



EAGLE MOUNTAIN CITY COUNCIL MEETING

July 5, 2022, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A UPDATE - City Administrator Items

1.B [DISCUSSION - Neighborhood Improvement](#)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

CONSENT AGENDA

9. AGREEMENTS

- 9.A [Landscape & Maintenance Services - TruCo Services, Inc.](#)
[Bid Schedule - TruCo](#)

10. BID AWARDS

- 10.A [Eagle Mountain Boulevard Materials Testing - Project Engineering Consultants](#)
- 10.B [Leased Office Space Workstation Furniture - Workspace Elements \(State Contract\) Proposal](#)
[Design Package](#)
- 10.C [Wastewater Treatment Plant Headworks Facility - VanCon, Inc.](#)
[Bid Summary](#)

11. BOND RELEASES

- 11.A [Spring Run Phase D, Plat 4 - Into Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 11.B [Spring Run Phase D, Plat 3 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)

12. CHANGE ORDERS

- 12.A [Pony Express Widening Project Phase 5 Change Order #1 - Kenny Seng Construction](#)

13. MINUTES

- 13.A [June 21, 2022 Minutes - Regular City Council Meeting](#)
[06.21.22 City Council Minutes - DRAFT](#)

SCHEDULED ITEMS

14. ORDINANCE/PUBLIC HEARING

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.](#)

BACKGROUND: *(Presented by City Staff)* The Culinary Impact Fee Enactment adopts the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA

recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.

ORD--Water Impact Fee Enactment

Culinary Water IFFP - DRAFT

Culinary Water IFA - DRAFT

15. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

16. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

17.A Upcoming Planning Items

CI--Upcoming Agenda Items

18. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 30th day of June, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	DISCUSSION - Neighborhood Improvement		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Neighborhood Improvement
Officers

RECOMMENDATION:

Staff recommends the City Council provide feedback and direction regarding potential solutions to parking issues within the City.

BACKGROUND:

Parking violations are the most common code violation in the city, and keep the Neighborhood Improvement Officers busy on a daily basis. We will briefly discuss the city codes related to parking, the enforcement process, the difficulties we face with enforcement of these codes, and some potential solutions. We would like your feedback and direction on these potential solutions.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	Landscape & Maintenance Services - TruCo Services, Inc.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends the City Council approve a contract with TruCo Services, Inc. to provide landscape and maintenance services, following the attached unit rates for each type of service.

BACKGROUND:

The City Council awarded a bid to Brightview Landscape Services, Inc. on March 1, 2022 for landscape and maintenance services. Unsatisfactory performance and deficiencies in product by Brightview were addressed multiple times over the last month including weekly meetings and driving with Brightview throughout the City twice a week. On June 8, 2022, staff delivered a final 10-day notice to correct violations of the contract. The issues were not corrected, so staff would like to award contract to the second place bidder, TruCo Services.

ITEMS FOR CONSIDERATION:

Approving the bid schedule establishes the unit rate at which each type of maintenance method will be billed. The unit rates can increase or decrease by the unit amounts in the contract. The fiscal impact is an estimate of all properties that the City currently maintains and a projection for acres of open space that will receive maintenance throughout the maintenance season.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bid Schedule - TruCo](#)

EAGLE MOUNTAIN CITY

2022 Landscape and Maintenance Services

BID SCHEDULE

All applicable sales taxes, State, and/or Federal, and any other special taxes, patent rights, or royalties are included in the price quoted in this Proposal. Figures to be typewritten or clearly and legibly printed in ink. SF is equal to square-feet. **Provide a completed bid schedule with unit costs and total costs in a separate, sealed envelope inside of the sealed RFP submittal. This includes pages 8-15 of this Request for Proposal.**

Item	Description	Units	Unit Cost	Unit Quantity	Cost	Quantity	Total Cost
1	Turf Mowing/Trimming/Edging	SF	.00168	8,599,399	\$14,446.99	27	\$390,068.74
2	Turf Fertilizer	SF	.00367	8,599,399	\$31,599.80	3	\$94,679.38
3	Turf Herbicide	SF	.00099	8,599,399	\$8,513.41	3	\$25,540.22
4	Turf Pre-Emergent	SF	.00310	8,599,399	\$26,658.14	1	\$26,658.14
5	Xeriscape	SF	.00319	1,072,750	\$3,422.07	30	\$102,662.17
6	Flower Beds	SF	.00433	116,731	\$505.45	30	\$15,163.36
Bid Schedule (1-6)							\$654,772.01
BID SCHEDULE (IN WORD FORM) Six Hundred Fifty Four Thousand Seven Hundred Seventy Two Dollars and one cent							
7	Open Space Mowing	Acre	\$105.00	1	\$105.00	TBD	-
8	Open Space Herbicide App	Acre	\$95.00	1	\$95.00	TBD	-
Cost per acre will need to be provided. It is anticipated that the contract will mow approximately 150 acres, twice annually. In some instances a third mow may be required. Also it is the intent to have certain areas treated to maintain undesirable and noxious weeds. Parks department will determine the required method and acres to be treated.							



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	Eagle Mountain Boulevard Materials Testing - Project Engineering Consultants		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$98,980		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty, City Engineer

RECOMMENDATION:

Staff recommends the City Council award the Eagle Mountain Boulevard Materials Testing project to Project Engineering Consultants.

BACKGROUND:

The City received 2 bids for the materials testing on the Eagle Mountain Blvd widening project. PEC provided a total bid of \$98,980 which consisted of 1,200 hours of work. CMT's proposal was for \$96,195 for 1,021 hours of work. So while the proposal from CMT was less, the hourly rate for the PEC proposal was less so the recommendation from staff is to award the bid to PEC in the amount of \$98,980.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	Leased Office Space Workstation Furniture - Workspace Elements (State Contract)		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$82,379.59 in the Facilities Fund, GL 10-19-41950-7552		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Jeff Weber, Public Works

PRESENTED BY:

Jeff Weber,
Facilities/Operations Director

RECOMMENDATION:

Staff recommends the City Council approve the purchase of the workstations/furniture from Workspace Elements in the amount of \$82,379.59.

BACKGROUND:

The City Council approved a lease agreement with Starwest Eagle Mountain Properties for additional office space on June 7, 2022. The attached proposal is to purchase workstations and office furniture for the leased site. The furnishings are being purchased under a State Contract through Workspace Elements. The initial budget amount in the FY 2023 budget for these items was \$40,000, so if approved, an amendment for the remaining balance will be made during the next budget opening.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[Proposal](#)

[Design Package](#)

PROPOSAL FOR:

EAGLE MOUNTAIN CITY

SHIP TO:

EAGLE MOUNTAIN CITY

SALESPERSON

Jacque Todd

CUSTOMER P/O:

SHIP VIA

#	QTY	PRODUCT	DESCRIPTION	SELL	EXTEND
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THIS PROPOSAL HAS BEEN PREPARED TO
ACCOMPANY THE SPECIFICATION LIST AND
DESIGN PACKAGE. THIS PROPOSAL AND THE
DESIGN PACKAGE MUST BE APPROVED PRIOR TO
ORDERING.

PLEASE REFERENCE THE SPECIFICATION
SHEETS FOR INDIVIDUAL PART NUMBERS,
QUANTITIES AND SPECIFIC FINISHES.

THIS PROPOSAL HAS BEEN PREPARED
UTILIZING THE FOLLOWING CONTRACT(S):
HON STATE PD3341
OPEN MARKET ITEMS
CONTRACT NUMBERS MUST BE NOTED ON YOUR
PO.

PLEASE MAKE PURCHASE ORDER PAYABLE
TO:
WORKSPACE ELEMENTS
3003 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH 84106

1	2	WS-01	WORKSTATIONS HON ACCELERATE STATION 6'X7'	2,301.61	4,603.22
2	8	WS-02	WORKSTATIONS HON ACCELERATE STATION 5'6"X6'	2,182.37	17,458.96
3	6	WS-03	WORKSTATIONS HON ACCELERATE STATIONS 5'X6'	2,219.53	13,317.18

PROPOSAL FOR:

EAGLE MOUNTAIN CITY

SHIP TO:

EAGLE MOUNTAIN CITY

SALESPERSON

Jacque Todd

CUSTOMER P/O:

SHIP VIA

#	QTY	PRODUCT	DESCRIPTION	SELL	EXTEND
4	16	CH-01	WORKSTATIONS HON IGNITION 2.0 TASK CHAIR	340.17	5,442.72
5	5	PO-01	PRIVATE OFFICES HON CONCINNITY L-SHAPE DESK	2,438.45	12,192.25
6	5	CH-01	PRIVATE OFFICES HON IGNITION 2.0 TASK CHAIR	340.17	1,700.85
7	8	CH-02	PRIVATE OFFICES HON IGNITION GUEST CHAIR	225.03	1,800.24
8	1	T-01	CONFERENCE ROOM HON PRESIDE 48"X120" CONFERENCE TABLE	947.38	947.38
9	10	CH-03	CONFERENCE ROOM HON IGNITION 2.0 CONFERENCE CHAIR	319.97	3,199.70
10	10	CH-02	CONFERENCE ROOM HON IGNITION GUEST CHAIR	225.03	2,250.30
11	1	ST-01	STORAGE HON FLAGSHIP LATERAL FILE & STORAGE CABINET	1,671.62	1,671.62
12	1	ST-02	STORAGE HON FLAGSHIP LATERAL FILE STORAGE ISLAND	4,870.02	4,870.02
13	5	CH-02	LOBBY HON INGNITION GUEST CHAIR	225.03	1,125.15

WORKSPACE ELEMENTS

3003 S. HIGHLAND DRIVE
SALT LAKE CITY, UTAH 84106
(801) 746-0271

DATE: 06/24/22
PROPOSAL: 12386
PROJECT#: 13-40

PROPOSAL FOR:

EAGLE MOUNTAIN CITY

SHIP TO:

EAGLE MOUNTAIN CITY

SALESPERSON

Jacque Todd

CUSTOMER P/O:

SHIP VIA

#	QTY	PRODUCT	DESCRIPTION	SELL	EXTEND
14	25	HOURS	DESIGN SERVICES TO INCLUDE: AUTOCAD LAYOUTS, DESIGN PACKAGE RENDERINGS, SPECIFICATION LIST, FINISH SELECTION AND INSTALLATION PLANS.	65.00	1,625.00
15	1		LABOR SERVICES TO INCLUDE: INSTALLATION SERVICES AND REMOVAL OF SHIPPING/PACKAGING MATERIALS.	10,175.00	10,175.00

PRODUCT: 70,579.59
LABOR: 10,175.00

OTHER: 1,625.00

TOTAL: 82,379.59

(Print Name) _____

ACCEPTED BY _____ (Signature)

TITLE _____

DATE _____

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1				WORKSTATIONS				\$ 122,865.00	66.775		\$ 40,822.07
2				PRIVATE OFFICE				\$ 38,985.00	59.745		\$ 15,693.32
3				CONFERENCE				\$ 15,835.00	59.600		\$ 6,397.38
4				STORAGE				\$ 18,021.00	63.700		\$ 6,541.64
5				LOBBY				\$ 2,785.00	59.600		\$ 1,125.15
sub						Subtotal		\$ 198,491.00	64.442		\$ 70,579.56
						Grand Total		\$ 198,491.00	64.442		\$ 70,579.56

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1	WS-01	2	HON	HETP6548FP		Tackable Panel w/o TC 65H x 48W	\$ 584.00	\$ 1,168.00	67.900	\$ 187.46	\$ 374.92
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
2	WS-01	2	HON	HETP6536FP		Tackable Panel w/o TC 65H x 36W	\$ 515.00	\$ 1,030.00	67.900	\$ 165.32	\$ 330.64
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
3	WS-01	2	HON	HETP6524FP		Tackable Panel w/o TC 65H x 24W	\$ 455.00	\$ 910.00	67.900	\$ 146.06	\$ 292.12
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
4	WS-01	2	HON	HEWS65P		Wall Starter Kit for Panels 65H	\$ 133.00	\$ 266.00	67.900	\$ 42.69	\$ 85.38
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
5	WS-01	2	HON	HEC65PLN		65H "L" Connector Post	\$ 180.00	\$ 360.00	67.900	\$ 57.78	\$ 115.56
✓				\$(P1) .T5	Select Paint Grade Select Grade 1 Paint	P1 Paint Opts Greige					
6	WS-01	2	HON	HECSL		"L" Connector Strap	\$ 20.00	\$ 40.00	67.900	\$ 6.42	\$ 12.84
✓											
7	WS-01	2	HON	HSCKTPS		Straight Connector Kit	\$ 26.00	\$ 52.00	67.900	\$ 8.35	\$ 16.70
✓				X	Select Paint Color	No Option					
8	WS-01	2	HON	HETC48		Panel Top Cap 48"W	\$ 85.00	\$ 170.00	67.900	\$ 27.29	\$ 54.58
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
9	WS-01	2	HON	HETC36		Panel Top Cap 36"W	\$ 74.00	\$ 148.00	67.900	\$ 23.75	\$ 47.50
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
10	WS-01	2	HON	HETC24		Panel Top Cap 24"W	\$ 48.00	\$ 96.00	67.900	\$ 15.41	\$ 30.82
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
11	WS-01	2	HON	HEFEC65P		Panel Finished End Covers 65H	\$ 82.00	\$ 164.00	67.900	\$ 26.32	\$ 52.64
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
12	WS-01	2	HON	HRVOH48FM		Abound Overhead-Metal Flipper Door 48"	\$ 799.00	\$ 1,598.00	67.900	\$ 256.48	\$ 512.96
✓				\$(P1) .T5 L	Select Paint Color Select Grade 1 Paint Select Lock Option	P1 Paint Opts Greige Lock: Lock					
13	WS-01	2	HON	HRVOH36FM		Abound Overhead-Metal Flipper Door 36"	\$ 728.00	\$ 1,456.00	67.900	\$ 233.69	\$ 467.38
✓				\$(P1) .T5 L	Select Paint Color Select Grade 1 Paint Select Lock Option	P1 Paint Opts Greige Lock: Lock					
14	WS-01	2	HON	HWV95AALPN		DISC 12/31/22 Systems 72x48x24x24 Lift Corner Cove Wksrf Edg	\$ 1,023.00	\$ 2,046.00	67.900	\$ 328.38	\$ 656.76
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
15	WS-01	2	HON	HWR2436PN		DISC 12/31/22 Systems Rectangular Wksfc Edgeband	\$ 426.00	\$ 852.00	67.900	\$ 136.75	\$ 273.50
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	24Dx 36W N Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
16	WS-01	2	HON	HLSLZ5SC54		42"W External Stiffener	\$ 123.00	\$ 246.00	59.600	\$ 49.69	\$ 99.38
✓				P	Select Color Option	Color: Black					
17	WS-01	2	HON	HHN831118		Flat Bracket 18D	\$ 79.00	\$ 158.00	67.900	\$ 25.36	\$ 50.72
✓				S	Select Color Option	Color: Charcoal					
18	WS-01	2	HON	HCTL241R		Right-hand Cantilever 24"D	\$ 57.00	\$ 114.00	67.900	\$ 18.30	\$ 36.60
✓				~	Select Paint Color	Undecided PAINT Option					
19	WS-01	4	HON	HCTL241L		Left-hand Cantilever 24"D	\$ 57.00	\$ 228.00	67.900	\$ 18.30	\$ 73.20
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	Select P1 Paint Greige					
20	WS-01	2	HON	HVFF23R		File/File 28H x 22 7/8D x15W	\$ 698.00	\$ 1,396.00	67.900	\$ 224.06	\$ 448.12
✓				L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
21	WS-01	2	HON	HVFB23R		Box/Box/File 28H x 22 7/8D x 15W	\$ 704.00	\$ 1,408.00	67.900	\$ 225.98	\$ 451.96
✓				L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
22	WS-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X101E	Select Key Number	KEY NUMBER: 101E					
23	WS-01	1	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 43.00	59.600	\$ 17.37	\$ 17.37
✓				X101E	Select Key Number	KEY NUMBER: 101E					
24	WS-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X102E	Select Key Number	KEY NUMBER: 102E					
25	WS-01	1	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 43.00	59.600	\$ 17.37	\$ 17.37
✓				X102E	Select Key Number	KEY NUMBER: 102E					
sub						Subtotal		\$ 14,224.00	67.638		\$ 4,603.22

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
26	WS-02	14	HON	HETP6536FP		Tackable Panel w/o TC 65H x 36W	\$ 515.00	\$ 7,210.00	67.900	\$ 165.32	\$ 2,314.48
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
27	WS-02	8	HON	HETP6524FP		Tackable Panel w/o TC 65H x 24W	\$ 455.00	\$ 3,640.00	67.900	\$ 146.06	\$ 1,168.48
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
28	WS-02	7	HON	HEC65PLN		65H "L" Connector Post	\$ 180.00	\$ 1,260.00	67.900	\$ 57.78	\$ 404.46
✓				\$(P1) .T5	Select Paint Grade Select Grade 1 Paint	P1 Paint Opts Greige					
29	WS-02	7	HON	HECSL		"L" Connector Strap	\$ 20.00	\$ 140.00	67.900	\$ 6.42	\$ 44.94
✓											
30	WS-02	7	HON	HSCKTPS		Straight Connector Kit	\$ 26.00	\$ 182.00	67.900	\$ 8.35	\$ 58.45
✓				X	Select Paint Color	No Option					
31	WS-02	8	HON	HEWS65P		Wall Starter Kit for Panels 65H	\$ 133.00	\$ 1,064.00	67.900	\$ 42.69	\$ 341.52
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
32	WS-02	14	HON	HETC36		Panel Top Cap 36"W	\$ 74.00	\$ 1,036.00	67.900	\$ 23.75	\$ 332.50
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
33	WS-02	8	HON	HETC24		Panel Top Cap 24"W	\$ 48.00	\$ 384.00	67.900	\$ 15.41	\$ 123.28
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
34	WS-02	8	HON	HEFEC65P		Panel Finished End Covers 65H	\$ 82.00	\$ 656.00	67.900	\$ 26.32	\$ 210.56
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
35	WS-02	16	HON	HRVOH36FM		About Overhead-Metal Flipper Door 36"	\$ 728.00	\$ 11,648.00	67.900	\$ 233.69	\$ 3,739.04
✓				\$(P1) .T5 L	Select Paint Color Select Grade 1 Paint Select Lock Option	P1 Paint Opts Greige Lock: Lock					
36	WS-02	2	HON	HWV93AARPN		DISC 12/31/22 Systems 72x36x24x24 Rt Corner Cove Wksrf Edg	\$ 820.00	\$ 1,640.00	67.900	\$ 263.22	\$ 526.44
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
37	WS-02	6	HON	HWV93AALPN		DISC 12/31/22 Systems 72x36x24x24 Lft Corner Cove Wksrf Edg	\$ 820.00	\$ 4,920.00	67.900	\$ 263.22	\$ 1,579.32
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
38	WS-02	8	HON	HWR2430PN		DISC 12/31/22 Systems Rectangular Wksfc Edgeband 24Dx 30W N	\$ 393.00	\$ 3,144.00	67.900	\$ 126.15	\$ 1,009.20
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
39	WS-02	8	HON	HHN831118		Flat Bracket 18D	\$ 79.00	\$ 632.00	67.900	\$ 25.36	\$ 202.88
✓				S	Select Color Option	Color: Charcoal					
40	WS-02	7	HON	HCTL241L		Left-hand Cantilever 24"D	\$ 57.00	\$ 399.00	67.900	\$ 18.30	\$ 128.10
✓				~	Select Paint Color	Undecided PAINT Option					
41	WS-02	7	HON	HCTL241R		Right-hand Cantilever 24"D	\$ 57.00	\$ 399.00	67.900	\$ 18.30	\$ 128.10
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	Select P1 Paint Greige					
42	WS-02	8	HON	HMBPOST1		Single Post Leg with Glide	\$ 363.00	\$ 2,904.00	67.900	\$ 116.52	\$ 932.16
✓				.G \$(P1) .T5	Select Caster/Glide Select Paint Grade Select Grade 1 Paint	Glide P1 Paint Opts Greige					
43	WS-02	8	HON	HVFF23R		File/File 28H x 22 7/8D x15W	\$ 698.00	\$ 5,584.00	67.900	\$ 224.06	\$ 1,792.48
✓				L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
44	WS-02	8	HON	HVFB23R		Box/Box/File 28H x 22 7/8D x 15W	\$ 704.00	\$ 5,632.00	67.900	\$ 225.98	\$ 1,807.84
✓				L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
45	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X103E	Select Key Number	KEY NUMBER: 103E					
46	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X103E	Select Key Number	KEY NUMBER: 103E					
47	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X104E	Select Key Number	KEY NUMBER: 104E					
48	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X104E	Select Key Number	KEY NUMBER: 104E					
49	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X105E	Select Key Number	KEY NUMBER: 105E					
50	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X105E	Select Key Number	KEY NUMBER: 105E					
51	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X106E	Select Key Number	KEY NUMBER: 106E					
52	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X106E	Select Key Number	KEY NUMBER: 106E					
53	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X107E	Select Key Number	KEY NUMBER: 107E					

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
54	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X107E	Select Key Number	KEY NUMBER: 107E					
55	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X108E	Select Key Number	KEY NUMBER: 108E					
56	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X108E	Select Key Number	KEY NUMBER: 108E					
57	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X109E	Select Key Number	KEY NUMBER: 109E					
58	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X109E	Select Key Number	KEY NUMBER: 109E					
59	WS-02	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X110E	Select Key Number	KEY NUMBER: 110E					
60	WS-02	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X110E	Select Key Number	KEY NUMBER: 110E					
sub						Subtotal		\$ 54,090.00	67.722		\$ 17,458.95
61	WS-03	18	HON	HETP6536FP		Tackable Panel w/o TC 65H x 36W	\$ 515.00	\$ 9,270.00	67.900	\$ 165.32	\$ 2,975.76
✓				\$(A) .TP 30 \$(P1) .T5	Fabric Selection Gr A Fab Select Tempest Fabric Select Paint Color Select Grade 1 Paint	Gr A Fabric FABRIC: Tempest COLOR: Dragonfly P1 Paint Opts Greige					
62	WS-03	2	HON	HEC65PXN		65H "X" Connector Post	\$ 167.00	\$ 334.00	67.900	\$ 53.61	\$ 107.22
✓				\$(P1) .T5	Select Paint Grade Select Grade 1 Paint	P1 Paint Opts Greige					
63	WS-03	2	HON	HECSX		"X" Connector Strap	\$ 33.00	\$ 66.00	67.900	\$ 10.59	\$ 21.18
✓											
64	WS-03	1	HON	HEC65PTN		65H "T" Connector Post	\$ 174.00	\$ 174.00	67.900	\$ 55.85	\$ 55.85
✓				\$(P1) .T5	Select Paint Grade Select Grade 1 Paint	P1 Paint Opts Greige					
65	WS-03	1	HON	HECST		"T" Connector Strap	\$ 28.00	\$ 28.00	67.900	\$ 8.99	\$ 8.99
✓											
66	WS-03	9	HON	HSCKTPS		Straight Connector Kit	\$ 26.00	\$ 234.00	67.900	\$ 8.35	\$ 75.15
✓				.X	Select Paint Color	No Option					
67	WS-03	1	HON	HH879072		Base In-Feed Cable Base 3-1 & 2-2 Systems	\$ 283.00	\$ 283.00	67.900	\$ 90.84	\$ 90.84
✓											
68	WS-03	4	HON	HH871236		Electrical Power Harness 36W 3-1 & 2-2 Systems	\$ 253.00	\$ 1,012.00	67.900	\$ 81.21	\$ 324.84
✓											
69	WS-03	1	HON	HH871036		Electrical Pass-Thru w/o Power Block36"3-1&2-2	\$ 148.00	\$ 148.00	67.900	\$ 47.51	\$ 47.51
✓											
70	WS-03	6	HON	HH871504		Duplex Receptacle Circuit 4 3-1 & 2-2 Systems	\$ 54.00	\$ 324.00	67.900	\$ 17.33	\$ 103.98
✓				~	Select Duplex Color	Undecided PAINT Option					
71	WS-03	2	HON	HH871503		Duplex Receptacle Circuit 3 3-1 System Only	\$ 54.00	\$ 108.00	67.900	\$ 17.33	\$ 34.66
✓				~	Select Duplex Color	Undecided PAINT Option					
72	WS-03	2	HON	HH871502		Duplex Receptacle Circuit 2 3-1 & 2-2 Systems	\$ 54.00	\$ 108.00	67.900	\$ 17.33	\$ 34.66
✓				~	Select Duplex Color	Undecided PAINT Option					
73	WS-03	2	HON	HH871501		Duplex Receptacle Circuit 1 3-1 & 2-2 Systems	\$ 54.00	\$ 108.00	67.900	\$ 17.33	\$ 34.66
✓				~	Select Duplex Color	Undecided PAINT Option					
74	WS-03	18	HON	HETC36		Panel Top Cap 36"W	\$ 74.00	\$ 1,332.00	67.900	\$ 23.75	\$ 427.50
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
75	WS-03	7	HON	HEFEC65P		Panel Finished End Covers 65H	\$ 82.00	\$ 574.00	67.900	\$ 26.32	\$ 184.24
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	P1 Paint Opts Greige					
76	WS-03	12	HON	HEOHRTA1536FD		15H x 13"D x 36W Flipper Door Overhead	\$ 569.00	\$ 6,828.00	67.900	\$ 182.65	\$ 2,191.80
✓				\$(P1) .T5	Select Paint Select Grade 1 Paint	P1 Paint Opts Greige					
77	WS-03	3	HON	HWV93AARPN		DISC 12/31/22 Systems 72x36x24x24 Rt Corner Cove Wrksrf Edg	\$ 820.00	\$ 2,460.00	67.900	\$ 263.22	\$ 789.66
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
78	WS-03	3	HON	HWV93AALPN		DISC 12/31/22 Systems 72x36x24x24 Lft Corner Cove Wrksrf Edg	\$ 820.00	\$ 2,460.00	67.900	\$ 263.22	\$ 789.66
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
79	WS-03	6	HON	HWR2436PN		DISC 12/31/22 Systems Rectangular Wksfc Edgeband 24Dx 36W N	\$ 426.00	\$ 2,556.00	67.900	\$ 136.75	\$ 820.50
✓				\$(L1STD) .F .F	Select Laminate Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminates Shaker Cherry EDGE: Shaker Cherry					
80	WS-03	6	HON	HHN831118		Flat Bracket 18D	\$ 79.00	\$ 474.00	67.900	\$ 25.36	\$ 152.16
✓				.S	Select Color Option	Color: Charcoal					
81	WS-03	10	HON	HCTL241L		Left-hand Cantilever 24"D	\$ 57.00	\$ 570.00	67.900	\$ 18.30	\$ 183.00
✓				~	Select Paint Color	Undecided PAINT Option					
82	WS-03	10	HON	HCTL241R		Right-hand Cantilever 24"D	\$ 57.00	\$ 570.00	67.900	\$ 18.30	\$ 183.00
✓				\$(P1) .T5	Select Paint Color Select Grade 1 Paint	Select P1 Paint Greige					
83	WS-03	2	HON	HMBPOST1		Single Post Leg with Glide	\$ 363.00	\$ 726.00	67.900	\$ 116.52	\$ 233.04
✓				.G \$(P1) .T5	Select Caster/Glide Select Paint Grade Select Grade 1 Paint	Glide P1 Paint Opts Greige					
84	WS-03	2	HON	HLSL3028EBL		30Dx28H End Panel Support w/ Panel Bracket	\$ 354.00	\$ 708.00	59.600	\$ 143.02	\$ 286.04
✓				\$(L1STD) .F \$(P1) .T5	Select Chassis Laminate Finish Select Grade 1 Laminate Finish Select Paint Color Select Grade 1 Paint	Grd L1 Standard Laminates Shaker Cherry P1 Paint Opts Greige					

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
85	WS-03	6	HON	HVFF23R		File/File 28H x 22 7/8D x15W	\$ 698.00	\$ 4,188.00	67.900	\$ 224.06	\$ 1,344.36
✓				.L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
86	WS-03	6	HON	HVFB23R		Box/Box/File 28H x 22 7/8D x 15W	\$ 704.00	\$ 4,224.00	67.900	\$ 225.98	\$ 1,355.88
✓				.L \$(P1) .T5	Select Lock Option Select Paint Color Select Grade 1 Paint	Lock: Lock P1 Paint Opts Greige					
87	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X111E	Select Key Number	KEY NUMBER: 111E					
88	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X111E	Select Key Number	KEY NUMBER: 111E					
89	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X112E	Select Key Number	KEY NUMBER: 112E					
90	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X112E	Select Key Number	KEY NUMBER: 112E					
91	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X113E	Select Key Number	KEY NUMBER: 113E					
92	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X113E	Select Key Number	KEY NUMBER: 113E					
93	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X114E	Select Key Number	KEY NUMBER: 114E					
94	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X114E	Select Key Number	KEY NUMBER: 114E					
95	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X115E	Select Key Number	KEY NUMBER: 115E					
96	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X115E	Select Key Number	KEY NUMBER: 115E					
97	WS-03	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				X116E	Select Key Number	KEY NUMBER: 116E					
98	WS-03	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				X116E	Select Key Number	KEY NUMBER: 116E					
sub						Subtotal		\$ 41,079.00	67.582		\$ 13,317.18
99	CH-01	16	HON	HIWMM		Ignition 2 Task Mid-back, ilira back	\$ 842.00	\$ 13,472.00	59.600	\$ 340.17	\$ 5,442.72
✓				.Y2 .A .H .JC \$(1) .CU .19 .BL .SB .T	Control Type Select Arm Type Select Caster/Glide Option Select Mesh Color Select Upholstery Upholstery Selection UPH: Centurion Select Lumbar Select base Select Frame Color	Advanced Synchro- Tilt Arm: Height and Width Adj. Arm Hard Caster 4-Way Charcoal Gr 1 UPH Centurion COLOR: Iron Ore Black Adjustable Lumbar Base: Standard Base Frame: Black					
				WORKSTATIONS				\$ 122,865.00	66.775		\$ 40,822.07

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1	PO-01	5	HON	HNL1578LD		78x15x15 Wall Mount Storage lam doors	\$ 1,560.00	\$ 7,800.00	59.600	\$ 630.24	\$ 3,151.20
✓				\$(L1STD) .F \$(L1STD) .F	Select Chassis Color Select Grade 1 Laminate Finish Select Front Color Select Grade 1 Laminate Finish	Grd L1 Standard Laminates Shaker Cherry Grd L1 Standard Laminates Shaker Cherry					
2	PO-01	5	HON	H90057		10500 Series Tckbd for 78"W Stack on Strg Bck Enclosure	\$ 408.00	\$ 2,040.00	59.600	\$ 164.83	\$ 824.15
✓				\$(A) .TP 30	Fabric Selection Gr A Fab Select Tempest Fabric	Gr A Fab FABRIC: Tempest COLOR: Dragonfly					
3	PO-01	4	HON	HNLRC3066		66W x 30D Rectangle Worksurface	\$ 497.00	\$ 1,988.00	59.600	\$ 200.79	\$ 803.16
✓				.G .F .X \$(L1STD) .F	Select Edge Detail Edgeband Color Selection Select Grommet Color Select Top Laminate Color Select Grade 1 Laminate Finish	Smooth, Flat Shaker Cherry No Grommet Grd L1 Standard Laminates Shaker Cherry					
4	PO-01	1	HON	HNLRC3060		60W x 30D Rectangle Worksurface	\$ 463.00	\$ 463.00	59.600	\$ 187.05	\$ 187.05
✓				.G .F .X \$(L1STD) .F	Select Edge Detail Edgeband Color Selection Select Grommet Color Select Top Laminate Color Select Grade 1 Laminate Finish	Smooth, Flat Shaker Cherry No Grommet Grd L1 Standard Laminates Shaker Cherry					
5	PO-01	5	HON	HNLRC2448		48W x 24D Rectangle Worksurface	\$ 346.00	\$ 1,730.00	59.600	\$ 139.78	\$ 698.90
✓				.G .F .X \$(L1STD) .F	Select Edge Detail Edgeband Color Selection Select Grommet Color Select Top Laminate Color Select Grade 1 Laminate Finish	Smooth, Flat Shaker Cherry No Grommet Grd L1 Standard Laminates Shaker Cherry					
6	PO-01	5	HON	HHN831118		Flat Bracket 18D	\$ 79.00	\$ 395.00	67.900	\$ 25.36	\$ 126.80
✓				.S	Select Color Option	Color: Charcoal					
7	PO-01	10	HON	HNLPB1628		15-3/4W x 27-7/8H Pedestal Back Panel	\$ 169.00	\$ 1,690.00	59.600	\$ 68.28	\$ 682.80
✓				\$(L1STD) .F	Select Laminate Color Select Grade 1 Laminate Finish	Grd L1 Standard Laminates Shaker Cherry					
8	PO-01	4	HON	HNLMP6628		66W x 27-7/8H Modesty / Back Panel	\$ 339.00	\$ 1,356.00	59.600	\$ 136.96	\$ 547.84
✓				.X \$(L1STD) .F	Select Grommet Color Select Laminate Color Select Grade 1 Laminate Finish	No Grommet Grd L1 Standard Laminates Shaker Cherry					
9	PO-01	1	HON	HNLMP6028		60W x 27-7/8H Modesty / Back Panel	\$ 307.00	\$ 307.00	59.600	\$ 124.03	\$ 124.03
✓				.X \$(L1STD) .F	Select Grommet Color Select Laminate Color Select Grade 1 Laminate Finish	No Grommet Grd L1 Standard Laminates Shaker Cherry					
10	PO-01	5	HON	HNLPE2428R		1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Right	\$ 258.00	\$ 1,290.00	59.600	\$ 104.23	\$ 521.15
✓				.X \$(L1STD) .F	Select Grommet Color Select Laminate Color Select Grade 1 Laminate Finish	No Grommet Grd L1 Standard Laminates Shaker Cherry					
11	PO-01	5	HON	HNLPE2428L		1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Left	\$ 258.00	\$ 1,290.00	59.600	\$ 104.23	\$ 521.15
✓				.X \$(L1STD) .F	Select Grommet Color Select Laminate Color Select Grade 1 Laminate Finish	No Grommet Grd L1 Standard Laminates Shaker Cherry					
12	PO-01	5	HON	HNL231628PFF		15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal	\$ 896.00	\$ 4,480.00	59.600	\$ 361.98	\$ 1,809.90
✓				.C .X \$(L1STD) .F \$(L1STD) .F	Select Handle Detail Select Grommet Color Select Chassis Color Select Grade 1 Laminate Finish Select Front Color Select Grade 1 Laminate Finish	Canopy/Satin No Grommet Grd L1 Standard Laminates Shaker Cherry Grd L1 Standard Laminates Shaker Cherry					
13	PO-01	5	HON	HNL231628PBBF		15-3/4Wx23-1/8Dx28-1/2H Box/Box/File Pedestal	\$ 896.00	\$ 4,480.00	59.600	\$ 361.98	\$ 1,809.90
✓				.C .X \$(L1STD) .F \$(L1STD) .F	Select Handle Detail Select Grommet Color Select Chassis Color Select Grade 1 Laminate Finish Select Front Color Select Grade 1 Laminate Finish	Canopy/Satin No Grommet Grd L1 Standard Laminates Shaker Cherry Grd L1 Standard Laminates Shaker Cherry					
14	PO-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X117E	Select Key Number	KEY NUMBER: 117E					
15	PO-01	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X117E	Select Key Number	KEY NUMBER: 117E					
16	PO-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X118E	Select Key Number	KEY NUMBER: 118E					
17	PO-01	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X118E	Select Key Number	KEY NUMBER: 118E					
18	PO-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X119E	Select Key Number	KEY NUMBER: 119E					
19	PO-01	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X119E	Select Key Number	KEY NUMBER: 119E					
20	PO-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X120E	Select Key Number	KEY NUMBER: 120E					
21	PO-01	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X120E	Select Key Number	KEY NUMBER: 120E					
22	PO-01	2	HON	HF23S		Contain Satin Removable Lock Core Kit	\$ 58.00	\$ 116.00	63.710	\$ 21.05	\$ 42.10
✓				.X121E	Select Key Number	KEY NUMBER: 121E					
23	PO-01	2	HON	HF27S		Satin Removable Lock Core Kit	\$ 43.00	\$ 86.00	59.600	\$ 17.37	\$ 34.74
✓				.X121E	Select Key Number	KEY NUMBER: 121E					
sub						Subtotal		\$ 30,319.00	59.787		\$ 12,192.23

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
24	CH-01	5	HON	HIWMM		Ignition 2 Task Mid-back, lilra back	\$ 842.00	\$ 4,210.00	59.600	\$ 340.17	\$ 1,700.85
				.Y2	Control Type	Advanced Synchro- Tilt					
				.A	Select Arm Type	Arm: Height and Width Adj. Arm					
				.H	Select Caster/Glide Option	Hard Caster					
				.IC	Select Mesh Color	4-Way Charcoal					
				\$(1)	Select Upholstery	Gr 1 UPH					
				.CU	Upholstery Selection	Centurion					
				.19	UPH: Centurion	COLOR: Iron Ore					
				.BL	Select Lumbar	Black Adjustable Lumbar					
				.SB	Select base	Base: Standard Base					
				.T	Select Frame Color	Frame: Black					
25	CH-02	8	HON	HIGS6		Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$ 557.00	\$ 4,456.00	59.600	\$ 225.03	\$ 1,800.24
				.F	Select Arm Type	Arm: Fixed					
				.E	Select Caster/Glide Option	Glide					
				.IC	Select Back	4-Way Charcoal					
				\$(1)	Select Upholstery	Gr 1 UPH					
				.CU	Upholstery Selection	Centurion					
				.19	UPH: Centurion	COLOR: Iron Ore					
				.T	Select Frame Color	Black					
				PRIVATE OFFICE				\$ 38,985.00	59.745		\$ 15,693.32

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1	T-01	1	HON	HTLC48120		Preside 120W x 48D Rectangular Shaped Laminate Top	\$ 1,285.00	\$ 1,285.00	59.600	\$ 519.14	\$ 519.14
				.G	Edge Option	2MM/Flat					
				.F	Select Edge Finish	Edge: Shaker Cherry					
				.N	Select Grommet	No Grommets					
				\$(L1STD)	Select Laminate	Grd L1 Standard Laminates					
				.F	Select Grade 1 Laminate Finish	Shaker Cherry					
2	T-01	1	HON	HTTLEG120		Preside Aluminum T leg for 120" Table Tops	\$ 1,060.00	\$ 1,060.00	59.600	\$ 428.24	\$ 428.24
				\$(P1)	Select Base Color	P1 Paint Opt					
				.T5	Select Grade 1 Paint	Greige					
sub						Subtotal		\$ 2,345.00	59.600		\$ 947.38
3	CH-03	10	HON	HIWMM		Ignition 2 Task Mid-back, Ilira back	\$ 792.00	\$ 7,920.00	59.600	\$ 319.97	\$ 3,199.70
				.Y2	Control Type	Advanced Synchro- Tilt					
				.F	Select Arm Type	Arm: Fixed					
				.H	Select Caster/Glide Option	Hard Caster					
				.IC	Select Mesh Color	4-Way Charcoal					
				\$(1)	Select Upholstery	Gr 1 UPH					
				.CU	Upholstery Selection	Centurion					
				.19	UPH: Centurion	COLOR: Iron Ore					
				.NL	Select Lumbar	No Lumbar					
				.SB	Select base	Base: Standard Base					
				.T	Select Frame Color	Frame: Black					
4	CH-02	10	HON	HIGS6		Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$ 557.00	\$ 5,570.00	59.600	\$ 225.03	\$ 2,250.30
				.F	Select Arm Type	Arm: Fixed					
				.E	Select Caster/Glide Option	Glide					
				.IC	Select Back	4-Way Charcoal					
				\$(1)	Select Upholstery	Gr 1 UPH					
				.CU	Upholstery Selection	Centurion					
				.19	UPH: Centurion	COLOR: Iron Ore					
				.T	Select Frame Color	Black					
				CONFERENCE				\$ 15,835.00	59.600		\$ 6,397.38

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1	ST-01	1	HON	H9183R		Flagship 36W 3-Drw "R" Pull Lateral 36W 39-1/8H 18D	\$ 1,806.00	\$ 1,806.00	63.700	\$ 655.58	\$ 655.58
✓				.X \$(P1) .T5	Lock/Omt Opts Select Paint Color Select Grade 1 Paint	Omt Core to Order Key Alike P1 Paint Opts Greige					
2	ST-01	1	HON	HFMSC183930RWB		Modular Storage Cabinet 18"D x 39 1/8"H x 30"W	\$ 1,571.00	\$ 1,571.00	63.700	\$ 570.27	\$ 570.27
✓				.X .G \$(P1) .T5	Lock Opts Glide: Option Select Paint Color Select Grade 1 Paint	Omt Core to Order Key Alike Glide P1 Paint Opts Greige					
3	ST-01	1	HON	H919430		30Wx18D Square Edge Laminate Top For Lateral File	\$ 545.00	\$ 545.00	63.700	\$ 197.84	\$ 197.84
✓				\$(L1STD) .F	Select Laminate Select Grade 1 Laminate Finish	Grd L1 Standard Laminates Shaker Cherry					
4	ST-01	1	HON	H919436		36Wx18D Square Edge Laminate Top For Lateral File	\$ 683.00	\$ 683.00	63.700	\$ 247.93	\$ 247.93
✓				\$(L1STD) .F	Select Laminate Select Grade 1 Laminate Finish	Grd L1 Standard Laminates Shaker Cherry					
sub						Subtotal		\$ 4,605.00	63.700		\$ 1,671.62
5	ST-02	4	HON	H9193R		Flagship 42W 3-Drw "R" Pull Lateral 42W 39-1/8H 18D	\$ 2,093.00	\$ 8,372.00	63.700	\$ 759.76	\$ 3,039.04
✓				.X \$(P1) .T5	Lock/Omt Opts Select Paint Color Select Grade 1 Paint	Omt Core to Order Key Alike P1 Paint Opts Greige					
6	ST-02	2	HON	H9183R		Flagship 36W 3-Drw "R" Pull Lateral 36W 39-1/8H 18D	\$ 1,806.00	\$ 3,612.00	63.700	\$ 655.58	\$ 1,311.16
✓				.X \$(P1) .T5	Lock/Omt Opts Select Paint Color Select Grade 1 Paint	Omt Core to Order Key Alike P1 Paint Opts Greige					
7	ST-02	2	HON	HSISLAUTNPB6036S2		Islds Top 36Dx60W Span 2	\$ 716.00	\$ 1,432.00	63.700	\$ 259.91	\$ 519.82
✓				\$(L1STD) .F .F	Laminate Grade Options Select Grade 1 Laminate Finish Select Edgeband Color	Grd L1 Standard Laminate Shaker Cherry EDGE: Shaker Cherry					
sub						Subtotal		\$ 13,416.00	63.700		\$ 4,870.02
				STORAGE				\$ 18,021.00	63.700		\$ 6,541.64

Item	Tag	Qty	Mfg	Part Number	Option Group	Part Description	List	Ext List	Sell - %	Sell	Ext Sell
1	CH-02	5	HON	HIGS6		Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	\$ 557.00	\$ 2,785.00	59.600	\$ 225.03	\$ 1,125.15
				.F	Select Arm Type	Arm: Fixed					
				.E	Select Caster/Glide Option	Glide					
				.IC	Select Back	4-Way Charcoal					
				\$(1)	Select Upholstery	Gr 1 UPH					
				.CU	Upholstery Selection	Centurion					
				19	UPH: Centurion	COLOR: Iron Ore					
				.T	Select Frame Color	Black					
				LOBBY				\$ 2,785.00	59.600		\$ 1,125.15

DESIGN PACKAGE

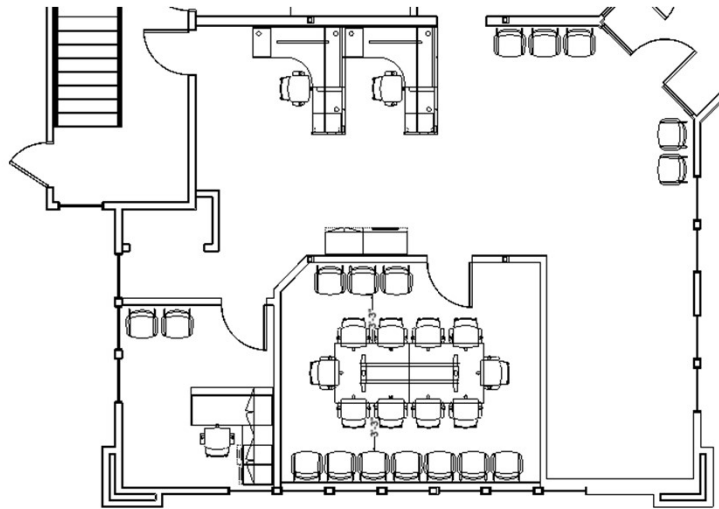
EAGLE MOUNTAIN CITY DIRECT COMMUNICATION BLDG

PROJECT NAME: WORKSTATIONS & OFFICES

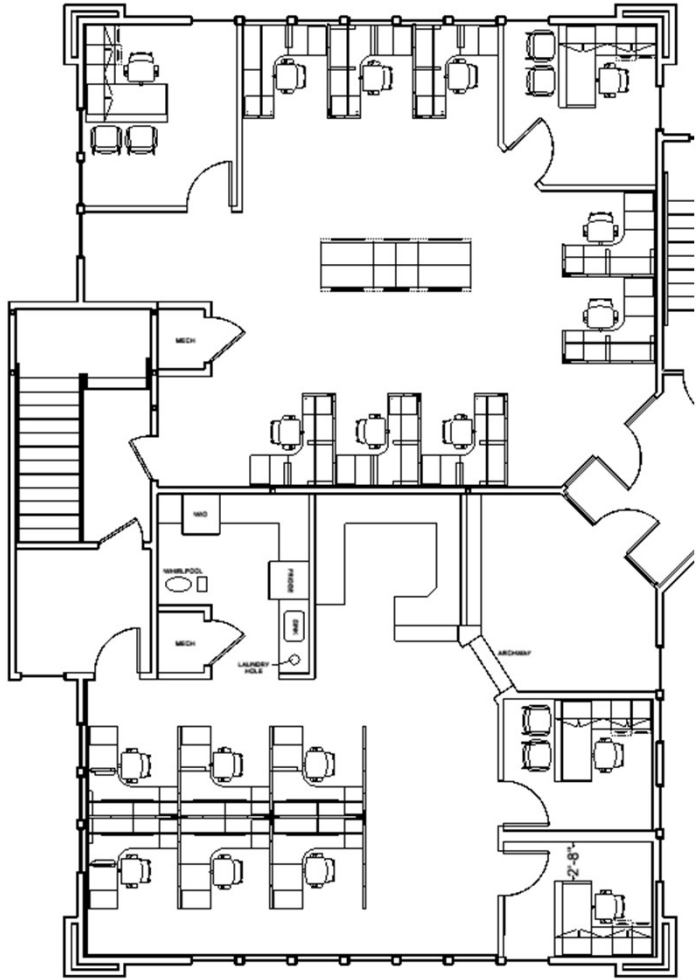
PROJECT NO.: 12386

APPROVED BY: _____ DATE: _____

OVERALL PLANS

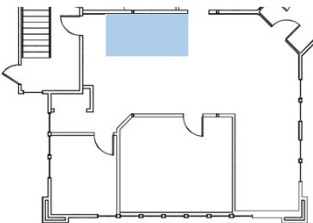


FIRST FLOOR

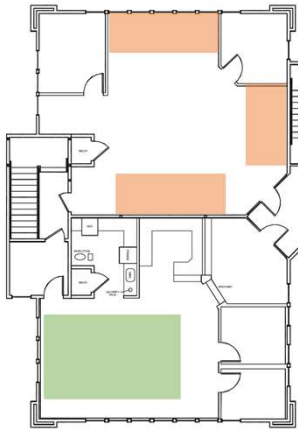


SECOND FLOOR

WORKSTATIONS



FIRST FLOOR



SECOND FLOOR



- WS-01: HON ACCELERATE STATIONS 6' x 7'
- WS-02: HON ACCELERATE STATIONS 5'6" x 6'
- WS-03: HON ACCELERATE STATIONS 5' x 6'



TEMPEST
DRAGONFLY
PANEL FABRIC



SHAKER
CHERRY
LAMINATE

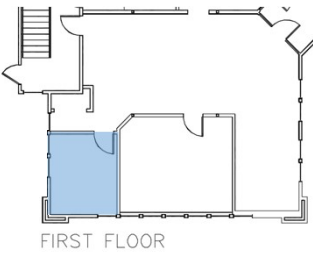


GREIGE PAINT

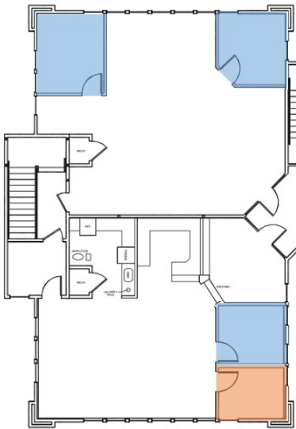


CH-01: HON IGNITION 2.0 TASK CHAIR

PRIVATE OFFICES



FIRST FLOOR

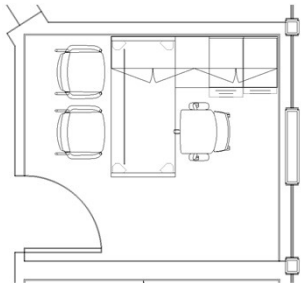


SECOND FLOOR



PO-01: HON CONCINNITY L-SHAPE DESK

5'6" x 6'6"
5' x 6'6"



TEMPEST
DRAGONFLY
PANEL FABRIC



SHAKER
CHERRY
LAMINATE



GREIGE PAINT

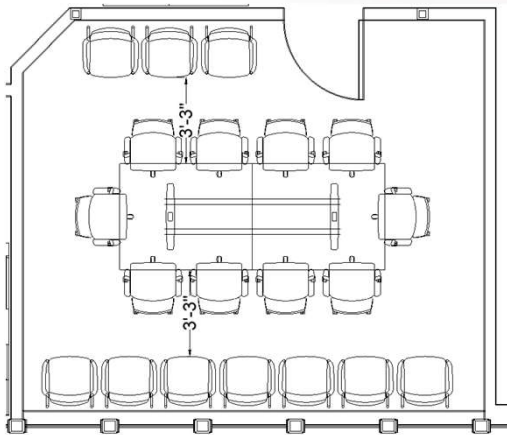
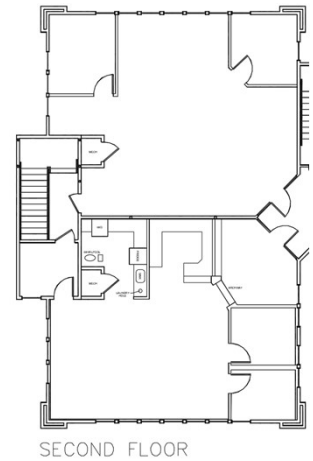
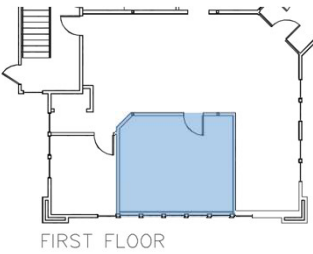


CH-01: HON IGNITION 2.0 TASK CHAIR



CH-02: IGNITION GUEST CHAIR

CONFERENCE ROOM



T-01: HON PRESIDE 48" x 120" CONFERENCE TABLE
CH-03: HON IGNITION 2.0 CONFERENCE CHAIR
CH-02: IGNITION GUEST CHAIR

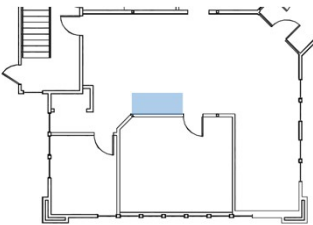


SHAKER
CHERRY
LAMINATE

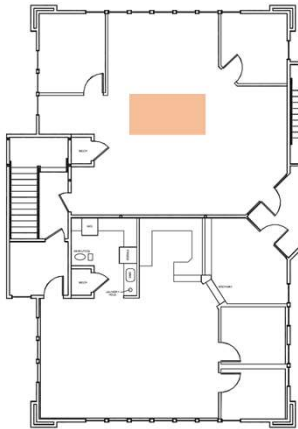


GREIGE PAINT

STORAGE



FIRST FLOOR



SECOND FLOOR



ST-01: HON FLAGSHIP LATERAL FILE & STORAGE CABINET



SHAKER
CHERRY
LAMINATE

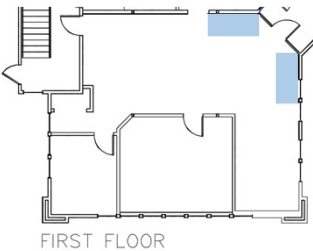


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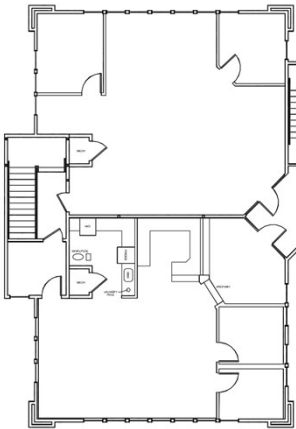


ST-02: HON FLAGSHIP LATERAL FILE STORAGE ISLAND

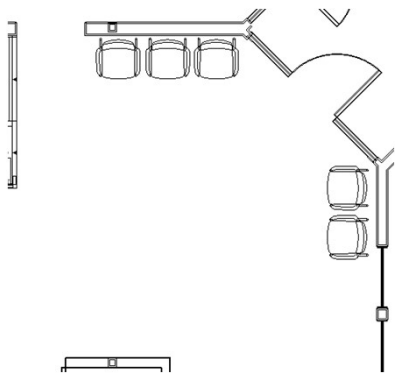
LOBBY



FIRST FLOOR



SECOND FLOOR



CH-02: IGNITION GUEST CHAIR



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	Wastewater Treatment Plant Headworks Facility - VanCon, Inc.		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$3,980,000		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty, City Engineer

RECOMMENDATION:

Staff recommends the City Council approve a bid award to VanCon, Inc. for the Wastewater Treatment Plant Headworks Facility project.

BACKGROUND:

With the expansion of the wastewater facility to 2.4 MGD and with the existing facility quickly approaching 1 MGD, a new headworks facility is needed to accommodate the increasing growth. The headworks provide the initial screening and treatment of incoming wastewater.

The new headworks facility is a critical upgrade to the wastewater treatment plant. The existing headworks building has failing equipment and is undersized to handle anticipated growth, even if repaired and expanded to its full capacity.

A bid tabulation and recommendation is included in the attachment.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[Bid Summary](#)



TECHNICAL MEMORANDUM

TO: Chris Trusty, Utah Department of Water Quality
FROM: Eric Sahm, P.E.
DATE: June 28, 2022
SUBJECT: Eagle Mountain WWTP Headworks Building Contractor Bid Summary

Three (3) proposals from contractors were submitted on June 28, 2022, for the Eagle Mountain Wastewater Treatment Plant Headworks Building. The bid tally is summarized in the following table:

	FX Construction	Nelson Brothers Construction Co	Van Con, Inc
Bid Item #1	\$ 3,630,041.65	\$ 3,771,340.00	\$ 3,128,041.65
Bid Item #2	\$ 399,297.00	\$ 399,297.00	\$ 399,297.00
Bid Item #3	\$ 156,605.00	\$ 156,605.00	\$ 156,605.00
Bid Item #4	\$ 143,970.50	\$ 143,970.50	\$ 143,970.50
Bid Item #5	\$ 119,825.85	\$ 119,825.85	\$ 119,825.85
Bid Item #6	\$ 32,260.00	\$ 32,260.00	\$ 32,260.00
BID TOTAL	\$4,482,000.00	\$4,623,298.35	\$3,980,000.00

VanCon, Inc. is the apparent low bidder against a preliminary engineer's estimate of \$3.6 million. The submitted proposals are reasonably within this estimate, especially given high demand for contractors and general shortages of materials and labor. All three proposals appear responsive and provided the required information including: completed Bid Form, acknowledgement off all three (3) issued Addenda, Bid Bond, List of Major Subcontractors, Qualification Statement, and contractor license number. We have successfully completed multiple projects with all 3 contractors. The City has worked with FX and VanCon previously.

The new headworks facility is a critical upgrade to the wastewater treatment plant. The existing headworks building has failing equipment and is undersized to handle anticipated growth, even if repaired and expanded to its full capacity. City public works staff is well aware of the urgency and need to construct this new headworks building. Per the Instructions to Bidders (Section 00200) and Bid Form (Section 00410), the project is to be awarded to the lowest responsive bid. Thus, based on the bid amounts, the urgent need for this project, and the guidelines for award outlined in the bidding documents, we recommend awarding the project to VanCon, Inc. unless the City or its representatives

have reason to withhold this award. The Notice of Award and Agreement should be signed as soon as possible to allow this work to begin. Anticipated schedule is as follows:

- 1) Issue Notice of Award by 7/8/2022.
- 2) Sign Agreement Documents and verification of bonding by 7/22/2022
- 3) Issue Notice to Proceed by 7/29/2022

Based on this schedule, the project is expected to be completed by end of July 2023. Please let me know if there are any concerns or questions regarding this project or the submitted proposals.

Thank you, and we look forward to completing a successful project with you,



Eric Sahm, P.E.
Aqua Engineering





**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Tuesday, June 21, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "D" plat 4 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated; reducing all bond items's which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Spring Run phase D plat 4

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release	
Original Bond Amount:	\$ 1,078,122.36
Previous Release Amount:	\$ -
Amount to Release this Period:	\$ 980,111.24
Amount Remaining in Bond:	\$ 98,011.12

Bond Releases Summary	
#1	\$ 980,111.24
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 980,111.24

6/21/2022

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	49884.6	SF	\$1.21	\$60,360.37	0	49884.6	100%	\$60,360.37	\$60,360.37
b	6 inch Road base(also behind curb)	49884.6	SF	\$0.87	\$43,399.60	0	49884.6	100%	\$43,399.60	\$43,399.60
c	9 inch sub-base(e-fill)9behind curb)	49884.6	SF	\$0.58	\$28,933.07	0	49884.6	100%	\$28,933.07	\$28,933.07
d	4 inch Surface Course	24471.81	SF	\$1.50	\$36,707.72	0	24471.8	100%	\$36,707.72	\$36,707.72
e	8 inch Road base(also behind curb)	24471.81	SF	\$0.95	\$23,248.22	0	24471.8	100%	\$23,248.22	\$23,248.22
f	12 inch sub-base(e-fill)9behind curb)	24471.81	SF	\$0.75	\$18,353.86	0	24471.8	100%	\$18,353.86	\$18,353.86
g	30" curb & gutter	8684.09	LF	\$16.90	\$146,761.12	0	8684.09	100%	\$146,761.12	\$146,761.12
h	Sidewalk	24629.94	SF	\$3.50	\$86,204.79	0	24629.9	100%	\$86,204.79	\$86,204.79
i	Street sign	3	EA	\$350.00	\$1,050.00	0	3	100%	\$1,050.00	\$1,050.00
j	Stop sign	3	EA	\$350.00	\$1,050.00	0	3	100%	\$1,050.00	\$1,050.00
k	ADA ramp	6	EA	\$360.00	\$2,160.00	0	6	100%	\$2,160.00	\$2,160.00
l	6" base under sidewalk	4215.59	LF	\$4.50	\$18,970.16	0	4215.59	100%	\$18,970.16	\$18,970.16
2	CULINARY WATER									
a	8" culinary water c-900	2273.53	LF	\$27.00	\$61,385.31	0	2273.53	100%	\$61,385.31	\$61,385.31
b	8" 11.25 bend	3	EA	\$565.00	\$1,695.00	0	3	100%	\$1,695.00	\$1,695.00
c	8" 22.5 bend	7	EA	\$625.00	\$4,375.00	0	7	100%	\$4,375.00	\$4,375.00
d	8" flange tee	6	EA	\$1,270.00	\$7,620.00	0	6	100%	\$7,620.00	\$7,620.00
e	8" gate valve	9	EA	\$1,885.00	\$16,965.00	0	9	100%	\$16,965.00	\$16,965.00
f	2" blow off	3	EA	\$1,960.00	\$5,880.00	0	3	100%	\$5,880.00	\$5,880.00
g	Fire Hydrant	4	EA	\$5,375.00	\$21,500.00	0	4	100%	\$21,500.00	\$21,500.00
h	3/4 inch water service	32	EA	\$1,098.00	\$35,136.00	0	32	100%	\$35,136.00	\$35,136.00
3	STORM DRAIN									
a	15" RCP	1758.94	LF	\$33.80	\$59,452.17	0	1758.94	100%	\$59,452.17	\$59,452.17
b	18" RCP	622.63	LF	\$42.00	\$26,150.46	0	622.63	100%	\$26,150.46	\$26,150.46
c	8" PVC	359.9	LF	\$26.00	\$9,357.40	0	359.9	100%	\$9,357.40	\$9,357.40
d	Double inlet	1	EA	\$3,525.00	\$3,525.00	0	1	100%	\$3,525.00	\$3,525.00
e	Double inlet Combo box	1	EA	\$3,300.00	\$3,300.00	0	1	100%	\$3,300.00	\$3,300.00
f	Curb inlet	7	EA	\$2,915.00	\$20,405.00	0	7	100%	\$20,405.00	\$20,405.00
g	Combo box	7	EA	\$4,930.00	\$34,510.00	0	7	100%	\$34,510.00	\$34,510.00
h	#30 yard box	3	EA	\$207.00	\$621.00	0	3	100%	\$621.00	\$621.00
i	5' manhole	5	EA	\$3,125.00	\$15,625.00	0	5	100%	\$15,625.00	\$15,625.00
j	4' manhole	10	EA	\$2,550.00	\$25,500.00	0	10	100%	\$25,500.00	\$25,500.00
4	SEWER									
a	8" Sewer pipe	2055	LF	\$28.00	\$57,540.00	0	2055	100%	\$57,540.00	\$57,540.00
b	4' Sewer manhole	16	EA	\$3,380.00	\$54,080.00	0	16	100%	\$54,080.00	\$54,080.00
c	5' sewer manhole	2	EA	\$3,840.00	\$7,680.00	0	2	100%	\$7,680.00	\$7,680.00
d	Connect to existing	1	EA	\$1,250.00	\$1,250.00	0	1	100%	\$1,250.00	\$1,250.00
e	4" service	32	EA	\$1,230.00	\$39,360.00	0	32	100%	\$39,360.00	\$39,360.00
TOTAL CONSTRUCTION COST					\$980,111.24					
10% Bond Coverage					\$98,011.12					
TOTAL BOND AMOUNT:					\$1,078,122.36	Released this Period			\$980,111.24	

Christopher T. Trusty P.E.
Engineering Director

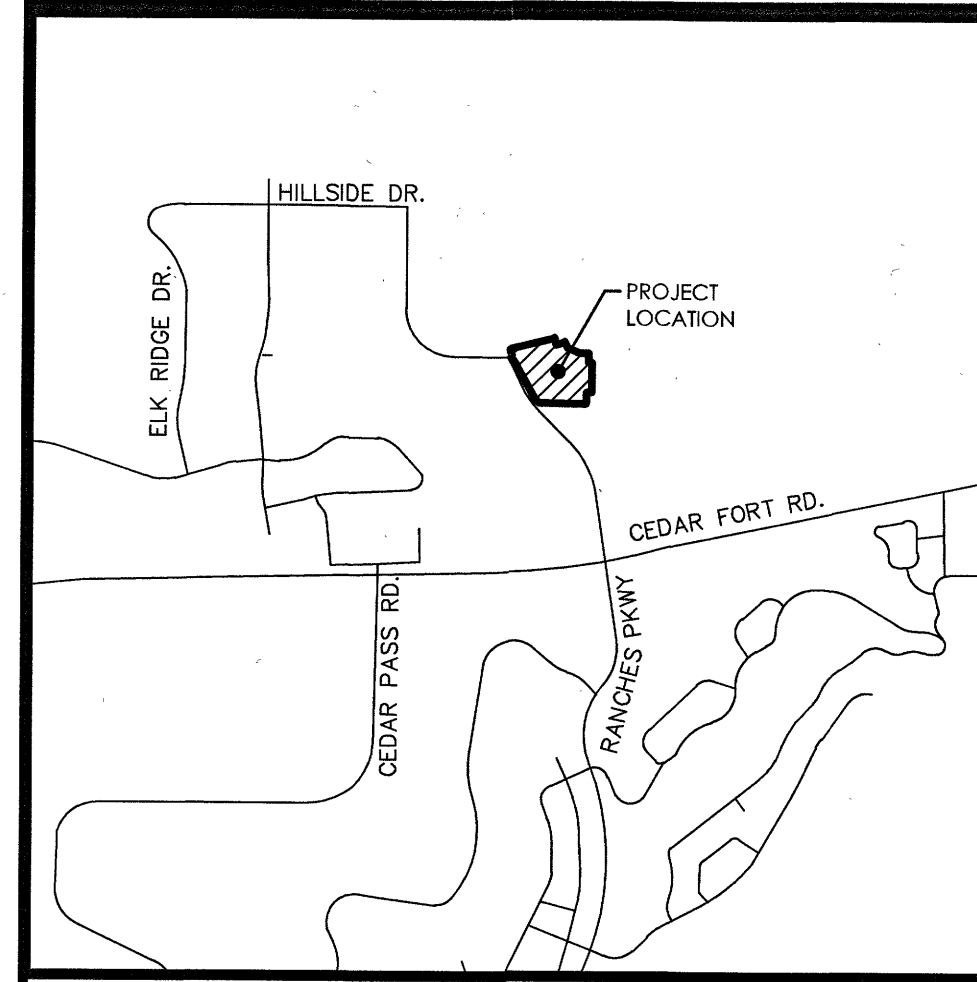
6/21/22

Date

Robert Ballif
Engineering Tech. 1

6/21/22

Date

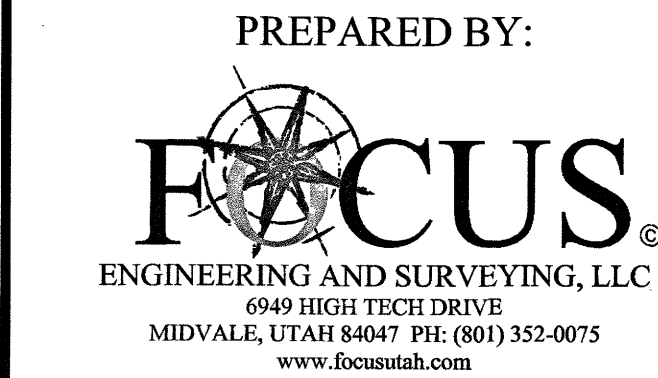


VICINITY MAP

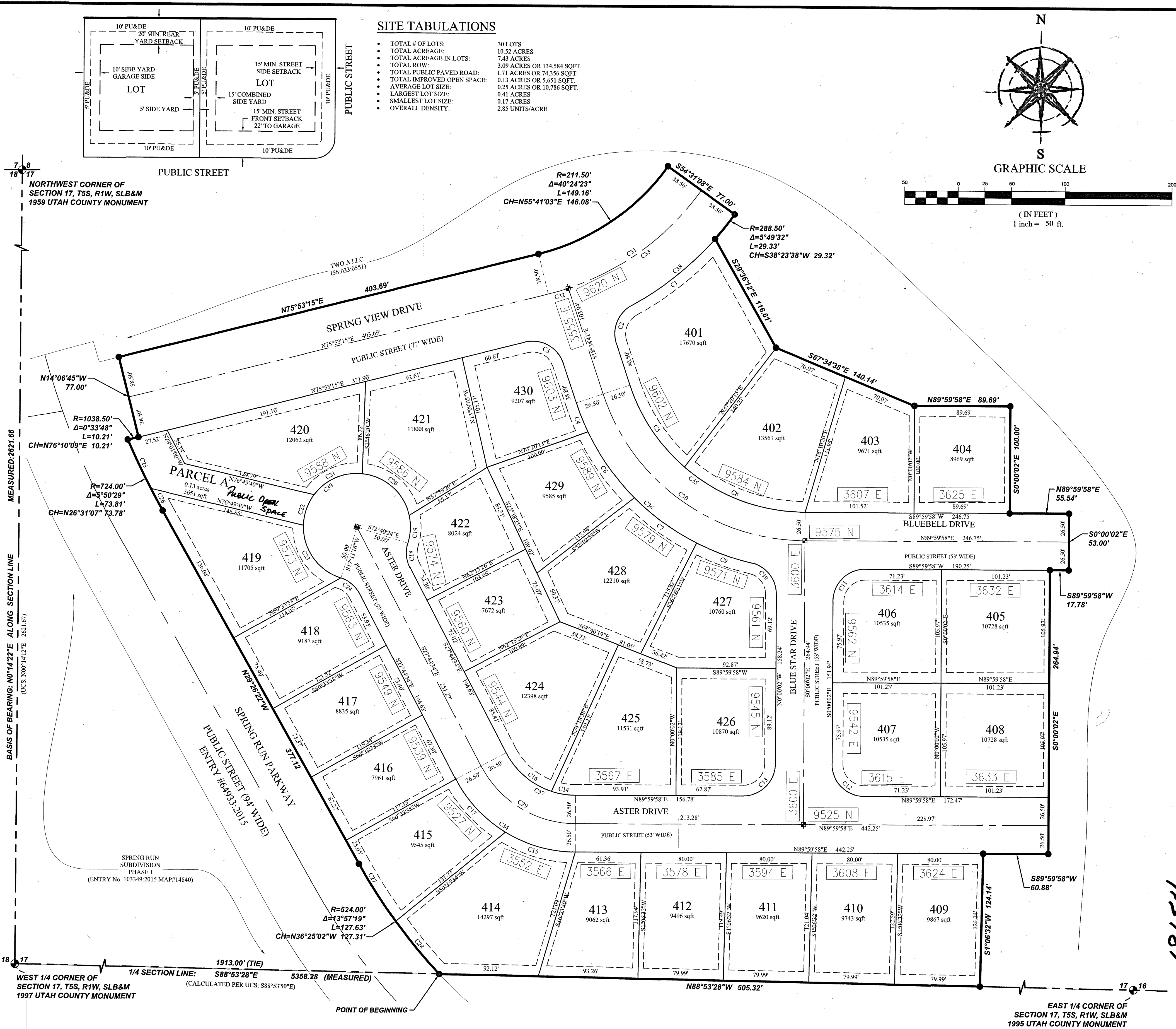
LEGEND
BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
BUILDING SETBACK
EXISTING PROPERTY LINE
SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)
BOUNDARY MARKERS

- NOTES**
- #5X24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	288.50	19°53'50"	100.19	S51°15'19"W
C2	30.00	79°46'55"	41.77	S21°18'47"W
C3	30.00	85°32'04"	44.79	N61°20'43"W
C4	226.50	7°24'48"	29.31	N22°17'05"W
C5	173.50	30°44'27"	93.09	S33°56'52"E
C6	226.50	19°06'37"	75.55	N35°32'48"W
C7	226.50	18°17'40"	72.32	N54°14'57"W
C8	173.50	40°40'52"	123.19	S69°39'36"E
C9	226.50	13°52'43"	54.86	N70°20'09"W
C10	30.00	77°16'30"	40.46	N38°38'15"W
C11	30.00	90°00'00"	47.12	S44°59'58"W
C12	30.00	90°00'00"	47.12	S45°00'00"E
C13	30.00	90°00'00"	47.12	N44°59'58"E
C14	73.50	17°57'44"	23.04	S81°01'10"E
C15	126.50	31°07'44"	68.73	N74°26'10"W
C16	73.50	44°17'44"	56.82	S49°53'26"E
C17	126.50	31°07'44"	68.73	N43°18'26"W
C18	30.00	45°04'10"	23.60	S05°12'29"E
C19	50.00	30°05'56"	26.27	S02°16'38"W
C20	50.00	71°58'00"	62.80	S48°45'20"E
C21	50.00	58°30'38"	51.06	N66°00'21"E
C22	50.00	35°06'54"	30.64	S19°11'34"W
C23	50.00	74°26'51"	64.97	N35°35'18"W
C24	30.00	45°04'10"	23.60	N50°16'39"W
C25	724.00	3°58'44"	50.28	S25°35'17"E
C26	724.00	1°51'42"	23.53	S28°30'31"E
C27	524.00	6°58'40"	63.81	S32°55'42"E
C28	524.00	6°58'40"	63.81	S39°54'21"E
C29	100.00	62°15'28"	108.66	S58°52'18"E
C30	200.00	71°25'19"	249.31	S54°17'20"E
C31	250.00	40°24'23"	176.31	N55°41'03"E
C32	250.00	4°27'56"	19.48	N73°39'17"E
C33	250.00	35°56'27"	156.82	N53°27'05"E
C34	126.50	62°15'28"	137.46	S58°52'18"E
C35	173.50	71°25'19"	216.28	S54°17'20"E
C36	226.50	58°41'49"	232.04	S47°55'36"E
C37	73.50	62°15'28"	79.87	S58°52'18"E
C38	288.50	25°43'23"	129.52	N48°20'33"E
C39	50.00	27°08'20"	235.74	S62°15'26"W



OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED



WEST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1997 UTAH COUNTY MONUMENT
1/4 SECTION LINE: S88°53'28"E 5358.28 (MEASURED)
(CALCULATED PER UCS: S88°53'30"E)
POINT OF BEGINNING
EAST 1/4 CORNER OF SECTION 17, T5S, R1W, SLB&M 1995 UTAH COUNTY MONUMENT

Dominion Energy Utah
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 21 day of December, 2021 Questar Gas Company
By *Shirley Eldridge*
Title *Pre-Con*

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
By *David Rich*
ROCKY MOUNTAIN POWER
12-21-2021
DATE

SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, parcels, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is correct.
Evan J. Wood
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395
12/01/2021
DATE

BOUNDARY DESCRIPTION
A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point on the Easterly line of Spring Run Parkway, located S88°53'28"E along the 1/4 Section line 1,913.00 feet from the West 1/4 Corner of Section 17, T5S, R1W, SLB&M (Basis of Bearing N0°14'22"E along the Section line between the West 1/4 Corner and the Northwest Corner of said Section 17); thence along said street the following 5 (five) courses: (1) Northwest along the arc of a 524.00 foot radius non-tangent curve to the right (radius bears: N46°36'19"E) 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; (2) N29°26'22"W 377.12 feet; (3) along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'29" Chord: N26°31'07"W 73.78 feet; (4) Easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°33'48" Chord: N76°10'09"E 10.21 feet; (5) N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 149.16 feet through a central angle of 40°24'23" Chord: N55°41'03"E 146.08 feet; thence S54°31'08"E 77.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 288.50 feet (radius bears: N54°31'08"W) a distance of 29.33 feet through a central angle of 05°49'32" Chord: S38°23'38"W 29.32 feet; thence S29°36'12"E 116.61 feet; thence S67°34'38"E 140.14 feet; thence N89°59'58"E 89.69 feet; thence S00°00'02"E 100.00 feet; thence N89°59'58"E 55.54 feet; thence S00°00'02"E 53.00 feet; thence S89°59'58"W 17.78 feet; thence S00°00'02"E 264.94 feet; thence S89°59'58"W 60.88 feet; thence S01°06'32"W 124.14 feet to the 1/4 Section line; thence N88°53'28"W along the 1/4 Section line 505.32 feet to the point of beginning.
Contains: 10.52 acres +/-

ENT 15499-12022 Map # 18154
ANDREA NELSON
UTAH COUNTY RECORDER
2022 Feb 03 4:12 PM FEE: 112.00 BY TR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER
TWO A LLC
BY JAMES F. ALLRED
MANAGER
AUTHORIZED SIGNATURE(S)
James F. Allred 12/20/2021

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 20th DAY OF December, A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *James F. Allred*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF TWO A L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 06-05-2023
MY COMMISSION No. 705990
Notary Public
Utah Residing in Salt Lake County
Printed Full Name of Notary
Andrea Nelson

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 21 DAY OF January, 2022.
APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

SPRING RUN PHASE D PLAT 4
SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 17, T5S, R1W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR
12/01/21
No. 183395
EVAN J. WOOD
STATE OF UTAH
NOTARY PUBLIC SEAL
12/01/21
No. 183395
ANDREA NELSON
UTAH COUNTY RECORDER
CORPORATE SEAL
EAGLE MOUNTAIN CITY
STATE OF UTAH



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, June 21, 2022

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "D" plat 3 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	Pony Express Widening Project Phase 5 Change Order #1 - Kenny Seng Construction		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$95,661.11		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty, City Engineer

RECOMMENDATION:

Staff recommends the City Council approve a change order in the amount of \$95,661.11 for the Pony Express Widening Project, Phase 5.

BACKGROUND:

During the construction of this project, Kenny Seng was asked to expand the scope of the project to include an additional lane for a westbound right turn pocket at Bobby Wren Blvd, to add a detention pond at Bobby Wren Blvd which was not included in the original construction documents, and to add additional collars for various valves and manholes within the project boundaries. The cost for these additions is \$95,661.11.

The original project cost was \$4,111,395.12. This change order increases the total cost for this contract to \$4,207,056.23. Below is a breakdown of the funding and costs for this project.

Funding

MAG Funding:	\$4,731,749.00
Required City Match:	\$343,601.00
Total Funding:	\$5,075,350.00

Expenses

Design:	\$230,969.50
Kenny Seng:	\$4,207,056.23

PEPG Material Testing:	\$46,200.00
B Jackson (Signal):	\$99,000.00
UDOT Signal Material:	\$851,228.85
Total Expenses:	\$4,665,453.58
Balance:	\$409,896.42

Still to be funded: Eagle Mountain Blvd Traffic Signal ~ \$300,000
+/-

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

June 21, 2022, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Carolyn Love, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, and Brett Wright. Mayor Tom Westmoreland was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Steven Lehmitz, Planner; Jed Shum, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; B.J. Eccles, Sergeant; Evan Berrett, Assistant to the City Administrator; and Robert Ballif, Engineering Assistant.

CITY STAFF PRESENT ELECTRONICALLY: Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

Mayor Pro Tempore Love called the meeting to order at 4:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Public Utilities

- City Administrator Paul Jerome thanked residents on behalf of the City for refraining from watering last Friday due to reduced water flow caused by well maintenance. Zimmerman Construction is onsite treating Well #1. Mr. Jerome updated the Council later during the meeting that the well has tested negative for bacteria and will be operating soon.
- The power issue with the Golf Course well was resolved and it should be operational this week.
- Parts for Well #5 were delayed and should be installed by the end of next week.
- The City is accepting bids for the headworks project at the sewer treatment plant. The winning bid will be presented to Council at the July 5, 2022 meeting.

Engineering

- A pad site for Well #7 is being installed west of Hidden Hollow Elementary School on the south side of Pony Express Parkway.
- Staff is working with Flagship Homes to determine a site for Well #8.
- The generator was installed in White Hills last week enabling both wells to run simultaneously.

- Southbound Major Street will be closed this week for sewer pipe installation for the Eagle Mountain Boulevard widening project.
- Construction design work will begin this week for traffic signals at the intersections of Woodhaven Boulevard and Pony Express Parkway and Stonebridge Lane and Ranches Parkway.
- The design review for the Mid Valley Road extension is 70% complete.
- Design is underway for the culvert across the wash at Silver Creek Way, and the City is coordinating with Flagship Homes to complete their portion of the roadway.
- The water impact fee analysis (IFA) and impact fee facility plan (IFFP) will be on the July 5, 2022 agenda, followed by wastewater and transportation at the next consecutive meetings.

Streets and Storm Water

- The Streets Department will begin paving the Hidden Hollow trailhead parking lot tomorrow with completion scheduled for Thursday.
- The Arrival detention pond is scheduled to be completed today.
- The Division of Water Quality will audit the municipal stormwater system from June 28 to 30.

1.B. DISCUSSION – Economic Development Master Plan

The City Council, Economic Development Director Aaron Sanborn, and Heather Upshaw with Zions Public Finance discussed the following items regarding economic development vision and goals:

- Economic development needs in the City: a larger commercial tax base, more retail and healthcare facilities, a university satellite or trade school campus with an agricultural focus, veterinary services, RV and UTV sales and repairs, dine-in restaurants, high-tech agricultural, diversity of use types, mountain bike sales and services, a bowling alley, a movie theater, technology jobs, and balancing high-paying and blue-collar jobs;
- Retail development: planning retail near high-traffic areas, determining a commercial center along Eagle Mountain Boulevard, diminishing availability in the Ranches area of the City shifting focus to other areas, difficulties related to ambiguity with the final location of major transportation corridors, and finishing the Municipal Code amendment to create City nodes;
- Branding and identity to support the vision that the City is Utah's largest small town;
- Enhanced amenities to support the economy including mountain biking, equestrian activities, carnival, derby, rodeo, aquatic center, and miniature golf course;
- Walkable communities and integrated commercial and residential uses;
- Resident shopping habits inside and outside the City and attracting unique businesses to Eagle Mountain;
- Clarifying City statistics for commercial development and residents; and
- Creating separate branding for commercial and residential aspects.

Councilmember Burnham requested a Municipal Code amendment regarding City nodes be placed on an upcoming Planning Commission agenda.

1.C. DISCUSSION – Flex Homes

Kameron Spencer with Flagship Homes explained that the purpose of the flex home product is to allow the home to grow with the buyer and to provide a financially obtainable product, especially for first-time buyers.

Greg Magleby shared different styles of flex homes with two bedrooms and one bathroom with a full-sized kitchen, dining, and living space, which can be finished to include five bedrooms, three bathrooms, and a detached, two-car garage with an option for an accessory dwelling unit (ADU) in the basement. The front of the home remains the same with the expansion on the back side of the home. The plan addresses concrete, excavation, structural, roof, and landscaping challenges, which are the most common causes for renovations to fail. An owner's suite expansion can be built over the patio and a detached, two-car garage can be added over an existing concrete slab and footings.

Curt Magleby explained that the homes are intended to promote economic growth and economic stability for native Utahns by providing flex townhomes or single-family homes between \$300,000 and \$400,000. The ADU in the basement can be rented to assist with home affordability. The front landscaping is overseen by a homeowner's association (HOA). Four parking spots are included with each home and extra parking could be leased back to the HOA. The two-bedroom, one-and-a-half-bathroom detached townhome option has main-floor living and finishes with four bedrooms and three and a half bathrooms. They requested that the City allow the completion of garages to be delayed, ADU entrances on the front of a home for the townhome units, impact fees and building permit segmentation in phases, standard lot size exceptions, adjusted neighborhood park space requirements, shared driveways with zero lot lines, and parking stall rentals through the HOA. They are considering flex homes for the Harmony development. All units would have internal parking on alleyways and park space between units.

Discussion ensued regarding the following:

- Appreciation for assisting the residents with the expansions;
- The HOA's ability to require the units be owner-occupied;
- Clarification that flex homes are in the planning stages and have not been built in any community;
- Creating a master development agreement to allow a flex homes pilot program rather than amending Municipal Code; and
- Concerns with the plan changing in the future due to market fluctuations or residents selling rather than expanding their homes resulting in the City not collecting the full impact fees.

Councilmember Wright said although the idea is innovative, he will struggle to support the concept due to the impact fee and building permit timing, and the possibility of the homes never being expanded.

Councilmember Gray expressed concern with the request to build 44 flex homes to replace 38 units contemplated in the Harmony development.

The City Council indicated that they are willing to continue the conversation in a future meeting to determine if their concerns can be adequately resolved in order to allow the project to move forward.

2. AGENDA REVIEW

11. AGREEMENTS

11.A. Digital 311 Service Platform Agreement – Rock Solid Technologies, Inc.

Councilmember Curtis requested the agreement include the discussed 24-hour customer support.

Andrew Kirk with Rock Solid Technologies, Inc. said a service level agreement including service hours, response time, and uptime outside of regularly scheduled maintenance can be added as an addendum to the agreement.

15. RESOLUTIONS

15.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Fee Waiver for the Sweetwater Fire Station and Fire Station 253 Impact Fees.

Councilmember Curtis stated that he is in favor of granting the fee waiver for the fire station; however, future waivers for public uses would depend upon the impact of the specific use.

Discussion ensued regarding school impact fees, the terms of fire station sales and purchases, and subsidization between members of the Unified Fire Service Area (UFSA).

The City Council determined to remove the item from the consent agenda to allow staff time to research if other UFSA cities waive impact fees for fire stations.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Final Budget Amendments for Fiscal Year 2021-2022.

Finance Director Kimberly Ruesch presented the item. She reviewed the impact fee payments and transfers and explained that \$600,000 is included as a placeholder to reimburse developer overpayment for streetlight installation. The transfer to Fund 47 reallocates funds from the General Fund in excess of State limitations to the Capital Projects Fund. She requested an additional \$146,500 be added to the budget to cover the cost of issuing the 2022 series sales tax bond, which will be covered by the proceeds of the bond.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2022-2023 Budget totaling \$121,380,554 and the Certified Tax Rate.

Ms. Ruesch presented the final budget and certified tax rate. An additional \$7,500 is requested for information services to automate data entry processes to reduce labor costs. The City's total taxable

value increased by almost two billion dollars over the past year, mostly due to the Meta development. As a result, the certified tax rate has been reduced. The new property tax is approximately \$29 per year per \$100,000 of value for a primary residence. Approximately ten years ago, rates generated around \$98 in property tax per \$100,000 of value. Ms. Ruesch explained the \$1,000 increase for Information Services reflects an increase in the cost of social media archival services. The increase of \$3,000 for text messaging service will allow the City to send shut-off notifications via text messages rather than door tags, as well as individualized messaging to specified groups of residents.

Discussion clarified the fleet size, usage, expenditures, transfers, and purchasing.

Ms. Ruesch confirmed that a placeholder for a half-year of salary and benefits has been included in the budget for the potential legislative position. The budget includes the wage for a dedicated city attorney and eventually, a new subcategory will be created for all legal costs.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Pro Tempore Love adjourned the work session at 6:31 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Pro Tempore Carolyn Love, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, and Brett Wright. Mayor Tom Westmoreland was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Lianne Pengra, Chief Deputy Recorder; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; and B.J. Eccles, Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Jeff Weber, Fleet and Facilities/Operations Director; Tyler Maffitt, Communications Manager; and Chas Glenn, Administrative Assistant.

4. CALL TO ORDER

Mayor Pro Tempore Love called the policy session to order at 7:07 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Residents are invited to attend a Movie in the Park this Friday at Silverlake Amphitheater. We will show “A Goofy Movie” starting at 9:00 p.m.

- Residents are encouraged to water their lawns twice per week. Residents with odd-numbered addresses are encouraged to choose from Monday, Wednesday, or Friday to water, and those with even-numbered addresses are encouraged to choose from Tuesday, Thursday or Saturday. Thank you for helping Eagle Mountain achieve its conservation goals.
- With the Independence Day and Pioneer Day holidays coming up, the City has posted a fireworks restriction map on its Facebook page. This interactive map will help residents identify where they are able to detonate fireworks in celebration.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Pro Tempore Love opened public comment at 7:11 p.m.

Garrett Schmidt with the Browns Meadow development requested information regarding the master transportation plan and if the collector road is required for their development.

Assistant City Administrator/Community Development Director Steve Mumford explained the plan has been delayed awaiting the location of the future freeway and other Mountainland Association of Governments roadways. The plan is tentatively scheduled to be presented in August. He advised Mr. Schmidt to contact the City Engineer for assistance with his questions.

Mayor Pro Tempore Love closed public comment at 7:15 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis requested the current draft of the master transportation plan be sent to the Council. He thanked residents that voluntarily complied with watering recommendations.

Councilmember Burnham

Councilmember Burnham expressed appreciation to residents for refraining from watering. She thanked the Neighborhood Improvement Officers for their responsiveness and assistance and encouraged residents to work with the officers if they receive a citation, as the City desires to rectify issues rather than be punitive.

Councilmember Wright

Councilmember Wright thanked the residents for participating in the meeting. He recognized the City Administrator for his leadership, especially with difficult tasks, and appreciates staff efforts to ensure the City has adequate water. He expressed appreciation for the 400 tons of asphalt City employees will install in the Hidden Hollow trailhead area saving citizens money and creating value for the City.

Councilmember Gray

Councilmember Gray expressed gratitude to the meeting participants and to residents for employing waterwise practices. He thanked the Events Department staff and said the rodeo and carnival were well attended.

Mayor Pro Tempore Love

Mayor Pro Tempore Love echoed the gratitude to residents for following watering guidelines. She thanked the Pony Express Events staff for facilitating the rodeo.

9. RECOGNITION

9.A. Myron and Sandra Ring - 2022 Pony Express Days Grand Marshals

Mayor Pro Tempore Love presented a plaque to Pony Express Days Grand Marshals Myron and Sandra Ring and thanked them for their service and contributions to the City.

10. APPOINTMENTS

10.A. Youth Council Advisors

This item was discussed after item 17.C.

MOTION: *Councilmember Wright moved to appoint Mary King as a Youth Council Advisor for a one-year term through June 2023. Councilmember Curtis seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

MOTION: *Councilmember Wright moved to appoint Matt King as a Youth Council Advisor for a one-year term through June 2023. Councilmember Curtis seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Chief Deputy Recorder Lianne Pengra administered the oath of office to the Kings.

CONSENT AGENDA

11. AGREEMENTS

11.A. Digital 311 Service Platform Agreement – Rock Solid Technologies, Inc.

12. BOND RELEASES

12.A. Available Self Storage – Into Warranty

12.B. Brylee Farms Phase A, Plat 4 – Into Warranty

12.C. Eagle Heights Village Plat 2 – Into Warranty

12.D. Sage Park Phase A, Plat 6 – Into Warranty

12.E. Eagle Point Phase J, Plat 2 – Out of Warranty

12.F. Harmony Phase A, Plat 2 – Out of Warranty

12.G. SilverLake Plat 21 – Out of Warranty

12.H. SilverLake Plat 22 – Out of Warranty

12.I. SilverLake Plat 26 – Out of Warranty

13. CHANGE ORDERS

13.A. 2021 White Hills Well Upgrades Change Order #2 – Bowen Collins and Associates

14. MINUTES

14.A. June 7, 2022 Minutes – Regular City Council Meeting

15. RESOLUTIONS

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Name of Cedar View Lane.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Update to the Eagle Mountain Storm Water Management Program.

15.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Fee Waiver for the Sweetwater Fire Station and Fire Station 253 Impact Fees.

15.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Triumph Master Development Agreement.

MOTION: *Councilmember Curtis moved to approve the consent agenda, removing item 15.C. and placing it as a scheduled item, and approving item 11.A. with the condition that a service level agreement including 24-hour, seven days a week services be included. Councilmember Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

SCHEDULED ITEMS

15.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Fee Waiver for the Sweetwater Fire Station and Fire Station 253 Impact Fees.

City Administrator Paul Jerome explained that Tony Hill with Unified Fire Authority (UFA) informed him that Millcreek City asked for a waiver of UFA impact fees for their new City Hall. UFA granted the waiver and in return requested impact fee waivers for all new fire stations in Millcreek City, which the city has agreed to do. The request to Eagle Mountain is the first impact fee waiver request UFA has made. UFA intends to likewise waive impact fees for municipal facilities.

Discussion ensued regarding the impact fee amounts, the number of anticipated fire stations and City buildings, and subsidization between Unified Fire Service Area members.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah approving a fee waiver for the Sweetwater Fire Station and Fire Station 253 impact fees. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

☒ **Brett Wright** ☐ **Brett Wright** ☐ **Brett Wright** ☐ **Brett Wright**

The motion passed with a unanimous vote.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Final Budget Amendments for Fiscal Year 2021-2022.

Mayor Pro Tempore Love noted that \$146,500 is being added to the budget to cover the cost of issuance of the 2022 series sales tax bond.

Mayor Pro Tempore Love opened the public hearing at 7:40 p.m. As there were no comments, she closed the hearing.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah adopting the final budget amendments for fiscal year 2021-2022 adding \$146,500 to the General Fund for the cost of issuing expense for the sale tax bond. Councilmember Burnham seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2022-2023 Budget totaling \$121,380,554 and the Certified Tax Rate.

Mayor Pro Tempore Love stated the final budget total of \$122,302,191 which includes the additions discussed during work session.

Mr. Jerome requested direction from the Council regarding the proposed inflationary adjustment for staff and elected officials. Ms. Ruesch clarified that the adjustment is included in the proposed budget.

City Attorney Jeremy Cook confirmed that a Municipal Code amendment would need to be noticed and approved prior to enacting the inflationary adjustment for elected officials.

Ms. Ruesch explained that although projects are funded in the budget, State Code requires Council approval for certain items depending upon the cost and nature of the project.

Mr. Jerome stated that internal policies require Council approval for additional projects and bid awards.

Mayor Pro Tempore Love opened the public hearing at 7:50 p.m. As there were no comments, she closed the hearing.

MOTION: *Mayor Pro Tempore Love moved to approve an ordinance of Eagle Mountain City, Utah adopting the fiscal year 2022-2023 budget totaling \$122,302,191 and the certified tax rate. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 15.10 Improvement and Design Standards, 15.15 Inspection, and 15.50 Storm Drains.

City Engineer Chris Trusty presented the item. He has been working with construction and utility staff to address issues that have arisen. He reviewed and explained the proposed changes and requested to add an additional change removing the first sentence in EMMC 15.10.175 and renaming the section Potholing. He verified that sewer lines are pressure tested before going out of warranty.

Discussion clarified that main lines are camera inspected because they cannot be pressure tested after being connected without capping off the laterals.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah amending the Eagle Mountain Municipal Code Chapters 15.10 Improvement and Design Standards, 15.15 Inspection, and 15.50 Storm Drains removing the first sentence in EMMC 15.10.175 and renaming the section Potholing. Councilmember Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray

☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

This item was discussed after item 20.A.

Mr. Cook presented the item. The proposed ordinance updates the City's stormwater ordinance to clarify procedures and requirements for stormwater management plans and long-term stormwater management agreements related to properties with personal stormwater facilities. The main change requires stormwater management plans be submitted with business license applications to ensure State compliance.

Councilmember Curtis recommended adding exemption criteria to the standards. Councilmember Wright concurred.

Mr. Cook explained that it is difficult to anticipate individual circumstances. The intent is to allow flexibility and evaluation of individual situations. Exemption criteria could be added to the chapter when the standards return to approve the consolidated fee schedule.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amended the Eagle Mountain City Municipal Code Chapter 13.75 Eagle Mountain City Storm Water ordinance with the change to 13.75.100(A) removing “unless waived by the city engineer.” Councilmember Curtis seconded the motion.*

Mr. Cook recommended amending the verbiage to “unless waived by the city engineer because the city engineer determines there will be no impact to the groundwater or City stormwater system.”

AMENDED MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amended the Eagle Mountain City Municipal Code Chapter 13.75 Eagle Mountain City Storm Water ordinance with the change to 13.75.100(A) changing “unless waived by the city engineer,” to “unless waived by the city engineer because the city engineer determines there will be no impact to the groundwater or storm drain system.” Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray

☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain City Municipal Code Section 17.15.030 Planning Commission Organization.

Mr. Cook presented the item. He reviewed the proposed amendment to add an alternate Planning Commission member and the appointment process. The Planning Commission reviewed the amendment on June 14 and voted to recommend approval with changes to allow the alternate member to vote if a regular member is absent or if a regular member recuses themselves from an item, and a change to set a term of three years, or until appointed as a regular member of the Commission. The proposed amendment includes these recommended changes.

Mr. Cook explained he had drafted the standards to allow the alternate member to function in a training role until appointed. However, he supports the Planning Commission's suggestions as they better understand the needs and function of the Commission.

Mayor Pro Tempore Love concurred with the Planning Commission's recommendation for a set term for alternates with the option to reappoint individuals as alternate members.

Mr. Cook suggested changing “the alternate member shall serve a term of three years *or until* appointed as a regular member of the planning commission or removed in accordance with subsection G” to “the alternate member shall serve a term of three years *unless* appointed as a regular member of the planning commission or removed in accordance with subsection G” to clarify the intent is for the alternate to be appointed to the Commission during rather than after a three-year term.

Councilmember Gray suggested adjusting the Planning Commission appointment schedule to allow for two appointments each year.

Discussion ensued regarding the current terms of Planning Commissioners.

Councilmember Curtis said regarding the requirement to notify the Council of board appointees prior to public notification is most important for the Planning Commission. He suggested adding verbiage that Planning Commission appointments are considered board appointments for the purpose of posting and noticing and shall comply with all posting and noticing requirements in EMMC 2.27. He believes it is within the purview of the Council to legislate the appointment process.

Councilmember Burnham stated she has struggled with the requested amendments as she thinks it is prescribing to the Mayor how to make appointments, which is a role that statute delegates to the Mayor. The Council makes laws that would better function as processes due to difficulties created

in codifying the requirements. She noted that 2.27 needs further clarification as to which City groups are included or excluded from the requirements.

Discussion ensued regarding whether Planning Commissioners can or should be considered board appointments as governed by EMMC 2.27.

Mayor Pro Tempore Love and Councilmember Wright both advocated for the posting and notification requirements to be codified rather than a process.

MOTION: *Mayor Pro Tempore Love moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain City Municipal Code Section 17.15.030 Planning Commission Organization with direction to Mr. Cook to bring the item back to the next possible agenda with the following changes:*

- 1. Section C – Allow regular and alternate terms to be shortened or lengthened at the purview of the Council to stagger the appointments to fill two positions each year;*
- 2. Section C – The alternate member shall serve a term of three years unless appointed as a regular member of the Planning Commission or removed in accordance with subsection G; and*
- 3. Replace Section E with, “The Planning Commission appointments are considered board appointments for purposes of posting and noticing and shall comply with all posting and noticing requirements in EMMC 2.27 Board Appointment Process.”*

Councilmember Curtis seconded the motion.

Councilmember Burnham noted that the Council will provide feedback and direction to staff regarding tabled items, but a motion to table an item typically does not have specific directions to staff within the motion. Mayor Pro Tempore Love withdrew her motion.

MOTION: *Mayor Pro Tempore Love moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain City Municipal Code Section 17.15.030 Planning Commission Organization with direction to Mr. Cook to bring the item back with changes as presented based upon the discussion. Councilmember Curtis seconded the motion.*

Councilmember Burnham stated the second motion is the same as the withdrawn motion.

Councilmember Gray stated the motion should not include specific direction to staff as staff already has feedback from the meeting’s discussion.

Discussion ensued regarding the motion and direction to Mr. Cook regarding options to present at a future meeting.

Mayor Pro Tempore Love withdrew her motion.

MOTION: *Mayor Pro Tempore Love moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain City Municipal Code Section 17.15.030 Planning Commission Organization with direction to Mr. Cook to bring the item back with changes as presented based upon the discussion. Councilmember Curtis seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

18. CITY COUNCIL/MAYOR'S BUSINESS

Mayor Pro Tempore Love

Mayor Pro Tempore Love requested to work with Mayor and staff to reevaluate utility billing policies. Councilmembers Curtis and Wright supported the request.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis expressed appreciation for the work, meaningful discussion, and variety of opinions expressed by the Planning Commission.

Councilmember Burnham

Councilmember Burnham thanked Pony Express Events for their amazing job with the rodeo. She will work with them to plan future collaboration with the City.

Mayor Pro Tempore Love

Mayor Pro Tempore Love said the American Legion held a fundraising event in conjunction with the rodeo and hosted a blood drive on June 10th.

Councilmember Wright

Councilmember Wright recognized the new Youth Council Advisors, Youth Mayor, and Youth Councilmembers and said he looks forward to working with them.

Councilmember Gray

None.

20. COMMUNICATION ITEMS

20.A. Fraud Risk Assessment

This item was discussed prior to item 17.B.

Ms. Ruesch presented the item. In 2020 the Office of the State Auditor implemented a program designed to help measure and reduce the risk of undetected fraud, abuse, and noncompliance in local governments of all types and sizes. The assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of the identified best practices. The assessment is not a replacement or duplication of the internal control assessment performed by an independent auditor as part of a financial statement audit. While they are both risk assessments, their methodologies and purposes are distinct. The assessment is performed internally each year and provided to the Council before the end of the fiscal year.

Mr. Jerome stated the internal audit function and audit committee are defined in City policies but need to be revitalized.

20.B. Upcoming Planning Items

21. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 9:16 p.m.
Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 9:16 p.m.

Approved by the City Council on July 5, 2022.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
JULY 5, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
PUBLIC HEARING: Yes	RECOMMENDATION:		
PREPARED BY: Chris Trusty, Public Works	BACKGROUND:		
PRESENTED BY: Fred Philpot, Lewis Young Robertson & Birmingham	ITEMS FOR CONSIDERATION:		
	REQUIRED FINDINGS:		
	PLANNING COMMISSION ACTION/RECOMMENDATION:		
	ATTACHMENTS: ORD--Water Impact Fee Enactment Culinary Water IFFP - DRAFT Culinary Water IFA - DRAFT		

ORDINANCE NO. O-_____-2022

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A CULINARY WATER IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose culinary water impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq.* (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has previously prepared an Impact Fee Facilities Plan; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared a *Culinary Water Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit A, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public

hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for water facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application

submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Water Impact Fee in the maximum amounts set forth in Tables 1.1. through 1.4. of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting.* At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures.* The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure.* Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time.* The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate

from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions. Adjustments. and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates

land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to

challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing.* An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision.* After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, on this ____ day of _____, 2022.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of July, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

EAGLE MOUNTAIN CITY WATER IMPACT FEE FACILITY PLAN

November 11, 2021

Prepared for:

Eagle Mountain City
1650 E stagecoach Run
Eagle Mountain, UT

Prepared by:

P S O M A S

4179 South Riverboat Road
Suite 200
Salt Lake City, UT 84123
Project No. 8EMC010800

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APPENDIX A. EXHIBITS

- Exhibit 3.1 – Eagle Mountain Existing Water System
- Exhibit 3.2 – Eagle Mountain Existing System at Buildout
- Exhibit 3.3 – Eagle Mountain Current and Planning Period Improvements
- Exhibit 3.4 – Eagle Mountain Buildout Projects
- Exhibit 3.5 – Eagle Mountain Pressure Zones

APPENDIX B. BUILDOUT PROJECTS COST OPINION

1.1 Introduction

In June 2014, a Capital Facilities Plan (CFP) was completed for Eagle Mountain City titled, Eagle Mountain Impact Fee Facilities Plan, June 2014. Recently Eagle Mountain has been experiencing enormous growth, growing from 6,347 Equivalent Residential Units (ERU) in 2014 to over 10,288 ERUs currently. This growth is significantly higher than anticipated in the 2014 report, which projected a total of 8,079 ERUs in 2019. As a result, the City would like to reevaluate the IFFP that was previously prepared.

1.2 Definitions

CUWCD	Central Utah Water Conservancy District	gpm	gallons per minute
ERU	Equivalent Residential Units	PRV	Pressure Reducing Valve
DDW	Division of Drinking Water	LOS	Level of service
IFFP	Impact Fee Facilities Plan	SID	Special Improvement District
psi	pounds per square inch	IFC	International Fire Code

1.2.1 Equivalent Residential Connection (ERU)

For ease of calculations in water master plans, land uses other than residential are converted to ERU's. For this report, these values were calculated from actual water usage data provided by Eagle Mountain City from 2012 and 2013. See Table 1 for the ERU conversions used for this IFFP. The table shows indoor use only; outdoor use is calculated separately and is discussed in a later section.

Table 1. Equivalent Residential Units Conversions

Type	ERU
Tank 4	1.00
All other Residential	1.00
Commercial	5.06
Institutional	2.53
Condos	0.65
City Buildings	1.00

1.3 Level of Service

The State of Utah Division of Drinking Water (DDW) Rules and the IFC govern the minimum Level of Service (LOS) that Eagle Mountain City Water Department provides. The current LOS within the water system are stated as follows:

Storage

- 775 gallons of storage per ERU for indoor and outdoor use
- 2,848 gallons per irrigated acre for outdoor use in Zone 4
- Fire storage 1,000 gpm for 2 hours (120,000 gallons)
- Emergency storage based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered)

Source

- 1,642 gallons per day of source capacity for indoor and outdoor use per ERU
- Per conversation with the DDW, safe yield of a well is assumed to be two thirds of the pump capacity

Minimum Water Pressure Requirements

- 40 psi during peak day demands
- 30 psi during peak instantaneous demands
- 20 psi in during peak day demands with fire

Water Rights

- 0.53 acre-feet of water right per ERU
- 2.5 acre-feet per irrigated acre

In addition to the State rule requirements, the City has determined that the system will be required to maintain 30 psi at any moment during the modeled peak hour of the peak day scenario for new developments, with Well 1 or Well 2 out of service.

2.1 Existing System

Eagle Mountain City currently provides water to customers in Eagle Mountain and White Hills area. For discussion purposes the City has been broken into 3 areas: White Hills, the North and South (or City Center). Projects have been constructed to connect the White Hills development into to the City. See Figure 1 for the location of each Service Area and Exhibit 3.1 for a map of the existing water system.

From the City's billing information, it was determined that there is currently a total of 14,559 equivalent residential connections which is equivalent to a peak day of 16,601 gpm.

The City has recently installed a separate secondary system in the south part of the City that will remove some of public outdoor use from the culinary system. However, this system will only serve parks; all residential or commercial irrigation will continue to be served by the culinary system.

The City is divided into five pressure zones, with most of the existing development occurring in Zone 1. See Table 7 for a list of the pressure zones and pressure elevations. The water for the pressure zones is currently supplied by seven tanks, which are normally filled by four wells.

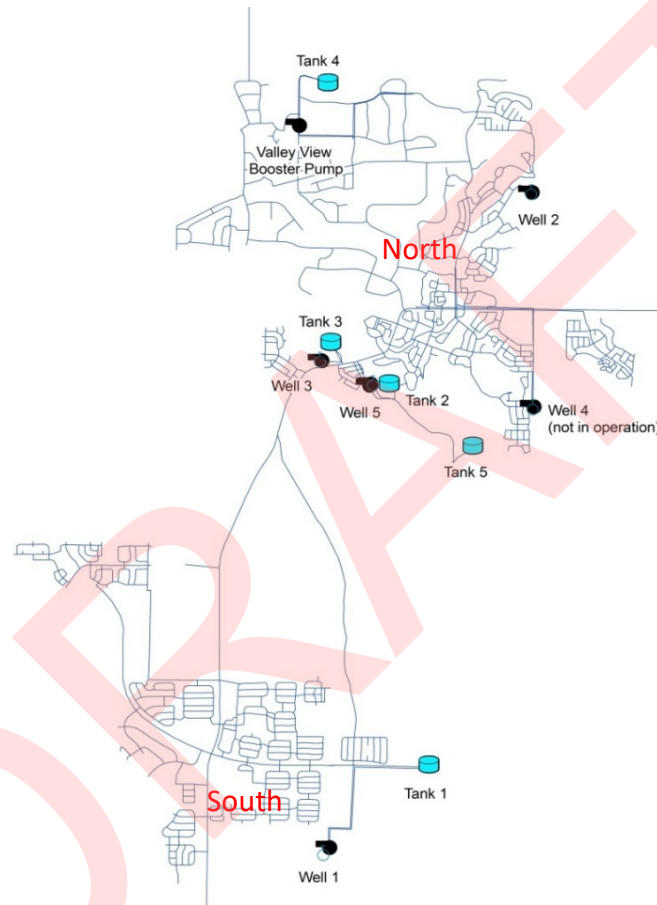


Figure 1. Eagle Mountain's Water System

2.2 Existing Project Funding

Several facilities in the existing system were funded using Special Improvement District (SID) Bonds. Table 2 summarizes the original cost, remaining capacity, and value of the listed improvements. Some of these improvements have capacity that can be used by future developments.

Table 2. Special Improvement Bond Funded Projects

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)	SID Name
1997	1 MG tank 1	\$417,000.00	1,064	1,064	0	\$0.00	\$391.92	97-1
1998	Ranches SID Water and Storage Distribution	\$1,800,026.00			0	\$0.00		98-1
2000	2 MG reservoir (Tank 3)	\$1,359,162.00	2,273	2,273	0	\$0.00	\$597.96	2000-1
2000	Ranches Well 2	\$825,000.00	1,243	1,243	0	\$0.00	\$663.72	2000-1
Total						\$0.00		

In addition to SID Bonds, other Eagle Mountain Projects have been funded using reimbursement agreements, revenue bonds, or City funds. See Table 3, Table 4, and Table 5 for a summary of these projects and their remaining capacities.

Table 3. Projects Funded with Reimbursement Agreements

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)	Balance as of 6/30/2019
1999	Well 1 property agreement	\$12,000	2,112	2,112	0	\$0	\$5.68	0
2004	Sweetwater Rd 12 inch Waterline (NSA)	\$141,306	4,800	4,800	0	\$0	\$29.44	0
2004	Sweetwater Rd 12 inch Waterline (SSA)	\$282,613	4,800	1,630	3,170	\$186,642	\$58.88	186,642
2006	Well 3 (SL6)	\$750,000	849	849	0	\$0	\$883.39	0
2006	Well 3 (EMC)	\$169,854	849	849	0	\$0	\$200.06	0
2007	Sunset Drive	\$21,000	1,500	1,500	0	\$0	\$14.00	0
2007	Spyglass Drive	\$14,578	1,458	1,458	0	\$0	\$10.00	0
2009	Valley View Tank	\$1,150,000	431	431	0	\$0	\$2,668.21	0
2008	Sweetwater Secondary Irrigation	\$48,294	1,500	0	1,500	\$48,294	\$32.20	48,294
2013	Ranches Parkway Extension	\$16,521.00	831	0	831	\$16,521.00	\$19.88	\$16,521.00
2021	Fieldstone Brylee Farms	\$55,887.00	1,750	0	1,750	\$55,887.00	\$31.94	\$55,887.00

Table 4. Projects Funded with Revenue Bonds

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)
1997	Eagle Mountain Main Rev Bond	\$808,120	2,000	2,000	0	0	\$404.06
1997	Water Tank Revenue Bond (TANK 1)	\$882,134	883	883	0	0	\$999.02
1998	Chlorine Building AMR fees (Rev Bond)	\$94,900	2,000	2,000	0	0	\$47.45

Table 5. City Funded Projects

Year Constructed	Project Name	Cost (construction year)	City Contribution Bond	Developer Contribution	Water Impact Fees	Water Fund	Reimbursed Money
2008	Well 4	\$1,763,179	\$ 122,710	-	\$1,640,649	-	\$122,710
2008	Well 5	\$852,742	-	\$ 750,000	-	-	-
2010	Pony Express Irrigation Line	\$128,914	-	-	-	\$128,914	\$128,914
2008	Tank 5	\$1,418,416	-	-	\$ 247,025	\$1,171,391	\$1,171,391
2008	Tank 5 Waterline	\$718,302	-	-	-	\$718,302	\$718,302
2012	Water System Master & Capital Facility Plan	\$174,006	-	-	-	\$174,006	\$174,006
2010	Porters Crossing	\$54,034	-	-	-	\$54,034	\$54,034
2014	CWP Pipeline Project	\$3,081,235	\$ 3,081,235	-	-	-	\$3,081,235
	Silverlake PRV	\$162,840	-	-	\$ 162,840	-	-
2015	Powerline Corridor Waterline	\$1,799,890	-	-	\$1,799,890	-	-
2019	Steeple Chase Waterline	\$3,422,138	-	\$ 3,422,138	-	-	-
2019	3.5 MG Tank	\$3,833,557	-	\$ 3,833,557	-	-	-
2019	Unity Pass Parallel Waterline	\$1,164,542	-	-	\$1,164,542	-	-

3.1 Planning Period and Growth Projections

Planning Period

To evaluate City growth and system improvements as part of this IFFP, a ten-year planning period will be used to identify specific system needs. To assist the City in long-range planning, additional anticipated projections to build out (year 2060) will also be evaluated.

Growth Projections

Eagle Mountain is growing rapidly and is among the fastest growing cities in the State. In 2020, the City's population grew by approximately 12%. This is well over the projected growth in the City's Master Plan and the Governor's Office of Planning and Budget, Demographic & Economic Analysis Department (GOPB), which had the growth rate just above 4%. Because the City's population has exceeded the population projections for several years, a revised conservative growth rate has been assumed. See Table 6. Planning Period ERU's Table 6 for the projected growth. Long term population growth beyond the planning period has not been included, due to uncertainty with these values.

Table 6. Planning Period ERU's

Year	Growth Rate	Added ERC	ERC
2021	12%	1,747	16,306
2022	12%	1,957	18,263
2023	12%	2,192	20,454
2024	10%	2,045	22,500
2025	10%	2,250	24,750
2026	8%	1,980	26,730
2027	8%	2,138	28,868
2028	5%	1,443	30,311
2029	5%	1,516	31,827
2030	5%	1,591	33,418

3.2 System Improvements

3.2.1 Pressure Zones

As stated earlier, Eagle Mountain City's water system is divided into five pressure zones. At the City's full build out, an additional five pressure zones will be necessary. Within the City's water model, new pressure zones were created to maintain water pressures within a desired range of 70-120 psi. In some instances, this pressure range was expanded to eliminate the need for additional smaller pressure zones, but the minimum service levels were still maintained. See Table 7 and Exhibit 3.5 for a summary of the pressure zones.

Table 7. Pressure Zones

Pressure Zone	Served from	HGL	40 psi Elevation	70 psi Elevation	120 psi Elevation	140 psi Elevation
Zone 1	Tank 1&1a	5,101	5,008.6	4,939.3	4,823.8	4,777.6
Ranches	PRV	5,070	4,977.6	4,908.3	4,792.8	4,746.6
Zone 3	Tank 2&3	5,180	5,087.6	5,018.3	4,902.8	4,856.6
Zone 4	Tank 4 & 4a	5,320	5,227.6	5,158.3	5,042.8	4,996.6
Zone 5	Tank 5	5,370	5,277.6	5,208.3	5,092.8	5,046.6
Evans	PRV	5,078	4,985.6	4,916.3	4,800.8	4,754.6
WH upper	Future WH tank	5,445	5,352.6	5,283.3	5,167.8	5,121.6
WH Mid	WH Tank	5,300	5,207.6	5,138.3	5,022.8	4,976.6
WH lower	PRV	5,198	5,105.6	5,036.3	4,920.8	4,874.6
Future Zone 6	Future PRV	4,955	4,862.6	4,793.3	4,677.8	4,631.6
Future Zone 7	Future PRV	5,540	5,447.6	5,378.3	5,262.8	5,216.6
Future Zone 8	Future PRV	5,540	5,447.6	5,378.3	5,262.8	5,216.6
Future Zone 9	Future PRV	5,750	5,657.6	5,588.3	5,472.8	5,426.6
Future Zone 10	Future PRV	5,950	5,857.6	5,788.3	5,672.8	5,626.6

Most of the new pressure zones will be created in undeveloped areas on the eastern side of the City as development moves east into the Lake Mountain area. If some of these areas are determined to be unbuildable, some of the planned pressure zones may not be needed.

Another new pressure zone is anticipated in the North Ranch area, located north of SR73 and at elevations above 5,200 ft. For this area to be served by only one additional pressure zone, and to eliminate the need for an additional smaller pressure zone, the pressure range for this zone would need to be extended to the maximum peak day pressure range that the LOS allows of 40 psi to 140 psi.

We also recommended that two existing pressure zone areas be moved from Zone 1 to other zones. The first move should occur when the waterline from Tank 5 extends to the Gateway Phase 1 Development (see Improvement 19 4.1.2 Year 2025-2030). A PRV should be installed at the entrance to this development and Gateway Phase 1 be incorporated into the higher-pressure Zone 5. This would increase the pressures in this area to a more desirable level.

The second area that should be moved includes the area north of SR-73 along Canyon Wash Road and Deerfield Circle (see Improvement 9 in 4.1.1 Years 2020-2025). By closing the valves at SR-73 and opening the valve at Lake View Lane, the area could be included in Zone 4. This adjustment should not take place until the waterline in SR-73 is installed. Although this move will increase some pressures above 120 psi, it significantly improves the system operational pressures in the event Well 2 goes offline.

3.2.2 Storage Capacity Improvements

Currently, there are eight water storage tanks in Eagle Mountain City that provide the total storage capacity for the City's culinary water system.

To convert the existing storage capacity of the individual tanks to ERU's, the DDW requires volumes for both fire and emergency storage to be determined. The fire storage for the City has been calculated based on the largest building in the City, which is equivalent to 360,000 gpm for 4 hours. The higher Zones, White Hills, Tanks 4 and 4a, and Tank 5 are at a higher pressure and will require adequate fire storage for the Zones they serve. Currently, the White Hills Zone only has residential connections and therefore will require 1,500 gpm for 2 hours of fire storage. Because the higher Zones can service the lower Zones through PRVs, the fire storage would be available for the other Zones. However due to the distance of Zone 1 from other storage, we recommended most of Zone 1 storage be accounted for in Tanks 1 and 1a and in White Hills.

Each tank also needs additional storage set aside for emergencies. The DDW does not have a volume requirement for emergency storage. The DDW rule only states that "Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability". Per the Technical Memorandum on the Division of Drinking Water Sizing Requirements Study memo by Jones and DeMille, the emergency storage requirement has been set at 5%.

After the fire and emergency storage, the remaining capacity in the tanks is the equalization storage. Equalization storage includes both indoor and outdoor storage needs. Per the system specific source analysis, 775 gallons of storage is required for each ERU. See Table 8 for a summary of each tank's ERU capacity. Tank 5 is not in currently operation, so it has been excluded from the available volume calculations. However, it has an additional 2,000,000 gallons of storage that could be used, which would provide storage for an additional 2,142 ERU's.

Table 8. Existing Tank Storage Capacity

Tank	Total Volume	Fire Storage	Emergency Storage	Equalization Storage	ERC
ST-001 / Tank 1	1,000,000	90,000	50,000	860,000	1110
ST-002 / Tank 2	1,000,000		50,000	950,000	1226
ST-003 / Tank 3	2,000,000		100,000	1,900,000	2452
ST-004 / Tank 4	600,000	120,000	30,000	450,000	581
ST-005 / Tank 5	2,000,000	240,000	100,000	1,660,000	2142
ST-006 / Tank 4a	2,500,000	120,000	125,000	2,255,000	2910
ST-007 / Tank 1a	3,500,000	90,000	175,000	3,235,000	4174
White Hills**	679,465	180,000	33,973	251,918	325
Total Without ST-005	11,279,465	600,000	563,973	9,901,918	12777
Total	13,279,465	840,000	663,973	11,561,918	14919

** White Hills includes 213,547 gallons of unusable storage

The Zone planned to be served by Tank 5 does not currently have any connections and is not currently in service. Per the level of service requirements, it is recommended that this tank be put into service to provide the storage deficiency.

By the year 2060, the City will be nearing full build-out and will require a total 42.7 million gallons of storage. If the growth rate follows projections, additional storage will be generally required every 3 to 5 years beyond the planning period. See Table 9 for the additional storage required and the estimated year the additional storage will be needed.

Table 9. Storage Improvements Required Through Build-out

Year	ERC	Required Storage (gal)	Available Storage (gal)	Additional Storage (gal)
2021	16,306	13,801,108	13,279,465	2,500,000
2022	18,263	15,442,561	15,779,465	2,500,000
2023	20,454	17,260,988	18,279,465	4,000,000
2024	22,500	18,801,187	22,279,465	
2025	24,750	20,344,906	22,279,465	
2026	26,730	21,879,378	22,279,465	4,000,000
2027	28,868	23,976,608	26,279,465	
2028	30,311	24,895,239	26,279,465	
2029	31,827	26,069,801	26,279,465	2,500,000
2030	33,418	27,428,091	28,779,465	

3.3.3 Source Capacity Improvements

Currently, the City's system is served by five wells, one of which is not in operation due to water quality issues (Well 4). Additionally, the City has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) to purchase 15,000 acre-feet of water. The City currently only utilizes only a portion of the allotment.

As previously mentioned, per the DDW, the safe yield of a well is two-thirds of the operating point of a pump. Table 10 summarizes the current available source but does not consider the City's water rights. Because all the sources are in the same pressure zone and then pumped to the existing tanks, the City's source demands can be evaluated for the entire City together. The ERU capacity was determined by adding the indoor and outdoor use ERU requirements and dividing it by the total source capacity.

Table 10. Existing Source Capacity

Source Name	Quantity (gpm)	Safe Yield (gpm)	ERCs
Well 1	3,200	2,133	1,871
Well 2	2,200	1,467	1,286
Well 3	1,700	1,133	994
Well 5	3,200	2,133	1,871
White Hills Well 1	1,300	867	760
White Hills Well 2	1,200	800	
CUWCD	3,200	3,200	2,806
Total	16,000	11,733	9,588

Because the City system is currently below the required source capacity, several projects are in the planning stages to eliminate the shortages. The City has added pumps to the CUWCD pump station and plans to expand the quantity they will take from CUWCD. In addition, several new source projects are recommended.

With the large, anticipated growth, the City will need ongoing source projects. See Table 11 for the anticipated source requirements and timing. It should be noted that when constructing a well, the ultimate capacity is uncertain until the well is built. Therefore, if a constructed well does not provide the anticipated capacity, multiple smaller wells should be constructed over the same time frame to achieve the necessary source requirement.

Table 11. Source Improvements Required Through Build-out

Year	ERC	Required source (gpm)	Available source (gpm)	Added source (gpm)
2021	16,306	18,593	11,733	6,300
2022	18,263	20,825	18,033	4,400
2023	20,454	23,323	22,433	2,800
2024	22,500	25,656	25,233	2,500
2025	24,750	28,221	27,733	9,000
2026	26,730	30,479	36,733	
2027	28,868	32,917	36,733	
2028	30,311	34,563	36,733	
2029	31,827	36,291	36,733	2,000
2030	33,418	38,106	38,733	

3.2.4 System Capacity Improvements

In 2014, capacity in the area above SR73 was limited. Several projects in the past five years have helped increase the capacity of this area. The Powerline Corridor project, which connected the Pony Express Pipeline to the north area of the NSA, increased capacity by an additional 550 lots. In addition, a second tank was constructed in this upper zone which provides emergency storage equivalent to 1.5 days during irrigation season and 6 days during the winter months. This reduces the risk associated with a shutdown of Well 2. Because the operation of Well 2 is critical to providing adequate system pressures in the Meadow Ranch Zone, the system was analyzed both with the Well operating and with the Well out of service.

4.0 Current Projects (2020)

Since the 2019 IFFP, several projects have been completed. They are summarized below:

- 1) The City has installed a new 18-inch pipeline from the White Hills. This project adds approximately 800 gallons of source and 370,000 gallons of storage. This project connects White Hills to Eagle Mountain City Center on the South portion of the City, adding to the resiliency of the City's system.
- 2) A secondary water system was completed that will be able to irrigate the City's open space in the SSA. Once in full operation, this system will remove 143.27 acres of open space from the culinary system, which will increase both the available source and storage.
- 3) The City is currently in the process of adding two additional pumps to the CUWCD pump station. The current contract limits the source to 3,200 gpm. However, the City is planning on purchasing additional water from CUWCD.
- 4) The City has installed 10,633 feet of 18-pipe connecting the Pole Canyon waterline to the west boundary of the Steeplechase property.

4.1 Facilities Planning

As the City continues to grow, the water system will need to expand to keep up with the additional demand caused by new development. From current land use and zoning maps, a City full build-out scenario was created and used to anticipate pipelines, PRV's, storage, and source projects that will be necessary as Eagle Mountain is built-out. This scenario is summarized in Exhibit 3.2

The needed improvements for the planning period have been phased into 5-year increments: 2020-2025 and 2025-2030. To assist the City with long range planning, improvements beyond 2030 have also been included. See Exhibit 3.3 for locations of these projects. Some of the projects needed by 2030 are described in this section. Costs for projects beyond 2030 are given in Appendix B.

In addition to the timing, budgetary project costs have been developed for the necessary improvements. These budgetary costs include materials, construction, engineering, legal, and right of way acquisitions.

These projects have been analyzed, and the timing of the projects is determined, based on best available data, current growth projections, and known development plans. If new development occurs in

locations that were not anticipated in the model, or if growth occurs quicker than anticipated, some projects may need to be initiated sooner than the projections.

4.1.1 Years 2020-2025

In addition to the projects that have recently been completed, and those that are under construction (listed in Section 3.7), several other projects will be needed before the year 2025. See Appendix B for a summary of cost for these improvements.

- 1) Connect the Ault Well to the City's system or provide an additional 1,300 gpm of reliable source
- 2) Purchase additional CWP water
- 3) Install a booster Pump at Unity pass
- 4) Provide additional power to the existing White Hills wells or install a new well in White Hills subdivision. This would provide an additional 1,400 gpm of reliable source.
- 5) Install an additional booster pump in Zone 4
- 6) Install 2.5 MG tank along Pole Canyon that can service the City Center pressure zone
- 7) Construct a new 3,000 gpm well south of Well #5 and connect to the South Service Zone (4,250 ft of pipe)
- 7a) Construct a well with 3,000 gpm reliable source
- 8) Install additional connections between the 30-inch and the 16-inch waterlines that were constructed with the Steeplechase Offsite improvements (4,000 feet of pipe)
- 9) Install 2.5 MG tank in the SSA and associated piping
- 10) Install 1,375 feet of 16-inch pipe along SR 73 connecting Canyon Wash Road and Deerfield Circle. After this Improvement is complete, the valves should be adjusted to switch the North Ranch Subdivision to the Upper Zone.
- 11) Install 4500 linear feet from Lake Mountain Road improvement (5) to Pony Express
- 12) Upsize the 6-inch lines in White Hills to 8-inch
- 13) Install 3,000 feet of 16-inch pipe along SR-73 from North Sunset Drive to Shiloh Way. This completes the waterline along SR-73 and adds an additional route for water to be delivered to the areas north of SR-73.
- 14) A second CUWCD pump station will be needed in approximately 2023. This pump station should be located north of SR-73 and be able accommodate the remaining 7,500 acre-feet capacity included in the Central Utah Water Conservancy District Purchase Agreement.
- 15) A 4-million-gallon tank, installed in the Pole Canyon upper zone
- 16) Relocate and expand capacity at Well 1.
- 16a) Install New Maintenance Facility Building (Shared cost with Wastewater)

4.1.2 Year 2025-2030

- 17) 2,200 feet of parallel 12-inch pipe along SR-73. This will eliminate the bottleneck in SR-73 and provide additional capacity.
- 18) Construct a 4-million-gallon tank, adjacent to the well listed as Improvement 5
- 19) 16,500-foot waterline connecting SR-73 to SSA
- 20) An additional 2.5 -million-gallon tank located next to Tank 3 should be installed. This would provide a more efficient water system.

- 21) Construct a well with a 2,500-gpm reliable source in White Hills
- 21a) Construct a well with a 2,500-gpm reliable source
- 22) Install 7,000-foot 12-inch pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway Subdivision as well as a 12-inch PRV. These improvements will extend the Zone 5 Pressure Zone to Pony Express and open the area adjacent to the pipe for development.
- 23) Install a second connection across the Steeplechase Offsite improvements
- 24) Install a second main line connecting White Hills to Pole Canyon
- 25) Install 3,550 feet of 20-inch pipe and a PRV connecting Tank 5 with the new well listed in Improvement 5. This adds an additional waterline and redundancy from the NSA and the SSA which currently is dependent on two parallel waterlines. This project will also reduce the recommended fire storage in tank 1a and 1b to 45,000 each adding an additional 90,000 gallons of storage

5.0 Conclusion and Recommendations

Like many communities in the west, Eagle Mountain City is growing rapidly with limited resources to acquire and expand its water system to meet the growing needs. The improvements recommended in Section 4.1 were outlined based on projected growth rates and anticipated locations of future development. Since growth rates and location of growth may vary from projections, some of the recommended improvements may be needed sooner or later than anticipated.

The current water system complies with the established minimum LOS but is near storage and system capacity. With proposals of new development, facilities will need to be constructed to continue to meet the LOS standards.

Beyond the immediate improvements, Eagle Mountain City should begin planning strategic locations for additional storage projects and development of new water sources. As the City continues to experience rapid growth, we recommend that the Master Plan and Impact Fee Facility Plan be reviewed and updated every few years and the system model be kept up to date.

Appendix A

Exhibits

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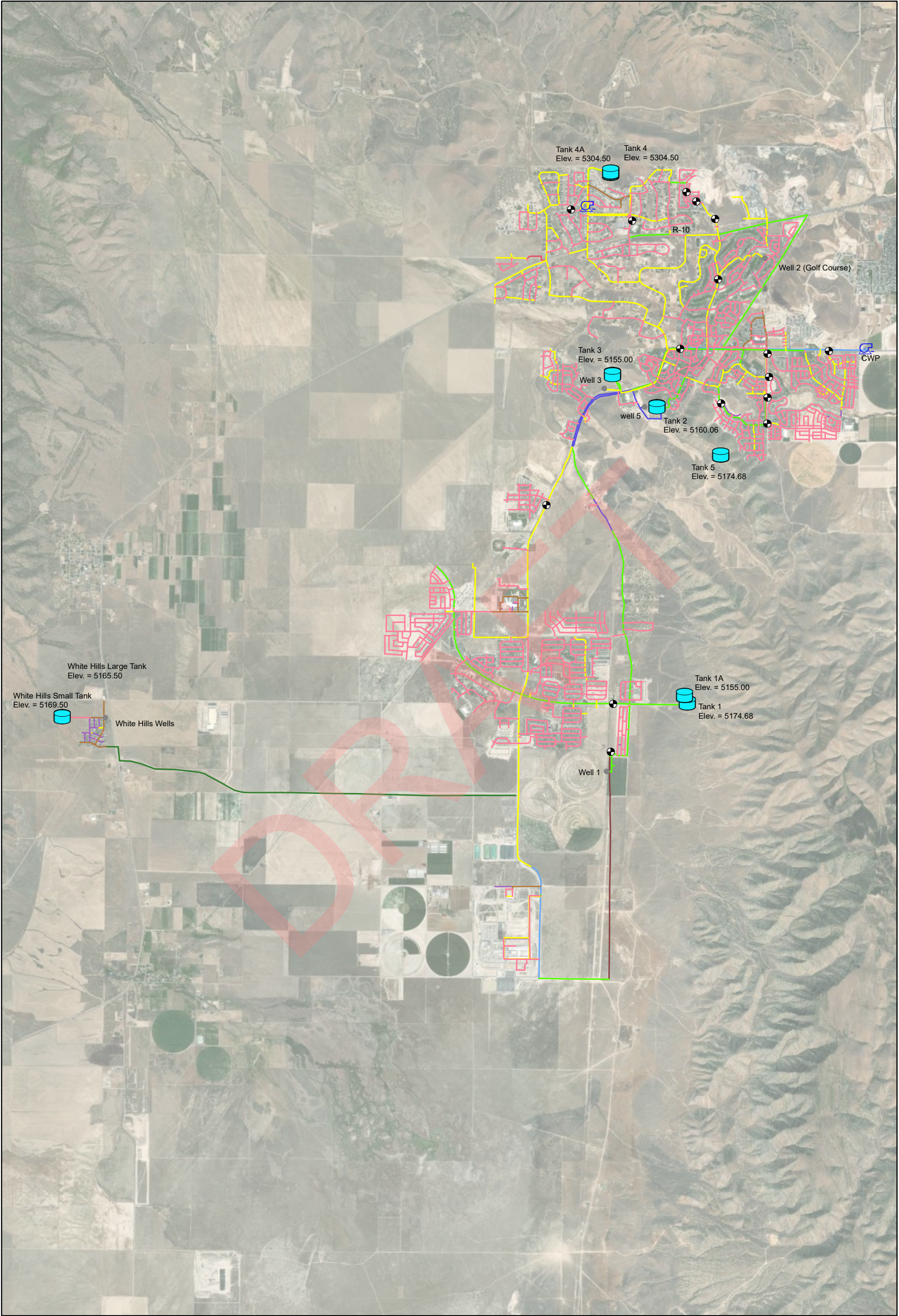


Figure 3.1 Eagle Mountain Existing Water System

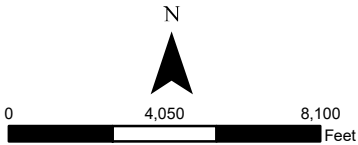
Legend

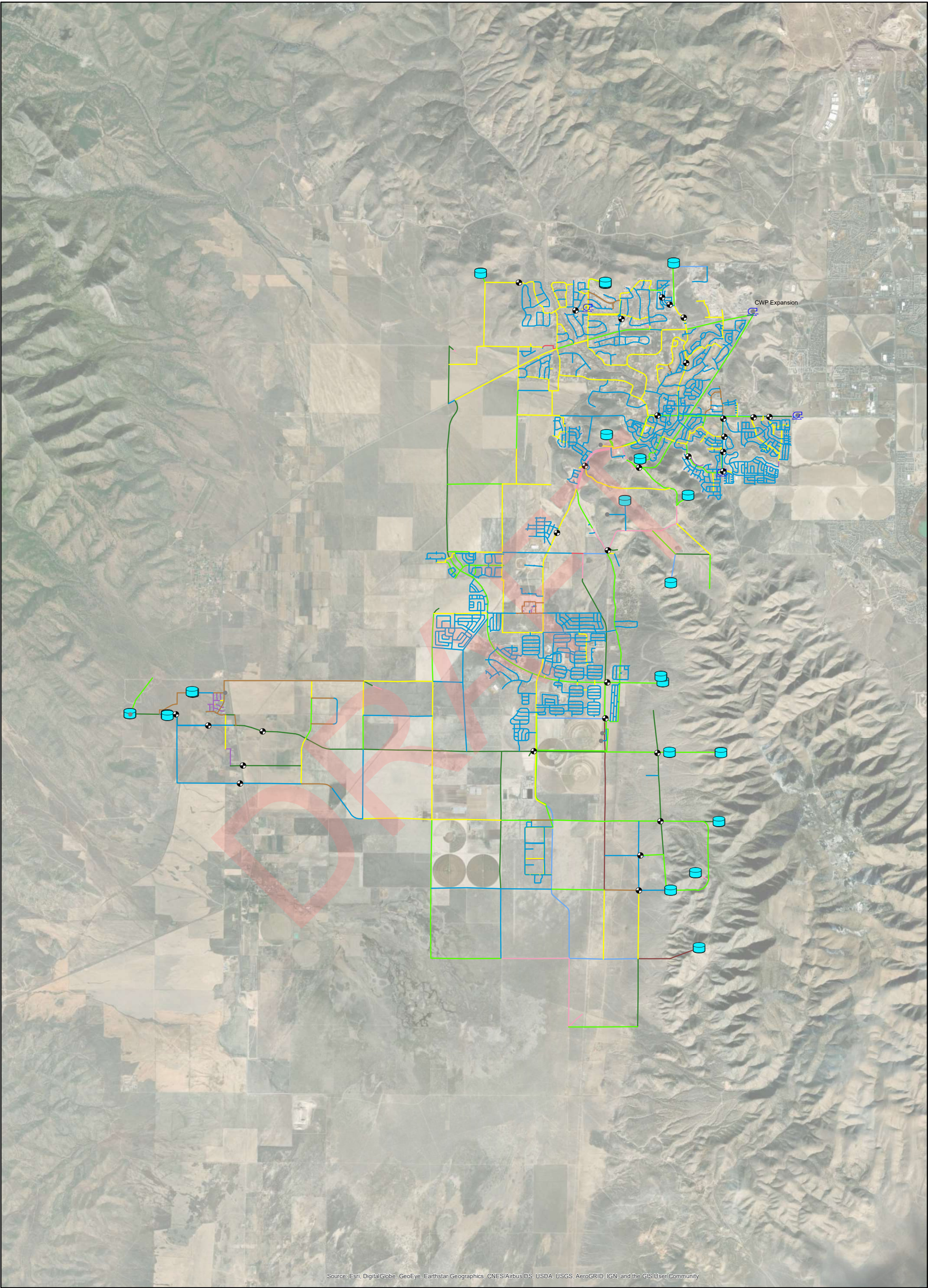
- Wells
- ⊗

 PRVs
- ⚙

 Pumps
- 🛢

 Tanks
- Existing 6"
- Existing 8"
- Existing 10"
- Existing 12"
- Existing 14"
- Existing 16"
- Existing 18"
- Existing 20"
- Existing 24"
- Existing 30"



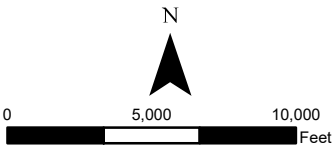


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus/DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 3.2 Eagle Mountain System at Buildout

Legend

- | | | |
|---------|----------|----------|
| ● Wells | 6" Line | 16" Line |
| ⊕ PRV | 8" Line | 18" Line |
| 🔧 Pumps | 10" Line | 20" Line |
| 🛢 Tanks | 12" Line | 24" Line |
| | 14" Line | 30" Line |



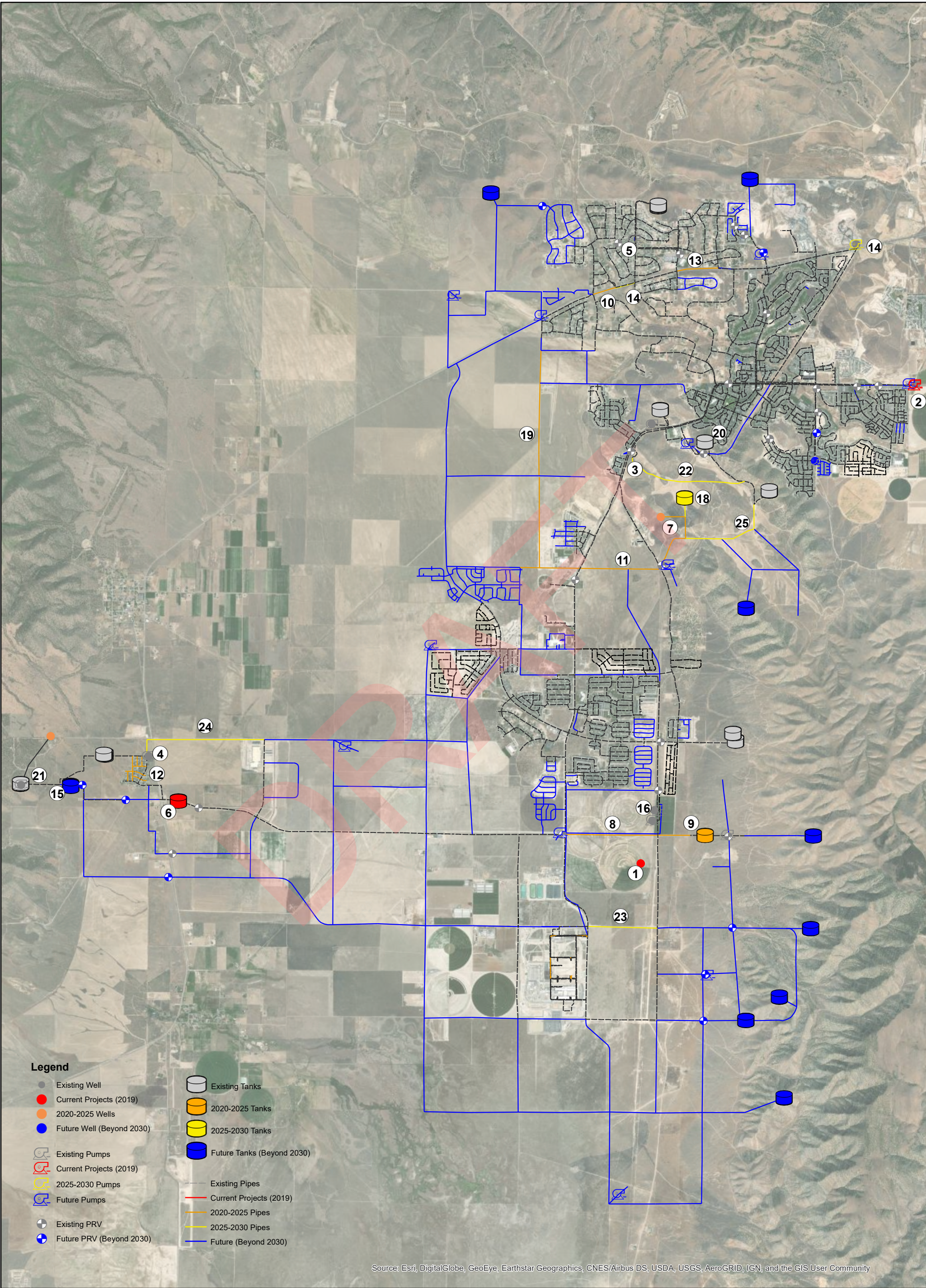
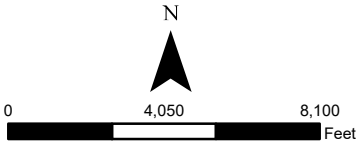


Figure 3.3 Eagle Mountain Current and Planning Period Improvements



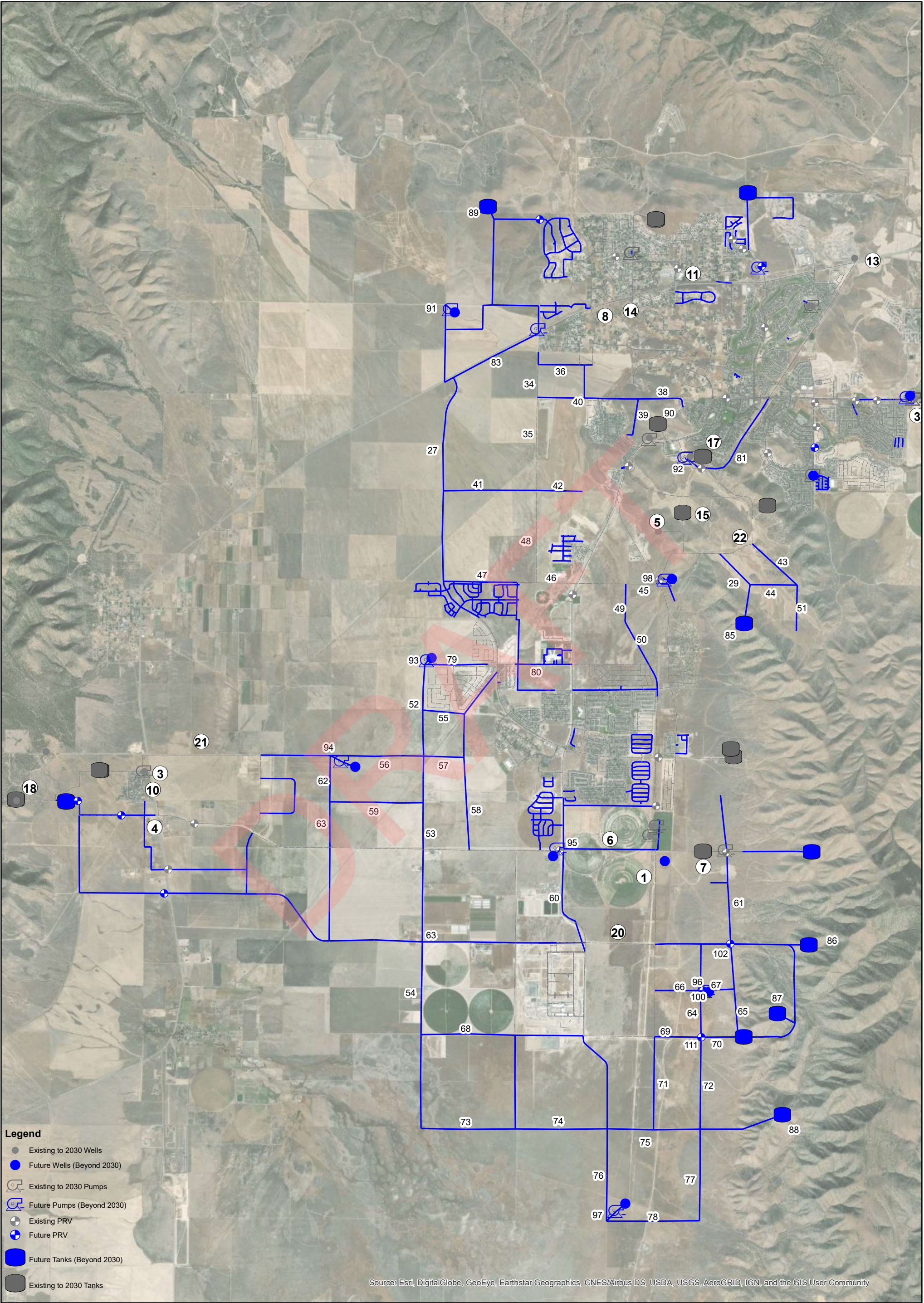
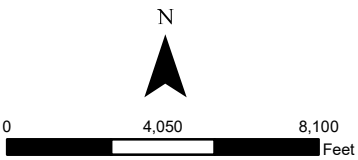


Figure 3.4 Eagle Mountain Buildout Improvements



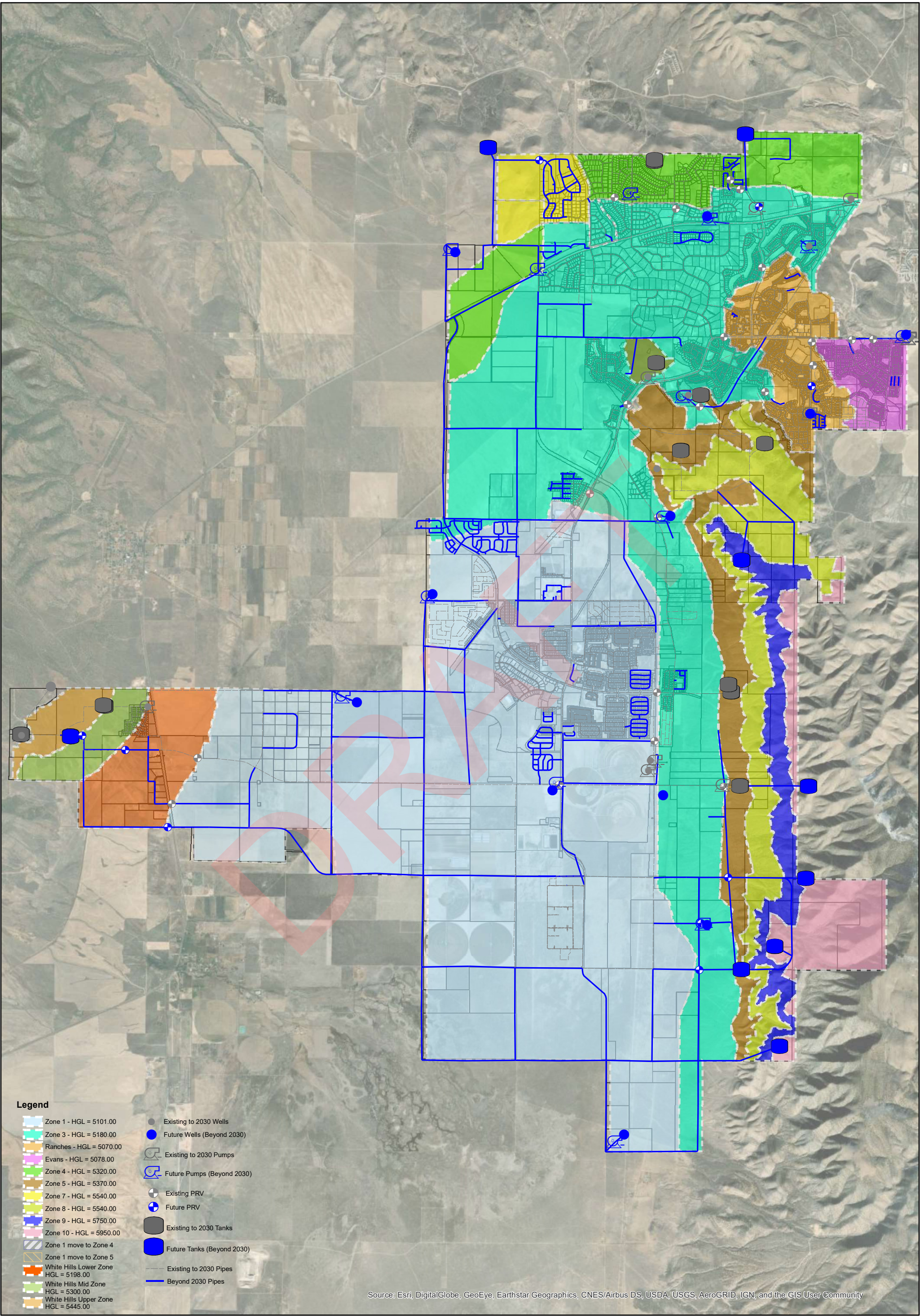
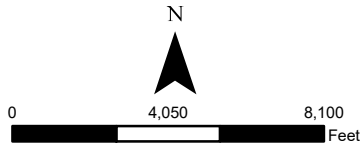


Figure 3.5 Eagle Mountain Pressure Zones



Appendix B

Cost Estimates

DRAFT

Years 2020-2024				
project #	project	projected cost	% used in the next 10 years	cost to new development
1	Connect the Ault Well to the City's System or additional 1970 gpm well	\$2,049,025	100	\$2,049,025
3	Booster Pump Station at Unity Pass	\$1,250,000	100	\$1,250,000
7	Install a a total of 3,000 gpm of reliable source by Well #5	\$5,000,000	100	\$5,000,000
7a	Install a a total of 2,800 gpm of reliable source by Well #3	\$5,000,000	100	\$5,000,000
4	Provide power conduit to White hills well and upgrades	\$750,000	100	\$750,000
5	Additional Booster Pump at zone 4	\$500,000	100	\$500,000
6	Install 2.5 MG tank along Pole Canyon	\$2,500,000	100	\$2,500,000
8	Install additional connections between 30" and the 16" waterlines	\$253,575	60	\$152,145
9	Insall 2.5 MG tank by SSA and connect to City System	\$2,774,425	100	\$2,774,425
10	Install pipe along SR 73 conneting Canyon Wash Road and Deerfield Cir. After this improvement is completed, the valves should be adjusted switching the North Ranch Subdivision to the upper zone	\$124,800	60	\$74,880
11	Instal 4500 linear feet from lake mountain road to pony express	\$450,000	40	\$180,000
12	Upsize 6" waterline to 8" for white hills neighborhood	\$251,050	50	\$125,525
13	Install pipe along SR 73 from North Sunset Drive to Shiloh Way.	\$460,600	60	\$276,360
14	A second CUWCS Pump Station will be needed beyond 2023. This pump station should be located North of SR73 and be able to accommodate the remaining 7,500 acre-feet capacity that will be	\$5,500,000	100	\$5,500,000
15	A 4 million Gallon tank installed in the Pole Canyon upper Zone	\$4,000,000	100	\$4,000,000
16	Relocate and expand well 1	\$2,000,000	100	\$2,000,000
16a	Install New Maintenance facility (\$5,000,000 Total Cost shared with Wastewater)	\$2,500,000	100	\$2,500,000
total		\$35,363,475	98%	\$34,632,360
Years 2020-2024				
17	Install pipe parrallel along SR 73 to eliminate bottleneck and provide additional capacity for future CUWCD pump station	\$170,825	60	\$102,495
18	Construct a 4 Million Gallon tank by the new well in improvement 5	\$4,000,000	100	\$4,000,000
19	16,500 foot 24" waterline	\$2,800,000	50	\$1,400,000
20	Construct a 2.5 MG tank adjacent to existing Tank 3.	\$2,500,000	100	\$2,500,000
21	2500 gpm reliable source well located in White Hills	\$5,000,000	100	\$5,000,000
21a	2000 gpm reliable source well located in White Hills	\$5,000,000	100	\$5,000,000
22	Install pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway subdicion and 12 inch PRV.	\$639,150	50	\$319,575
23	Install another connection across the Steeple chase offsite waterline	\$382,750	50	\$191,375
24	Install a second line from White Hills to the Pole Canyon Waterline	\$557,171	30	\$167,151
25	Install pipe and PRV connecting Tank 5 with South. This adds an additional water line and redundancy from the North area to the South	\$654,450	30	\$196,335
		\$21,704,346	87%	\$18,876,931
Total		\$57,067,821		\$53,509,291



EagleMountain UTAH

IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

CULINARY WATER SYSTEM

JUNE 2022

EAGLE MOUNTAIN CITY, UTAH



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IMPACT FEE CERTIFICATION

IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis prepared for Water Services:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. Complies in each and every relevant respect with the Impact Fees Act.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Water Impact Fee Analysis (“IFA”) is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act”, and assist Eagle Mountain City (the “City”) in financing and constructing necessary capital improvements for future growth. This document will address the future water infrastructure needed to serve the service area through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service (“LOS”). The 2021 Water Impact Fee Facilities Plan (“IFFP”) prepared by Psomas in November 2021, as well as input from the City, provide much of the information utilized in this analysis.

- ☞ **Impact Fee Service Area:** The City provides water service throughout the City. This analysis considers a single, City-wide service area, as shown in the map of the City’s water system included in **SECTION 3**. The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP¹ or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.
- ☞ **Demand Analysis:** The demand units utilized in this analysis are based on typical usage patterns measured in gallons per day (“gpd”) and equivalent residential units (“ERUs”) generated from land-use types. As residential and non-residential development occurs within the City, additional demand is generated which requires system expansion. The water capital improvements identified in this study are based on maintaining the existing LOS for this new demand.
- ☞ **Level of Service:** The proposed LOS is based on the various system requirements for source, storage and distribution. **SECTION 3** of this report further explains the LOS.
- ☞ **Excess Capacity:** A buy-in component for distribution is included in this analysis.
- ☞ **Capital Facilities Analysis:** A total of \$57 million in source, storage and distribution related costs are included in the calculation of the impact fee. These costs are considered system improvements necessary to maintain the existing LOS and meet the anticipated development activity over that same period.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded with impact fees, debt financing, and utility fee revenues.

PROPOSED WATER IMPACT FEE

The IFFP must meet the legislative requirements found in the Impact Fees Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The tables below illustrate the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the water impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERU demand served by the proposed projects.

TABLE 1.1: LOCAL IMPACT FEE PER ERU FOR DEVELOPMENT WITH WATER RIGHTS

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERU	% OF TOTAL
Impact Fee for Non-CWP Development						
Future Source	\$27,133,510	92.41%	\$25,073,510	11,401	\$2,199	54%
Financing Cost	\$4,381,958	92.41%	\$4,049,276	11,401	\$355	9%
Future Storage	\$17,313,039	100.00%	\$17,313,039	20,000	\$866	21%
Financing Cost	\$2,787,322	100.00%	\$2,787,322	20,000	\$139	3%
Future Distribution	\$12,065,344	66.45%	\$8,016,991	18,859	\$425	10%
Financing Cost	\$1,942,692	66.45%	\$1,290,850	18,859	\$68	2%
Subtotal: Future Facilities	\$65,623,865		\$58,530,987		\$4,052	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	
Total	\$65,643,865		\$58,550,987		\$4,054	100%

¹ “CWP” is the Central Utah Water Conservancy District “Central Water Project”.

The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP² or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.

TABLE 1.2: LOCAL IMPACT FEE PER ERU FOR DEVELOPMENT WITHOUT WATER RIGHTS

	Total Cost	% to IFFP Growth	Cost to Growth	Demand Served	Cost Per ERU	% of Total
Future Facilities						
Future Storage	\$17,313,039	100.00%	\$17,313,039	20,000	\$866	12%
Financing Cost	\$2,787,322	100.00%	\$2,787,322	20,000	\$139	2%
Future Distribution	\$12,065,344	66.45%	\$8,016,991	18,859	\$425	6%
Financing Cost	\$1,942,692	66.45%	\$1,290,850	18,859	\$68	1%
CWP Second Pump Station Project	\$6,190,298	100.00%	\$6,190,298	7,893	\$784	11%
Subtotal: Local Infrastructure Fee	\$40,298,696		\$35,598,500		\$2,282	31%
Miscellaneous						
Impact Fee Fund Balance	\$0	100.00%	\$0	18,859	\$0	0.0%
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0.0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0.0%
Total	\$40,318,696		\$35,618,500		\$2,284	100%

This schedule represents the impact fee paid to Eagle Mountain City. In addition to the above fee, the development without water rights will need to pay the appropriate Central Utah Water Conservancy District One Time Development Take Down Fee set By CUWCD Board of Trustees, as well as the Capital Prepayment Fee for capital recovery.

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act³ to assess an adjusted fee to more closely match the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development will be determined based on formulas below, calculated on a case-by-case basis.

DEVELOPMENT WITH WATER RIGHTS: FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * Impact Fee per ERU (\$4,054) + Applicable Reimbursement Agreement Fees = Impact Fee

DEVELOPMENT WITHOUT WATER RIGHTS: FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * (Local Impact Fee per ERU (\$2,284) + CWP Fees) + Applicable Reimbursement Agreement Fees = Impact Fee

In addition to the above impact fee calculation related to the funding of future facilities, several existing distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. The table below illustrates the specific buy-in for these projects, which will be assessed to new development within the reimbursement agreement boundaries.

TABLE 1.4: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

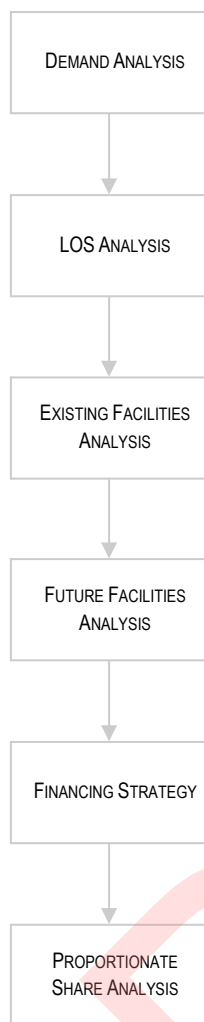
YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2004	Sweetwater Rd 12 inch Waterline (SSA)	\$282,613	4,800	1,630	3,170	\$186,642.34	\$58.88
2008	Sweetwater Secondary Irrigation	\$48,294	1,500	-	1,500	\$48,294.00	\$32.20
2013	Ranches Parkway Extension	\$16,521	831	-	831	\$16,521.00	\$19.88
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

² "CWP" is the Central Utah Water Conservancy District "Central Water Project".

³ UC 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA⁴. The IFFP, completed by Psomas, is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with population growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to future new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.⁵ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.⁶

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

⁴ UC 11-36a-301,302,303,304

⁵ UC 11-36a-302(2)

⁶ UC 11-36a-302(3)

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.⁷ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁸ References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

DRAFT

⁷ UC 11-36a-102(20)

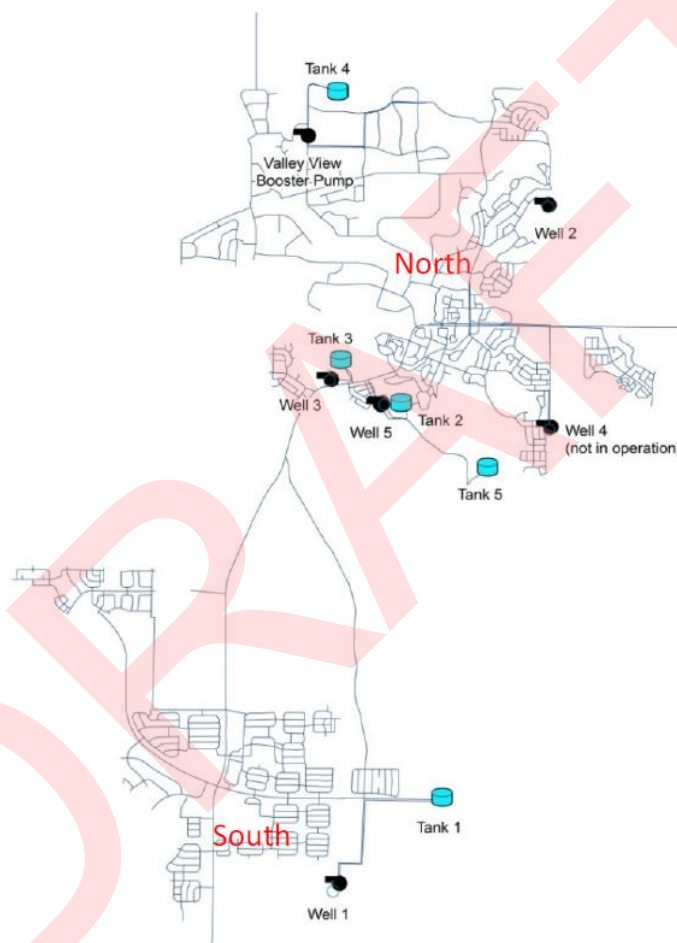
⁸ UC 11-36a102(13)

SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁹ Eagle Mountain City currently provides water to customers in Eagle Mountain and White Hills area. For discussion purposes, the IFFP divides the City into three areas: White Hills, the North and South (or City Center). However, the impact fees identified in this document will be assessed as one across both service areas. Below is a map of the City's water system, divided into north and south sections, and with its four wells, five tanks, and distribution lines identified. Development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee development with and without water rights.

FIGURE 3.1: EAGLE MOUNTAIN'S WATER SYSTEM



It is anticipated that the growth projected over the next ten years and through buildout will impact the City's existing services. Culinary water infrastructure will need to be expanded in order to maintain the existing level of service ("LOS"). Impact fees are a logical and sound mechanism for funding growth-related infrastructure. The IFFP and this analysis are designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. This analysis also ensures that new growth is not paying for existing system deficiencies. Impact fees should be used to fund the costs of growth-related capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the City to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on the system.

⁹ UC 11-36a-402(a)

DEMAND UNITS

As shown in **TABLE 3.1**, the growth in ERUs is expected to reach 33,418 units by 2030. This represents an increase of 17,112 ERUs to the existing ERUs of 16,306 in 2021.

TABLE 3.1: CITY-WIDE ERU PROJECTIONS

YEAR	GROWTH RATE	ADDED ERU	TOTAL ERUs ¹
2021	12%	1,747	16,306
2022	12%	1,957	18,263
2023	12%	2,192	20,454
2024	10%	2,045	22,500
2025	10%	2,250	24,750
2026	8%	1,980	26,730
2027	8%	2,138	28,868
2028	5%	1,443	30,311
2029	5%	1,516	31,827
2030	5%	1,591	33,418

Source: IFFP Table 6, p.8

LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the LOS to current or future users of system improvements. Therefore, it is important to identify the water LOS currently provided within the City to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. The current LOS within the water service areas is determined by the State's Division of Drinking Water (DDW) and are found in **Table 3.2**.

TABLE 3.2: LEVEL OF SERVICE STATISTICS

WATER RIGHTS	SOURCE	STORAGE	DISTRIBUTION
≡ 0.53 acre-feet of water right per ERU ≡ 2.5 acre-feet per irrigated acre	≡ 1,642 gallons per day of source capacity for indoor and outdoor use per ERU	≡ 775 gallons of storage per ERU for indoor and outdoor use ≡ 2,848 gallons per irrigated acre for outdoor use in Zone 4 ≡ Fire storage 1,000 gpm for 2 hours (120,000 gallons) ≡ Emergency storage based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered)	≡ 40 psi during peak day demands ≡ 30 psi during peak instantaneous demands ≡ 20 psi during peak day demands with fire

Source: IFFP Section 1.3, p. 4

According to the IFFP, the City has set an additional LOS standard, stating that the system will maintain 40 psi at any moment during the modeled peak hour of the peak day with Well 1 or Well 2 out of service. This standard applies to all new developments. Based on modeling of the existing water system, the current infrastructure was analyzed relative to needed improvements to develop the list of capital projects necessary to serve new growth. It was determined that there is a deficiency in water source, which will be discussed further in **SECTION 5**. There is, however, excess capacity in the City's storage facilities Tank 4 and Tank 4A, and the buy-in component for storage will be discussed in **SECTION 4**.

SECTION 4: EXISTING FACILITIES INVENTORY

EXCESS CAPACITY

The intent of the equity buy-in component is to recover the costs of the unused capacity in existing infrastructure from new development. This section addresses any excess capacity within the water system.

SOURCE

As was mentioned in the previous section, the IFFP has identified a deficiency in the City's water sources. The City's contract with CUWCD supplements the City's water sources, water for continued new development. As discussed above, development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee development with and without water rights. The City has plans to construct new source improvements and acquire additional water through CWP in order to maintain the existing LOS provided to development. These facilities will be discussed in **SECTION 5** of this document.

TABLE 4.1: ILLUSTRATION OF EXISTING SOURCE DEMANDS AND EXCESS CAPACITY

YEAR	TOTAL ERCs	REQUIRED SOURCE (GPM)	CURRENT SOURCE (GPM)	EXCESS CAPACITY (GPM)	ADDED SOURCE (GPM)
2021	16,306	18,593	11,733	(6,860)	6,300
2022	18,263	20,825	18,033	(2,792)	4,400
2023	20,454	23,323	22,433	(890)	2,800
2024	22,500	25,656	25,233	(423)	2,500
2025	24,750	28,221	27,733	(488)	9,000
2026	26,730	30,479	36,733	6,254	-
2027	28,868	32,917	36,733	3,816	-
2028	30,311	34,563	36,733	2,170	-
2029	31,827	36,291	36,733	442	2,000
2030	33,418	38,106	38,733	627	-

Source: IFFP Table 11, p. 12

STORAGE

Similarly, the existing storage system has a slight deficiency. The City's plan to correct deficiencies in water storage will be discussed in **SECTION 5** of this document, based on the information provided in the IFFP.

TABLE 4.2: ILLUSTRATION OF EXISTING STORAGE EXCESS CAPACITY

YEAR	TOTAL ERCs	REQUIRED STORAGE (GALLONS)	AVAILABLE STORAGE (GALLONS)	EXCESS CAPACITY (GALLONS)	PROPOSED IMPROVEMENTS (GALLONS)
2021	16,306	13,801,108	13,279,465	(521,643)	2,500,000
2022	18,263	15,442,561	15,779,465	336,904	2,500,000
2023	20,454	17,260,988	18,279,465	1,018,477	4,000,000
2024	22,500	18,921,187	22,279,465	3,358,278	-
2025	24,750	20,344,906	22,279,465	1,934,559	-
2026	26,730	21,879,378	22,279,465	400,087	4,000,000
2027	28,868	23,901,608	26,279,465	2,377,857	-
2028	30,311	25,020,239	26,279,465	1,259,226	-
2029	31,827	26,069,801	26,279,465	209,664	2,500,000
2030	33,418	27,403,091	28,779,465	1,376,374	-

Source: IFFP Table 9, p. 11

DISTRIBUTION

Several distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. These fees will be applied only to development within the reimbursement agreement boundaries.

TABLE 4.3: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2004	Sweetwater Rd 12 inch Waterline (SSA)	\$282,613	4,800	1,630	3,170	\$186,642.34	\$58.88
2008	Sweetwater Secondary Irrigation	\$48,294	1,500	-	1,500	\$48,294.00	\$32.20
2013	Ranches Parkway Extension	\$16,521	831	-	831	\$16,521.00	\$19.88
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including impact fees, user fees, dedications, the issuance of debt, special improvement districts, reimbursement agreements, and grant monies. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS.

SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns, as well as through an analysis of flow data. From this analysis, a portion of future infrastructure costs were attributed to new growth and included in this impact fee analysis as shown in **TABLE 5.1**.

TABLE 5.1: CULINARY WATER SOURCE CAPITAL IMPROVEMENTS (DEVELOPMENT WITH WATER RIGHTS)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
SOURCE IMPROVEMENTS						
1	Connect the Ault Well to the City's System or additional 1300 gpm well	\$2,049,025	2021	\$2,049,025	100%	\$2,049,025
2	Purchase CWP Water (Pony Express Pump)	NA	2021	NA	NA	NA
4	Provide power conduit to White Hills Well	\$750,000	2022	\$772,500	100%	\$772,500
7	Install a new 3,000 gpm reliable source well by Well #5	\$5,000,000	2022	\$5,150,000	100%	\$5,150,000
7a	Install a new 2,800 gpm reliable source well by Well #3	\$5,000,000	2023	\$5,304,500	100%	\$5,304,500
16	Relocate and Expand Well 1	\$2,000,000	2022	\$2,060,000	0%	\$0
21	Install a new 2,500 gpm reliable source well located in White Hills	\$5,000,000	2024	\$5,463,635	100%	\$5,463,635
21a	Install a new 2,000 gpm reliable source well located in White Hills	\$5,000,000	2029	\$6,333,850	100%	\$6,333,850
	Source Subtotal	\$24,799,025		\$27,133,510	92%	\$25,073,510

TABLE 5.2: CULINARY WATER SOURCE CAPITAL IMPROVEMENTS (DEVELOPMENT WITHOUT WATER RIGHTS)

Project #	Project Description	Estimated Total Cost	Construction Year	Construction Year Cost	% IFA Eligible	Cost to New Development
14	Second CUWCD Pump Station	\$5,500,000	2025	\$6,190,298	100%	\$6,190,298

TABLE 5.3: CULINARY WATER STORAGE CAPITAL IMPROVEMENTS (ALL NEW DEVELOPMENT)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
STORAGE IMPROVEMENTS						
6	Install 2.5 MG tank along Pole Canyon	\$2,500,000	2021	\$2,500,000	100%	\$2,500,000
9	Install 2.5 MG tank by SSA and connect to City system	\$2,774,425	2022	\$2,857,658	100%	\$2,857,658
15	Install 4 MG tank in the Pole Canyon upper zone	\$4,000,000	2023	\$4,243,600	100%	\$4,243,600
18	Construct a 4 MG tank by new well in Improvement 5	\$4,000,000	2026	\$4,637,096	100%	\$4,637,096
20	Construct a 2.5 MG tank adjacent to existing Tank 3	\$2,500,000	2028	\$3,074,685	100%	\$3,074,685
	Storage Subtotal	\$15,774,425		\$17,313,039	100%	\$17,313,038

TABLE 5.4: CULINARY WATER DISTRIBUTION CAPITAL IMPROVEMENTS (ALL NEW DEVELOPMENT)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
DISTRIBUTION IMPROVEMENTS						
3	Booster Pump Station at Unity Pass	\$1,250,000	2022	\$1,287,500	99%	\$1,274,625
5	Additional Booster Pump at Zone 4	\$500,000	2022	\$515,000	100%	\$515,000
8	Install additional connections between 30" and 16" waterlines	\$253,575	2023	\$253,575	60%	\$152,145
10	Install pipe along SR73 connecting Canyon Wash Road and Deerfield Cir	\$124,800	2023	\$132,400	60%	\$79,440
11	Install 4500 linear feet from lake mountain road to pony express	\$450,000	2022	\$463,500	40%	\$185,400
12	Upsize 6" waterline to 8" for White Hills Neighborhood	\$251,050	2022	\$258,582	50%	\$129,291
13	Install pipe along SR73 from North Sunset Drive to Shiloh Way	\$460,600	2025	\$518,409	60%	\$311,046
16a	Install New Maintenance Facility (Shared with Sewer)	\$2,500,000	2023	\$2,652,250	100%	\$2,652,250
17	Install pipe parallel along SR73 to eliminate bottleneck and provide additional capacity for future CUWCD pump station	\$170,825	2027	\$203,974	60%	\$122,384
19	16,500 feet 24" waterline	\$2,800,000	2026	\$3,245,967	50%	\$1,622,984

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
DISTRIBUTION IMPROVEMENTS						
22	Install pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway subdivision and 12" PRV	\$639,150	2027	\$763,179	50%	\$381,589
23	Install another connection across the Steeple chase offsite waterline	\$382,750	2025	\$430,788	50%	\$215,394
24	Install a second line from White Hills to the Pole Canyon Waterline	\$557,171	2026	\$645,914	30%	\$167,151
25	Install pipe and PRV connecting Tank 5 with SSA	\$654,450	2023	\$694,306	30%	\$208,292
	Distribution Subtotal	\$10,994,371		\$12,065,344	66%	\$8,016,991

Source: IFFP p. 14-15, 24

Impact fee revenues cannot be used to cure existing deficiencies within the system. The IFFP identifies growth-related system improvements that are necessary to maintain the LOS. Further details related to these projects can be found in the IFFP, p.13-15, and Appendix B of the IFFP. This analysis applies a three percent annual construction inflation adjustment to projects completed after 2021 (the base year cost estimate). **TABLE 5.2** below summarizes the capital water improvement list of **5.1** by function.

TABLE 5.5: CIP SUMMARY OF COSTS BY FUNCTION

FUNCTION	ESTIMATED TOTAL COST	% IFA ELIGIBLE	COST TO 10-YEAR GROWTH
Source (Local Component)	\$27,133,510	92%	\$25,073,510
Source (CWP Component)	\$6,190,298	100%	\$6,190,298
Storage	\$17,313,039	100%	\$17,313,038
Distribution	\$12,065,344	66%	\$8,016,991
Total	\$62,702,192	90%	\$56,593,839

The IFFP has determined the projects included in this analysis using capital project and engineering data, planning analysis and other information. The accuracy and correctness of this plan is contingent upon the accuracy of the data and assumptions. Any deviations or changes in the assumptions due to changes in the economy or other relevant information used by the City for this study may cause this plan to be inaccurate and may require modifications.

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.¹⁰ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.¹¹ This analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication (donations) of system improvements, which may be used to finance system improvements.¹² In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.¹³

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. Where applicable, impact fees will offset the cost of future facilities. However, impact fees cannot be used to fund non-qualified expenses (i.e., the costs to cure existing deficiencies, to raise the LOS, to recoup more than the actual cost of system improvements, or the cost to fund overhead). Other revenues such as utility rate revenues, property taxes, grants, or loans can be used to fund these types of expenditures, as described below.

¹⁰ UC 11-36a-102(20)

¹¹ UC 11-36a102(13)

¹² UC 11-36a-302(2)

¹³ UC 11-36a-302(3)

UTILITY RATE REVENUES

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, as well as all non-growth-related debt service and capital project needs.

GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this IFFP. However, the impact fees will be adjusted if grants become available to reflect the grant monies received. A donor and the City may enter into a Development Agreement which may entitle the donor to a reimbursement for the value of the system improvements, up to the LOS, funded through impact fees if donations are made by new development.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not accumulated sufficient impact fees to pay for the construction of time-sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of principal, interest, and costs of issuance.

This analysis assumes future growth-related facilities will be funded utilizing impact fees, utility fee revenues, and debt financing.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or other funds revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

SECTION 6: WATER IMPACT FEE CALCULATION

The City currently provides culinary water to its residents and businesses. As a result of new growth, the water system is in need of expansion to perpetuate the LOS that the City has historically maintained. The 2021 Water Impact Fee Facilities Plan ("IFFP") prepared by Psomas in November 2021, as well as input from the City, provide much of the information utilized in this analysis.

PROPOSED WATER IMPACT FEE

The IFFP must properly complete the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of appropriate impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The following paragraph describes the methodology used for calculating impact fees in this analysis.

PLAN BASED (FEE BASED ON DEFINED CAPITAL IMPROVEMENT PLAN (CIP))

Impact fees can be calculated using a specific set of costs specified for future development. The improvements are identified in the IFFP or CIP as growth-related projects. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth.

WATER IMPACT FEE CALCULATION

The IFFP must meet the legislative requirements found in the Impact Fees Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The tables below illustrate the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the water impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERU demand served by the proposed projects.

TABLE 6.1: IMPACT FEE PER ERU FOR DEVELOPMENT WITH WATER RIGHTS

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERU	% OF TOTAL
Impact Fee for Non-CWP Development						
Future Source	\$27,133,510	92.41%	\$25,073,510	11,401	\$2,199	54%
Financing Cost	\$4,381,958	92.41%	\$4,049,276	11,401	\$355	9%
Future Storage	\$17,313,039	100.00%	\$17,313,039	20,000	\$866	21%
Financing Cost	\$2,787,322	100.00%	\$2,787,322	20,000	\$139	3%
Future Distribution	\$12,065,344	66.45%	\$8,016,991	18,859	\$425	10%
Financing Cost	\$1,942,692	66.45%	\$1,290,850	18,859	\$68	2%
Subtotal: Future Facilities	\$65,623,865		\$58,530,987		\$4,052	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	
Total	\$65,643,865		\$58,550,987		\$4,054	100%

The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.

TABLE 6.2: IMPACT FEE PER ERU FOR DEVELOPMENT WITHOUT WATER RIGHTS

	Total Cost	% to IFFP Growth	Cost to Growth	Demand Served	Cost Per ERU	% of Total
Future Facilities						
Future Storage	\$17,313,039	100.00%	\$17,313,039	20,000	\$866	12%
Financing Cost	\$2,787,322	100.00%	\$2,787,322	20,000	\$139	2%
Future Distribution	\$12,065,344	66.45%	\$8,016,991	18,859	\$425	6%
Financing Cost	\$1,942,692	66.45%	\$1,290,850	18,859	\$68	1%
CWP Second Pump Station Project	\$6,190,298	100.00%	\$6,190,298	7,893	\$784	11%
Subtotal: Local Infrastructure Fee	\$40,298,696		\$35,598,500		\$2,282	31%
Miscellaneous						
Impact Fee Fund Balance	\$0	100.00%	\$0	18,859	\$0	0.0%
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0.0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0.0%
Total	\$40,318,696		\$35,618,500		\$2,284	100%

This schedule represents the impact fee paid to Eagle Mountain City. In addition to the above fee, the development without water rights will need to pay the appropriate Central Utah Water Conservancy District One Time Development Take Down Fee set By CUWCD Board of Trustees, as well as the Capital Prepayment Fee for capital recovery.

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act¹⁴ to assess an adjusted fee to more closely match the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees is explained in Section 6 and could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development would be determined based on the water and storage utilization and according to the LOS variables presented in this report, calculated on a case-by-case basis.

DEVELOPMENT WITH WATER RIGHTS FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERU * Impact Fee per ERU (\$4,054) + Applicable Reimbursement Agreement Fees = Impact Fee

DEVELOPMENT WITHOUT WATER RIGHTS FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * (Local Impact Fee per ERU (\$2,284) + CWP Fees) + Applicable Reimbursement Agreement Fees = Impact Fee

In addition to the above impact fee calculation related to the funding of future facilities, several existing distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. The table below illustrates the specific buy-in for these projects, which will be assessed to new development within the reimbursement agreement boundaries.

TABLE 6.4: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2004	Sweetwater Rd 12 inch Waterline (SSA)	\$282,613	4,800	1,630	3,170	\$186,642.34	\$58.88
2008	Sweetwater Secondary Irrigation	\$48,294	1,500	-	1,500	\$48,294.00	\$32.20
2013	Ranches Parkway Extension	\$16,521	831	-	831	\$16,521.00	\$19.88
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 5 for further discussion regarding the consideration of revenue sources.

¹⁴ UC 11-36a-402(1)(c)

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A three percent annual construction inflation adjustment is applied to projects completed after 2021 (the base year cost estimate).

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

7-Eleven Rezone and Site Plan
America First Credit Union Site Plan
Browns Meadow Preliminary Plat
Eagle Plaza (Formerly Betos) Site Plan
Family First Dentistry Site Plan
Harmony Phase A, Plat 14 Site Plan
John Hancock School Concept Plan
Lone Tree Phase F, Plat 3 Preliminary Plat
McLachlan Industrial Subdivision Concept Plan
Mountain America Credit Union Site Plan
Overland Village 2 Phase A Preliminary Plat
Parkway Fields Phase C Site Plan and Preliminary Plat
Pole Canyon MDA/MDP Amendment

Code Amendments

Commercial District Node Overlay
Industrial Zone
Landscaping Timing Requirements
Multifamily Commercial Design Standards
Neighborhood Improvement Codes
Private Road Standards/Intersections
Water-wise Landscaping
Wildlife Corridor