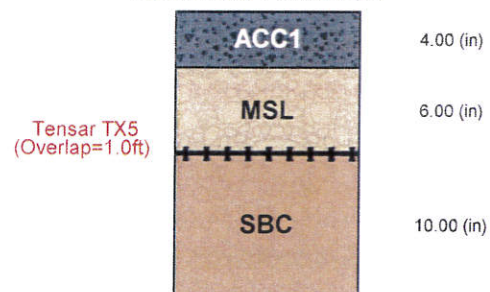
Layer	Description	Cost (\$/ton)	Layer coefficient	Drainage factor
ACC1	Asphalt Wearing Course	70.00	0.400	N/A
MSL	Mechanically Stabilized Base Course	20.00	0.189	1.0
SBC	Subbase Course	16.00	0.080	1.0

Unstabilized Pavement



Subgrade Modulus = 4,500 (psi)
Structural Number = 4.240
Calculated Traffic (ESALs) = 732,000

Stabilized Pavement



Subgrade Modulus = 4,500 (psi)
Structural Number = 3.534
Calculated Traffic (ESALs) = 233,000

LIMITATIONS OF THE REPORT

The designs, illustrations, information and other content included in this report are necessarily general and conceptual in nature, and do not constitute engineering advice or any design intended for actual construction. Specific design recommendations can be provided as the project develops.

Project Name	N/A		
Company Name	Tensar		
Designer	N/A	Date	N/A

This document was prepared using SpectraPave™ Software Version 4.7.2
Developed by Tensar International Corporation
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TenCate Geosynthetics
North America

Flexible Pavement Analysis Report

Project Name: Bio Minerals

Meadows at American Fork Phase II 320
South

Report Date: 2/13/2020

Report Run By: Jeff Egbert

Initial Road Data (Pre-Reinforcement)

Subgrade Strength Value	Strength Parameter	Subgrade CBR
4,500	Resilient Modulus (Mr) (psi) (AASHTO93)	3.00
Structural Number (SN)	Traffic Volume (ESALs)	
3.00	86,284	

Traffic Volume Calculator Data (ESALs)

Initial Serviceability (p_o)	Terminal Serviceability (p_t)	Serviceability Loss (ΔPSI)
4.2	2.5	1.7
Reliability % (R)	Standard Deviation (S_0)	Standard Normal Deviate (Z_R)
95	0.45	-1.645
Resilient Modulus (Mr) (psi)	Unreinforced ESALs	Reinforced ESALs
4,500	86,284	235,429

No Reinforcement / Stabilization

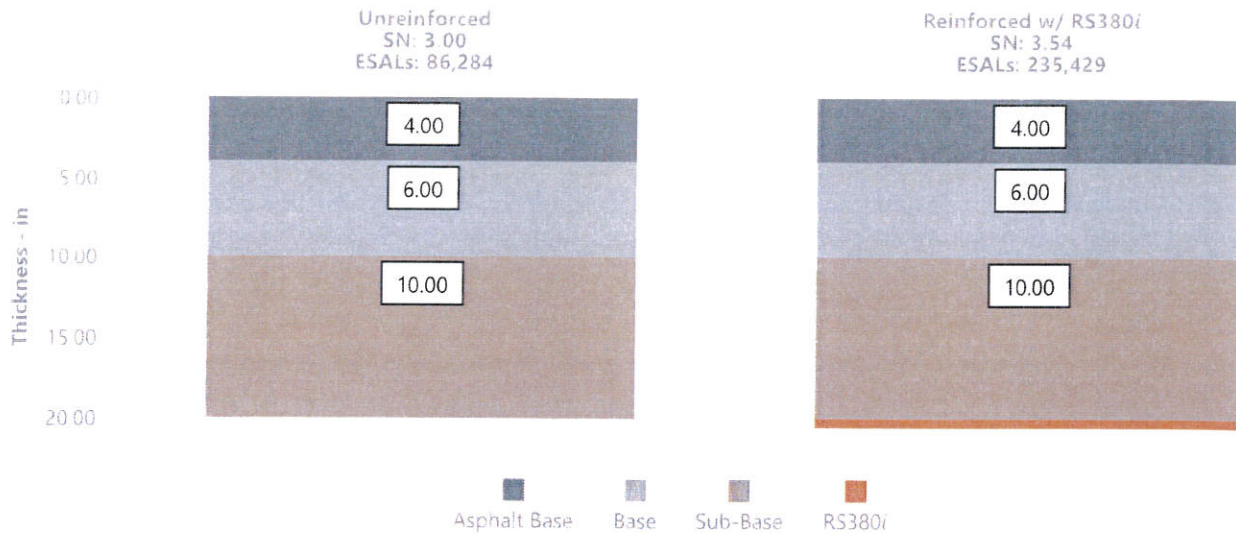
Layer No.	Material Description	Structural Coefficient	Drainage Coefficient	Thickness (in)	Structural Number (Unreinforced)
1	Asphalt Base	0.40	1.00	4.00	1.60
2	Base	0.10	1.00	6.00	0.60
3	Sub-Base	0.08	1.00	10.00	0.80
Subgrade CBR: 3.00					3.00

Reinforced / Stabilized - Geosynthetic Used: Mirafi® RS380/

CSI specifications: <https://www.tencategeo.us/en-us/resources/knowledge-library/CSI-Specs>

Layer No.	Material Description	Structural Coefficient	Drainage Coefficient	Thickness (in)	Structural Number (Unreinforced)
1	Asphalt Base	0.40	1.00	4.00	1.60
2	Base	0.10	1.00	6.00	0.60
3	Sub-Base (Reinforced)	0.13	1.00	10.00	1.34
TenCate Mirafi® RS380/ Geosynthetic					
Subgrade CBR: 3.00					3.54

NOTE: Structural Numbers represent the results of calculations prior to the rounding of thicknesses and therefore may be slightly different than manual calculations done using the reported thicknesses.



Comparative Cost Analysis			Total Estimated Quantity (yd ²): 16,723		
		Unreinforced	Reinforced	Unreinforced	Reinforced
	Unit Cost	Thickness (in)		Section Cost (yd ²)	
Asphalt Base	\$65.00 per ton	4.00	4.00	\$14.63	\$14.63
Base	\$20.00 per ton	6.00	6.00	\$6.00	\$6.00
Sub-Base	\$15.00 per ton	10.00	10.00	\$7.50	\$7.50
Excavation and Removal	\$7.00 per ton	20.00	20.00	\$7.00	\$7.00
RS380i	\$3.25 per yd ²				
Total Section Cost (yd ²)				\$35.13	\$38.38
Project Cost				\$587,479	\$641,829
Project Savings					-\$54,350
Cost Savings					-9.3 %

The information herein is accurate to the best of our knowledge. TenCate Geosynthetics North America assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. TENCATE GEOSYNTHETICS NORTH AMERICA DISCLAIMS ANY AND ALL EXPRESS, IMPLIED, OR STATUTORY STANDARDS, WARRANTIES, OR GUARANTEES, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice. Users should satisfy themselves through independent investigation that these materials might be used safely. No warranty or guarantee, expressed or implied, is made regarding the performance of any product, since the manner of use and handling are beyond our control. Any and all design related to a product will be the responsibility of the project engineer and/or registered engineer of record.

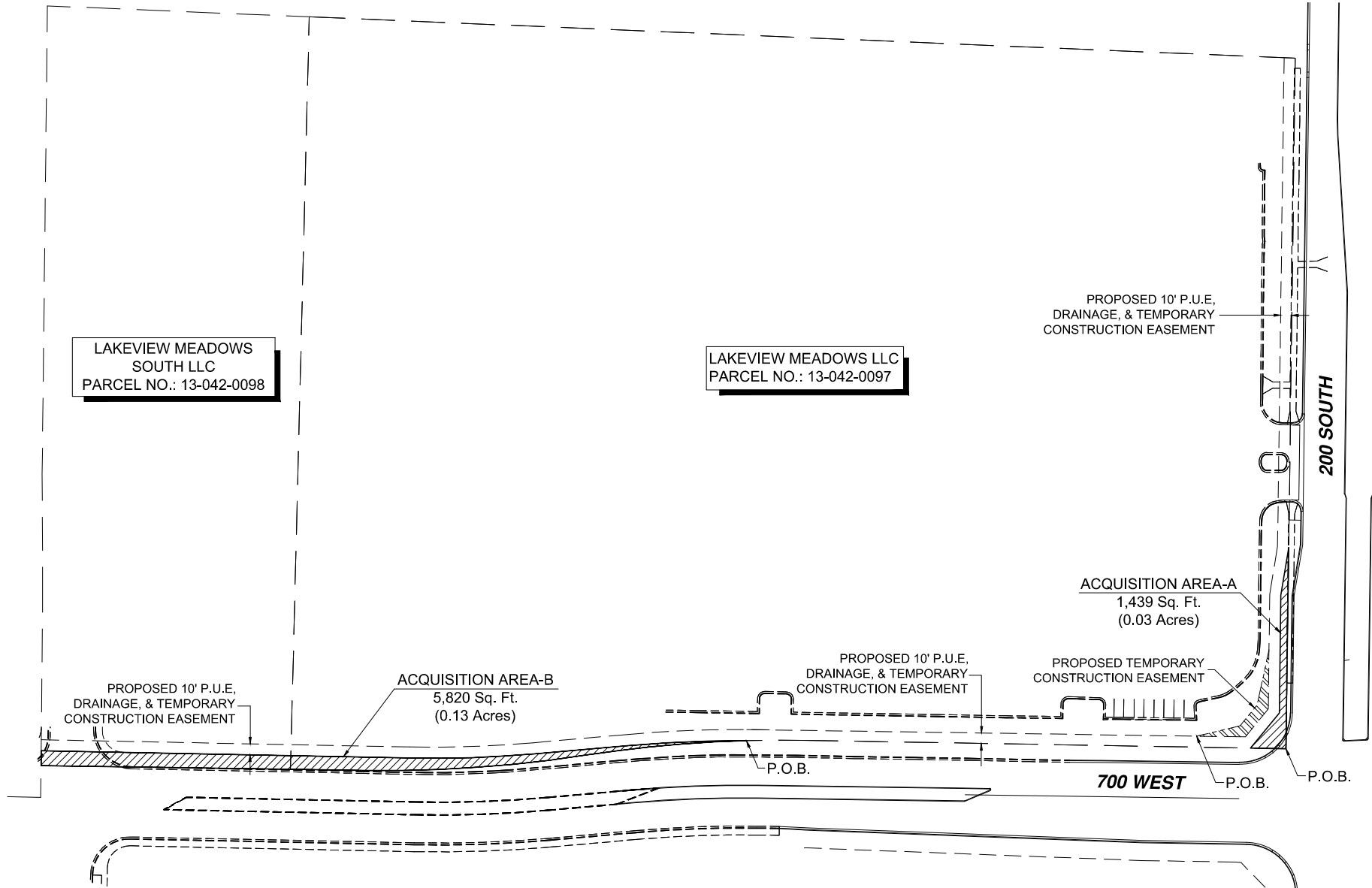
365 South Holland Drive
Pendergrass, GA 30567

Tel 706 693 2226
Tel 888 795 0808

Fax 706 693 4400
www.mirafi.com

TENCATE
Mirafi

EXHIBIT "F"



PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

AMERICAN FORK CITY ACQUISITION AREA

PARCEL NO. 13-042-0097

6308.1810
PROJECT NUMBER

DWG\EXHIBIT_LAKEVIEW_APRIL_27_2004
FILE NAME



April 27, 2021

**Project: American Fork 200 South
Parcel No: 13-042-0097 and 13-042-0098 (Lakeview Meadows LLC)
American Fork City Acquisition Area**

Acquisition Area-A

Beginning at a point which is on the northeast corner of the grantors parcel as defined in Entry 36910:2017, said point being South 89°54'13" East, along the section line 800.93 feet and South 00°05'47" West, 1654.76 feet from the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°53'29" West between the Northwest Corner and North Quarter Corner of Said Section 22);
and running thence South 01°00'02" West, 31.86 feet; thence North 50°50'13" West, 40.93 feet; thence North 89°13'53" West, 106.21 feet; thence North 80°42'02" West, 43.43 feet; thence South 89°13'48" East, 181.36 feet to the point of beginning.

-Together with a 10 foot public utility easement, drainage easement, and temporary construction easement along the southerly borders of the above described parcel.

Contains: 1,439 Sq. Ft. or 0.03 Acres more or less

ALSO:

Acquisition Area-B

Beginning at a point which is on the easterly boundary of the grantors parcel as defined in Entry 36910:2017, said point being South 89°54'13" East, along the section line 794.44 feet and South 00°05'47" West, 2140.79 feet from the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°53'29" West between the Northwest Corner and North Quarter Corner of Said Section 22);
and running thence along a curve turning to the left through 07°06'53", having a radius of 1176.25 feet, and whose long chord bears South 05°09'39" East, for a distance of 145.97 feet to the beginning of a curve; said curve turning to the right through an angle of 09°33'35", having a radius of 1195.93 feet, and whose long chord bears South 03°56'19" East, 199.31 feet; thence South 00°50'29" West, 66.90 feet; thence South 00°49'54" West, 224.91 feet; thence North 89°25'26" West, 13.39 feet; thence North 01°07'44" East, 331.74 feet to the beginning of a curve, said curve turning to the left through an angle of 06°06'18", having a radius of 1061.51 feet, and whose long chord bears North 01°55'59" West, for a distance of 113.05 feet; thence, North 05°03'12" West, 83.88 feet to the beginning of a curve, said curve turning to the right through 05°28'35", having a radius of 1127.49 feet, and whose long chord bears North 02° 24' 12" West, for a distance of 107.72 feet to the point of beginning.

-Together with a 10 foot public utility easement, drainage easement, and temporary construction easement along the westerly border of the above described parcel.

Contains: 5,820 Sq. Ft. or 0.13 acres more or less

{[https://afcity-my.sharepoint.com/personal/bhunter_americanfork_gov/Documents/Stuff to upload to network/Meadows at American Fork/lakeview_meadows_13-042-0097.docx](https://afcity-my.sharepoint.com/personal/bhunter_americanfork_gov/Documents/Stuff%20to%20upload%20to%20network/Meadows%20at%20American%20Fork/lakeview_meadows_13-042-0097.docx)}

ALSO:

-Together with a 10 foot public utility easement, drainage easement, and temporary construction easement along the northerly and easterly borders of the existing Lakeview Meadows LLC parcel. (Parcel No.: 13-042-0097)

ALSO:**A Temporary Construction Easement as described below:**

Beginning at a point which is South 89°54'13" East, along the section line 789.76 feet and South 00°05'47" West, 1735.29 feet from the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is North 89°53'29" West between the Northwest Corner and North Quarter Corner of Said Section 22); and running thence North 13°28'54" West, 40.40 feet; thence North 50°50'13" West, 24.24 feet; thence North 77°53'31" West, 50.86 feet; thence South 89°13'53" East, 53.35 feet; thence South 50°50'13" East, 32.56 feet; thence South 00°50'53" West, 43.99 feet to the point of beginning.

Contains: 771 Sq. Ft. or 0.02 acres more or less



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on an ordinance adopting an amendment to Section 17.7.507.F.6 of the American Fork City Municipal Code regarding building primary orientation.

SUMMARY RECOMMENDATION The planning commission recommended approval of the amendment to Section 17.7.507.F.6 of the American Fork City Municipal Code as stated in the attached minutes of the April 21, 2021 planning commission meeting.

BACKGROUND This development code text amendment proposes additional options for siting structures in the PC Planned Community zone by expanding options for a building's primary orientation from just a street to also include drive aisles, common area and open spaces. For further analysis, please refer to the attached development code text amendment, application materials, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as a result of this approval.

SUGGESTED MOTION I move to approve the ordinance adopting an amendment to Section 17.7.507.F.6 of the American Fork City Municipal Code regarding building primary orientation.

SUPPORTING DOCUMENTS

1. Ord (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 17.7.507.F.6 OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO THE PRIMARY ORIENTATION OF BUILDINGS.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

17.7.507.F.6

b. Multiple unit residential, commercial, office, manufacturing and mixed use structures.

1. For portions of the project area intended for development of multiple unit residential, commercial, office, manufacturing and mixed use structures, the plan shall show the location, height, and intended use, number of residential units and square footage of commercial, office, manufacturing or other non-residential uses within each structure.
2. The plan shall show the areas intended for use as off-street parking and landscaping and any other major use or activity to be included as a part of the project.
3. Standards.
 - A. Building primary orientation shall be toward ~~the~~ **a public or private street, drive aisle, common area or other public or private open space** rather than the parking area.
 - B. At least sixty percent of the street frontage shall have buildings within ten feet of the property line. Parking is not permitted in this area.
 - C. Trash storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street.
 - D. The principal entrance must be designed to be readily apparent. Buildings that are open to the public and are within thirty feet of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Amendment to be Added to Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS 11TH DAY OF MAY 2021.

Mayor

ATTEST:

City Recorder

Hearing, review and action on various amendments to Section 17.7.507.F.6 of the American Fork City Development Code.

The proposed City-initiated code text amendment deals with building primary orientation for multi-family structures within the PC (Planned Community) zone. Staff recommends that a building's primary orientation, in addition to being "toward a street" be expanded to include drive aisle, common area or other public or private open space. This will allow buildings to orient toward open spaces (whether public or private), drive aisles as found in traditional multi-family developments or public/private streets. In so doing, this will allow greater flexibility in siting structures--as intended by the PC zone--and be similar to allowances given for building placement in the TOD (Transit Oriented Development) zone.

Draft language is included.

Potential Motions

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed amendments to the Development Code.

DENIAL

Mr. Chairman, I move that we recommend denial of the amendments to Development Code.

TABLE

Mr. Chairman, I move that we table action on the amendments to the Development Code.

UNAPPROVED MINUTES

3. Hearing, review and action on amendments to Section 17.7.507.F.6 of the American Fork City Municipal Code regarding building primary orientation

Mr. Olsen stated that the proposed City-initiated code text amendment deals with building primary orientation for multi-family structures within the PC (Planned Community) zone. Staff recommends that a building's primary orientation, in addition to being "toward a street" be expanded to include drive aisle, common area or other public or private open space. This will allow buildings to orient toward open spaces (whether public or private), drive aisles as found in traditional multi-family developments or public/private streets. In so doing, this will allow greater flexibility in siting structures--as intended by the PC zone--and be similar to allowances given for building placement in the TOD (Transit Oriented Development) zone.

Mr. Hunter has no engineering concerns or comments.

Public Hearing Opened

No comments were received.

Public Hearing Closed

Mr. Dupaix moved to recommend approval of the proposed amendments to the Development Code.

Mr. Brocious seconded the motion. Voting was as follows:

Christine Anderson	Aye
Chris Christiansen	Aye
Rod Brocious	Aye
Harold Dudley	Aye
Geoff Dupaix	Aye

The motion passed.

4. Hearing, review and action on an amendment to the Lake City Row Planned Community Master Plan, located in the vicinity of 860 East Utah Valley Drive in the PC Planned Community and the PI-1 Planned Industrial zones

Mr. Olsen reminded commissioners that this item was tabled at the April 7th Planning Commission meeting. The Planning Commission requested additional information regarding the shared parking areas, numbers of stalls included and any buffering proposals. Discussion centered around shared parking, reduced housing units, and the appropriateness of office warehouse uses in a mixed-use community setting. Staff remains opposed to the amended



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Review and action on the final plat of Autumn Crest Phase 1 Plat E Subdivision, located in the vicinity of 930 East 1040 North in the R-1-9,000 Residential zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the Autumn Crest Phase 1 Plat E Subdivision as stated in the attached minutes of the April 21, 2021 planning commission meeting.

BACKGROUND The applicant proposes a final plat for a further phase of the Autumn Crest subdivision; this ten-lot plat is located in the southwestern portion of the project and backs North County Boulevard. For further analysis, please refer to the attached final plat, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the final plat of Autumn Crest Phase 1 Plat E Subdivision, located in the vicinity of 930 East 1040 North in the R-1-9,000 Residential zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the April 21, 2021 planning commission meeting.

SUPPORTING DOCUMENTS

1. Plat (PDF)
2. Staff Report(PDF)
3. Minutes (PDF)

AUTUMN CREST PHASE 1 PLAT "E"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

1060 NORTH

AUTUMN CREST
PLAT "B"AUTUMN CREST
FUTURE PHASESPATTERSON
CONSTRUCTION
14-004-0342PATTERSON
CONSTRUCTION
34-654-00521040 NORTH
(PUBLIC)1000 EAST
(PUBLIC)PATTERSON
CONSTRUCTION
34-654-0045DUNFORD
34-611-0005COOK
34-611-0004OSHIDA
34-611-0003FULLER
34-611-0002DOUGHERTY
34-611-0001S 1/4 COR. SEC. 7
T5S, R2E, SLB8M
FOUND MONUMENTCOR. OF PRES. BISHOP
CHURCH OF LDS
JESUS CHRIST OF LDS
445630003BASIS OF BEARING (NAD27)
N 89°32'19" E 2682.66' BETWEEN CORNERS
SECTION LINEUTAH STATE DEPT.
ADMIN SERVICES
12664046W 1/4 COR. SEC. 7
T5S, R2E, SLB8M
CALCULATED

S 00°00'07" W 2641.00'

R-9688.00 D-1498.95
N 11°42'36" W 103.55'SW COR. SEC. 7
T5S, R2E, SLB8M
FOUND MONUMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	988.00	498.95	28°56'08"	493.66	N 17°35'23" W
C2	180.00	98.08	31°13'10"	96.87	S 55°28'49" W
C3	285.00	132.60	26°39'25"	131.40	N 10°08'09" W
C4	211.00	56.97	10°02'24"	36.93	S 44°53'26" W
C5	211.00	63.93	17°21'53"	63.90	S 58°33'34" W
C6	15.00	10.72	40°57'44"	10.50	S 46°47'38" W
C7	60.00	19.39	18°30'43"	19.30	S 35°34'08" W
C8	60.00	48.85	46°39'03"	47.51	S 68°09'01" W
C9	60.00	62.42	59°36'08"	59.64	N 58°43'23" W
C10	60.00	52.96	50°34'20"	51.26	N 03°38'09" W
C11	160.00	11.81	45°06'53"	11.51	N 05°54'25" W
C12	516.00	91.25	09°17'35"	91.20	N 18°49'04" W
C13	516.00	82.67	14°59'22"	82.43	N 06°40'36" W
C14	988.00	111.94	06°29'30"	111.88	S 06°22'05" E
C15	988.00	89.58	05°11'38"	89.53	S 12°12'39" E
C16	988.00	110.39	06°24'06"	110.33	S 18°00'31" E
C17	988.00	187.05	10°30'51"	186.78	S 26°38'00" E
C18	254.00	120.03	27°04'30"	118.91	S 07°19'49" E
C19	254.00	111.51	02°35'47"	111.51	S 27°09'58" E
C20	254.00	131.54	28°40'17"	130.07	S 08°37'43" E
C21	15.00	22.37	89°26'45"	20.35	S 66°11'14" E
C22	149.00	61.19	31°13'10"	60.19	N 55°28'49" E
C23	211.00	100.92	27°24'17"	99.96	S 53°34'22" W
C24	160.00	183.61	17°52'15"	119.30	N 60°10'06" W
C25	516.00	133.92	24°16'57"	132.92	N 17°19'23" W

NOTES:

- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL, AND CHARGED WITH CULINARY WATER.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.



SCALE 1"=50'

LEGEND

	SECTION CORNER
	PROPERTY CORNER
	SUBDIVISION MONUMENT
	BOUNDARY LINE
	CENTER LINE
	EASEMENT LINE
	FIRE HYDRANT
	STREET LIGHT

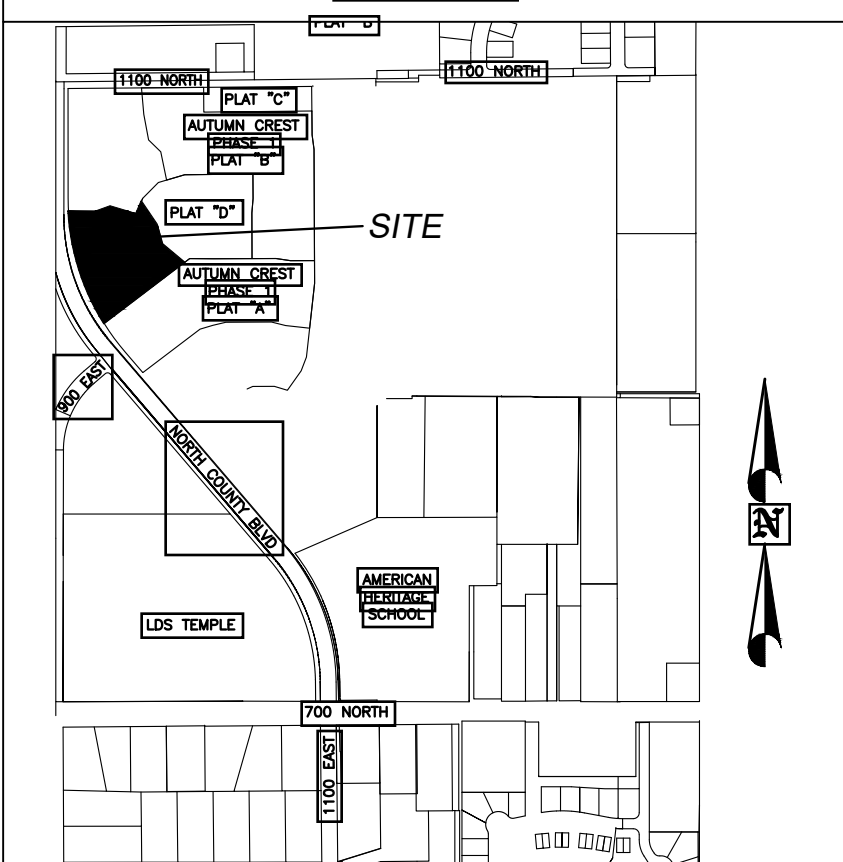
TABULATIONS

TOTAL DEVELOPMENT: 3.29 ACRES
 ZONE: R-1-9000
 TOTAL LOTS: 10
 FLOOD ZONE DESIGNATION: X
 FIRM MAP PANEL #: 495517 0110 B
 EFFECTIVE DATE: JULY 17, 2002

BENCHMARK
 SW CORNER OF SEC. 7
 T: 5 S., R: 2 E., SLB8M
 ELEV = 4757.024

VICINITY SKETCH

SCALE: 1"=800'



SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,
 BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

SURVEYOR, P.L.S.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 00°00'07" W 498.88 FEET ALONG THE SECTION LINE AND EAST 357.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S 34°08'18" E 126.13 FEET; THENCE S 14°01'32" E 76.74 FEET; THENCE S 50°07'46" E 119.18 FEET; THENCE S 52°45'26" W 422.34 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTY BLVD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSE: ALONG THE ARC OF A 988.00 FOOT RADIUS CURVE TO THE RIGHTS A DISTANCE OF 498.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 28°56'08" AND A LONG CHORD BEARS N17°35'23" W 493.66 FEET); THENCE S 89°10'55" E 112.57 FEET; THENCE N 70°06'56" E 67.48 FEET; THENCE S 73°19'26" E 111.33 FEET; THENCE N 23°17'00" E 55.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.29 ACRES OR 143,229 SF

OF LOTS = 10

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. _____ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

_____ OF _____

TITLE _____ COMPANY _____

A _____ UTAH LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL OF _____ (AMERICAN FORK CITY)

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACKNOWLEDGES THE VACATION OF CERTAIN PUBLIC UTILITY EASEMENTS AND ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____

DAY OF _____, A.D. _____

_____ MAYOR _____ COUNCIL MEMBER

_____ COUNCIL MEMBER _____ COUNCIL MEMBER

_____ COUNCIL MEMBER _____ COUNCIL MEMBER

APPROVED _____ ATTEST _____

CITY ENGINEER _____ CLERK-RECORDER

(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE _____ AMERICAN FORK CITY PLANNING COMMISSION

_____ PLANNER _____ CHAIRMAN, PLANNING COMMISSION

PLAT "E"

AUTUMN CREST PHASE 1

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 7, T. 5 S., R. 2 E., SLB&M
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

AZTEC ENGINEERING
 491 N 450 W
 OREM, UT 84057

berg
 CIVIL ENGINEERING
 11038 N Highland Blvd Suite 400
 Highland Ut, 84003
 office (801) 492-1277
 cell (801) 616-1677

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: April 21, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plats for Autumn Crest Subdivision, Plat E, located at approximately 1040 North 930 East, in the R1-9,000 Residential zone.

ACTION REQUESTED: Approval of the preliminary plan and recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		1040 North 930 East		
Applicant:		Patterson Homes/Berg Engineering		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Vacant		
	South	Residential		
	East	Residential		
	West	Institutional		
Existing Zoning:		R1-9,000		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R1-9,000		
	South	R1-9,000		
	East	R1-9,000		
	West	S-1 (Special Institutional)		
Land Use Plan Designation:		Residential Low Density (3 du/ac)		
Zoning within density range?		x	Yes	No

Attachment: 2. Staff Report (Autumn Crest 1 E Final Plat)

Background

Autumn Crest Subdivision was preliminarily approved in 2012 and 2015 but not all plats received final approval. The area of Plat E is one such example. The preliminary plan has lapsed, and the applicants have returned with a new preliminary plan and final plat for Plat E.

Access is provided off an existing stub-street, 1040 North. Plat E is an infill area of the Autumn Crest subdivision, consisting of 10 lots and located directly north of Plat A and west of Plat D.

All lots meet or exceed the requirements of the R1-9,000 zone.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.

The preliminary plan and final plat are being processed concurrently.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address any concerns at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Required improvements for this plat have been constructed.

- e. The water rights conveyance documents have been provided.

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the amended plat for Autumn Crest Plat E, the following findings of fact are offered for consideration:

1. The final plat is consistent with the Land Use Plan.
2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan of Autumn Crest, Plat E, subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat of Autumn Crest, Plat E, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan of Autumn Crest, Plat E.

FINAL PLAT

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of Autumn Crest, Plat E.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of Autumn Crest, Plat E.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 4/21/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Autumn Crest Plat E

Project Address: 930 East 1040 North

Developer / Applicant's Name: Patterson Homes

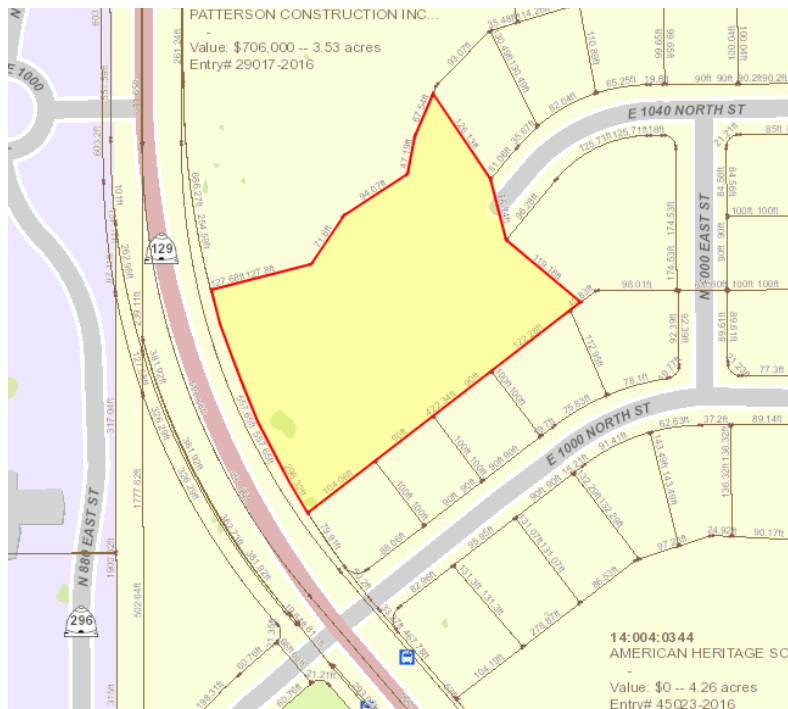
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ Subdivision Final Plat | ☒ Subdivision Preliminary Plan | ☐ Annexation |
| ☐ Code Text Amendment | ☐ General Plan Amendment | ☐ Zone Change |
| ☐ Commercial Site Plan | ☐ Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 4/21/2021 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.
2. Right-of-way dedication for North County Boulevard and 1100 North is to be completed prior to recording the mylar and commencing construction.
3. Any redline comments from 3rd party reviews of the plat will need to be addressed once received.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES APRIL 21, 2021

The American Fork City Planning Commission met in a regular session on April 21, 2021 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: Vice-Chairwoman Christine Anderson
Chris Christiansen
Geoff Dupaix
Rod Brocious

Absent: Chairman John Woffinden
Ryan Hunter
Harold Dudley – present for part of meeting

Staff Present: Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Others Present: Ken Berg, Ginger Romriell, Buck Swaney

Public Comments Received: None

Vice-Chairwoman Anderson referred to the "Notice of Electronic Meeting."

1. Hearing, review and action on the preliminary and final plats of Autumn Crest Phase 1 Plat E Subdivision, located in the vicinity of 930 East 1040 North

Mr. Olsen stated that Autumn Crest Subdivision was preliminarily approved in 2012 and 2015 but not all plats received final approval. The area of Plat E is one such example. The preliminary plan has lapsed, and the applicants have returned with a new preliminary plan and final plat for Plat E.

Access is provided off an existing stub-street, 1040 North. Plat E is an infill area of the Autumn Crest subdivision, consisting of 10 lots and located directly north of Plat A and west of Plat D. All lots meet or exceed the requirements of the R1-9,000 zone.

Mr. Hunter said that the engineering division has reviewed the plans and they meet the requirements. Some roadway dedications to UDOT are being worked on, they recommend approval.

UNAPPROVED MINUTES

1 Mr. Ken Berg, civil engineer, indicated that Autumn Crest Plat F will be coming soon.

2 **Public Hearing Opened**

3 No comments were received.

4 **Public Hearing Closed**

5
6 **Mr. Brocious moved to approve the preliminary plan of Autumn Crest Plat E, subject to any findings, conditions, and modifications found in the engineering report.**

7
8
9 **Mr. Dupaix seconded the motion. Voting was as follows:**

Christine Anderson	Aye
Chris Christiansen	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye

The motion passed.

16
17
18 **Mr. Brocious moved to approve the final plat of Autumn Crest, Plat E, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.**

20
21
22 **Mr. Dupaix seconded the motion. Voting was as follows:**

Christine Anderson	Aye
Chris Christiansen	Aye
Rod Brocious	Aye
Geoff Dupaix	Aye

The motion passed.

31
32 2. Review and action on the North Binch Annexation agreement located in the vicinity of 800
33 West 500 South

34
35 Mr. Olsen told commissioners that the North Binch Annexation consists of 26.02 acres and is
36 located in the area of 800 West 500 South, south of the Willow Glen townhome development.
37 Existing use of the area is agriculture. The City's Land Use Map designates the property as TOD
38 (Transit Oriented Development). Within that TOD designation, the property lies within the
39 General Mixed-Use and Neighborhood Edge sub-designations, with density ranges of 8-20 du/ac



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
MAY 11, 2021**

Department Recorder Director Approval Terilyn Lurker

AGENDA ITEM Review and action on approval of the city's fiscal year ending June 30, 2022, tentative budget.

SUMMARY RECOMMENDATION

The City Administrator and Finance Director would recommend approval of the tentative budget.

BACKGROUND

American Fork City is required by Utah State Code to adopt a tentative budget at the first City Council meeting in May. This is a tentative budget and subject to change. Approval of the tentative budget permits the city to set the public hearing for the fiscal year 2022 final budget to be approved on June 22, 2021.

BUDGET IMPACT

Budget impacts are detailed in the Fiscal Year 2021-22 Tentative Budget, available on the City's website www.afcity.org/finance <<http://www.afcity.org/finance>>

SUGGESTED MOTION

I move to approve the tentative budget for fiscal year ending June 30, 2022, and to set a public hearing for the final budget for the fiscal year ending June 30, 2022. The hearing shall be set for Tuesday, June 22, 2021 at 7:00PM.

SUPPORTING DOCUMENTS

FY2022 Tentative Annual Budget (PDF)

2022 Proposed Budget

American Fork City, Utah



AMERICAN
18 FORK 53





American Fork City Proposed Annual Budget Fiscal Year 2021-2022

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American Fork City Proposed Annual Budget Fiscal Year 2021-2022

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Budget Summary



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Fund Balances

GOVERNMENTAL FUNDS

Fund	Available Fund Balance 2019-20	Estimated Fund Balance 2020-21	Estimated Revenues 2021-22	Proposed Expenditures 2021-22	Net Transfers 2021-22	Increase (Decrease) 2021-22	Estimated Fund Balance 2021-22
General Fund	\$ 6,245,169	\$ 10,134,608	\$ 27,282,527	\$ 25,720,631	\$ (1,561,896)	\$ -	\$ 10,134,608
Special Revenue Funds							
Municipal Building Authority	891	891	-	-	-	-	891
Fitness Center	-	-	1,774,500	2,423,006	648,506	-	-
PARC Tax	333,995	320,156	1,304,500	1,304,500	-	-	320,156
Celebration	2,423	-	-	-	-	-	-
Downtown Redevelopment	103,757	96,176	1,000	-	-	1,000	97,176
RDA - East Side	51,088	94,078	44,844	-	-	44,844	138,922
RDA - Business Park	2,077,311	2,394,489	354,741	354,741	-	-	2,394,489
EDA - Egg Farm	2,932,899	1,498,931	1,058,714	1,656,415	(256,793)	(854,494)	644,437
CRA - Patriot Station TOD	(168,699)	(168,699)	-	-	-	-	(168,699)
Total Special Revenue Funds	351,382	4,236,022	4,538,299	5,738,662	391,713	(808,650)	3,427,372
Debt Service Fund	1,292,793	1,295,140	951,513	1,053,504	118,616	16,625	1,311,765
Capital Projects Funds							
General Capital Projects	8,510,120	7,278,960	4,829,354	5,783,904	954,550	-	7,278,960
Bond Capital Projects	8,598,979	8,522,681	15,000	8,537,681	-	(8,522,681)	-
Capital Projects - Equipment	16,448	16,448	5,000	356,360	351,360	-	16,448
Meadows Special Improvement District	66,619	66,619	-	-	-	-	66,619
Park Impact Fees	5,497,964	7,498,276	2,322,000	4,167,330	(118,616)	(1,963,946)	5,534,330
Road Impact Fees	7,189,829	7,502,913	2,035,000	3,211,634	-	(1,176,634)	6,326,279
Fire Impact Fees	1,485,083	1,316,247	257,500	10,000	(533,324)	(285,824)	1,030,423
Police Impact Fees	1,650,304	1,588,992	228,000	211,000	(262,637)	(245,637)	1,343,355
Total Capital Project Funds	33,015,346	33,791,136	9,691,854	22,277,909	391,333	(12,194,722)	21,596,414
Permanent Fund							
Perpetual Care Fund	831,058	872,908	60,500	-	(2,000)	58,500	931,408
Total Permanent Fund	831,058	872,908	60,500	-	(2,000)	58,500	931,408
TOTAL GOVERNMENTAL FUNDS	\$ 41,735,748	\$ 50,329,814	\$ 42,524,693	\$ 54,790,706	\$ (662,234)	\$ (12,928,247)	\$ 37,401,567

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Fund Balances

ENTERPRISE FUNDS

Fund	Available Fund Balance 2019-20	Estimated Fund Balance 2020-21	Estimated Revenues 2021-22	Proposed Expenditures 2021-22	Net Transfers 2021-22	Increase (Decrease) 2021-22	Estimated Fund Balance 2021-22
Enterprise Funds							
Culinary Water	\$ 15,448,139	\$ 17,175,564	\$ 13,100,225	\$ 15,221,661	\$ 204,965	\$ (1,916,471)	\$ 15,259,093
Culinary Water Impact Fees	1,914,773	2,654,792	1,315,000	6,215,767	-	(4,900,767)	(2,245,975)
Secondary Irrigation	10,935,269	8,863,587	4,469,500	11,449,123	-	(6,979,623)	1,883,964
Secondary Irrigation Impact Fees	(14,690,936)	(14,800,071)	830,000	2,514,056	-	(1,684,056)	(16,484,127)
Sewer	8,188,830	9,908,717	5,795,250	5,632,846	-	162,404	10,071,121
Sewer Impact Fees	1,659,713	1,025,401	421,774	328,963	-	92,811	1,118,212
Storm Drain	2,821,925	2,694,568	1,359,500	1,779,832	-	(420,332)	2,274,236
Storm Drain Impact Fees	1,815,003	1,603,035	425,218	525,780	-	(100,562)	1,502,473
Sanitation and Recycling	362,322	383,857	1,563,250	1,664,885	-	(101,635)	282,222
Broadband	(2,101,843)	(2,022,552)	181,417	406,041	244,946	20,322	(2,002,230)
Total Enterprise Funds	26,353,195	27,486,898	29,461,134	45,738,954	449,911	(15,827,909)	11,658,989
Internal Service Funds							
Fleet Operations & Maintenance	162,698	162,698	387,902	500,600	-	(112,698)	50,000
Fleet Capital	68,921	310,921	1,435,588	1,794,911	212,323	(147,000)	163,921
Information Technology	132,809	132,809	531,669	601,669	-	(70,000)	62,809
Total Internal Service Funds	364,428	606,428	2,355,159	2,897,180	212,323	(329,698)	276,730
TOTAL ENTERPRISE FUNDS	\$ 26,717,623	\$ 28,093,326	\$ 31,816,293	\$ 48,636,134	\$ 662,234	\$ (16,157,607)	\$ 11,935,719
TOTAL CITY-WIDE	\$ 68,453,371	\$ 78,423,140	\$ 74,340,986	\$ 103,426,840	\$ -	\$ (29,085,854)	\$ 49,337,286

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Combined Revenue Summary - All Funds

BY FUND

Fund	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES (Excludes Transfers)				
General Fund	\$ 27,393,269	\$ 28,758,790	\$ 24,163,553	\$ 27,282,527
Special Revenue Funds				
Fitness Center	1,519,747	1,518,585	1,499,599	1,774,500
PARC Tax	1,204,050	1,417,059	828,000	1,304,500
Celebration	3,800	-	-	-
Downtown Redevelopment	2,451	619	3,000	1,000
RDA - East Side	50,948	42,990	6,063	44,844
RDA - Business Park	379,313	317,178	332,735	354,741
EDA - Egg Farm	943,595	1,004,120	970,017	1,058,714
Total Special Revenue Funds	4,103,904	4,300,551	3,639,414	4,538,299
Debt Service Fund	1,148,002	1,113,990	1,128,268	951,513
Capital Projects Funds				
General Capital Projects	3,263,060	3,109,868	8,428,070	4,829,354
Bond Capital Projects	8,694,858	28,995	15,000	15,000
Capital Projects - Equipment	24	18,629	5,000	5,000
Park Impact Fees	2,581,107	2,633,765	1,564,000	2,322,000
Road Impact Fees	2,821,681	2,545,013	1,520,000	2,035,000
Fire Impact Fees	473,733	338,383	230,000	257,500
Police Impact Fees	336,736	228,760	216,000	228,000
Total Capital Project Funds	18,171,199	8,903,413	11,978,070	9,691,854
Permanent Fund				
Perpetual Care Fund	54,431	44,008	67,500	60,500
Total Permanent Fund	54,431	44,008	67,500	60,500
Enterprise Funds				
Culinary Water	8,239,100	21,203,554	29,295,848	13,100,225
Culinary Water Impact Fees	1,345,516	1,441,353	715,000	1,315,000
Secondary Irrigation	3,315,590	2,942,270	4,327,563	4,469,500
Secondary Irrigation Impact Fees	840,887	688,322	630,000	830,000
Sewer	6,338,720	6,008,619	5,832,328	5,795,250
Sewer Impact Fees	470,436	485,196	301,774	421,774
Storm Drain	1,761,637	1,486,841	1,295,220	1,359,500
Storm Drain Impact Fees	545,532	381,849	305,218	425,218
Sanitation and Recycling	1,496,757	1,572,578	1,465,745	1,563,250
Broadband	183,034	172,963	192,640	181,417
Total Enterprise Funds	24,537,209	36,383,545	44,361,336	29,461,134
Internal Service Funds				
Fleet Operations & Maintenance	509,872	473,042	487,842	387,902
Fleet Capital	915,259	915,329	891,763	1,435,588
Information Technology	518,841	900,809	913,388	531,669
Total Internal Service Funds	1,943,972	2,289,180	2,292,993	2,355,159
TOTAL REVENUES	\$ 77,351,986	\$ 81,793,477	\$ 87,631,134	\$ 74,340,986

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Combined Revenue Summary - All Funds

BY TYPE

Category Type	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES (Excludes Transfers)				
Property Taxes	\$ 6,623,183	\$ 7,039,370	\$ 6,333,714	\$ 6,947,376
Sales Taxes	12,441,885	13,323,161	9,669,350	13,150,000
Other Taxes	2,542,131	2,563,554	2,508,000	2,575,000
Licenses & Permits	1,367,011	1,437,298	950,600	1,386,572
Intergovernmental	3,450,643	2,783,027	10,100,655	5,732,159
Charges for Services	24,968,217	27,208,491	24,997,232	26,402,230
Impact Fees	9,062,826	8,628,485	5,096,000	7,100,000
Fines & Forfeitures	353,424	298,681	320,000	315,000
Miscellaneous	#REF!	#REF!	#REF!	#REF!
Note Receivable	19,614	-	-	-
Financing Sources	8,665,261	15,000,000	23,721,767	7,300,000
Developer Contributions	3,816,725	-	-	-
Administrative Charges	2,018,084	2,353,770	2,377,833	2,146,576
Use of Money & Property	1,643,068	1,026,323	1,440,883	1,178,348
TOTAL REVENUES	#REF!	#REF!	#REF!	#REF!

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Combined Expenditure Summary - All Funds

Fund	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES (Excludes Transfers)				
General Fund	\$ 22,158,565	\$ 21,974,929	\$ 23,626,722	\$ 25,720,631
Special Revenue Funds				
Municipal Building Authority	10	-	-	-
Fitness Center	2,313,676	2,389,885	2,197,914	2,423,006
PARC Tax	965,840	1,430,898	837,725	1,304,500
Celebration	54,748	26,759	20,000	-
Downtown Redevelopment	32,800	8,200	-	-
RDA - Business Park	-	-	332,735	354,741
EDA - Egg Farm	537,746	764,365	1,874,603	1,656,415
CRA - Patriot Station TOD	23,000	-	-	-
Total Special Revenue Funds	3,927,820	4,620,107	5,262,977	5,738,662
Debt Service Fund	1,256,933	1,231,507	1,232,007	1,053,504
Capital Projects Funds				
General Capital Projects	1,398,562	5,466,621	11,606,391	5,783,904
Bond Capital Projects	2,675,879	105,293	8,400,000	8,537,681
Capital Projects - Equipment	377,898	271,323	301,648	356,360
Park Impact Fees	1,793,958	513,589	594,000	4,167,330
Road Impact Fees	751,339	2,231,929	2,220,732	3,211,634
Fire Impact Fees	3,455	4,824	-	10,000
Police Impact Fees	9,811	-	-	211,000
Total Capital Project Funds	7,010,902	8,593,579	23,122,771	22,277,909
Enterprise Funds				
Culinary Water	3,161,171	21,104,198	30,025,230	15,221,661
Culinary Water Impact Fees	426,472	701,334	1,144,000	6,215,767
Secondary Irrigation	3,262,726	5,013,952	8,095,301	11,449,123
Secondary Irrigation Impact Fees	139,302	797,457	2,200,000	2,514,056
Sewer	4,384,115	4,288,732	5,597,482	5,632,846
Sewer Impact Fees	54,190	1,119,508	330,704	328,963
Storm Drain	973,306	1,614,198	2,495,340	1,779,832
Storm Drain Impact Fees	69,493	593,817	123,100	525,780
Sanitation and Recycling	1,461,562	1,551,043	1,496,686	1,664,885
Broadband	553,481	390,048	509,016	406,041
Total Enterprise Funds	14,485,818	37,174,287	52,016,859	45,738,954
Internal Service Funds				
Fleet Operations & Maintenance	452,746	473,042	487,842	500,600
Fleet Capital	942,079	1,410,651	1,387,585	1,794,911
Information Technology	386,032	900,809	956,706	601,669
Total Internal Service Funds	1,780,857	2,784,502	2,832,133	2,897,180
TOTAL EXPENDITURES	\$ 50,620,895	\$ 76,378,911	\$ 108,093,469	\$ 103,426,840

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Budget Summaries



Combined Expenditure Summary - All Funds

BY TYPE

Category Type	Actual 2018-19	Estimated 2019-20	Approved 2019-20	Adopted 2020-21
EXPENDITURES (Excludes Transfers)				
Personnel	\$ 17,808,554	\$ 18,685,983	\$ 20,018,821	\$ 21,657,441
Operations	21,369,718	20,410,549	18,653,794	22,374,853
Capital	8,792,718	32,264,511	63,516,075	53,852,535
Debt Service	2,649,905	5,017,868	5,904,779	5,542,011
TOTAL EXPENDITURES	\$ 50,620,895	\$ 76,378,911	\$ 108,093,469	\$ 103,426,840

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Budget Summaries



Full-time Equivalent Summary

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2018-19	FTE 2019-20	Adopted 2020-21	Increase (Decrease)
GENERAL FUND				
Executive	0.50	0.50	0.50	-
Legislative	2.50	2.50	2.50	-
Administration	11.00	10.50	11.00	0.50
Community Services	2.50	2.50	3.00	0.50
Parks and Boat Harbor	16.17	12.48	14.16	1.68
Cemetery	6.31	5.88	5.68	(0.20)
Library and Learning Center	13.74	13.33	13.65	0.33
Police	55.22	58.22	62.22	4.00
Fire and Rescue	48.02	52.02	57.02	5.00
Public Works Administration	2.75	2.75	2.75	-
Streets	7.00	7.00	6.83	(0.17)
Building Maintenance	4.00	4.00	4.00	-
Building Inspection	7.50	7.50	8.00	0.50
Engineering	6.00	7.00	10.00	3.00
Recreation	8.39	8.39	7.92	(0.47)
Planning	2.50	2.50	2.63	0.13
Senior Center	4.75	4.75	4.75	-
Total General Fund	198.85	201.82	216.61	14.80
SPECIAL REVENUE FUNDS				
Fitness Center	48.99	35.55	39.35	3.80
ENTERPRISE FUNDS				
Culinary Water	5.25	4.75	6.15	1.40
Secondary Irrigation	3.25	3.75	2.35	(1.40)
Sewer	2.75	3.00	3.00	-
Storm Drain	2.75	2.50	2.50	-
Broadband	2.00	2.00	2.00	-
Total Enterprise Funds	16.00	16.00	16.00	(0.00)
TOTAL FTE POSITIONS	263.84	253.37	271.96	18.60

STAFFING NOTES

- 1) Administration - Addition of a part-time management analyst
- 2) Community Services - Addition of a part-time communications specialist
- 3) Parks / Boat Harbor - Part-time seasonal positions increased from COVID-19 service levels
- 4) Police - Addition of 3 police officers/detectives
- 7) Fire and Rescue - addition of five firefighter/paramedics
- 8) Engineering - Addition of two public works inspectors and one engineer
- 9) Fitness Center - Part-time seasonal positions increased from COVID-19 service levels
- 9) Culinary Water and Secondary Irrigation - positions were reallocated to reflect winter closures of secondary irrigation

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

General Fund



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



5.6.a

General Fund Summary

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Taxes	\$ 16,536,603	\$ 17,489,696	\$ 14,300,100	\$ 17,535,000
Licenses & Permits	1,367,011	1,437,298	950,600	1,386,572
Grants & Intergovernmental	1,609,518	1,249,485	1,270,760	133,000
Charges for Services	6,610,823	7,629,479	6,693,318	7,252,480
Fines & Forfeitures	353,424	298,681	320,000	315,000
Miscellaneous	345,904	77,959	65,000	65,000
Other Financing Sources	569,986	576,192	563,775	595,475
Transfers In	297,566	44,561	2,051,403	53,828
TOTAL REVENUES	\$ 27,690,835	\$ 28,803,351	\$ 26,214,956	\$ 27,336,355
EXPENDITURES				
General Services	\$ 2,155,128	\$ 2,438,028	\$ 1,982,462	\$ 2,222,468
Community Services	2,759,082	2,726,408	3,021,754	3,009,451
Public Safety	11,424,306	11,385,698	12,653,003	13,847,687
Public Works	4,748,533	4,373,651	4,839,819	5,507,753
Recreation	647,930	631,981	677,529	703,954
Planning	311,056	321,210	333,176	342,035
Citizens Committees	112,530	97,953	118,979	87,283
Transfers Out	2,279,234	2,938,983	2,970,005	1,615,724
TOTAL EXPENDITURES	\$ 24,437,799	\$ 24,913,912	\$ 26,596,727	\$ 27,336,355
General Fund Net Revenue	3,253,036	3,889,439	(381,771)	-
Beginning Fund Balance	2,992,132	6,245,168	6,245,168	10,134,607
Ending Fund Balance	\$ 6,245,168	\$ 10,134,607	\$ 5,863,397	10,134,607

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



General Fund Revenue Detail

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Taxes				
Property Taxes	\$ 3,712,679	\$ 4,085,518	\$ 3,533,000	\$ 4,200,000
Motor Vehicle Fees	379,395	437,714	328,000	380,000
Delinquent Taxes	293,319	340,829	257,500	250,000
Sales Tax	9,971,598	10,483,739	7,986,600	10,500,000
Cable TV Franchise Tax	131,832	131,093	125,000	125,000
Energy Sales & Use Tax	1,787,645	1,747,102	1,785,000	1,800,000
Municipal Telephone Tax	243,259	247,645	270,000	270,000
Penalties and Interest	16,876	16,056	15,000	10,000
Total Taxes	16,536,603	17,489,696	14,300,100	17,535,000
Licenses & Permits				
Business Licenses	90,302	83,820	85,000	90,000
Building Permits	1,208,439	1,196,697	800,000	1,222,853
Beer & Liquor Licenses	3,000	-	-	-
Occupancy Fee	-	45,900	30,300	43,740
Alarm Permit	-	16,950	6,300	15,776
Other Permits	64,695	83,603	24,000	9,203
Special Events Permits	575	10,328	5,000	5,000
Total Licenses & Permits	1,367,011	1,437,298	950,600	1,386,572
Grants & Intergovernmental				
Grants-Library	14,438	8,200	8,000	8,000
Grants-Police	224,527	119,401	132,134	90,000
Grants-Fire	6,211	14,619	6,161	-
Grants-Other	2,875	-	-	-
Other Reimbursements	29,044	-	27,391	-
CARES Act Relief Fund	1,287,592	1,067,074	1,067,074	-
State Liquor Fund Allotment	44,831	40,191	30,000	35,000
Total Grants & Intergovernmental	1,609,518	1,249,485	1,270,760	133,000
Charges for Services				
Fire Protection Agreement-County	6,378	6,207	9,200	6,208
Ambulance Fees	2,007,344	2,390,858	1,943,950	2,300,000
Admin Charge-Water	426,475	473,721	473,721	429,007
Admin Charge-Water Impact	-	-	-	4,172
Admin Charge-Sewer	414,036	486,502	486,502	482,711
Admin Charge-Sewer Impact	-	-	-	3,963
Admin Charge-Storm Water	266,111	290,124	290,066	296,049
Admin Charge-Storm Water Impact	-	-	-	780
Admin Charge-Irrigation	253,957	271,503	271,503	276,543
Admin Charge-Irrigation Impact	-	-	-	1,998
Admin Charge-Park Impact	-	-	-	330
Admin Charge-Road Impact	-	-	-	9,171
Admin Charge-Sanitation Fund	96,485	102,757	102,757	102,004
Admin Charge-Fitness Center	241,100	221,066	221,066	217,955
-	-	-	-	-

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



General Fund Revenue Detail

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Charges for Services				
Admin Charge-PARC Tax Fund	9,356	7,794	7,794	7,794
Admin Charge-Egg Farm EDA	33,942	39,947	39,947	-
Admin Charge-Broadband Fund	40,215	33,483	33,483	21,505
Capital Projects Inspection	-	266,209	271,800	297,800
Development Inspection-Engineering	302,974	369,086	190,000	150,000
Development Inspection-Building	-	-	-	100,000
Development Fees	33,539	79,034	35,000	35,000
Plan Check Fees	466,147	472,651	301,000	420,000
Fire Plan Check Fees	75	1,300	-	-
Fire Site Inspection Fees	28,065	12,091	31,500	31,500
Police Services-Cedar Hills	533,858	544,535	544,535	555,426
Alpine School District Officers	86,268	144,874	100,000	100,000
Fire-Cedar Hills Contract	689,700	703,494	703,494	717,564
Boat Harbor Fees	68,446	69,766	45,000	50,000
Park Fees	6,128	4,740	5,250	8,000
Amphitheater Reservation Fees	20,460	39,150	16,500	20,000
Recreation Fees	334,110	377,841	283,500	355,000
Library Development Funds	2,542	108	4,500	-
Library Fees	26,116	26,709	33,750	25,000
Senior Citizen Fees	66,588	32,843	69,000	50,000
Fire Fees	3,398	1,380	2,000	2,000
Recording Fees	-	-	-	5,000
Cemetery Lot Sales	46,550	47,723	45,500	45,500
Grave Opening Fees	98,660	106,920	126,500	120,000
Other Cemetery Fees	1,300	4,725	4,500	4,500
After Hours Fees	500	338	-	-
Total Charges for Services	6,610,823	7,629,479	6,693,318	7,252,480
Fines & Forfeitures				
Fines	283,664	246,121	260,000	40,000
Fines - Prosecution Restitution	-	-	-	215,000
Traffic School	69,760	52,560	60,000	60,000
Total Fines & Forfeitures	353,424	298,681	320,000	315,000
Miscellaneous				
Sale of AF History Books	194	48	300	-
Resale Merchandise	-	15	-	-
Safe Sidewalk Funds	-	-	200	-
Recycling Revenue	288	-	500	-
Youth Council	870	280	1,000	-
Donations-Fire	5,500	100	-	-
Donations-Other	107	1,408	-	-
Purchasing Card Rebate	31,205	23,669	20,000	20,000
Other Revenue	25,021	10,583	13,000	4,500
Police Revenue	56,858	41,856	30,000	35,000

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



General Fund Revenue Detail

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Miscellaneous				
GRAMA Requests	-	-	-	5,500
Over & Short	(163)	-	-	-
Developer Contributions-St Lights	226,024	-	-	-
Total Miscellaneous	345,904	77,959	65,000	65,000
Use of Money & Property				
Interest Earnings	89,884	91,540	90,000	97,075
Credit Card Processing Fees	-	-	-	25,000
Sale of Capital Assets	8,880	6,965	-	-
Police/Courts Building Lease	438,400	438,400	442,775	438,400
Cell Tower Lease	32,822	39,287	31,000	35,000
Total Use of Money & Property	569,986	576,192	563,775	595,475
Transfers In				
Transfer From Perpetual Care	6,933	2,158	9,000	2,000
Transfer From RDA	-	42,403	42,403	51,828
Transfer From Capital Projects	-	-	2,000,000	-
Transfer From Park Impact Fee	290,633	-	-	-
Total Transfers In	297,566	44,561	2,051,403	53,828
TOTAL REVENUES	\$ 27,690,835	\$ 28,803,351	\$ 26,214,956	\$ 27,336,355

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



General Fund Expenditure Summary

BY FUNCTION AND DEPARTMENT

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
General Services				
Executive	\$ 51,783	\$ 42,029	\$ 46,171	\$ 57,628
Legislative	155,120	159,699	183,410	211,183
Legal	397,548	433,884	432,850	462,000
Administration	1,550,677	1,802,416	1,320,031	1,491,657
Total General Services	2,155,128	2,438,028	1,982,462	2,222,468
Community Services				
Community Services Administration	308,497	358,915	410,329	459,103
Parks & Boat Harbor	931,804	942,125	1,045,576	981,906
Cemetery	500,276	473,760	539,771	496,658
Library & Literacy Center	1,018,505	951,608	1,026,078	1,071,784
Total Community Services	2,759,082	2,726,408	3,021,754	3,009,451
Public Safety				
Police	6,147,863	6,194,657	7,020,611	7,498,184
Fire	5,276,443	5,191,041	5,632,392	6,349,503
Total Public Safety	11,424,306	11,385,698	12,653,003	13,847,687
Public Works				
Public Works Administration	310,964	300,584	424,549	350,653
Streets	1,845,886	1,272,060	1,454,241	1,621,357
Building Maintenance	1,026,775	927,469	982,443	1,041,713
Building Inspection	887,257	842,266	931,060	1,065,844
Engineering	677,651	1,031,272	1,047,526	1,428,186
Total Public Works	4,748,533	4,373,651	4,839,819	5,507,753
Recreation	647,930	631,981	677,529	703,954
Planning	311,056	321,210	333,176	342,035
Citizens Committees	112,530	97,953	118,979	87,283
Total Departmental Expenditures	22,158,565	21,974,929	23,626,722	25,720,631
Transfers Out				
Transfer to Fitness Center Fund	836,856	905,847	750,135	728,506
Transfer to Celebration Fund	-	24,336	20,000	-
Transfer to Capital Projects Fund	848,102	499,730	634,706	320,912
Transfer to Capital Equipment	276,062	236,694	267,488	321,360
Transfer to Broadband Fund	318,214	296,376	316,376	224,624
Fund Balance Contribution to Broadband	-	-	-	20,322
Transfer to Fleet Maintenance Fund	-	-	4,800	-
Transfer to Fleet Capital Fund	-	525,000	525,500	-
Transfer to Information Technology Fund	-	451,000	451,000	-
Total Transfers Out	2,279,234	2,938,983	2,970,005	1,615,724
TOTAL EXPENDITURES	\$ 24,437,799	\$ 24,913,912	\$ 26,596,727	\$ 27,336,355

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



General Fund Expenditure Summary

BY TYPE

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Personnel	15,134,365	15,856,964	17,123,811	18,599,488
Operations	6,757,416	6,069,160	6,423,311	7,121,143
Capital	266,784	48,805	79,600	-
Transfers Out	2,279,234	2,938,983	2,970,005	1,615,724
TOTAL EXPENDITURES	\$ 24,437,799	\$ 24,913,912	\$ 26,596,727	\$ 27,336,355

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

General Fund Budgets



Executive

DEPARTMENT SUMMARY

The executive of the City is the Mayor who, in conjunction with the City Council, provides governance of the City. The Mayor is also responsible for the operations of the City and has appointed a City Administrator to

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 14,479	\$ 13,886	\$ 14,400	\$ 22,800
Benefits	22,368	23,568	24,071	28,128
Total Personnel Expenses	36,847	37,454	38,471	50,928
Operating				
Travel Allowance	4,200	4,200	4,200	4,200
Education and Travel	-	-	1,500	1,500
Auditing	10,461	-	-	-
Department Expense and Supplies	275	375	2,000	1,000
Total Operating Expenditures	14,936	4,575	7,700	6,700
TOTAL EXECUTIVE	\$ 51,783	\$ 42,029	\$ 46,171	\$ 57,628

DEPARTMENT PERSONNEL

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Mayor	0.50	0.50	0.50	-
Total Executive Positions	0.50	0.50	0.50	-

STAFFING NOTES

The Mayor's compensation is a set amount and not dependent on the number of hours worked. Therefore, the position has been counted as 0.50 FTE on this schedule.



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

General Fund Budgets



Legislative

DEPARTMENT SUMMARY

The legislative department is comprised of the elected City Council. The purpose of the City Council is to provide governance in conjunction with the Mayor of the City. Special projects in the fund include dues for the Utah League of Cities and Towns, Utah Lake Commission, and Mountainland Association of Governments.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 30,166	\$ 28,930	\$ 30,000	\$ 48,000
Benefits	66,431	70,358	70,710	80,723
Total Personnel Expenses	96,597	99,288	100,710	128,723
Operating				
Travel Allowance	14,832	14,999	15,000	15,000
Education and Travel	40	-	6,000	6,000
Planning Commission	1,220	2,414	2,800	2,800
Department Expense and Supplies	-	-	-	3,500
Other Council Unassigned	1,000	2,354	2,500	2,500
Special Projects	41,394	40,644	56,400	42,660
Steel Days Services	-	-	-	10,000
Youth Council	37	-	-	-
Total Operating Expenditures	58,523	60,411	82,700	82,460
TOTAL LEGISLATIVE	\$ 155,120	\$ 159,699	\$ 183,410	\$ 211,183

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
City Council Members	2.50	2.50	2.50	-
Total Legislative Positions	2.50	2.50	2.50	-

STAFFING NOTES

The Council's compensation is a set amount and not dependent on the number of hours worked. Therefore, the City Council has been counted as 2.50 FTE on this schedule.

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

General Fund Budgets



Legal

DEPARTMENT SUMMARY

The Legal budget is established to process expenditures for legal and attorney purposes. All attorneys for the City currently act on a contract basis. The attorney services that are expensed out of this department include: Personnel attorneys, defense attorneys for criminal actions (when the accused cannot provide an attorney for themselves), conflict attorneys for criminal actions (when there is a conflict between the defense attorney and another individual), the City's criminal attorney, and the City's civil attorney. Other attorneys engaged by the City are used on an as-needed basis and are expended out of different funds. Specialized attorneys used include

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Operating				
Youth Court	\$ 153	\$ -	\$ 2,000	\$ 2,000
Attorney-Civil	133,811	132,264	140,000	140,000
Attorney-Special Assignments	7,500	1,974	30,850	10,000
Attorney-Public Defender	86,134	142,738	80,000	140,000
Attorney-Criminal	169,950	156,908	180,000	170,000
Total Operating Expenditures	397,548	433,884	432,850	462,000
TOTAL LEGAL	\$ 397,548	\$ 433,884	\$ 432,850	\$ 462,000

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Administration

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 612,686	\$ 619,833	\$ 660,041	\$ 701,602
Benefits	268,035	376,052	291,688	293,294
Total Personnel Expenses	880,721	995,885	951,729	994,896
Operating				
Subscriptions and Memberships	6,234	6,382	6,167	6,167
Ordinances and Publications	14,622	19,279	25,000	25,000
Education and Travel	382	381	6,500	7,000
Office Supplies and Expense	7,531	15,532	9,000	12,000
Telephone	2,063	2,469	2,160	2,160
Professional and Technical	59,629	49,690	42,000	42,000
Auditing	-	23,590	12,000	23,000
Department Expense and Supplies	30,786	5,172	12,000	6,000
Insurance Premium	219,713	228,762	217,300	230,000
Postage and Shipping	6,217	7,910	6,000	7,200
Covid-19 Response	232,480	407,753	-	-
Credit Card/Bank Processing Fees	12,341	17,382	10,000	15,000
Election Expense	25,491	-	-	83,048
Recording Fees	3,790	5,054	3,000	5,000
Admin Charge-Broadband	5,193	2,151	2,151	2,150
Internal Charges-Fleet Operations	1,400	1,000	1,000	775
Internal Charges-Fleet Capital Fund	5,455	-	-	-
Internal Charges-Technology	36,629	14,024	14,024	30,261
Total Operating Expenditures	669,956	806,531	368,302	496,761
TOTAL ADMINISTRATION	\$ 1,550,677	\$ 1,802,416	\$ 1,320,031	\$ 1,491,657

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
City Administrator	1.00	1.00	1.00	-
Finance Director	1.00	1.00	1.00	-
City Recorder	1.00	1.00	1.00	-
UB/Business Licensing Supervisor	1.00	1.00	1.00	-
Accountant	1.00	1.00	1.00	-
Management Analyst	-	-	0.50	0.50
Administrative Assistant	1.00	0.50	0.50	-
Accounts Payable Specialist	1.00	1.00	1.00	-
Payroll Coordinator	1.00	1.00	1.00	-
Utility Billing Clerk	1.00	1.00	1.00	-
Deputy City Recorder	0.40	0.40	0.40	-
Utility Billing Clerk	1.60	1.60	1.60	-
Total Administration Positions	11.00	10.50	11.00	0.50

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Community Services-Administration

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 160,041	\$ 174,546	\$ 175,791	\$ 212,827
Benefits	64,094	70,237	75,452	81,978
Total Personnel Expenses	224,135	244,783	251,243	294,805
Operating				
Promotional	-	30,476	38,298	38,298
Subscriptions and Memberships	249	-	320	320
Education and Travel	703	-	2,500	2,500
Training	-	-	2,500	4,500
Office Supplies and Expense	660	250	500	500
Telephone	960	1,234	960	960
Communications	53,430	36,704	30,110	30,110
Community Events	2,480	3,722	2,500	2,500
Employee Appreciation	11,592	22,875	20,000	20,000
Human Resources	7,361	7,806	16,160	16,160
Human Resources-Health/Wellness	1,493	3,707	36,150	36,150
Department Supplies and Expense	113	520	2,250	2,250
Admin Charge-Broadband	722	520	520	530
Internal Charges-Technology	4,599	6,318	6,318	9,520
Total Operating Expenditures	84,362	114,132	159,086	164,298
TOTAL COMMUNITY SERVICES	\$ 308,497	\$ 358,915	\$ 410,329	\$ 459,103

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Community Services Director	1.00	1.00	1.00	-
Human Resources Manager	1.00	1.00	1.00	-
Communications Specialist	0.50	0.50	1.00	0.50
Total Community Services Positions	2.50	2.50	3.00	0.50

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Community Services - Parks

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 444,174	\$ 454,896	\$ 509,709	\$ 474,345
Benefits	190,210	193,642	202,762	205,046
Total Personnel Expenses	634,384	648,538	712,471	679,391
Operating				
Education and Travel	2,790	960	3,500	3,500
Mower Supplies & Maintenance	25,318	19,954	20,000	20,000
Building & Grounds Maintenance	23,095	23,962	27,000	27,000
Irrigation Repair & Maintenance	16,393	9,205	27,800	25,000
Utilities	23,435	61,186	25,000	25,000
Telephone	3,741	5,093	5,440	5,440
Professional and Technical	31,936	35,398	33,400	33,400
Clothing Allowance	2,040	1,800	1,200	3,600
Debris Hauling	-	-	-	3,000
Department Supplies	3,315	643	3,500	3,500
Interchange Landscaping	2,604	-	6,000	9,700
Christmas Decorations	7,135	7,242	7,000	11,000
Insurance Claims	127	2,574	-	-
Portable Restrooms	3,389	4,369	5,000	5,000
Tree Purchase & Maintenance	20,689	18,109	20,000	26,000
City Wide Horticulture	8,129	1,534	8,500	8,500
Admin Charge-Broadband	361	1,901	1,901	1,839
Internal Charges-Fleet Operations	59,000	42,000	42,000	32,545
Internal Charges-Technology	2,802	5,193	5,193	6,578
Equipment Purchases	2,250	5,348	6,000	6,000
Total Operating Expenditures	238,549	246,471	248,434	256,602
Capital				
Park Furnishings	13,420	2,550	12,000	-
Improvements	3,838	6,751	20,000	-
Total Capital Expenditures	17,258	9,301	32,000	-
TOTAL PARKS	\$ 890,191	\$ 904,310	\$ 992,905	\$ 935,993

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Parks Superintendent	1.00	1.00	1.00	-
Parks Supervisor	1.00	1.00	1.00	-
Horticulture Specialist	1.00	1.00	1.00	-
Parks Maintenance Operator	2.00	2.00	2.00	-
Parks Maint Operator/Arborist	1.00	1.00	1.00	-
Parks Laborer	8.79	5.10	6.78	1.68
Total Parks Positions	14.79	11.10	12.78	1.68

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



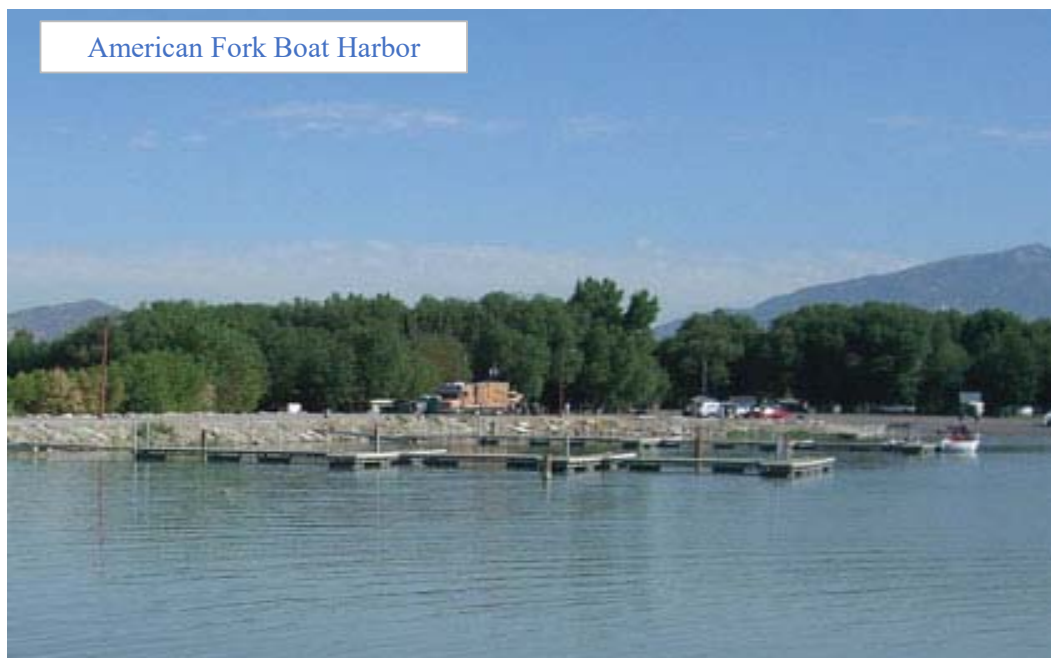
Community Services - Boat Harbor

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 23,330	\$ 27,094	\$ 33,508	\$ 33,508
Benefits	3,141	3,511	4,197	3,137
Total Personnel Expenses	26,471	30,605	37,705	36,645
Operating				
Building & Grounds Maintenance	1,853	595	2,260	2,260
Restroom Maintenance	1,066	211	1,000	1,000
Telephone	605	480	2,818	1,582
Department Expense and Supplies	2,048	2,205	1,492	1,492
Credit Card/Bank Processing Fees	1,985	2,277	2,040	2,040
Admin Charge-Broadband	-	356	356	894
Total Operating Expenditures	7,557	6,124	9,966	9,268
Capital				
Improvements	7,585	1,086	5,000	-
Total Capital Expenditures	7,585	1,086	5,000	-
TOTAL BOAT HARBOR	\$ 41,613	\$ 37,815	\$ 52,671	\$ 45,913

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Boat Harbor	1.38	1.38	1.38	-
Total Boat Harbor Positions	1.38	1.38	1.38	-



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Community Services - Cemetery

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 241,130	\$ 231,891	\$ 251,042	\$ 253,443
Benefits	129,594	118,338	140,051	128,184
Total Personnel Expenses	370,724	350,229	391,093	381,627
Operating				
Education and Travel	734	-	1,500	2,500
Office Supplies and Expense	-	2,474	3,800	3,495
Small Engine Repair	18,047	10,214	17,500	19,500
Tools and Equipment	26,931	23,491	24,650	26,650
Tree Purchase & Maintenance	12,750	6,668	13,000	13,000
Telephone	1,720	1,817	1,680	3,180
Employee Appreciation	448	-	-	470
Clothing Allowance	1,075	900	600	800
Department Expense and Supplies	7,916	1,129	2,430	3,900
Headstone Replacement	2,042	1,275	3,000	4,450
Flag Rotation & Maintenance	7,038	5,901	6,500	6,500
Christmas Decorations	1,607	525	1,250	900
Postage and Shipping	24	78	-	-
Credit Card/Bank Processing Fees	1,909	1,993	2,500	2,500
Admin Charge-Broadband	1,083	853	853	871
Internal Charges-Fleet Operations	15,000	13,000	13,000	10,073
Internal Charges-Technology	6,411	6,815	6,815	9,242
Equipment Purchases	8,900	7,980	7,000	7,000
Total Operating Expenditures	113,635	85,113	106,078	115,031
Capital				
Improvements	15,917	5,818	10,000	-
Internal Charges-Fleet Capital	-	32,600	32,600	-
Total Capital Expenditures	15,917	38,418	42,600	-
TOTAL CEMETERY	\$ 500,276	\$ 473,760	\$ 539,771	\$ 496,658

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Cemetery Superintendent	1.00	1.00	1.00	-
Cemetery Supervisor	1.00	1.00	1.00	-
Park Maintenance Operator	1.00	1.00	1.00	-
Administrative Assistant	1.00	1.00	1.00	-
Laborer	2.31	1.88	1.68	(0.20)
Total Cemetery Positions	6.31	5.88	5.68	(0.20)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Community Services - Library

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 531,347	\$ 537,779	\$ 553,216	\$ 580,993
Benefits	200,830	196,390	229,257	221,499
Total Personnel Expenses	732,177	734,169	782,473	802,492
Operating				
Subscriptions & Memberships	682	638	1,030	1,030
Education and Travel	1,888	1,613	3,500	4,000
Office Supplies and Expense	-	7,994	4,100	12,200
Telephone	480	540	480	480
Grant Expenditures	10,765	3,583	8,000	8,000
Employee Appreciation	742	1,100	660	660
Department Expense and Supplies	21,651	2,229	5,000	3,700
Audio/Visual	5,967	2,720	6,180	6,180
Subscriptions Material	2,320	199	2,000	1,020
Cataloging	-	8,960	10,750	10,750
Non-Fiction Material	22,177	20,798	22,000	24,200
Fiction Material	25,047	26,628	23,000	25,300
Children's Material	25,846	26,563	24,000	26,400
Young Adult Fiction	9,521	16,937	9,500	10,450
Electronic Resources	21,180	20,454	36,000	28,690
Literacy	2,731	843	3,500	3,700
Programs Expense and Supplies	10,966	4,848	8,000	11,350
Postage and Shipping	6,545	93	-	-
Credit Card/Bank Processing Fees	1,195	1,146	2,000	2,000
Maintenance Agreement	214	-	-	-
Admin Charge-Broadband	6,498	2,221	2,221	2,180
Internal Charges-Technology	105,163	64,684	64,684	83,602
Equipment Purchases	4,750	2,648	7,000	3,400
Total Operating Expenditures	286,328	217,439	243,605	269,292
TOTAL LIBRARY	\$ 1,018,505	\$ 951,608	\$ 1,026,078	\$ 1,071,784

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Director	1.00	1.00	1.00	-
Technical Services/Assistant Director	1.00	1.00	1.00	-
Librarians	5.00	5.00	5.00	-
Literacy Center Coordinator	0.60	0.60	0.60	-
Literacy Center Clerk	0.38	0.38	0.38	-
Assistant Librarian	0.40	0.40	0.40	-
Clerks/Pages	5.36	4.94	5.27	0.33
Total Library Positions	13.74	13.33	13.65	0.33

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Safety - Police

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 3,001,940	\$ 3,050,276	\$ 3,332,351	\$ 3,624,910
Benefits	1,789,574	1,832,099	2,223,410	2,297,401
Total Personnel Expenses	4,791,514	4,882,375	5,555,761	5,922,311
Operating				
Subscriptions and Memberships	2,246	2,225	3,000	5,250
Education and Travel	15,670	5,025	14,500	14,500
Training	-	11,375	5,000	5,000
Office Supplies and Expense	780	6,256	2,640	2,640
Telephone	21,463	37,566	44,220	48,000
Professional and Technical	1,000	400	7,942	4,000
Human Resources-Health/Wellness	-	3,750	3,000	4,500
Dispatch/UCAN Fees	222,490	282,823	312,668	328,084
DOJ Vest Grant	5,227	1,125	-	-
Miscellaneous Grant Expense	25,925	24,345	-	-
Communities that Care	8,491	1,492	-	26,000
VOCA Grant	850	-	60,000	60,000
Uniforms & Accessories	71,691	83,372	79,660	85,000
Department Expense and Supplies	83,806	32,262	60,000	80,000
Ammunition	6,876	2,832	8,600	12,000
Miscellaneous	4,567	-	-	-
Special Enforcement Fund	24,635	23,956	38,581	33,000
Credit Card/Bank Processing Fees	955	1,513	1,000	1,000
Animal Control	48,396	68,007	59,000	55,000
Deer Mitigation	4,500	-	4,500	4,500
NOVA & Citizens Programs	11,149	11,990	12,000	12,000
K-9 Program	36,820	3,646	4,600	5,200
Alcohol Grant Expenditures	23,141	22,162	45,000	48,000
Equipment Purchases	18,404	6,321	19,100	16,800
Admin Charge-Broadband	13,357	17,605	17,605	18,202
Internal Charges-Fleet Operations	141,342	149,342	149,342	119,331
Internal Charges-Fleet Capital Fund	413,313	416,978	416,978	469,807
Internal Charges-Technology	149,255	95,914	95,914	118,059
Total Operating Expenditures	1,356,349	1,312,282	1,464,850	1,575,873
TOTAL POLICE	\$ 6,147,863	\$ 6,194,657	\$ 7,020,611	\$ 7,498,184

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Safety - Police

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Chief of Police	1.00	1.00	1.00	-
Lieutenant	2.00	2.00	3.00	1.00
Management Analyst II	1.00	1.00	1.00	-
Sergeant	7.00	8.00	8.00	-
Officer/Master Officer/Detective	32.00	33.00	36.00	3.00
Records Supervisor	1.00	1.00	1.00	-
Records/Information Specialist	2.00	3.00	3.00	-
Evidence Technician	1.00	1.00	1.00	-
Code Enforcement/Animal Control	1.00	1.00	1.00	-
Victim Advocate	1.00	1.00	1.00	-
Police Officer	1.00	1.00	1.00	-
Crossing Guard	3.72	3.72	3.72	-
Records Clerk	1.00	1.00	1.00	-
Communities that Care Coordinator	0.50	0.50	0.50	-
Total Police Positions	55.22	58.22	62.22	4.00

STAFFING NOTES

- 1) Propose to add two full-time Police Officers and one full-time Detective for the fiscal year 2021-22 budget

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Safety - Fire

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 2,782,619	\$ 2,972,754	\$ 2,938,269	\$ 3,325,059
Benefits	1,259,394	1,382,392	1,539,456	1,792,784
Total Personnel Expenses	4,042,013	4,355,146	4,477,725	5,117,843
Operating				
Subscriptions & Memberships	1,881	2,123	1,100	1,100
Education and Travel	28,313	6,738	25,500	27,000
Training	-	13,296	15,000	15,000
Office Supplies and Expense	470	8,710	7,200	7,200
Telephone	14,817	18,256	13,420	13,420
Professional & Technical	26,045	21,206	33,286	30,000
Dispatch/UCAN Fees	29,515	41,367	52,233	49,024
Attorney Fees	156,029	90,352	30,000	30,000
Fire Prevention & Education	14,825	13,719	15,200	12,000
Miscellaneous Grant Expense	6,161	-	-	-
Employee Appreciation	4,379	940	-	-
Clothing Allowance	28,709	30,417	29,200	32,650
Human Resources-Health/Wellness	-	5,250	3,000	3,000
Department Expense and Supplies	52,992	50,433	43,600	40,000
Medical Supplies	97,071	108,419	109,350	110,000
Flag Rotation	-	-	-	2,600
New Members Equipment	52,819	54,651	55,000	50,000
Janitorial Services and Supplies	620	4,196	5,000	5,000
Credit Card/Bank Processing Fees	15,286	27,279	10,000	10,000
Equipment Maintenance Agreement	9,595	10,725	5,000	5,000
Ambulance Billings	111,249	109,945	106,918	126,000
Ambulance Assessments	45,449	44,723	51,726	54,000
Equipment Purchases	46,667	24,101	22,000	30,000
Admin Charge-Broadband	3,610	4,930	4,930	5,386
Internal Charges-Fleet Operations	126,142	117,000	117,000	98,409
Internal Charges-Fleet Capital	325,216	-	371,885	435,782
Internal Charges-Technology	36,570	27,119	27,119	39,089
Total Operating Expenditures	1,234,430	835,895	1,154,667	1,231,660
TOTAL FIRE	\$ 5,276,443	\$ 5,191,041	\$ 5,632,392	\$ 6,349,503

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Safety - Fire

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Fire Station 51 Positions				
Fire Chief	1.00	1.00	1.00	-
Battalion Chief	1.00	1.00	1.00	-
Captain	3.72	3.72	3.72	-
Deputy Fire Marshal/Captain	1.36	1.36	1.36	-
Lieutenant	4.69	4.69	4.69	-
Fire Marshal	1.00	1.00	1.00	-
EMT	6.69	6.69	6.69	-
Firefighter/Paramedic	16.88	19.88	24.88	5.00
Ambulance Transport	3.17	3.17	3.17	-
Office Manager	1.00	1.00	1.00	-
Total Station 51 Positions	40.51	43.51	48.51	5.00
Cedar Hills Station Positions				
Battalion Chief	-	1.00	1.00	-
Captain	3.00	3.00	3.00	-
Lieutenant	3.00	3.00	3.00	-
EMT	1.51	1.51	1.51	-
Total Cedar Hills Positions	7.51	8.51	8.51	-
Total Fire Positions	48.02	52.02	57.02	5.00

STAFFING NOTES

- 1) During fiscal year 2019-20, 7.51 full-time equivalent positions were added as part of the contract to provide fire service to the City of Cedar Hills. This increase is funded by contract revenue paid by the City of Cedar Hills. Additional EMT and ambulance transport personnel are funded through ambulance transport revenue.
- 2) Propose to add five full-time Fire Fighters for the fiscal year 2021-22 budget.



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Works - Administration

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 202,035	\$ 190,809	\$ 262,852	\$ 218,231
Benefits	84,962	81,775	129,759	97,541
Total Personnel Expenses	286,997	272,584	392,611	315,772
Operating				
Subscriptions & Memberships	-	309	1,000	1,000
Education and Travel	213	-	2,000	2,000
Office Supplies and Expense	-	5,270	4,575	4,575
Telephone	960	1,234	960	960
Department Expense and Supplies	4,145	1,826	7,900	7,900
Postage and Shipping	-	22	525	525
Credit Card/Bank Processing Fees	5,535	9,361	5,000	5,000
Miscellaneous	2,912	-	-	-
Admin Charge-Broadband	2,166	981	981	981
Internal Charges-Fleet Operations	1,400	1,400	1,400	1,085
Internal Charges-Technology	6,636	7,597	7,597	10,855
Total Operating Expenditures	23,967	28,000	31,938	34,881
TOTAL STREETS	\$ 310,964	\$ 300,584	\$ 424,549	\$ 350,653

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Public Works Director	1.00	1.00	1.00	-
Administrative Assistant	1.75	1.75	1.75	-
Total Public Works Admin Positions	2.75	2.75	2.75	-



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Works - Streets

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 348,347	\$ 330,842	\$ 372,014	\$ 388,120
Benefits	207,244	204,376	223,871	231,076
Total Personnel Expenses	555,591	535,218	595,885	619,196
Operating				
Education and Travel	1,574	462	3,000	3,500
Office Supplies and Expense	36	171	-	-
Equipment Supplies & Maintenance	23,315	17,155	30,000	30,000
Street Lights Power	65,497	55,172	70,000	70,000
Street Lights Maintenance	79,684	101,724	100,000	100,000
Traffic Signal Maintenance	3,535	1,738	5,000	6,000
Telephone	6,289	6,770	6,480	6,480
Professional & Technical	28,592	137	50,000	35,000
Clothing Allowance	2,254	3,026	1,200	2,400
Department Expense and Supplies	8,211	10,544	15,000	15,000
Debris Hauling	1,652	4,499	2,500	2,500
Insurance Claims	(1,750)	341	-	-
Pavement Markings/Signs	115,997	131,175	120,000	135,000
Sidewalk Repair	171,134	172,630	110,000	170,000
Road Maintenance & Repair	397,642	156,019	260,000	350,000
Admin Charge-Broadband	722	825	722	2,282
Internal Charges-Fleet Operations	75,000	68,000	78,000	60,440
Internal Charges-Fleet Capital	71,715	-	-	5,000
Internal Charges-Technology	6,022	6,454	6,454	8,559
Equipment Purchases	7,150	-	-	-
Total Operating Expenditures	1,064,271	736,842	858,356	1,002,161
Capital				
Street Lights Capital Improvement	226,024	-	-	-
Total Capital Expenditures	226,024	-	-	-
TOTAL STREETS	\$ 1,845,886	\$ 1,272,060	\$ 1,454,241	\$ 1,621,357

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Street Superintendent	1.00	1.00	1.00	-
Street Lead Maintenance Operator	1.00	1.00	1.00	-
Street Maintenance Operator II	-	2.00	-	(2.00)
Street Maintenance Operator I	5.00	3.00	1.83	(1.17)
Public Works Technician II	-	-	2.00	2.00
Public Works Technician I	-	-	1.00	1.00
Total Streets Positions	7.00	7.00	6.83	(0.17)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Works - Building Maintenance

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 242,217	\$ 229,558	\$ 252,315	\$ 258,593
Benefits	144,029	135,119	158,632	156,054
Total Personnel Expenses	386,246	364,677	410,947	414,647
Operating				
Education and Travel	-	252	4,000	2,500
Telephone	2,777	3,446	2,910	2,910
Clothing Allowance	1,047	1,200	800	800
Maintenance - Legion Hall	3,501	2,136	4,000	4,000
Maintenance - Public Works	72,043	61,190	55,000	64,000
Maintenance - Library	83,274	57,696	67,000	65,000
Maintenance - Senior Center	17,383	13,397	10,000	10,000
Maintenance - Admin Building	23,397	24,448	20,000	20,000
Maintenance - Cemetery	11,586	11,021	10,000	12,000
Maintenance - Police/Courts	176,037	143,127	160,000	175,000
Maintenance - City Hall	15,951	10,825	16,000	16,000
Maintenance - Fire/Ambulance	45,960	46,864	45,000	45,000
Asphalt Maintenance	9,028	-	-	20,000
Janitorial Service and Supplies	85,547	95,404	90,000	90,000
Admin Charge-Broadband	361	993	993	1,036
Internal Charges-Utility Funds	82,305	80,000	75,000	82,300
Internal Charges-Fleet Operations	4,700	4,700	4,700	3,642
Internal Charges-Fleet Capital	-	-	-	5,000
Internal Charges-Technology	5,632	6,093	6,093	7,878
Total Operating Expenditures	640,529	562,792	571,496	627,066
TOTAL BUILDING MAINTENANCE	\$ 1,026,775	\$ 927,469	\$ 982,443	\$ 1,041,713

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Building Maint Superintendent	1.00	1.00	1.00	-
Facility Maint Supervisor	1.00	1.00	1.00	-
Building Maint Lead Technician	1.00	1.00	1.00	-
Building Maint Technician	1.00	1.00	1.00	-
Total Building Maintenance Positions	4.00	4.00	4.00	-

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Works - Building Inspection

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 508,121	\$ 479,055	\$ 517,202	\$ 570,844
Benefits	262,551	255,598	290,215	313,137
Total Personnel Expenses	770,672	734,653	807,417	883,981
Operating				
Subscriptions & Memberships	2,186	-	3,000	6,000
Education and Travel	4,825	329	3,500	4,500
Office Supplies and Expense	-	731	2,000	2,000
Telephone	5,033	10,612	7,560	7,560
Plan Check Fees	40,195	63,615	20,000	40,000
Professional & Technical	24,393	2,258	22,000	5,000
Clothing Allowance	1,675	1,800	1,200	1,600
Department Expense and Supplies	3,526	385	1,500	1,500
Administrative Charge-Broadband	2,707	3,145	3,145	3,244
Internal Charges-Fleet Operations	7,700	6,700	6,700	5,889
Internal Charges-Fleet Capital	4,330	-	35,000	80,000
Internal Charges-Technology	20,015	18,038	18,038	24,570
Total Operating Expenditures	116,585	107,613	123,643	181,863
TOTAL BUILDING INSPECTION	887,257	842,266	931,060	1,065,844

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Chief Building Official	1.00	1.00	1.00	-
Deputy Building Official	1.00	1.00	1.00	-
Building Inspector	4.00	4.00	4.00	-
Administrative Assistant	1.50	1.50	2.00	0.50
Total Building Inspection Positions	7.50	7.50	8.00	0.50

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Public Works - Engineering

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 319,873	\$ 458,684	\$ 486,053	\$ 701,200
Benefits	160,140	241,536	261,238	407,157
Total Personnel Expenses	480,013	700,220	747,291	1,108,357
Operating				
Subscriptions & Memberships	2,635	2,711	4,610	5,915
Education and Travel	2,246	983	5,000	6,000
Office Supplies and Expense	10	1,372	-	-
Telephone	2,328	3,089	3,156	3,948
Professional & Technical	17,549	17,618	25,000	40,000
Development Inspections	119,142	143,044	100,000	150,000
Development Review	-	-	-	35,000
Clothing Allowance	1,654	1,371	1,400	1,800
Department Expense and Supplies	2,707	4,509	3,500	3,000
Admin Charge-Broadband	2,527	1,762	1,542	1,790
Internal Charges-Fleet Operations	5,400	4,457	3,900	3,022
Internal Charges-Fleet Capital	-	43,309	43,300	5,000
Internal Charges-Technology	41,388	106,827	106,827	60,854
Equipment Purchases	52	-	2,000	3,500
Total Operating Expenditures	197,638	331,052	300,235	319,829
TOTAL ENGINEERING	\$ 677,651	\$ 1,031,272	\$ 1,047,526	\$ 1,428,186

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
City Engineer	-	1.00	1.00	-
GIS Supervisor	1.00	1.00	1.00	-
Project Engineer	2.00	2.00	3.00	1.00
Engineer	1.00	1.00	1.00	-
Construction Inspector	1.00	1.00	3.00	2.00
Intern	1.00	1.00	1.00	-
Total Engineering Positions	6.00	7.00	10.00	3.00

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Recreation

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 354,759	\$ 371,538	\$ 394,946	\$ 371,780
Benefits	139,935	149,702	152,461	147,217
Total Personnel Expenses	494,694	521,240	547,407	518,997
Operating				
Subscriptions & Memberships	165	569	500	400
Advertising	651	-	500	900
Education and Travel	939	-	2,250	2,200
Recreation Supplies & Maintenance	2,823	310	500	2,400
Office Supplies and Expense	-	10,565	8,000	12,000
Telephone	2,400	2,539	6,000	6,000
Programs Expense and Supplies	118,997	80,237	95,800	140,900
Department Expense and Supplies	11,119	140	500	500
Employee Appreciation	248	629	320	1,000
Admin Charge-Broadband	1,264	1,055	1,055	2,298
Internal Charges-Fleet Operations	4,400	4,400	4,400	3,409
Internal Charges-Technology	10,230	10,297	10,297	12,950
Total Operating Expenditures	153,236	110,741	130,122	184,957
TOTAL RECREATION	\$ 647,930	\$ 631,981	\$ 677,529	\$ 703,954

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Recreation & Fitness Center Director	0.50	0.50	0.50	-
Recreation Superintendent	1.00	1.00	1.00	-
Recreation Program Manager	2.00	2.00	2.00	-
Rec Supervisors/Scorekeepers/Referees	4.89	4.89	4.42	(0.47)
Total Recreation Positions	8.39	8.39	7.92	(0.47)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Planning

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Personnel				
Salaries & Wages	\$ 189,790	\$ 184,644	\$ 182,415	\$ 204,016
Benefits	93,755	93,469	99,239	90,558
Total Personnel Expenses	283,545	278,113	281,654	294,574
Operating				
Subscriptions & Memberships	991	863	1,625	1,661
Education and Travel	1,376	90	2,000	2,550
Office Expense and Supplies	-	119	600	600
Telephone	1,440	1,620	1,440	1,440
Economic Development	16,000	22,159	25,400	25,400
Department Expense and Supplies	1,201	539	2,750	1,200
Admin Charge-Broadband	902	723	723	739
Internal Charges-Fleet Operations	800	800	800	620
Internal Charges-Fleet Capital	-	-	-	5,000
Internal Charges-Technology	4,801	16,184	16,184	8,251
Total Operating Expenditures	27,511	43,097	51,522	47,461
TOTAL PLANNING	\$ 311,056	\$ 321,210	\$ 333,176	\$ 342,035

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Planning Director	1.00	1.00	1.00	-
Planner	1.00	1.00	1.00	-
Administrative Assistant	0.50	0.50	0.63	0.13
Total Planning Positions	2.50	2.50	2.63	0.13

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

General Fund Budgets



Citizen Committees - Senior Center

DEPARTMENT SUMMARY

The Senior Citizens Center provides programs and support for the seniors in American Fork and surrounding communities. The center strives to give the community a central place to gather and to get access to resources to help meet the needs they face in their daily lives.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Personnel				
Salaries & Wages	\$ 37,199	\$ 65,871	\$ 36,669	\$ 31,199
Benefits	3,825	5,916	4,549	3,104
Total Personnel Expenses	41,024	71,787	41,218	34,303
Operating				
Office Expense and Supplies	-	92	1,000	1,000
Programs Expense and Supplies	57,033	3,700	25,000	5,000
Programs-Senior Meals	-	7,613	27,200	27,200
Department Expense and Supplies	-	-	8,800	2,000
Admin Charge-Broadband	1,083	346	346	338
Internal Charges-Technology	3,581	5,915	5,915	7,942
Equipment Purchases	3,161	-	-	-
Total Operating Expenditures	64,858	17,666	68,261	43,480
TOTAL SENIOR CENTER	\$ 105,882	\$ 89,453	\$ 109,479	\$ 77,783

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2018-19	FTE 2019-20	Adopted 2020-21	Increase (Decrease)
Center Director	0.50	0.50	0.50	
Assistant Director	0.50	0.50	0.50	
Secretary	0.50	0.50	0.50	
Aides	2.50	2.50	2.50	
Janitor	0.75	0.75	0.75	
Total Senior Center Positions	4.75	4.75	4.75	

STAFFING NOTES

- 1) Senior Center's positions are compensated with a stipend, with the exception of janitor, and is not dependent on number of hours worked. Therefore, each position is budgeted at 0.50 hours full-time equivalent.

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
General Fund Budgets



Citizen Committees-Historical & Beautification

DEPARTMENT SUMMARY

Citizen committees are volunteer boards who support the City in many ways. The Historical Committee and Beautification Committee have small budgets for expenditures furthering the purpose of their respective boards.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Operating				
Historical Committee	\$ -	\$ -	\$ 1,000	\$ 1,000
Beautification	6,648	8,500	8,500	8,500
Total Operating Expenditures	6,648	8,500	9,500	9,500
TOTAL CITIZEN COMMITTEES	\$ 6,648	\$ 8,500	\$ 9,500	\$ 9,500





Special Revenue Funds



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Special Revenue Fund Budgets



Municipal Building Authority Fund

FUND SUMMARY

The Municipal Building Authority fund was created to account for the activities of the City's Municipal Building Authority. The Authority was created to provide continuity between City Council changes. This method allows for small institutions to participate in financing. The City does not currently have any bonds outstanding issued by the Building Authority, but sees the organization as a "backstop" if needed. The yearly expenditures for the

FUND BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Operating				
Ordinances and Publications	\$ 10	\$ -	\$ -	\$ -
Total Operating Expenditures	10	-	-	-
TOTAL EXPENDITURES	\$ 10	\$ -	\$ -	\$ -
Municipal Building Fund Net Revenue	(10)	-	-	-
Beginning Fund Balance	901	891	891	891
Ending Fund Balance	\$ 891	\$ 891	\$ 891	\$ 891

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Special Revenue Fund Budgets



Fitness Center

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
General Admissions	\$ 178,871	\$ 201,759	\$ 148,000	\$ 175,000
Passes	608,637	548,329	541,029	635,000
Lessons	112,341	151,380	153,600	165,000
Swim Team	277,313	265,291	271,200	345,000
Specialty Classes	187,907	206,623	255,200	299,000
Gymnastics	19,130	20,847	20,000	18,500
Personal Training	23,408	18,842	10,000	15,000
Equipment Rental	855	958	1,120	2,000
Jogging Track	4,157	2,059	2,800	4,000
Child Care	25,771	23,466	24,800	32,000
Resale Merchandise & Concessions	40,306	40,539	47,200	52,000
Room & Pool Rental	34,559	37,457	22,400	30,000
Miscellaneous	5,468	985	2,250	2,000
Donations	1,024	50	-	-
Total Revenues	1,519,747	1,518,585	1,499,599	1,774,500
TRANSFERS IN				
Transfer From General Fund	836,856	905,847	750,135	728,506
Total Transfers In	836,856	905,847	750,135	728,506
TOTAL REVENUES	\$ 2,356,603	\$ 2,424,432	\$ 2,249,734	\$ 2,503,006
EXPENDITURES				
Personnel				
Salaries & Wages	\$ 1,049,440	\$ 1,125,918	\$ 1,053,226	\$ 1,183,716
Benefits	252,410	269,900	253,971	267,375
Total Personnel Expenses	1,301,850	1,395,818	1,307,197	1,451,091
Operating				
Subscriptions & Memberships	586	-	1,300	1,400
Advertising	4,170	4,577	4,500	7,500
Education & Travel	1,983	-	2,750	3,700
Office Expense and Supplies	760	2,893	21,010	3,000
Employee Appreciation	2,463	1,637	900	2,600
Equipment Supply & Maintenance	13,332	17,060	17,000	29,300
Building Supply & Maintenance	99,117	79,566	70,000	80,000
Utilities	172,913	174,009	162,270	170,000
Telephone	4,115	4,742	5,820	5,900
Contracted Janitorial Service	109,531	113,950	103,200	108,300
Professional and Technical	608	-	1,000	1,000
Resale Merchandise & Concessions	23,725	18,264	24,975	31,800
Clothing Allowance	2,497	7,598	800	1,500
Department Expense and Supplies	19,088	10,743	2,000	22,000
Pool Chemicals	75,380	65,720	61,200	63,000

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Special Revenue Fund Budgets



Fitness Center

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Insurance	37,637	45,245	40,000	40,000
COVID-19 Related Expenses	29,021	70,957	-	-
Programs Expense and Supplies	8,917	17,923	7,500	9,800
Credit Card/Bank Processing Fees	34,458	43,702	50,000	50,000
Child Care	3,632	247	3,600	4,000
Merit Badge	265	-	-	-
Gymnastics	16,919	17,768	18,750	18,000
Swim Team	66,904	51,038	45,675	66,500
Swimming Pool Programs	11,713	4,461	4,500	7,500
Admin Charge-General Fund	241,100	221,066	221,066	217,955
Admin Charge-Broadband	3,084	3,082	3,082	3,143
Internal Charges-Fleet Operations	1,000	1,000	1,000	775
Internal Charges-Technology	23,873	16,819	16,819	23,242
Equipment	3,035	-	-	-
Total Operating Expenditures	1,011,826	994,067	890,717	971,915
Transfers Out				
Transfer to Capital Projects	123,279	34,547	45,720	50,000
Transfer to Capital Equipment	20,336	-	6,100	30,000
Total Transfers Out	143,615	34,547	51,820	80,000
TOTAL EXPENDITURES	\$ 2,457,291	\$ 2,424,432	\$ 2,249,734	\$ 2,503,006
Fitness Center Fund Net Revenue	(100,688)	-	-	-
Beginning Fund Balance	100,688	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Recreation & Fitness Center Director	0.50	0.50	0.50	-
Aquatics/Head Swim Coach	1.00	1.00	1.00	-
Aquatics Manager	1.00	1.00	1.00	-
Fitness Center Program Manager	1.00	1.00	1.00	-
Fitness Center Office Manager	1.00	1.00	1.00	-
Part-Time Positions (Multiple Titles)	44.49	31.05	34.85	3.80
Total Fitness Center Positions	48.99	35.55	39.35	3.80

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Special Revenue Fund Budgets



PARC Tax Fund

FUND SUMMARY

The PARC tax fund collects and expends funds received from the City's Parks, Arts, Recreation, and Culture (PARC) sales and use tax option. The state of Utah allows cities to impose a sales and use tax for the purpose of enhancing public financial support of publicly owned and operated recreational and zoological facilities, and botanical, cultural, and zoological organizations owned or operated by institutions or private nonprofit organizations. The one-tenth of one percent sales tax collected by businesses within American Fork is accounted for in this fund, along with grants awarded by the City Council upon recommendation by the PARC tax board.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Sales Tax	\$ 1,194,830	\$ 1,413,678	\$ 819,000	\$ 1,300,000
Interest Earnings	9,220	3,381	9,000	4,500
Total Operating and Capital Revenues	1,204,050	1,417,059	828,000	1,304,500
TOTAL REVENUES	\$ 1,204,050	\$ 1,417,059	\$ 828,000	\$ 1,304,500
EXPENDITURES				
Operating				
Administrative	\$ 11,800	\$ 22,905	\$ 500	\$ 19,500
Fitness Center	-	32,000	-	-
Parks	495,301	698,351	-	350,000
Alpine Community Theater	30,000	105,100	-	-
Fox Hollow Golf Course	-	36,636	-	-
Friends of American Fork Library	21,383	23,047	-	-
American Fork Library	108,100	59,000	-	-
Timpanogos Arts Foundation	240,800	296,622	-	-
Harrington Center for the Arts	35,500	93,627	-	-
New Friends Quilt Circle	8,400	-	-	-
Wasatch Music Alliance	-	50,266	-	-
Other Grants	5,200	5,550	829,431	927,206
Admin Charge-General Fund	9,356	7,794	7,794	7,794
Total Operating Expenditures	965,840	1,430,898	837,725	1,304,500
TOTAL EXPENDITURES	\$ 965,840	\$ 1,430,898	\$ 837,725	\$ 1,304,500
PARC Tax Fund Net Revenue	238,210	(13,839)	(9,725)	-
Beginning Fund Balance	95,784	333,994	333,994	320,155
Ending Fund Balance	\$ 333,994	\$ 320,155	\$ 324,269	320,155

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Special Revenue Fund Budgets

Celebration Fund

FUND SUMMARY

The Celebration fund was initially created to track the revenues and expenditures associated with the City's annual American Fork Steel Days celebration. In fiscal year 2018, the City entered into a contract with the American Fork Chamber of Commerce to run the majority of Steel Days events. The City now has a limited number of responsibilities regarding the yearly event. The proposed budget for fiscal year 2021 includes the items the City is contractually obligated for. After fiscal year 2021, it is expected the Celebration Fund will be

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Other Event Income	\$ 3,800	\$ -	\$ -	\$ -
Total Operating and Capital Revenues	3,800	-	-	-
Transfers In				
Transfer From General Fund	-	24,336	20,000	-
Total Transfers In	-	24,336	20,000	-
TOTAL REVENUES	\$ 3,800	\$ 24,336	\$ 20,000	\$ -
EXPENDITURES				
Personnel				
Salaries & Wages	\$ 20,473	\$ -	\$ -	\$ -
Benefits	2,227	-	-	-
Total Personnel Expenses	22,700	-	-	-
Operating				
Advertising	370	250	-	-
Miss American Fork Pageant	8,103	278	-	-
Float	3,575	5,900	-	-
Steel Days Contract	20,000	20,331	20,000	-
Total Operating Expenditures	32,048	26,759	20,000	-
TOTAL EXPENDITURES	\$ 54,748	\$ 26,759	\$ 20,000	\$ -
Celebration Fund Net Revenue	(50,948)	(2,423)	-	-
Beginning Fund Balance	53,371	2,423	2,423	-
Ending Fund Balance	\$ 2,423	\$ -	\$ 2,423	-

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Special Revenue Fund Budgets



RDA - Downtown Redevelopment Fund

FUND SUMMARY

The Downtown Redevelopment fund is used to enhance and promote the City's core downtown area and to account for one small business revolving loan issued by the City that is still outstanding.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Interest Revenue	\$ 2,451	\$ 619	\$ 3,000	\$ 1,000
Total Operating and Capital Revenues	2,451	619	3,000	1,000
TOTAL REVENUES	\$ 2,451	\$ 619	\$ 3,000	\$ 1,000
EXPENDITURES				
Operating				
Professional & Technical	32,800	8,200	-	-
Total Operating Expenses	32,800	8,200	-	-
TOTAL EXPENDITURES	\$ 32,800	\$ 8,200	\$ -	\$ -
Downtown Redevelopment Net Revenue	(30,349)	(7,581)	3,000	1,000
Beginning Fund Balance	134,106	103,757	103,757	96,176
Ending Fund Balance	\$ 103,757	\$ 96,176	\$ 106,757	\$ 97,176



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Special Revenue Fund Budgets



RDA-East Side Redevelopment Agency Fund

FUND SUMMARY

The East Side RDA fund (also known as the East Main RDA fund) was created to account for the revenues and expenditures for the East Main RDA project area created December 1992. The goal of the East Main RDA project area is to incentivize the commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. The fund will continue to receive

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Tax Increment	\$ 5,114	\$ -	\$ 1,700	\$ -
Haircut-East Side	45,071	42,533	4,003	44,081
Interest Earnings	763	457	360	763
Total Operating and Capital Revenues	50,948	42,990	6,063	44,844
TOTAL REVENUES	\$ 50,948	\$ 42,990	\$ 6,063	\$ 44,844
EXPENDITURES				
Transfers Out				
Transfer to General Fund	-	-	42,403	-
Total Transfers Out	-	-	42,403	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 42,403	\$ -
East Side RDA Fund Net Revenue	50,948	42,990	(36,340)	44,844
Beginning Fund Balance	140	51,088	51,088	94,078
Ending Fund Balance	\$ 51,088	\$ 94,078	\$ 14,748	\$ 138,922



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Special Revenue Fund Budgets



RDA-Business Park Redevelopment Fund

FUND SUMMARY

The Business Park RDA fund (also known as the North Valley RDA fund) was created to account for the revenues and expenditures of the North Valley RDA Project Area created September 1987. The goal of the North Valley RDA project area is to incentivize the commercial and industrial development along I-15 in American Fork. The fund will receive tax increment revenue through fiscal year 2019, and haircut monies through fiscal

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Tax Increment	\$ 20,444	\$ 3,937	\$ -	\$ -
Haircut	325,071	300,680	312,101	320,943
Interest Earnings	33,798	12,561	20,634	33,798
Total Operating and Capital Revenues	379,313	317,178	332,735	354,741
TOTAL REVENUES	\$ 379,313	\$ 317,178	\$ 332,735	\$ 354,741
EXPENDITURES				
Operating and Capital Revenues				
Haircut Expenditures	-	-	332,735	354,741
Total Operating Expenditures	-	-	332,735	354,741
TOTAL EXPENDITURES	\$ -	\$ -	\$ 332,735	\$ 354,741
Business Park RDA Fund Net Revenue	379,313	317,178	-	-
Beginning Fund Balance	1,697,998	2,077,311	2,077,311	2,394,489
Ending Fund Balance	\$ 2,077,311	\$ 2,394,489	\$ 2,077,311	\$ 2,394,489



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Special Revenue Fund Budgets



EDA-Egg Farm Economic Development Area

FUND SUMMARY

The Egg Farm EDA Fund was created to account for the revenues and expenditures of the Egg Farm EDA project area created in September 2000. The goal of the Egg Farm EDA project area is to incentivize the commercial and industrial development of a former chicken farm in American Fork City. The fund will receive tax increment revenue through fiscal year 2028, depending on when minimum tax increment levels are reached. It is important to note that 20 percent of tax increment received must go towards affordable housing projects in

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Tax Increment	\$ 716,387	\$ 791,539	\$ 760,014	\$ 830,971
Tax Increment - Housing	179,097	197,885	190,003	207,743
Interest Earnings	48,111	14,696	20,000	20,000
Total Operating and Capital Revenues	943,595	1,004,120	970,017	1,058,714
TOTAL REVENUES	\$ 943,595	\$ 1,004,120	\$ 970,017	\$ 1,058,714
EXPENDITURES				
Operating				
Administrative Expenses	\$ 10,500	\$ 20,614	\$ 24,510	\$ 12,629
Total Operating Expenses	10,500	20,614	24,510	12,629
Capital				
Developer Reimbursement	474,253	291,273	291,273	-
860 E Reconstruction	52,993	447,007	447,007	-
Widening of 1500 South	-	5,270	8,500	-
Widening of Sam White Lane	-	201	1,103,313	1,643,786
Total Capital Expenditures	527,246	743,751	1,850,093	1,643,786
Transfers Out				
Transfer to General Fund	33,942	45,654	39,947	51,828
Transfer to Culinary Water Fund	-	1,628,069	1,628,069	204,965
Total Transfers Out	33,942	1,673,723	1,668,016	256,793
TOTAL EXPENDITURES	\$ 571,688	\$ 2,438,088	\$ 3,542,619	\$ 1,913,208
Egg Farm EDA Fund Net Revenue	371,907	(1,433,968)	(2,572,602)	(854,494)
Beginning Fund Balance	2,560,992	2,932,899	2,932,899	1,498,931
Ending Fund Balance	\$ 2,932,899	\$ 1,498,931	\$ 360,297	\$ 644,437

Fund Balance Restricted For:

Administration	116,281	99,484	99,325	86,963
Affordable Housing	1,427,407	(2,777)	(10,659)	-
Developer Funded Infrastructure	(70,911)	-	-	-
Public Infrastructure	1,460,122	1,402,224	271,630	557,474
Ending Fund Balance	\$ 2,932,899	\$ 1,498,931	\$ 360,296	\$ 644,437

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Special Revenue Fund Budgets



CRA-Patriot Station Community Reinvestment

FUND SUMMARY

The Patriot Station CRA Project Area Plan was drafted in October 2018 to define the method and means of transit oriented development (TOD) around the vicinity of the American Fork FrontRunner Station. Future development within the Project Area includes proposed high and medium density multi-family housing and the creation of space for offices and commercial businesses, including numerous infrastructure and improvements to capture the vision and density of the anticipated transit oriented development. As of May 5, 2020, the creation of the CRA has been put on hold pending approval by other taxing entities within the project area.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Operating				
Administrative Expenses	\$ 23,000	\$ -	\$ -	\$ -
Total Operating Expenses	23,000	-	-	-
TOTAL EXPENDITURES	\$ 23,000	\$ -	\$ -	\$ -
Patriot Station CRA Fund Net Revenue	(23,000)	-	-	-
Beginning Fund Balance	(145,699)	(168,699)	(168,699)	(168,699)
Ending Fund Balance	\$ (168,699)	\$ (168,699)	\$ (168,699)	\$ (168,699)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



Debt Service Funds



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Debt Service Fund Budgets



Debt Service Fund

FUND SUMMARY

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, long-term debt principal, interest, and related costs for the governmental funds (excluding enterprise and internal service

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Property Tax	\$ 784,125	\$ 760,393	\$ 760,393	\$ 583,638
PARC Tax Grant	350,000	350,000	350,000	350,000
Interest Earnings	13,877	3,597	17,875	17,875
Total Operating and Capital Revenues	1,148,002	1,113,990	1,128,268	951,513
Transfers In				
Transfer From Park Impact Fund	108,931	119,864	119,864	118,616
Transfer from Fire Impact Fees Fund	-	319,079	-	321,001
Transfer from Police Impact Fees Fund	-	261,064	-	262,637
Total Transfers In	108,931	700,007	119,864	702,254
TOTAL REVENUES	\$ 1,256,933	\$ 1,813,997	\$ 1,248,132	\$ 1,653,767
EXPENDITURES				
Debt Service				
2020 General Obligation Bonds	-	580,143	580,143	583,638
2018 Sales Tax Revenue Bonds	470,808	469,864	469,864	468,616
2014 General Obligation Bonds	599,027	-	-	-
2011 General Obligation Bonds	185,098	180,250	180,250	-
Trustee Fees	2,000	1,250	1,750	1,250
Total Debt Service Expenditures	1,256,933	1,231,507	1,232,007	1,053,504
Transfers Out				
Transfer to Capital Projects Fund	941,411	580,143	-	583,638
Total Transfers Out	941,411	580,143	-	583,638
TOTAL EXPENDITURES	\$ 2,198,344	\$ 1,811,650	\$ 1,232,007	\$ 1,637,142
Debt Service Fund Net Revenue	(941,411)	2,347	16,125	16,625
Beginning Fund Balance	1,292,791	351,380	351,380	353,727
Ending Fund Balance	\$ 351,380	\$ 353,727	\$ 367,505	\$ 370,352

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

Capital Investment



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



General Capital Projects Fund

FUND SUMMARY

The General Capital Projects Fund accounts for financial resources to be used for the acquisition of major capital facilities (other than those financed by enterprise or internal service fund activities). This fund does not account for projects accounted for with impact fees which are accounted for in separate impact fee funds.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Property Tax	\$ 525,000	\$ 500,000	\$ 500,000	\$ 500,000
Sales Tax	925,457	1,075,744	513,750	1,000,000
Class C Road Funds	1,225,753	1,222,454	1,080,000	1,100,208
Cemetery Lot Sales	40,000	30,000	40,000	40,000
Grants-PARC Tax	322,192	223,401	223,401	439,351
Grants-Utah County Recreation	14,256	13,850	-	-
Grants-MAG	-	-	5,573,925	1,651,000
Grants-Utah DOT	-	-	408,569	66,600
Capital Contributions	84,794	2,340	-	-
Interest Earnings	125,608	42,079	88,425	32,195
Total Operating and Capital Revenues	3,263,060	3,109,868	8,428,070	4,829,354
Transfers In				
Transfer From General Fund	848,102	499,730	634,706	320,912
Transfer From Fitness Center	123,279	45,720	45,720	50,000
Transfer From Debt Service Fund	941,411	580,143	-	583,638
Total Transfers In	1,912,792	1,125,593	680,426	954,550
TOTAL REVENUES	\$ 5,175,852	\$ 4,235,461	\$ 9,108,496	\$ 5,783,904
EXPENDITURES				
Capital Expenditures				
Police				
Police Fences at Public Works Yard	-	40,000	-	-
Total Police	-	40,000	-	-
Streets				
Pavement Management Plan	182,592	4,293,824	4,403,180	2,632,403
700 N Connection	21,483	4,183	1,651,000	1,651,000
ADA/Sidewalk Improvements	-	-	40,000	52,000
Safe Route to Schools	3,220	2,412	70,200	90,000
Transit Loop Feasibility	-	-	95,000	32,000
HAWK Pedestrian Crossing	-	-	-	11,000
Street Lighting Upgrades	-	29,982	50,000	100,000
Total Streets	207,295	4,330,401	6,309,380	4,568,403
Cemetery				
Expansion	-	-	40,000	40,000
Improvements	-	-	-	10,000
Wall Repair	-	10,000	-	10,000
Total Cemetery	-	10,000	40,000	60,000

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



General Capital Projects Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Parks				
Evergreen Park Irrigation	26,033	-	-	-
Country View Park Irrigation	-	10,000	-	-
Fox Hollow Subsidy	240,000	240,000	250,000	240,000
Utah County Grant-Art Dye Park	14,256	-	-	-
200 South Bike/Pedestrian Path	135,218	370,857	4,172,925	-
Trail Maintenance	-	-	3,000	6,800
Parking Lot Maintenance	-	-	15,000	15,000
Pickleball Resurfacing	-	-	5,500	5,750
Hindley Filter Relocation	-	9,868	13,500	-
Sprinkler Automation	-	101,500	21,500	-
Playground Replacement	-	-	-	100,000
Quail Cove Pavers	-	-	-	11,000
Sidewalk Replacement	-	-	-	6,000
Art Dye Park	-	-	-	60,000
Park Improvements	-	-	-	27,600
Dog Park	-	-	20,000	-
Boat Harbor Improvements	-	-	-	10,000
PARC-Art Dye Park	22,050	60,062	60,062	68,000
PARC-Meadowview Park	1,863	-	-	-
PARC-Picnic Tables, Trees, Cans	25,635	-	-	-
PARC-Rotary Park Pavillion	61,390	-	-	-
PARC-Rotary Backstop	92,671	(1,827)	-	-
PARC-Easton Dog Park	29,524	-	-	-
PARC-Hindley Park Parking Lot	41,138	3,123	64,612	-
PARC-Playground Equipment	78,884	-	-	190,351
PARC-Pool Shade Structure	24,800	-	-	-
PARC-Quail Cove Entrance	24,645	-	-	-
PARC-Quail Cove Restroom	-	100,000	100,000	-
PARC-Scoreboard Replacement	-	15,301	15,301	-
PARC-Frontage Trail	-	-	-	90,000
PARC-Pool Features	-	-	-	32,000
PARC-Library Expansion	-	-	176,891	55,000
PARC-Library Balcony Arts	-	-	-	4,000
Total Parks	818,107	908,884	4,918,291	921,501
Fitness Center				
Deck Drain Replacement	-	-	18,000	-
Raquetball Court Resurfacing	-	-	-	4,000
Facility Paint and Flooring	11,150	4,368	-	11,000
Roof Replacement	36,233	-	-	-
HVAC Units	-	15,000	-	-
LED Lighting Upgrades	11,945	-	-	-
Front Entry Remodel	-	-	80,000	-

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



General Capital Projects Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
EXPENDITURES				
Fitness Center				
Slide Repair	-	-	-	8,000
Shade Structures	533	-	-	-
Security Upgrade	1,787	-	-	-
Pool Boiler	171,026	-	-	-
Pool Deck Resurfacing	-	-	-	12,000
Locker Room Flooring	-	-	-	15,000
Weight Room Expansion	-	27,720	27,720	-
Total Fitness Center	232,674	47,088	125,720	50,000
Building & Grounds				
HVAC System Replacements	23,085	-	-	30,000
Fire Panel Replacements	-	52,582	40,000	-
Fire Station Flooring	-	20,000	20,000	-
Fire Station Bay Fans	-	57,666	50,000	-
Boiler Replacements	-	-	28,000	98,000
Electrical Transmitters	-	-	15,000	-
Library-Carpet Replacement	53,350	-	60,000	-
Lighting Upgrades	-	-	-	16,000
Legion Hall Renovations	-	-	-	20,000
Police Security Upgrades	-	-	-	10,000
Police Station Carpet	51,295	-	-	-
Truck Washout Extension	-	-	-	10,000
Administration Building Stairs	3,944	-	-	-
Total Building & Grounds	131,674	130,248	213,000	184,000
Other				
Parade Float	8,812	-	-	-
Total Other	8,812	-	-	-
Total Capital Expenditures	1,398,562	5,466,621	11,606,391	5,783,904
Transfers Out				
Transfer to General Fund	-	-	2,000,000	-
Total Transfers Out	-	-	2,000,000	-
TOTAL EXPENDITURES	\$ 1,398,562	\$ 5,466,621	\$ 13,606,391	\$ 5,783,904
Debt Service Fund Net Revenue	3,777,290	(1,231,160)	(4,497,895)	-
Beginning Fund Balance	4,732,830	8,510,120	8,510,120	7,278,960
Ending Fund Balance	\$ 8,510,120	\$ 7,278,960	\$ 4,012,225	\$ 7,278,960

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



Bond Capital Projects Fund

FUND SUMMARY

The Bond Capital Projects Fund accounts for financial resources received by bond proceeds to be used for the acquisition of major capital facilities (other than those financed by enterprise or internal service fund activities).

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Bond Proceeds	\$ 8,665,261	\$ -	\$ -	\$ -
Interest Earnings	29,597	28,995	15,000	15,000
Total Operating and Capital Revenues	8,694,858	28,995	15,000	15,000
TOTAL REVENUES	\$ 8,694,858	\$ 28,995	\$ 15,000	\$ 15,000
EXPENDITURES				
Capital Expenditures				
Fire Station 52	10,814	105,293	8,400,000	8,537,681
Art Dye Park-Phase I and II	2,601,170	-	-	-
Bond Cost of Issuance	63,895	-	-	-
Total Capital Expenditures	2,675,879	105,293	8,400,000	8,537,681
TOTAL EXPENDITURES	\$ 2,675,879	\$ 105,293	\$ 8,400,000	\$ 8,537,681
Debt Service Fund Net Revenue	6,018,979	(76,298)	(8,385,000)	(8,522,681)
Beginning Fund Balance	2,580,000	8,598,979	8,598,979	8,522,681
Ending Fund Balance	\$ 8,598,979	\$ 8,522,681	\$ 213,979	\$ -

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



Capital Equipment Fund

FUND SUMMARY

The capital equipment fund accounts for equipment purchases other than those purchased by enterprise or internal service fund activities.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Interest Earnings	24	-	-	-
Rebate	-	4,010	5,000	5,000
Grants	-	14,619	-	-
Total Operating and Capital Revenues	24	18,629	5,000	5,000
Transfers In				
Transfer From General Fund	276,062	236,694	267,488	321,360
Transfer From Fitness Center	20,336	16,000	6,100	30,000
Total Transfers In	296,398	252,694	273,588	351,360
TOTAL REVENUES	\$ 296,422	\$ 271,323	\$ 278,588	\$ 356,360

EXPENDITURES

Capital Expenditures

Police

Equipment, Radios & Tasers	\$ 19,544	\$ 10,000	\$ 10,000	\$ 16,000
Storage Shed	52,550	-	-	-
Message Board & Trailer	-	15,000	15,000	-
Mobile Field Equipment	-	6,000	6,000	-
Daschcam Replacement	-	-	-	20,000
Radio Replacement	-	10,000	10,000	16,000

Total Police

72,094 41,000 41,000 52,000

Fire

Tech/Rescue Equipment	19,879	8,119	10,000	20,000
Thermal Cameras	-	-	-	9,000
Dispatch Upgrades	-	3,951	15,000	-
X-Series 12 Lead Zolls	-	27,000	27,000	-
Burn Prop	-	-	-	10,000
Bobcat	-	14,619	-	-

Total Fire

19,879 53,689 52,000 39,000

Parks

Mower Replacement	-	-	-	40,294
Snowplow/Salter	-	-	-	11,831
Playground Replacement	54,064	-	-	-
Park Furnishings	-	-	-	17,000
Dump Trailer	-	-	10,000	-

Total Parks

54,064 - 10,000 69,125

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Project Funds Budgets



Capital Equipment Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
Streets				
Trackhoe Lease	11,500	11,500	11,500	23,000
Backhoe Lease	7,250	-	-	-
Roller	163	-	-	80,000
Salter Racks	1,941	26,750	23,060	-
Loader	166,825	-	-	-
Backhoe	-	49,900	52,000	-
Chip Box	-	12,000	12,000	15,000
Mini-X	-	-	11,500	-
Other Equipment	-	-	11,500	-
Total Streets	187,679	100,150	121,560	118,000
Cemetery				
Backhoe Lease	8,519	8,079	8,079	9,620
Excavator Lease	8,716	8,405	8,409	9,500
Mower	-	-	-	14,115
Total Cemetery	17,235	16,484	16,488	33,235
Fitness Center/Recreation				
Gymnastics Floor	-	-	-	16,000
Pool Slide Replacement	-	-	-	9,000
Fitness Equipment	20,336	-	5,000	5,000
Revolving Door Replacement	-	16,000	-	-
Camera Upgrades	-	-	1,100	-
Soccer Goals	-	-	5,500	-
Total Fitness Center/Recreation	20,336	16,000	11,600	30,000
Other				
Engineering - Trimble GPS Unit	6,611	-	-	-
Library-Self Checkout Stations	-	44,000	44,000	-
Holiday Decorations	-	-	5,000	15,000
Total Other	6,611	44,000	49,000	15,000
Total Capital Expenditures	377,898	271,323	301,648	356,360
TOTAL EXPENDITURES	\$ 377,898	\$ 271,323	\$ 301,648	\$ 356,360
Capital Equipment Fund Net Revenue	(81,476)	-	(23,060)	-
Beginning Fund Balance	97,921	16,445	16,445	16,445
Ending Fund Balance	\$ 16,445	\$ 16,445	\$ (6,615)	\$ 16,445

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Capital Project Funds Budgets



Park Impact Fees Fund

FUND SUMMARY

The Park Impact Fee Fund accounts for fees assessed to property developers for new land or park space that must be acquired to maintain the established park land level of service as a result of growth due to new property development. Each impact fee type is separated into its own fund for greater tracking and accountability.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 2,478,170	\$ 2,603,773	\$ 1,400,000	\$ 1,700,000
Grants-MAG	-	-	44,000	592,000
Interest Earnings	102,937	29,992	120,000	30,000
Total Operating and Capital Revenues	2,581,107	2,633,765	1,564,000	2,322,000
TOTAL REVENUES	\$ 2,581,107	\$ 2,633,765	\$ 1,564,000	\$ 2,322,000
EXPENDITURES				
Operating				
Professional and Technical	1,872	2,270	-	30,330
Total Operating Expenditures	1,872	2,270	-	30,330
Capital				
Art Dye Improvements	1,665,817	495,959	350,000	500,000
Art Dye Trail	-	-	44,000	637,000
Land Purchase-Parks Open Space	-	-	-	3,000,000
Trail Expansion	-	-	200,000	
Boat Harbor	1,355	-	-	
Developer Reimbursement	124,914	15,360	-	-
Total Capital Expenditures	1,792,086	511,319	594,000	4,137,000
Transfers Out				
Transfer to General Fund	290,633	-	-	-
Transfer to Debt Service Fund	108,931	119,864	119,864	118,616
Total Transfers Out	399,564	119,864	119,864	118,616
TOTAL EXPENDITURES	\$ 2,193,522	\$ 633,453	\$ 713,864	\$ 4,285,946
Park Impact Fee Fund Net Revenue	387,585	2,000,312	850,136	(1,963,946)
Beginning Fund Balance	5,110,379	5,497,964	5,497,964	7,498,276
Ending Fund Balance	\$ 5,497,964	\$ 7,498,276	\$ 6,348,100	\$ 5,534,330

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Capital Project Funds Budgets



Road Impact Fees Fund

FUND SUMMARY

The Road Impact Fee Fund accounts for fees assessed to property developers to reimburse the city for the cost of developing new system capacity that allows new development to occur and allows for transportation level of service to be maintained. Each impact fee type is separated into its own fund for greater tracking and

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 2,707,289	\$ 2,507,281	\$ 1,400,000	\$ 2,000,000
Interest Earnings	114,392	37,732	120,000	35,000
Total Operating and Capital Revenues	2,821,681	2,545,013	1,520,000	2,035,000
TOTAL REVENUES	\$ 2,821,681	\$ 2,545,013	\$ 1,520,000	\$ 2,035,000
EXPENDITURES				
Operating				
Professional and Technical	24,851	11,561	-	10,000
Total Operating Expenditures	24,851	11,561	-	10,000
Capital				
700 N Grant Match	-	-	272,000	272,000
200 S Design & Engineering	115,243	-	-	-
Traffic Signal-300 N 600 E	-	300,000	-	-
Traffic Signal-500 E Automall	-	325,000	325,000	-
Traffic Signal-620 S 600 E	-	20,366	-	279,634
Traffic Signal-900 W 500 N	-	264,408	-	-
Widening 300 N 1100 E	40,400	-	-	-
400 S Connection to 500 E	-	-	300,000	300,000
300 W Pacific Dr Improvements	-	-	50,000	850,000
300 N 600 E Intersection	-	-	300,000	-
36" Water line (Street Widening)	-	-	973,732	-
Developer Reimbursement	570,845	1,310,594	-	1,500,000
Total Capital Expenditures	726,488	2,220,368	2,220,732	3,201,634
TOTAL EXPENDITURES	\$ 751,339	\$ 2,231,929	\$ 2,220,732	\$ 3,211,634
Road Impact Fee Fund Net Revenue	2,070,342	313,084	(700,732)	(1,176,634)
Beginning Fund Balance	5,119,487	7,189,829	7,189,829	7,502,913
Ending Fund Balance	\$ 7,189,829	\$ 7,502,913	\$ 6,489,097	\$ 6,326,279



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Capital Project Funds Budgets



Fire Impact Fees Fund

FUND SUMMARY

The Fire Impact Fee Fund accounts for impact fees charged to new development to recover all or a portion of the costs of providing fire services to new development. Impact fees collected provide funding for essential public safety infrastructure needed by the City to handle the increase in calls that new growth will generate.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 448,324	\$ 330,168	\$ 210,000	\$ 250,000
Interest Earnings	25,409	8,215	20,000	7,500
Total Operating and Capital Revenues	473,733	338,383	230,000	257,500
TOTAL REVENUES	\$ 473,733	\$ 338,383	\$ 230,000	\$ 257,500
EXPENDITURES				
Operating				
Professional and Technical	1,147	4,824	-	10,000
Total Operating Expenses	1,147	4,824	-	10,000
Capital				
Developer Reimbursement	2,308	-	-	-
Total Capital Expenses	2,308	-	-	-
Transfers Out				
Transfer to Debt Service Fund	-	290,072	-	321,001
Transfer to Fleet Capital Fund	123,856	212,323	212,323	212,323
Total Transfers Out	123,856	502,395	212,323	533,324
TOTAL EXPENDITURES	\$ 127,311	\$ 507,219	\$ 212,323	\$ 543,324
Fire Impact Fee Fund Net Revenue	346,422	(168,836)	17,677	(285,824)
Beginning Fund Balance	1,138,661	1,485,083	1,485,083	1,316,247
Ending Fund Balance	\$ 1,485,083	\$ 1,316,247	\$ 1,502,760	\$ 1,030,423



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Capital Project Funds Budgets



Police Impact Fees Fund

FUND SUMMARY

The Police Impact Fee Fund accounts for impact fees charged to new development to recover all or a portion of the costs of providing police services to new development. Impact fees collected provide funding for essential public safety infrastructure needed by the City to handle the increase in calls that new growth will generate.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 309,450	\$ 218,766	\$ 196,000	\$ 220,000
Interest Earnings	27,286	9,994	20,000	8,000
Total Operating and Capital Revenues	336,736	228,760	216,000	228,000
TOTAL REVENUES	\$ 336,736	\$ 228,760	\$ 216,000	\$ 228,000
EXPENDITURES				
Operating				
Professional and Technical	2,997	-	-	46,000
Total Operating Expenses	2,997	-	-	46,000
Capital				
Police Shooting Range	-	-	-	165,000
Developer Reimbursement	6,814	-	-	-
Total Capital Expenses	6,814	-	-	165,000
Transfers Out				
Transfer to Debt Service Fund	-	290,072	-	262,637
Total Transfers Out	-	290,072	-	262,637
TOTAL EXPENDITURES	\$ 9,811	\$ 290,072	\$ -	\$ 473,637
Police Impact Fee Fund Net Revenue	326,925	(61,312)	216,000	(245,637)
Beginning Fund Balance	1,323,379	1,650,304	1,650,304	1,588,992
Ending Fund Balance	\$ 1,650,304	\$ 1,588,992	\$ 1,866,304	\$ 1,343,355





Permanent Fund



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Permanent Fund Budget



Perpetual Care Trust Fund

FUND SUMMARY

The Perpetual Care Trust Fund is a permanent fund used to hold and manage funds for the purpose of maintenance and upkeep of the City's cemetery. Revenues come from sales of graves and interest earnings. Interest earned on idle funds is transferred to the general fund to offset upkeep of the cemetery.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Perpetual Care	\$ 21,400	\$ 20,100	\$ 26,000	\$ 26,000
Interest Earnings	6,781	2,158	9,000	2,000
Loan Payment-Lot Sales	26,250	21,750	32,500	32,500
Total Operating and Capital Revenues	54,431	44,008	67,500	60,500
TOTAL REVENUES	\$ 54,431	\$ 44,008	\$ 67,500	\$ 60,500
EXPENSES				
Transfers Out				
Transfer to General Fund	6,933	2,158	9,000	2,000
Total Transfers Out	6,933	2,158	9,000	2,000
TOTAL EXPENDITURES	\$ 6,933	\$ 2,158	\$ 9,000	\$ 2,000
Perpetual Care Trust Net Revenue	47,498	41,850	58,500	58,500
Beginning Fund Balance	783,560	831,058	831,058	872,908
Ending Fund Balance	\$ 831,058	\$ 872,908	\$ 889,558	\$ 931,408



Proprietary Funds



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Culinary Water Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Water Sales	\$ 3,934,147	\$ 4,732,302	\$ 4,260,261	\$ 4,465,000
CUP Water Fee	871,622	895,928	828,120	870,000
Connection Fee	217,783	241,147	195,700	205,000
Late Fee	106,245	171,521	150,000	157,500
Intergovernmental	194,130	56,878	-	250,000
Miscellaneous	29,822	37,861	40,000	37,725
Note Receivable	19,614	-	-	-
Interest Earnings	160,872	67,917	100,000	100,000
Developer Contributions	2,704,865	-	-	-
Loan Proceeds	-	15,000,000	23,721,767	7,015,000
Total Operating and Capital Revenues	8,239,100	21,203,554	29,295,848	13,100,225
Transfers In				
Transfer From Egg Farm EDA	-	1,628,069	-	204,965
Total Transfers In	-	1,628,069	-	204,965
TOTAL REVENUES	\$ 8,239,100	\$ 22,831,623	\$ 29,295,848	\$ 13,305,190
EXPENSES				
Personnel				
Salaries & Wages	\$ 211,095	\$ 308,197	\$ 354,278	\$ 366,730
Benefits	112,382	150,942	162,377	166,511
Total Personnel Expenses	323,477	459,139	516,655	533,241
Operating				
Subscriptions & Memberships	1,566	-	1,600	1,600
Education & Travel	2,597	990	4,150	4,550
Postage	11,999	10,278	16,000	16,000
Office Expense and Supplies	-	7,860	-	-
Equipment Supplies and Maintenance	15,178	15,595	15,000	15,000
Insurance	50,140	45,496	53,000	53,000
Utilities	149,857	202,368	200,000	200,000
Telephone	7,958	8,982	9,000	9,000
Professional and Technical	141,231	101,877	60,000	70,000
Clothing Allowance	1,048	1,125	1,400	1,400
Debris Hauling	1,652	4,499	5,000	5,000
Department Expense and Supplies	72,332	98,285	90,000	90,000
CUP-Water Assessment and Fees	572,294	746,625	805,000	805,000
Credit Card/Bank Processing Fees	29,808	35,658	32,000	32,000
No Fault Liability Claims	6,241	-	50,000	50,000
Land Lease	7,260	7,440	7,500	8,000
Meter Replacement	210,390	213,495	100,000	150,000
Depreciation	978,376	980,000	-	1,000,000

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Culinary Water Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
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DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
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EXPENSES

Operating

Admin Charge-General Fund	426,475	473,721	473,721	429,007
Admin Charge-Broadband	2,610	2,627	2,627	2,913
Internal Charges-Fleet Operations	22,000	22,000	22,000	18,597
Internal Charges-Fleet Capital	-	-	-	125,000
Internal Charges-Technology	17,280	15,575	15,575	17,466

Total Operating Expenses

2,728,292	2,994,496	1,963,573	3,103,533
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Capital

Equipment	-	157,579	160,000	-
Backhoe Lease	6,500	6,500	-	26,500
Water Line Projects	25,953	328,508	100,000	1,182,613
Water Line Replacement	3,107	176,553	100,000	500,000
Water Line Replacement-CDBG	-	93,990	70,000	500,000
Large Meter Replacement	20,233	32,582	25,000	25,000
Meters-City Facilities	9,500	-	25,000	-
Meters-AMI Reading Equipment	-	-	-	840,000
Well Repairs	-	-	250,000	40,000
Fire Hydrants	29,278	31,011	40,000	40,000
Spring Line Replacement	-	330,471	600,000	-
36" Water Line Replacement	-	15,000,000	24,279,384	7,898,944
500 E-1100 E Utility Betterments	-	304,736	510,158	-
100 E Water Improvements	225	641,842	500,000	-
Upper Tank Rehabilitation	-	275,690	435,990	-
Country Club Well	-	50,000	-	260,000
Hospital Well	-	14,042	-	100,000

Total Capital Expenses

94,796	17,443,504	27,095,532	11,413,057
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Debt Service

2020 Waterline Bonds	-	-	161,000	119,573
2012 Water Revenue Bonds	14,606	52,221	51,252	52,257
Cost of Issuance	-	154,838	237,218	-

Total Debt Service

14,606	207,059	449,470	171,830
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TOTAL EXPENSES

\$ 3,161,171	\$ 21,104,198	\$ 30,025,230	\$ 15,221,661
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Culinary Water Fund Net Revenue	5,077,929	1,727,425	(729,382)	(1,916,471)
Beginning Available Fund Balance	10,370,210	15,448,139	15,448,139	17,175,564
Ending Available Fund Balance	\$ 15,448,139	\$ 17,175,564	\$ 14,718,757	15,259,093

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Culinary Water Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
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DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Water Superintendent	0.50	0.50	0.70	0.20
Water System Lead Operator	0.50	0.50	0.70	0.20
Water System Technicians	1.50	2.00	2.80	0.80
Water System Specialist	0.50	0.50	0.70	0.20
Public Infrastructure Manager	0.25	0.25	0.25	-
Water Meter Specialist	2.00	1.00	1.00	-
Total Culinary Water Positions	5.25	4.75	6.15	1.40

STAFFING NOTES

- 1) Culinary Water and Pressurized Irrigation - No new positions added. More Staff time is reallocated to culinary water to reflect winter closures of secondary irrigation.

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Culinary Water Impact Fees Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 1,318,741	\$ 1,430,330	\$ 700,000	\$ 1,300,000
Interest Earnings	26,775	11,023	15,000	15,000
Total Operating and Capital Revenues	1,345,516	1,441,353	715,000	1,315,000
TOTAL REVENUES	\$ 1,345,516	\$ 1,441,353	\$ 715,000	\$ 1,315,000
EXPENSES				
Operating				
Professional and Technical	9,327	2,317	-	29,172
Total Operating Expenses	9,327	2,317	-	29,172
Capital				
36" Water Line	-	-	-	5,009,017
Developer Reimbursement	417,145	699,017	500,000	500,000
Total Capital Expenses	417,145	699,017	500,000	5,509,017
Debt Service				
Loan Debt Service	-	-	644,000	677,578
Total Debt Service	-	-	644,000	677,578
TOTAL EXPENSES	\$ 426,472	\$ 701,334	\$ 1,144,000	6,215,767
Culinary Water Impact Net Revenue	919,044	740,019	(429,000)	(4,900,767)
Beginning Fund Balance	995,729	1,914,773	1,914,773	2,654,792
Ending Fund Balance	\$ 1,914,773	\$ 2,654,792	\$ 1,485,773	(2,245,975)



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Pressurized Irrigation Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Water Sales	\$ 2,769,010	\$ 2,821,133	\$ 2,748,813	\$ 2,887,000
Connection Fee	113,240	120,751	77,250	81,000
Interest Earnings	2,637	386	1,500	1,500
Grant Revenue	-	-	1,500,000	1,500,000
Developer Contributions	430,703	-	-	-
Total Operating and Capital Revenues	3,315,590	2,942,270	4,327,563	4,469,500
TOTAL REVENUES	\$ 3,315,590	\$ 2,942,270	\$ 4,327,563	\$ 4,469,500
EXPENSES				
Personnel				
Salaries & Wages	210,019	145,495	151,451	156,708
Benefits	106,223	80,634	107,218	93,238
Total Personnel Expenses	316,242	226,129	258,669	249,946
Operating				
Postage	11,547	9,461	14,000	14,000
Equipment Supplies/Maintenance	21,250	-	50,000	50,000
Insurance	19,948	22,622	21,200	21,200
Professional and Technical	4,753	50,000	50,000	80,000
Clothing	600	600	600	600
Department Expense and Supplies	15,043	10,000	10,000	15,000
Credit Card/Bank Processing Fees	15,791	18,860	17,000	18,787
Depreciation	1,252,840	1,280,000	1,280,000	1,310,000
Admin Charge-General Fund	253,957	271,503	271,561	276,543
Admin Charge-Broadband	58	58	58	56
Internal Charges-Fleet Operations & Mainte	4,500	4,500	4,500	3,487
Internal Charges-Technology	9,876	10,425	10,425	12,316
Total Operating Expenses	1,610,163	1,678,029	1,729,344	1,801,989
Capital				
PI Meters-City-wide	-	4,322	3,000,000	6,360,000
PI Meters-City Facilities	-	118,184	120,000	50,000
Total Capital Expenses	-	122,506	3,120,000	6,410,000
Debt Service				
2016 General Obligation Bonds	1,119,827	2,473,250	2,473,250	2,470,750
2015 General Obligation Bonds	215,494	513,038	513,038	515,438
Trustee Fees	1,000	1,000	1,000	1,000
Total Debt Service	1,336,321	2,987,288	2,987,288	2,987,188
TOTAL EXPENSES	\$ 3,262,726	\$ 5,013,952	\$ 8,095,301	\$ 11,449,123
Pressurized Irrigation Fund Net Revenue	52,864	(2,071,682)	(3,767,738)	(6,979,623)
Beginning Available Fund Balance	10,882,405	10,935,269	10,935,269	8,863,587
Ending Available Fund Balance	\$ 10,935,269	\$ 8,863,587	\$ 7,167,531	1,883,964

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



Public Works - Pressurized Irrigation Fund

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Water Superintendent	0.50	0.50	0.30	(0.20)
Water System Lead Operator	0.50	0.50	0.30	(0.20)
Water System Technicians	1.50	2.00	1.20	(0.80)
Water System Specialist	0.50	0.50	0.30	(0.20)
Public Infrastructure Manager	0.25	0.25	0.25	-
Total Secondary Water Positions	3.25	3.75	2.35	(1.40)

STAFFING NOTES

- 1) Culinary Water and Pressurized Irrigation - No positions deleted. More Staff time is reallocated to culinary water to reflect winter closures of secondary irrigation.





American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets

Secondary Water Impact Fees Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 840,887	\$ 688,322	\$ 630,000	\$ 830,000
Total Operating and Capital Revenues	840,887	688,322	630,000	830,000
TOTAL REVENUES	\$ 840,887	\$ 688,322	\$ 630,000	\$ 830,000
EXPENSES				
Operating				
Professional and Technical	8,699	2,399	-	26,998
Total Operating Expenses	8,699	2,399	-	26,998
Capital				
Water Reclamation Facility	-	12,942	2,000,000	1,987,058
Developer Reimbursement	130,603	782,116	200,000	500,000
Total Capital Expenses	130,603	795,058	2,200,000	2,487,058
TOTAL EXPENSES	\$ 139,302	\$ 797,457	\$ 2,200,000	2,514,056
Secondary Water Impact Net Revenue	701,585	(109,135)	(1,570,000)	(1,684,056)
Beginning Fund Balance	(15,392,521)	(14,690,936)	(14,690,936)	(14,800,071)
Ending Fund Balance	\$ (14,690,936)	\$ (14,800,071)	\$ (16,260,936)	\$ (16,484,127)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Sewer Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Sewer Sales	\$ 5,720,343	\$ 5,849,590	\$ 5,645,916	\$ 5,610,750
Connection Fee	98,495	114,563	80,340	84,500
Interest Earnings	130,435	44,466	106,072	100,000
Developer Contributions	389,447	-	-	-
Total Operating and Capital Revenues	6,338,720	6,008,619	5,832,328	5,795,250
TOTAL REVENUES	\$ 6,338,720	\$ 6,008,619	\$ 5,832,328	\$ 5,795,250
EXPENSES				
Personnel				
Salaries & Wages	135,344	171,172	177,095	182,110
Benefits	82,126	94,773	103,480	97,374
Total Personnel Expenses	217,470	265,945	280,575	279,484
Operating				
Education & Travel	2,311	275	4,500	4,500
Postage	11,978	11,281	12,000	12,000
Equipment Supplies and Maintenance	2,754	1,914	15,000	15,000
Insurance	39,895	45,245	42,400	42,400
Telephone	4,129	5,013	4,200	4,200
Professional and Technical	11,634	2,212	25,000	25,000
Clothing	1,362	771	1,000	1,000
Debris Hauling	1,652	3,936	2,500	-
Department Expense and Supplies	17,507	6,829	2,500	2,500
Timpanogos Special Service District	3,099,205	2,924,628	3,100,000	3,100,000
Credit Card/Bank Processing Fees	30,669	36,729	32,000	32,000
No Fault Insurance Claims	4,179	-	15,000	-
Operations & Maintenance	14,404	13,809	30,000	30,000
Depreciation	374,608	385,000	-	400,000
Trackhoe Lease	11,500	11,500	11,500	11,500
Admin Charge-General Fund	414,036	486,502	487,826	482,711
Admin Charge-Broadband	1,316	1,324	-	1,389
Internal Charges-Fleet Operations	30,000	30,000	30,000	23,246
Internal Charges-Fleet Capital	82,148	-	-	40,000
Internal Charges-Technology	11,358	10,125	10,125	11,882
Total Operating Expenses	4,166,645	3,977,093	3,825,551	4,239,328
Capital				
Sewer Lining	-	24,765	485,892	325,000
Sewer Bursting	-	4,499	500,000	550,000
450 W Upsizing	-	16,430	255,464	239,034
36" Water Line (Sewer Portion)	-	-	250,000	-
Total Capital Expenses	-	45,694	1,491,356	1,114,034

(continued on next page)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Sewer Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
TOTAL EXPENSES	\$ 4,384,115	\$ 4,288,732	\$ 5,597,482	\$ 5,632,846
Sewer Fund Net Revenue	1,954,605	1,719,887	234,846	162,404
Beginning Available Fund Balance	6,234,225	8,188,830	8,188,830	9,908,717
Ending Available Fund Balance	\$ 8,188,830	\$ 9,908,717	\$ 8,423,676	\$ 10,071,121

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Wastewater Superintendent	0.50	0.50	0.50	-
Wastewater Operator	1.00	0.50	0.50	-
Wastewater Maintenance Specialist	1.00	1.00	1.00	-
Technician	-	0.75	0.75	-
Public Infrastructure Manager	0.25	0.25	0.25	-
Total Sewer Positions	2.75	3.00	3.00	-



American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Sewer Impact Fees Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 443,545	\$ 476,300	\$ 280,000	\$ 400,000
Interest Earnings	26,891	8,896	21,774	21,774
Total Operating and Capital Revenues	470,436	485,196	301,774	421,774
TOTAL REVENUES	\$ 470,436	\$ 485,196	\$ 301,774	\$ 421,774
EXPENSES				
Operating				
Professional and Technical	4,724	-	-	28,963
Total Operating Expenses	4,724	-	-	28,963
Capital				
200 S Design and Engineering	39,861	-	8,575	-
450 W Upsizing	-	172,129	172,129	-
Developer Reimbursement	9,605	947,379	150,000	300,000
Total Capital Expenses	49,466	1,119,508	330,704	300,000
TOTAL EXPENSES	\$ 54,190	\$ 1,119,508	\$ 330,704	328,963
Sewer Impact Fee Fund Net Revenue	416,246	(634,312)	(28,930)	92,811
Beginning Fund Balance	1,243,467	1,659,713	1,659,713	1,025,401
Ending Fund Balance	\$ 1,659,713	\$ 1,025,401	\$ 1,630,783	1,118,212

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Public Works - Storm Drain Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Storm Drain Fee	1,411,339	1,442,664	1,260,720	1,325,000
SWPPP Citations	14,710	29,521	-	34,500
Interest Earnings	43,878	14,656	34,500	-
Developer Contributions	291,710	-	-	-
Total Operating and Capital Revenues	1,761,637	1,486,841	1,295,220	1,359,500
TOTAL REVENUES	\$ 1,761,637	\$ 1,486,841	\$ 1,295,220	\$ 1,359,500
EXPENSES				
Personnel				
Wages & Salaries	152,352	126,016	161,617	169,785
Benefits	82,655	75,749	104,753	92,694
Total Personnel Expenses	235,007	201,765	266,370	262,479
Operating				
Postage	11,306	9,557	12,000	12,000
Equipment Supplies/Maintenance	-	4,801	5,000	5,000
Insurance	44,882	45,245	47,700	47,700
Professional & Technical	12,463	10,102	30,000	30,000
Debris Basin	-	6,000	5,000	7,500
Debris Hauling	-	2,565	1,000	56,000
Department Expense and Supplies	6,329	675	15,000	10,000
Credit Card/Bank Processing Fees	7,503	8,983	9,000	9,000
No Fault Insurance Claims	45,272	-	-	-
Depreciation	281,806	310,000	-	-
Backhoe Lease	11,000	-	-	-
Admin Charge-General Fund	266,169	290,124	290,124	296,049
Admin Charge-Broadband	-	-	-	56
Internal Charges-Fleet Operations	1,500	1,500	1,500	1,162
Internal Charges-Technology	7,577	10,125	10,125	11,882
Total Operating Expenses	695,807	699,677	426,449	486,349
Capital				
Equipment	-	118,184	120,000	-
AF River Rehabilitation	-	400,000	611,325	211,325
Curb and Gutter Replacements	-	139,904	704,408	769,679
36" Water Line (SD Portion)	-	-	266,788	50,000
400 S at Orchard to 400 E	-	54,668	100,000	-
Storm Drain Projects	42,492	-	-	-
Total Capital Expenses	42,492	712,756	1,802,521	1,031,004
TOTAL EXPENSES	\$ 973,306	\$ 1,614,198	\$ 2,495,340	\$ 1,779,832
Storm Drain Fund Net Revenue	788,331	(127,357)	(1,200,120)	(420,332)
Beginning Available Fund Balance	2,033,594	2,821,925	2,821,925	2,694,568
Ending Available Fund Balance	\$ 2,821,925	\$ 2,694,568	\$ 1,621,805	2,274,236

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



Public Works - Storm Drain Fund

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Wastewater Superintendent	0.50	0.50	0.50	-
Wastewater Operator	-	0.50	0.50	-
Stormwater Maintenance Specialist	1.00	1.00	1.00	-
Technician	1.00	0.25	0.25	-
Public Infrastructure Manager	0.25	0.25	0.25	-
Total Storm Drain Positions	2.75	2.50	2.50	-

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Storm Drain Impact Fees Fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Impact Fees	\$ 516,420	\$ 373,545	\$ 280,000	\$ 400,000
Interest Earnings	29,112	8,304	25,218	25,218
Total Operating and Capital Revenues	545,532	381,849	305,218	425,218
TOTAL REVENUES	\$ 545,532	\$ 381,849	\$ 305,218	\$ 425,218
EXPENSES				
Operating				
Professional and Technical	67,543	12,897	-	25,780
Total Operating Expenses	67,543	12,897	-	25,780
Capital				
200 S Design and Engineering	-	10,678	23,100	-
Developer Reimbursement	1,950	570,242	100,000	500,000
Total Capital Expenses	1,950	580,920	123,100	500,000
TOTAL EXPENSES	\$ 69,493	\$ 593,817	\$ 123,100	525,780
Storm Drain Impact Net Revenue	476,039	(211,968)	182,118	(100,562)
Beginning Fund Balance	1,338,964	1,815,003	1,815,003	1,603,035
Ending Fund Balance	\$ 1,815,003	\$ 1,603,035	\$ 1,997,121	1,502,473

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Enterprise Funds Budgets



Sanitation & Recycling

FUND SUMMARY

The Sanitation and Recycling fund is used to account for sanitation and recycling services provided to City residents. These services are provided by an outside contractor. However, the fund is charged for expenses related to billing customers for services provided, and administrative support of the fund.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2010-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Refuse Collection Fees	\$ 1,164,414	\$ 1,224,704	\$ 1,140,242	\$ 1,217,500
Recycling Fees	324,849	344,753	318,453	339,000
Miscellaneous	380	1,154	300	-
Interest Earnings	7,114	1,967	6,750	6,750
Total Operating and Capital Revenues	1,496,757	1,572,578	1,465,745	1,563,250
TOTAL REVENUES	\$ 1,496,757	\$ 1,572,578	\$ 1,465,745	\$ 1,563,250
EXPENSES				
Operating				
Recycling Fees	250,917	326,683	308,485	323,909
Waste Disposal-First Can	583,690	536,686	534,006	560,706
Waste Disposal-Additional Can	72,456	98,400	84,866	89,109
Solid Waste/Tipping Fees	434,972	453,196	434,105	542,631
Professional and Technical	444	-	1,000	-
Credit Card/Bank Processing Fees	8,662	10,373	9,105	10,332
Postage	11,064	9,218	11,630	15,065
Miscellaneous	-	-	4,200	-
Bad Debt Expense	-	7,198	-	13,267
Admin Charge-General Fund	96,485	102,757	102,757	102,004
Internal Charges-Technology	2,872	6,532	6,532	7,862
Total Operating Expenses	1,461,562	1,551,043	1,496,686	1,664,885
TOTAL EXPENSES	\$ 1,461,562	\$ 1,551,043	\$ 1,496,686	\$ 1,664,885
Sanitation/Recycling Net Revenue	35,195	21,535	(30,941)	(101,635)
Beginning Fund Balance	327,127	362,322	362,322	383,857
Ending Fund Balance	\$ 362,322	\$ 383,857	\$ 331,381	282,222

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Broadband

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2020-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Leasing Fiber Lines	\$ 89,752	\$ 81,728	\$ 100,000	\$ 85,000
Administrative Charges	93,282	91,235	92,640	96,417
Total Operating and Capital Revenues	183,034	172,963	192,640	181,417
Transfers In				
Transfer From General Fund	318,214	296,376	316,376	224,624
Contribution from General Fund	-	-	-	20,322
Total Transfers In	318,214	296,376	316,376	244,946
TOTAL REVENUES	\$ 501,248	\$ 469,339	\$ 509,016	\$ 426,363
EXPENSES				
Personnel				
Wages & Salaries	163,092	178,892	169,208	180,143
Benefits	94,351	101,331	96,336	101,569
Total Personnel Expenses	257,443	280,223	265,544	281,712
Operating				
Utilities	326	221	500	500
Office Supplies	177	1,186	-	-
Equipment Maintenance Agreement	27	-	-	1,850
Insurance	18,819	22,622	18,780	18,780
Telephone	1,680	2,487	1,680	2,640
Professional & Technical	2,018	-	-	35,000
Pole Fees	23	20	50	50
Blue Stakes	9,405	9,734	7,000	9,600
Bandwidth for Connection	8,399	9,599	8,500	8,500
Uniform	200	200	200	200
Department Expense and Supplies	1,000	500	500	500
Depreciation	48,433	-	-	-
Broadband System	10,861	1,747	10,000	15,000
Admin Charge-General Fund	40,215	33,483	33,483	21,505
Internal Charges-Fleet Operations	2,500	1,800	1,800	1,395
Internal Charges-Technology	5,468	6,515	5,915	8,809
Total Operating Expenses	149,551	90,114	88,408	124,329
Capital				
Feasibility Study	146,487	-	135,064	-
OTDR Fiber Tester	-	19,711	20,000	-
Total Capital Expenses	146,487	19,711	155,064	-
TOTAL EXPENSES	553,481	390,048	509,016	406,041
Broadband Fund Net Revenue	(52,233)	79,291	-	20,322
Beginning Fund Balance	(2,049,610)	(2,101,843)	(2,101,843)	(2,022,552)
Ending Fund Balance	\$ (2,101,843)	\$ (2,022,552)	\$ (2,101,843)	(2,002,230)

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Enterprise Funds Budgets



Broadband

DEPARTMENT STAFFING

Full-time Equivalent Positions	FTE 2019-20	FTE 2020-21	Proposed 2021-22	Increase (Decrease)
Broadband/Technology Director	1.00	1.00	1.00	-
Fiber Optic Network Manager	1.00	1.00	1.00	-
Total Broadband Positions	2.00	2.00	2.00	-

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Internal Service Funds Budgets



Fleet Operations & Maintenance Fund

FUND SUMMARY

The Fleet Operations and Maintenance fund accounts for maintenance and repair of the City's vehicles. The fund includes expenditures for vehicle maintenance, repair, and fuel. Revenue for the fund comes from charges to the departments that receive services from the fund.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2020-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Charges From General Fund	\$ 442,284	\$ 409,242	\$ 419,242	\$ 339,240
Charges From Fitness Center Fund	1,000	1,000	1,000	775
Charges From Culinary Water	22,000	22,000	22,000	18,597
Charges From Secondary Water	4,500	4,500	4,500	3,487
Charges From Sewer Fund	30,000	30,000	30,000	23,246
Charges From Storm Drain Fund	1,500	1,500	1,500	1,162
Charges From Broadband Fund	2,500	1,800	1,800	1,395
Interest Earnings	2,280	3,000	3,000	-
Miscellaneous	3,808	-	-	-
Total Operating and Capital Revenues	509,872	473,042	483,042	387,902
Transfers In				
Transfer From General Fund	-	-	4,800	-
Total Transfers In	-	-	4,800	-
TOTAL REVENUES	\$ 509,872	\$ 473,042	\$ 487,842	\$ 387,902
EXPENSES				
Operating				
Vehicle Maintenance	301,860	340,242	345,042	357,800
Vehicle Repair	150,886	132,800	142,800	142,800
Total Operating Expenses	452,746	473,042	487,842	500,600
TOTAL EXPENSES	\$ 452,746	\$ 473,042	\$ 487,842	\$ 500,600
Fleet Operations Fund Net Revenue	57,126	-	-	(112,698)
Beginning Fund Balance	105,572	162,698	162,698	162,698
Ending Fund Balance	\$ 162,698	\$ 162,698	\$ 162,698	50,000

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022

Internal Service Funds Budgets



Fleet Capital Fund

FUND SUMMARY

The Fleet Capital fund accounts for the purchase and disposal of City vehicles. The fund includes not only the purchase of vehicles, but any associated lease payments on fleet vehicles.

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2020-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenues				
Charges From General Fund	\$ 820,029	\$ 891,684	\$ 891,763	\$ 1,005,588
Charges From Culinary Water	-	-	-	125,000
Charges From Sewer Fund	82,148	-	-	-
Capital Lease Proceeds	-	-	-	285,000
Sale of Capital Assets	12,448	13,312	-	20,000
Interest Earnings	634	-	-	-
Miscellaneous	-	10,333	-	-
Total Operating and Capital Revenues	915,259	915,329	891,763	1,435,588
Transfers In				
Transfer From General Fund	-	525,000	525,500	-
Transfer From Fire Impact Fee Fund	123,856	212,322	212,322	212,323
Total Transfers In	123,856	737,322	737,822	212,323
TOTAL REVENUES	\$ 1,039,115	\$ 1,652,651	\$ 1,629,585	\$ 1,647,911
EXPENSES				
Operating				
Depreciation	892,420	-	-	-
Total Operating Expenses	892,420	-	-	-
Capital				
Police Vehicles and Upfitting	2,696	412,171	412,171	432,000
Fire Vehicles and Upfitting	4,918	63,419	45,000	334,000
Cemetery Vehicles	-	32,530	32,600	7,350
Parks Vehicles	-	227,500	227,500	7,350
Building Maintenance Vehicles	-	-	-	78,500
Streets Vehicles	-	-	-	63,800
Engineering Vehicles	-	43,309	43,300	5,000
Building Inspection Vehicles	-	39,708	35,000	80,000
Planning Vehicles	-	-	-	5,000
Culinary Water Vehicles	-	-	-	130,000
Total Capital Expenses	7,614	818,637	795,571	1,143,000
Debt Service				
Capital Lease-Principal	-	537,334	537,334	593,459
Capital Lease-Interest	42,045	54,680	54,680	58,452
Total Debt Service Expenses	42,045	592,014	592,014	651,911
TOTAL EXPENSES	\$ 942,079	\$ 1,410,651	\$ 1,387,585	\$ 1,794,911

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Internal Service Funds Budgets



5.6.a

Fleet Capital Fund

Fleet Capital Fund Net Revenue	97,036	242,000	242,000	(147,000)
Beginning Fund Balance	(28,115)	68,921	68,921	310,921
Ending Fund Balance	\$ 68,921	\$ 310,921	310,921	163,921

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Internal Service Funds Budgets



Information Technology Fund

FUND SUMMARY

The Information technology department oversees and is responsible for all technology-related aspects of the City. The City's information technology contractor works with all departments of the City to provide IT services including networking services, computer needs, peripheral devices, telephones, network security, servers, troubleshooting and support, and software support. The information technology department is outsourced, but is overseen by the Broadband (Information Technology) department. This was a department of the general fund

DEPARTMENT BUDGET

Description	Actual 2019-20	Estimated 2020-21	Approved 2020-21	Proposed 2021-22
REVENUES				
Operating and Capital Revenue				
Charges From General Fund	\$ 439,734	\$ 373,510	\$ 386,272	\$ 438,210
Charges From Fitness Center Fund	23,873	16,819	16,819	23,242
Charges From Culinary Water	17,280	15,575	15,575	17,466
Charges From Secondary Water	9,876	10,425	10,425	12,316
Charges From Sewer Fund	11,358	10,125	10,125	11,882
Charges From Storm Drain Fund	7,577	10,125	10,125	11,882
Charges From Sanitation Fund	2,872	6,532	6,532	7,862
Charges From Broadband Fund	5,468	6,515	6,515	8,809
Interest Earnings	803	183	-	-
Total Operating and Capital Revenue	518,841	449,809	462,388	531,669
Transfers In				
Transfers from General Fund	-	451,000	451,000	-
Total Transfers In	-	451,000	451,000	-
TOTAL REVENUES	\$ 518,841	\$ 900,809	\$ 913,388	\$ 531,669
EXPENSES				
Operating				
Contracted IT Support	48,408	59,063	65,000	65,000
Software Maintenance	60,223	77,547	112,186	91,500
Software Renewals	57,962	138,425	170,392	233,069
Telephone System	47,239	41,954	48,000	48,000
Admin Charge-Broadband	44,100	44,100	44,100	44,100
Total Operating Expenses	257,932	361,089	439,678	481,669
Capital				
Hardware Purchases	100,455	92,930	59,309	100,000
Software Purchases	27,645	446,790	457,719	20,000
Total Capital Expenses	128,100	539,720	517,028	120,000
TOTAL EXPENSES	\$ 386,032	\$ 900,809	\$ 956,706	\$ 601,669
Information Technology Net Revenue	132,809	-	(43,318)	(70,000)
Beginning Fund Balance	-	132,809	132,809	132,809
Ending Fund Balance	\$ 132,809	132,809	89,491	62,809

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



Capital Investment



Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)





Capital Projects - General Capital Projects

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Streets & Public Works						
Pavement Management Plan		\$ 2,632,403	\$ 3,700,000	\$ 3,800,000	\$ 3,900,000	\$ 4,000,000
400 S Connection to 500 E*	Impact Fees	300,000	-	-	-	-
700 N Connection*	Grants	1,651,000	-	-	-	-
700 N Connection ROW*	Impact Fees	272,000	-	-	-	-
300 W Pacific Dr Improvements	Impact Fees	850,000	-	-	-	-
Traffic Signal-620 S 600 E*	Impact Fees	279,634	-	-	-	-
ADA/Sidewalk Improvements	General Funds	52,000	55,000	57,000	60,000	63,000
HAWK Advanced Detection Upgrade	General Funds	11,000	-	-	-	-
Safe Route to Schools	Grants	90,000	100,000	120,000	135,000	150,000
Transit Loop Feasibility*	Grants	32,000	-	-	-	-
Street Lighting Upgrades	General Funds	100,000	100,000	100,000	100,000	100,000
Sam White Lane Widening	Redevelopment	1,643,786	-	-	-	-
Storm Drain Pipe	Redevelopment	-	-	-	589,671	-
Public Works Building Design	Impact Fees	-	1,000,000	-	-	-
Developer Reimbursements	Impact Fees	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Total Streets & Public Works		9,413,823	6,455,000	5,577,000	6,284,671	5,813,000
Cemetery						
Pioneer Grove Road Improvements	General Funds	-	150,000	-	-	-
Cemetery Improvements	General Funds	10,000	-	-	-	-
Expansion Land Purchase	Perpetual Care	40,000	-	-	-	300,000
Wall Repair	General Funds	10,000	10,000	10,000	10,000	10,000
Total Cemetery		60,000	160,000	10,000	10,000	310,000

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - General Capital Projects

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Parks						
Fox Hollow Subsidy	General Funds	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000
Open Space Land Purchase	Impact Fees	3,000,000	-	-	-	-
Trail Maintenance	General Funds	6,800	7,000	7,000	7,000	7,000
Playground Replacement	General Funds	100,000	100,000	100,000	100,000	100,000
Parking Lot Maintenance	General Funds	15,000	15,000	15,000	15,000	15,000
Pickleball Resurfacing	General Funds	5,750	6,000	6,000	6,000	6,000
Hindley Filter Relocation	General Funds	-	14,000	14,500	15,000	15,500
Sprinkler Automation	General Funds	-	21,500	21,500	21,500	-
Quail Cove Pavers	General Funds	11,000	-	-	-	-
Centennial Swing Set	General Funds	-	10,000	-	-	-
Rotary Sidewalk Replacement	General Funds	6,000	6,500	7,000	-	-
Park Improvements	General Funds	27,600	-	-	-	-
Boat Harbor Improvements	General Funds	10,000	-	-	-	-
Art Dye Improvements	Impact Fees	500,000	-	-	-	-
Art Dye Resurface & Stripe Parking	General Funds	60,000	-	-	-	-
Art Dye Trail	Grants	592,000	-	-	-	-
Art Dye Trail	Impact Fees	45,000	-	-	-	-
PARC-Art Dye Park	PARC Tax	68,000	-	-	-	-
PARC-Playground Equipment	PARC Tax	190,351	-	-	-	-
PARC-Frontage Trail	PARC Tax	90,000	-	-	-	-
PARC-Pool Features	PARC Tax	32,000	-	-	-	-
PARC-Library Balcony Arts	PARC Tax	4,000	-	-	-	-
PARC-Library Expansion	PARC Tax	55,000	-	-	-	-
Total Parks		5,058,501	420,000	411,000	404,500	383,500

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - General Capital Projects

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Fitness Center						
Deck Drain Replacement	General Funds	\$ -	\$ 11,000	\$ -	\$ -	\$ -
Pool Deck Resurfacing	General Funds	12,000	-	-	-	-
Facility Paint and Flooring	General Funds	11,000	-	-	-	-
Pool & Spa Resurfacing	General Funds	-	-	150,000	-	-
Slide Repair	General Funds	8,000	-	-	-	-
Pool Boiler	General Funds	-	-	70,000	-	-
Bubble Replacement/Air Handler	General Funds	-	-	500,000	-	-
Fitness Center Roof	General Funds	-	-	90,000	90,000	-
Locker Room Improvements	General Funds	15,000	500,000	-	-	-
Raquetball Court Resurfacing	General Funds	4,000	-	-	-	-
Architect (Expansion)	General Funds	-	-	-	-	8,000,000
Total Fitness Center		50,000	511,000	810,000	90,000	8,000,000
Building & Grounds						
HVAC System Replacements	General Funds	30,000	35,000	35,000	35,000	-
Flooring-Broadband	General Funds	-	-	8,000	-	-
City Hall Lighting Upgrades	General Funds	-	10,000	-	-	-
Fire Station Roof	General Funds	-	75,000	-	-	-
Library Lighting Upgrades	General Funds	16,000	-	-	-	-
Library Boiler Replacement	General Funds	70,000	70,000	-	-	-
Learning Center Renovation	General Funds	-	-	15,000	-	-
Legion Hall Renovations	General Funds	20,000	20,000	-	-	-
Public Works HVAC Replacement	General Funds	-	9,000	9,000	9,000	-
Public Works Truck Washout	General Funds	10,000	-	-	-	-
Public Works Boiler Replacement	General Funds	-	15,000	-	-	-
Public Works Lighting Upgrades	General Funds	-	10,000	10,000	-	-
Police Security Upgrades	General Funds	10,000	-	-	-	-

Attachment: FY2022 Tentative Annual Budget (Tentative Budget Fiscal Year 2021-22)



Capital Projects - General Capital Projects

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Building & Grounds (continued)						
Police Roof	General Funds	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Police Boiler Replacement	General Funds	28,000	70,000	70,000	-	-
Engineering Paint & Carpet	General Funds	-	20,000	-	-	-
Administration Paint & Carpet	General Funds	-	30,000	-	-	-
Total Building & Grounds		184,000	454,000	237,000	134,000	-
Other						
Main Street Revitalization	Redevelopment	-	100,000	100,000	100,000	100,000
Courts Building	Impact Fees	-	500,000	10,000,000	-	-
Police Facility	Impact Fees	-	-	1,000,000	20,000,000	-
Police Shooting Range	Impact Fees	165,000	-	-	-	-
Fire-Station 52	Bonds	8,537,683	-	-	-	-
Fire-Station 53	Impact Fees	-	-	-	-	10,000,000
Total Other		8,702,683	600,000	11,100,000	20,100,000	10,100,000
TOTAL EXPENDITURES		\$ 23,469,007	\$ 8,600,000	\$ 18,145,000	\$ 27,023,171	\$ 24,606,500

ENTERPRISE FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Culinary Water						
36" Water Line Replacement	Bonds	\$ 7,015,000	\$ -	\$ -	\$ -	\$ -
36" Water Line Replacement	Impact Fees	5,009,017	-	-	-	-
36" Water Line Replacement	Culinary Water	883,944	-	-	-	-
New Culinary Well in TOD Area	Impact Fees	-	250,000	4,062,500	-	-
AMI Metering	Culinary Water	840,000	-	-	-	-
Rehab of Country Club Well	Culinary Water	260,000	-	-	-	-

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - General Capital Projects

ENTERPRISE FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Culinary Water (continued)						
Rehab of Hospital well	Culinary Water \$	100,000	\$ 1,700,000	\$ -	\$ -	\$ -
Well Repairs	Culinary Water	40,000	-	-	-	-
Large Meter Replacement	Culinary Water	25,000	-	-	-	-
Fire Hydrants	Culinary Water	40,000	40,000	40,000	40,000	40,000
Annual CDBG Water Line Replacement	Culinary Water/	250,000	325,000	325,000	325,000	325,000
Annual CDBG Water Line Replacement	Grants	250,000	325,000	325,000	325,000	325,000
Annual Water Line Replacement	Culinary Water	500,000	500,000	500,000	500,000	500,000
Water Line Repairs	Culinary Water	1,182,613	150,000	150,000	150,000	150,000
Storage Bays for Yard	Culinary Water	-	1,000,000	-	-	-
Developer Reimbursement	Impact Fees	500,000	500,000	500,000	500,000	500,000
Total Culinary Water		16,895,574	4,790,000	5,902,500	1,840,000	1,840,000
Secondary Irrigation						
Filter Screens	Secondary	-	400,000	-	-	-
PI Meters for City Facilities	Secondary	50,000	50,000	50,000	50,000	50,000
PI Meters throughout City	Secondary	3,000,000	-	-	-	-
PI Meters throughout City	Grants	3,000,000	3,000,000	-	-	-
AMI Metering	Secondary	360,000	-	-	-	-
Lower Filter Station	Secondary	-	-	-	1,200,000	-
Study & Land for PI Capture TSSD*	Impact Fees	1,987,058	-	-	-	-
Mitchell Springs Booster	Secondary	-	-	-	83,000	725,000
Developer Reimbursement	Impact Fees	500,000	500,000	500,000	500,000	500,000
Total Secondary Irrigation		8,897,058	3,950,000	550,000	1,833,000	1,275,000

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - General Capital Projects

ENTERPRISE FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Sewer						
450 W Upsizing*	\$	239,034	\$	\$	\$	\$
Annual Slip lining	Sewer	325,000	350,000	375,000	400,000	425,000
Semi-annual Pipe Bursting	Sewer	550,000	-	575,000	-	600,000
Developer Reimbursement	Impact Fees	300,000	300,000	300,000	300,000	300,000
Total Sewer		1,414,034	650,000	1,250,000	700,000	1,325,000
Storm Drains						
Curb and Gutter Repairs	Storm Drain	50,000	-	-	-	-
Curb and Gutter Replacement -Streets	Storm Drain	719,679	700,000	700,000	700,000	700,000
36" storm drain 200 E 200 N	Storm Drain	50,000	450,000	-	-	-
River Rehab Channel South Main St.	Storm Drain	-	75,000	750,000	-	-
Storage Bays for Yard	Storm Drain	-	-	1,000,000	-	-
AF River Rehabilitation*	Storm Drain	211,325	600,000	-	-	-
Developer Reimbursement	Impact Fees	500,000	500,000	500,000	500,000	500,000
Total Storm Drains		1,531,004	2,325,000	2,950,000	1,200,000	1,200,000
TOTAL EXPENDITURES		\$ 28,737,670	\$ 11,715,000	\$ 10,652,500	\$ 5,573,000	\$ 5,640,000
TOTAL CITY-WIDE		\$ 52,206,677	\$ 20,315,000	\$ 28,797,500	\$ 32,596,171	\$ 30,246,500

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - General Capital Projects

PROJECT FUNDING

Description	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Class B & C Allotment	\$ 1,100,208	\$ 1,100,208	\$ 1,100,208	\$ 1,100,208	\$ 1,100,208
Sales Tax	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Property Tax	500,000	500,000	500,000	500,000	500,000
General Funds	931,345	2,799,792	2,824,792	2,098,292	9,956,292
Redevelopment	1,643,786	100,000	100,000	689,671	100,000
Impact Fees	15,707,709	5,050,000	18,362,500	23,300,000	13,300,000
Debt Proceeds	15,552,683	-	-	-	-
Grants	5,615,000	3,425,000	445,000	460,000	475,000
Perpetual Care Funds	40,000	-	-	-	300,000
PARC Tax	439,351	-	-	-	-
Culinary Water	4,121,557	3,715,000	1,015,000	1,015,000	1,015,000
Secondary Irrigation	3,410,000	450,000	50,000	1,333,000	775,000
Sewer	1,114,034	350,000	950,000	400,000	1,025,000
Storm Drain	1,031,004	1,825,000	2,450,000	700,000	700,000
TOTAL REVENUES	\$ 52,206,677	\$ 20,315,000	\$ 28,797,500	\$ 32,596,171	\$ 30,246,500

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - Capital Equipment

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Streets & Public Works						
Tow-behind air compressor	\$	-	\$ 24,000	-	\$	\$
S4 10-wheeler	General Funds	-	220,000	-	-	-
Crack sealer	General Funds	-	75,000	-	-	-
Trackhoe (lease)	General Funds	23,000	160,000	-	-	-
Grader	General Funds	-	100,000	-	-	-
Chip box	General Funds	15,000	-	8,000	-	-
Chip roller	General Funds	-	10,000	-	-	-
Roller	General Funds	80,000	-	-	-	-
Sweeper	General Funds	-	-	-	240,000	-
Skid Steer	General Funds	-	-	-	46,400	-
Mini-X/Trailer/Compactor/Hammer	General Funds	-	84,000	84,000	-	-
Boom Truck	General Funds	-	-	-	-	14,700
Total Streets & Public Works		118,000	673,000	92,000	286,400	14,700
Cemetery						
Mower Program	General Funds	14,115	-	-	-	-
Backhoe Lease (3 year 2018-2021)	General Funds	9,620	9,000	9,000	10,000	10,000
Mini X Lease (3 year 2018-2021)	General Funds	9,500	9,500	9,500	12,000	12,000
Total Cemetery		33,235	18,500	18,500	22,000	22,000
Parks						
Truck Mount Salter	General Funds	11,831	-	-	-	-
Mower Program	General Funds	40,294	25,294	25,294	25,294	25,294
SDI Sprayer	General Funds	-	-	-	-	-
Park Furnishings	General Funds	17,000	-	-	-	-
Total Parks		69,125	25,294	25,294	25,294	25,294

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - Capital Equipment

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Recreation						
Machine Pitch Machine	General Funds \$	-	\$ 5,000	-	\$	-
Soccer Goals for Goodsell Prop.	General Funds	-	8,000	-	-	-
Total Recreation		-	13,000	-	-	-
Fitness Center						
Cardio & Weight Equipment	General Funds	5,000	32,000	27,000	34,000	34,000
Gymnastics Spring Floor	General Funds	16,000	-	-	-	-
Display Monitors-in facility	General Funds	-	-	-	-	-
Pool Robot Cleaner	General Funds	-	-	-	-	-
Shade Structures for Pool Deck	General Funds	-	-	-	-	-
Update fire panel	General Funds	-	-	-	-	-
Black Tarp Replacement	General Funds	-	25,000	-	-	-
Leisure Pool Boiler Replacement	General Funds	-	45,000	-	-	-
Wibit System for Pool	General Funds	-	-	-	-	-
Pool Slide Replacement	General Funds	9,000	-	-	-	-
Revolving Door Replacement	General Funds	-	16,000	-	-	-
Total Fitness Center		30,000	118,000	27,000	34,000	34,000
Fire						
Technical Rescue Gear	General Funds	20,000	20,000	20,000	20,000	20,000
Thermal Imaging Cameras	General Funds	9,000	-	-	-	-
Forcible Entry Door Simulator	General Funds	10,000	-	-	-	-
SCBA air packs and bottles	General Funds	-	275,000	-	-	-
PPE washer for Station 51	General Funds	-	18,000	-	-	-
Total Fire		39,000	313,000	20,000	20,000	20,000

American Fork City Proposed Annual Budget Fiscal Year 2021-2022
Capital Projects Plan



Capital Projects - Capital Equipment

GOVERNMENTAL FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Police						
Radio Replacement	\$	16,000	\$ 16,480	\$ 16,974	\$ 17,484	\$ 18,008
Dashcams	General Funds	20,000	-	-	-	-
Equipment, Radios, Tasers	General Funds	16,000	16,480	16,974	17,484	18,008
Total Police		52,000	32,960	33,948	34,968	36,016
Other						
Holiday Decorations	General Funds	15,000	-	-	-	-
Total Other		15,000	-	-	-	-
TOTAL EXPENDITURES	\$	356,360	\$ 1,193,754	\$ 216,742	\$ 422,662	\$ 152,010

ENTERPRISE FUNDS

Department/Project	Funding 2021-22	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
Public Works						
Vac truck	\$	-	\$ 400,000	\$ -	\$ -	\$ -
Skid steer	Culinary Water	-	-	-	-	-
Heater bed	Culinary Water	-	-	-	-	-
Backhoe Lease	Culinary Water	26,500	26,500	26,500	26,500	26,500
Mini-X	Culinary Water	-	-	84,000	-	-
Hydro Excavator	Culinary Water	-	-	-	480,000	-
Valve exercise machine	Culinary Water	-	75,000	-	-	-
Total Public Works		26,500	501,500	110,500	506,500	26,500
TOTAL EXPENDITURES	-	\$ 26,500	\$ 501,500	\$ 110,500	\$ 506,500	\$ 26,500
TOTAL CITY-WIDE	\$	382,860	\$ 1,695,254	\$ 327,242	\$ 929,162	\$ 178,510



Capital Projects - Capital Equipment

PROJECT FUNDING

Description	Proposed 2021-22	Requested 2022-23	Requested 2023-24	Requested 2024-25	Requested 2025-26
General Funds	\$ 356,360	\$ 1,193,754	\$ 216,742	\$ 422,662	\$ 152,010
Culinary Water	26,500	101,500	110,500	506,500	26,500
Sewer	-	400,000	-	-	-
TOTAL REVENUES	\$ 382,860	\$ 1,695,254	\$ 327,242	\$ 929,162	\$ 178,510