

**NOTICE OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING  
October 11, 2023, at 6:00 PM**

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Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, October 11, 2023, starting at 6:00 PM or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

**AGENDA**

**1. CALL TO ORDER**

**2. CONSENT AGENDA**

**2.1** [Approval of the June 28, 2023, RDA Meeting Minutes](#)

**3. BUSINESS ITEMS**

**3.1 PUBLIC HEARING – [Extending the Life of the RDA \(Resolution U2023-06\)](#)**

City Manager Ezra Nair will present a request to extend the collection period for certain portions of the Geneva Urban Renewal Area. The RDA Board will act to adopt (or deny) this request by resolution.

**3.2 DISCUSSION AND ACTION – [1600 North Reimbursement Agreement Application \(Resolution U2023-07\)](#)**

City Manager Ezra Nair will present a request from Martin Snow for reimbursement of the 1600 North extension. The RDA Board will act to adopt (or deny) this request by resolution.

**4. ADJOURNMENT**

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Deputy Recorder at least 24 hours before the meeting by calling (385) 326.2123.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: October 10, 2023

CERTIFIED (NOTICED) BY: /s/Heidi Jackman  
HEIDI JACKMAN, DEPUTY RECORDER



**NOTICE OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING**

City Council Chambers  
125 South Main Street, Vineyard, Utah  
June 28, 2023 at 7:26 PM

**Present**

Chair Julie Fullmer  
Boardmember Tyce Flake  
Boardmember Amber Rasmussen  
Boardmember Mardi Sifuentes  
Boardmember Cristy Welsh

**Absent**

**Staff Present:** City Manager Ezra Nair, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell, Sergeant Greg Sherwood, and Deputy Chad Stilson with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Finance Director David Mortensen, Community Development Director Morgan Brim, Planners Cache Hancey and Anthony Fletcher, Public Works Director Naseem Ghandour, Parks and Recreation Director Brian Vawdrey, Admin Intern Bradley Day, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer

**Others speaking:**

**1. CALL TO ORDER**

 Chair Fullmer opened the meeting at 7:26 PM.

**2. CONSENT AGENDA**

**2.1 Approval of the June 14, 2023 RDA Meeting Minutes**

 Chair Fullmer called for a motion.

 **Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

**3. BUSINESS ITEMS**

**3.1 PUBLIC HEARING – Amending the Vineyard RDA Fiscal Year 2022 – 2023 Budget Amendment #2 (Resolution U2023-04)**

Finance Director David Mortensen will present amendments to the Fiscal Year 2022-2023 RDA budget. The RDA Board will act to adopt (or deny) this request by resolution.

 Chair Fullmer called for a motion to open the public hearing.

 **Motion:** BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:27 PM. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 Chair Fullmer turned the time over to Finance Director David Mortensen.

 Mr. Mortensen explained that this amendment was due to a change order item for the Water Master Plan.

 Chair Fullmer called for public comments. Hearing none, she called for a motion to close the public hearing.

 **Motion:** BOARDMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:28 PM. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 Chair Fullmer called for comments from the board.

 Boardmember Sifuentes asked for clarification on the change order. Mr. Ghandour explained that the reason for the change was to incorporate the changes for the Housing and Transit Reinvestment Zone.

 Chair Fullmer called for further comments from the board. Hearing none, she called for a motion.

 **Motion:** BOARDMEMBER FLAKE MOVED TO ADOPT RESOLUTION U2023-04 THE VINEYARD RDA FISCAL YEAR 2022-2023 BUDGET AMENDMENT #2 AS PRESENTED BY STAFF. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

### **3.2 DISCUSSION AND ACTION – Final Fiscal Year 2023-2024 RDA Budget (Resolution U2023-05)**

Finance Director David Mortensen will present the Final Fiscal Year 2023-2024 RDA budget. The RDA Board will act to adopt (or deny) this request by resolution. *(A public hearing was held on the tentative budget during the June 14, 2023 RDA meeting.)*

 Chair Fullmer turned the time over to Finance Director David Mortensen.

 Mr. Mortensen reviewed the final budget. He gave an overview of the capital projects being contributed by the RDA.

 Chair Fullmer asked for an overview of the Mill Road design. Mr. Ghandour explained that these were for the pedestrian enhancement designs for Mill Road. A discussion ensued. Mr. Nair recommended to change it to say \$75,000 for roadway design improvements. The discussion continued.

Boardmember Welsh asked about the light at 400 North and Mill Road. Mr. Ghandour explained it would be part of the Transportation Master Plan. A discussion ensued.

Chair Fullmer called for further questions. Hearing none, she called for a motion.

**Motion:** BOARDMEMBER FLAKE MOVED TO ADOPT RESOLUTION U2023-05 THE VINEYARD RDA FISCAL YEAR 2023-2024 BUDGET AS PRESENTED BY STAFF WITH THE CHANGES AS NOTED ABOUT SPECIFICALLY THE FUNDING FOR MILL ROAD CROSSING (DESIGN), THE BOARD DIRECTED ENHANCEMENT DESIGN CHANGE. BOARDMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

#### 4. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

**Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:40 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON :

CERTIFIED CORRECT BY: /s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** October 11th, 2023

**Agenda Item:** Extending the Life of the RDA (North)

**Department:** City Manager

**Presenter:** Ezra Nair

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### **Background/Discussion:**

Pursuant to Utah Code Annotated § 17C-2-207 the Vineyard RDA may vote to extend the total life of the Geneva Urban Renewal Area after notice and a public hearing has been issued in accordance with this chapter. Each RDA area, once triggered, is active for 25 years: Extending the life of the RDA will not change that. The RDA when originally established, was only allotted a total life of 35 years beginning in Fiscal Year 2012 and ending in Fiscal Year 2046. The HTRZ areas have already received an extension to 2099 for convenience in ensuring that none of the 25-year trigger phases lapse or lose potential years of increment.

Because of this, staff is recommending extending the life of the untriggered areas. We've completed this process for Flagship's various properties in the April 12<sup>th</sup>, 2023, meeting and are now recommending extending the life of the remainder of the areas of the RDA. Martin Snow's East untriggered East Geneva properties, Lakefront, and Geneva Nitrogen will be addressed at this meeting, with the subsequent untriggered areas of the RDA addressed at the next meeting. All property owners within these areas have been mailed notices of this hearing. Extending the life of the RDA in these additional areas also provides additional flexibility in triggering phases so they can each be triggered at their most optimal time rather than focusing on trying to meet a deadline to prevent them from lapsing. Again, regardless of the extension, each phase is still only limited to the 25-year maximum trigger tax increment collection period so the years of increment per project area (phase or subphase) will remain the same length as originally contemplated. Areas that have already been triggered within the RDA will end their 25-year period prior to 2046 so there isn't a need to extend those areas.

### **Fiscal Impact:**

None by this action. All fiscal impact will be determined by how the RDA chooses to trigger the remaining phases as currently provided under the scope of the RDA.

### **Recommendation:**

Recommendation:

Staff recommends the RDA approve Resolution (U2023-06) to extend the life of the noted areas within the Geneva Urban Renewal Area.

### **Sample Motion:**

I move that the RDA approves and adopts resolution U2023-06 to extend the life of the RDA in the mapped areas (Geneva Nitrogen, Martin Snow's East Geneva properties, Lakefront).

## RESOLUTION U2023-06

### **A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE LIFE OF THE GENEVA URBAN RENEWAL AREA IN THE AREAS OF THE VINEYARD LAKEFRONT & EAST GENEVA PROPERTIES**

WHEREAS, the Vineyard Redevelopment Agency (the “Agency”) seeks to extend the life of the Geneva Urban Renewal Area (the “Geneva URA”) on certain parcels for the benefit of the residents of Vineyard City and the ease of administration of project area funds.

WHEREAS, Utah Code Annotated § 17C-2-207 outlines the process of extending the life of areas within a designated project area.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Approval. The Board of Directors of the Vineyard Redevelopment Agency hereby approves the extension of the life of the Geneva URA in certain areas as attached hereto as Exhibit A and incorporated herein by reference. The Chair of the Board of Directors of the Redevelopment Agency is hereby authorized to execute any necessary documents for and in behalf of the Agency.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the Board of Directors.

Passed and dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair, Board of Directors

Attest:

\_\_\_\_\_  
Deputy Recorder





## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** October 11<sup>th</sup>, 2023

**Agenda Item:** 1600 N Reimbursement Agreement Application

**Department:** City Manager

**Presenter:** Ezra Nair

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### **Background/Discussion:**

Martin Snow has nearly completed work on the 1600 N extension which continues 1600 N through from Geneva Road to W Vineyard Rd (the lakeshore road).

When nearing the completion of this project, staff was notified of a reimbursement application that was not yet approved by the RDA. This application was most likely submitted during significant staff transitions and never found its way through the approval process. The project was originally slated to be completed in 2020 but with construction delays due to COVID-19 work did not begin at that time.

Now, 1600 N is nearly complete, and the developer is seeking just under \$1.8M for reimbursement for the project as illustrated in their submitted application.

The 1600N project provides an additional road connection into Vineyard and has been on the transportation master plan since 2004. This road provides another direct access for residents to an I-15 interchange.

### **Fiscal Impact:**

FY24: \$1,776,640.50

### **Recommendation & Options:**

Recommendation:

Staff recommends the City Council authorize the City Manager to negotiate and enter into an agreement with Vineyard Properties of Utah LLC for a reimbursement agreement regarding the construction of the 1600 N extension.

### **Sample Motion:**

I move to approve Resolution U2023-07 which authorizes the city manager to negotiate an agreement with and approve a contract with Vineyard Properties of Utah LLC for a reimbursement agreement regarding infrastructure for the completion of 1600 N not to exceed \$1,776,640.50.



**VINEYARD**  
STAY CONNECTED

## Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. ***Applicants are strongly encouraged to attach documentation which supports their proposal.***

1. Applicant Organization: Vineyard Properties of Utah LLC

Address: PO BOX 699

City/State/Zip: Pleasant Grove, UT 84062

Contact Person: Chris Kephart

Phone/Fax/Email: 801-406-9699 / ap@uisutah.com

Is the Applicant the Property Owner? ☒ Yes ☐ No

2. Describe the type of project being proposed:

☒ Infrastructure ☐ Environmental Remediation

☐ Other \_\_\_\_\_

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

1600 North Road Extension. This includes water pipes, storm drains, sewer, power lines, gas pipes, road & walking trail.

3. Contribution of the Applicant:

Total Estimated Cost of the project (must attach documentation):

\$ 1,776,640.50

Contribution /Investment of the Applicant

\$ 1,776,640.50

Other sources of funding (specify and attach supporting documentation):

\$ 0

Assistance requested from the RDA:

\$ 1,776,640.50

Total Funding

\$ 1,776,640.50

4. Describe the ability of the site to be developed without assistance.

Financial assistance is required to complete the project.

5. Describe the reasonable justification for the need of public investment in this project.

The 1600 N Road Extension to 250 W will allow the traffic to reach Utah Lake, Boat Harbor and will eventually connect to the Vineyard Connector to allow more access in and out of Vineyard. The 1600 N Extension has been on Vineyard's master road plan since 2004. It will also add to Vineyard's vision of parks and trails as there will be a trail parallel to the road.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.

The land area that will be benefitted by this project serves a wide net of traffic and industry west of Geneva Road from Holdaway Road to 1600 North. The extension will allow for future development on the north side of Vineyard. Specifically Mill Road, 1600 North, 1750 North, Vineyard Connector and Utah Lake Parkway.

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

Skilled labor jobs will be required to build the project. Heavy equipment operation associated with road construction and related support positions will be necessary to complete the project. Following the completion of the extension, the land area will then be developed which will bring jobs related to light manufacturing, mixed commercial, heavy industrial and so forth to the region.

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

1600 North to 250 West Prospectus

May 2020 -- begin with deepest underground infrastructure; sewer and storm water designs  
June 2020 -- Install domestic water and trunk lines for natural gas, power and data  
July 2020- Wrap up all Underground work and import material for sub-grade and compaction  
August 2020 -- Lay down asphalt for trail and road  
September 2020 -- Record to City of Vineyard

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

Yes, upon completion of the road and all inspections are finished, the developer plans to record the ownership of the road to Vineyard City.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

With relation to land value, the increase in taxable value from raw dirt to developed buildings is a significant increase. The raw land taxes are approximately \$2,000 per acre. Adjacent properties that have developed road access for commerce are approximately \$15,000 per acre. In addition to the property taxes, there are building applications, licenses, fees and taxes generated through revenue streams.

*The RDA may require additional information related to this application before a decision is made.*

Signature of Applicant Martin Snow Date 4/1/20

Printed Name Martin Snow Title Manager

|             |
|-------------|
| RDA Numbers |
|-------------|

|                  |                      |                 |                       |
|------------------|----------------------|-----------------|-----------------------|
| Road Bid         | ESP                  | \$ 1,445,270.00 | Estimate              |
| Title Report     | Meridian             | \$250           | Actual                |
| Light Cost (EST) | City of Vineyard     | \$ 69,531.50    | Actual Cost on 1750 N |
| Relocation       | Rocky Mountain Power | \$ 87,949.00    | Actual                |
| GEO              | CMT                  | \$ 1,700.00     | Actual                |
| Subdivision      | Vineyard             | \$ 1,940.00     | Actual                |
| Right of Way     | Flagship             | 170,000         | Estimate              |
|                  |                      | \$ 1,776,640.50 | Total                 |



ESP Excavation, Inc  
American Fork, Utah 84003

Office: 801-756-7709 Fax: 801-756-1721

E-mail: AR@espexcavation.com

## JOB ESTIMATE

|               |                     |            |       |
|---------------|---------------------|------------|-------|
| Date          | 3/6/2020            | Estimate # | 11245 |
| Job Name:     |                     |            |       |
| Job #:        | MS1600N             |            |       |
| Job Location: | 1600 North Vineyard |            |       |
| Terms         | Net 30              |            |       |

|                                                         |
|---------------------------------------------------------|
| Customer / Address                                      |
| MS Properties<br>PO Box 699<br>Pleasant Grove, UT 84062 |

| JOB DESCRIPTION                                                                   | Qty     | Cost      | Total      |
|-----------------------------------------------------------------------------------|---------|-----------|------------|
| Mobilization                                                                      | 1       | 12,000.00 | 12,000.00  |
| SWPPP & EROSION CONTROL                                                           | 1       | 25,000.00 | 25,000.00  |
| Subgrade roads                                                                    | 1       | 61,852.00 | 61,852.00  |
| Import for subbase: Import 1 ft. of subbase for under asphalt, C&G and traffic SP | 168,000 | 1.00      | 168,000.00 |
| Dig and slope detention basin                                                     | 1       | 21,480.00 | 21,480.00  |
| Core drill and tie into existing sewer manholes BA                                | 4       | 1,500.00  | 6,000.00   |
| Install 48" sewer manholes EA                                                     | 4       | 3,327.00  | 13,308.00  |
| Install 3" sewer LP                                                               | 290     | 50.00     | 14,500.00  |
| Install concrete collars                                                          | 4       | 750.00    | 3,000.00   |
| Shove out and remove existing asphalt SB                                          | 14,560  | 1.20      | 17,500.00  |
| Remove and replace wall panels for sewer tie ins                                  | 1       | 5,000.00  | 5,000.00   |
| Remove existing curb and gutter LP                                                | 340     | 12.00     | 4,080.00   |
| Core drill and tie into existing stormdrain                                       | 1       | 2,500.00  | 2,500.00   |
| Install 13" flare end section BA                                                  | 1       | 780.00    | 780.00     |
| Install 15" RCP LP                                                                | 976     | 67.00     | 65,392.00  |
| Install 18" RCP LP                                                                | 401     | 70.00     | 28,070.00  |
| Install 21" RCP LP                                                                | 1,106   | 75.00     | 82,950.00  |
| Install combo box BA                                                              | 8       | 6,500.00  | 52,000.00  |
| Install curb inlet box BA                                                         | 5       | 2,500.00  | 12,500.00  |
| Install 2x3 catch basin sloped head                                               | 1       | 2,850.00  | 2,850.00   |
| Install concrete collars BA                                                       | 9       | 750.00    | 6,750.00   |
| Install 6" tie plate                                                              | 1       | 600.00    | 600.00     |
| Box tie ins BA                                                                    | 12      | 500.00    | 6,000.00   |
| Remove and replace wall panels for water main                                     | 1       | 5,000.00  | 5,000.00   |
| Install 12 x 8 hot taps EA                                                        | 4       | 3,850.00  | 15,400.00  |
| Install 8" MI valve EA                                                            | 1       | 1,850.00  | 1,850.00   |
| Install 12" 45 degree bends EA                                                    | 4       | 1,200.00  | 4,800.00   |
| Install 12" 81 degree EA                                                          | 2       | 1,000.00  | 2,000.00   |

Estimated by Stephen W. Phelon

**Total**

By signing below I agree to pay all amount(s) owed within 30 days of when such amount(s) are incurred. I agree that it is and shall remain my responsibility to pay all amounts owing as set forth herein. I agree that interest will accrue on all past-due amounts at the rate of 18% per annum (1.5% per month) until paid in full. In the event any amount(s) is/are referred to a third party debt collection agency, I agree that in addition to any other amount(s) allowed for by law, (such as interest, court costs, reasonable attorney's fees, etc.) I will also be responsible for a collection fee of up to 40% of the principle amount(s) owing as allowed by Utah Code Annotated, sec. 12-1-11. The terms of this paragraph shall apply to all amount(s) incurred by me or by any individual for whom I have legal responsibility whether such amount(s) are incurred today or after today.

I agree to the terms set forth in this estimate and desire ESP Excavation, Inc. to perform said work.

Signature

Date



ESP Excavation, Inc  
American Fork, Utah 84003

# JOB ESTIMATE

Office: 801-756-7709 Fax: 801-756-1721

E-mail: AR@espexcavation.com

|                                                         |
|---------------------------------------------------------|
| Customer / Address                                      |
| MS Properties<br>PO Box 699<br>Pleasant Grove, UT 84062 |

|               |                     |            |       |
|---------------|---------------------|------------|-------|
| Date          | 3/6/2020            | Estimate # | 11245 |
| Job Name:     |                     |            |       |
| Job #:        | MS1600N             |            |       |
| Job Location: | 1600 North Vineyard |            |       |
| Terms         | Net 30              |            |       |

| JOB DESCRIPTION                           | Qty     | Cost      | Total      |
|-------------------------------------------|---------|-----------|------------|
| Install 8 x6" reducers EA                 | 4       | 350.00    | 1,400.00   |
| Install 8" PVC watermain LF               | 332     | 50.00     | 16,600.00  |
| Install 24" steel casing LF               | 105     | 239.00    | 25,095.00  |
| Install concrete collar EA                | 3       | 800.00    | 2,400.00   |
| Base and grade for curb and gutter LF     | 4,975   | 5.00      | 24,875.00  |
| Install 24" curb and gutter LF            | 4,975   | 14.00     | 79,600.00  |
| Base and grade for waterways and frogs SF | 586     | 2.00      | 1,172.00   |
| Install waterways and frogs SF            | 586     | 15.00     | 8,790.00   |
| Install 8" base and grade SF              | 128,000 | 0.85      | 108,800.00 |
| Install 6" asphalt SF                     | 128,000 | 2.72      | 348,160.00 |
| Striping road                             | 1       | 5,276.00  | 5,276.00   |
| Stop and street sign                      | 1       | 700.00    | 700.00     |
| Street Lights "BUDGET"                    | 1       | 25,000.00 | 25,000.00  |
| Install 3" base and grade for trail, SF   | 25,000  | 1.00      | 25,000.00  |
| Install 3" asphalt for trail, SF          | 25,000  | 1.50      | 37,500.00  |
| Traffic Control "Budget" west tie-in      | 1       | 3,500.00  | 3,500.00   |
| Saw cut, LF, west tie-in                  | 300     | 2.00      | 600.00     |
| Remove existing asphalt, SF, west tie-in  | 6,000   | 1.50      | 9,000.00   |
| Install 8" of road base, SF, west tie-in  | 10,000  | 1.00      | 10,000.00  |
| Profile road "Budget" SF, west tie-in     | 10,000  | 1.50      | 15,000.00  |
| Install 6" asphalt, SF, west tie-in       | 10,000  | 2.72      | 27,200.00  |
| Sales Tax                                 |         | 7.28%     | 0.00       |

Estimated by Stephen W. Phelon

**Total**

**\$1,445,270.00**

\*NOTE: This bid does not include compaction testing, city fees, permits, engineering, surveying, or staking. Any item not called out in this bid is not included. This is a per unit price bid and will be billed by actual footage, or unit. This estimate is for completing the job as described above. It is based on our evaluation and does not include additional labor and materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started. Due to fluctuation in prices of asphalt, concrete, pipe materials, and fuel, the cost may raise, this bid is figured with cost of those items today any cost difference will be passed on to developer. Remedy costs due to conflicts with existing utilities will be charged to developer. If new water main, sewer main, pi, or storm drain run parallel to high pressure gas, fiber optic cable, or other existing utility closer than 3', it will be an extra \$5.00 per LF to install.

By signing below I agree to pay all amount(s) owed within 30 days of when such amount(s) are incurred. I agree that it is and shall remain my responsibility to pay all amounts owing as set forth herein. I agree that interest will accrue on all past-due amounts at the rate of 18% per annum (1.5% per month) until paid in full. In the event any amount(s) is/are referred to a third party debt collection agency, I agree that in addition to any other amount(s) allowed for by law, (such as interest, court costs, reasonable attorney's fees, etc.) I will also be responsible for a collection fee of up to 40% of the principle amount(s) owing as allowed by Utah Code Annotated, sec. 12-1-11. The terms of this paragraph shall apply to all amount(s) incurred by me or by any individual for whom I have legal responsibility whether such amount(s) are incurred today or after today.

I agree to the terms set forth in this estimate and desire ESP Excavation, Inc. to perform said work.

Signature

Date

Meridian Title Company  
84 East 6400 South  
Suite 100  
Salt Lake City, UT 84107  
(801) 264-8888

# Meridian

Title Company  
"We Do Good Deeds"

## Invoice

Date: 02/10/2020  
Number: 10837

Universal Industrial Sales, Inc.

| File Number | Transactee                      | Client's File # | Glass/Description | Memo                  | Amount   |
|-------------|---------------------------------|-----------------|-------------------|-----------------------|----------|
| 283030      | Vineyard Properties of Utah LLC |                 | Title Search      | .. Vineyard, UT 84058 | \$250.00 |
| Total       |                                 |                 |                   |                       | \$250.00 |
| Total Due   |                                 |                 |                   |                       | \$250.00 |

UPV  
1600 N

Al  
PMW



**VINEYARD**

STAY CONNECTED

| OFFICE USE ONLY   |  |
|-------------------|--|
| Permit/Invoice #: |  |
| Check #:          |  |
| Amount:           |  |
| Date/Initials:    |  |

**INVOICE**

**SUBMITTAL:** 1750 N Roadway Construction

**DATE:** 11/18/2018

**BILL TO:** Vineyard Properties of Utah

| DESCRIPTION:             | COST:               |
|--------------------------|---------------------|
| Street Signs             | \$ 363.50           |
| 8 20' Single Head Lights | \$ 52,904.00        |
| 2 20' Double Head Lights | \$ 16,264.00        |
| <b>TOTAL</b>             | <b>\$ 69,531.50</b> |

| DATE DUE     | IMPACT FEE DESCRIPTION         | AMOUNT | BALANCE   |
|--------------|--------------------------------|--------|-----------|
| Upon Receipt | STREET SIGNS AND STREET LIGHTS | \$     | 69,531.50 |

**TOTAL FEES DUE \$ 69,531.50**

PAYMENT DUE BEFORE 1750 N ROADWAY DEDICATION PLAT CAN BE RECORDED

JPU  
Road all p.m.

INVOICE RECEIVED  
BY EMAIL

11/20/18

(Mar2018)

RAS  
Work Order #: 6530477  
Cust. Acct. #: 68710648 003

## CUSTOMER REQUESTED WORK AGREEMENT

This Customer Requested Work Agreement (this "Agreement"), dated July 3, 2018 ("Agreement Date"), is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and VINEYARD PROPERTIES OF UTAH LLC, ("Customer"), for work to be performed by Company for Customer at or near 1628 N 250 W in UT. County, State of Utah.

### Description:

#### Relocate Overhead Line Approx. 20' South for New Road

The Customer will provide, all necessary trenching and backfilling, and will furnish and install all distribution transformer pads, conduit and duct required by Company. Company may abandon in place any underground cables installed under this Agreement that are no longer useful to Company.

Customer also agrees to:

- a) Establish final grade for routing of circuits, placement of transformer pads, vaults, junction boxes and other underground facilities as required by Company.
- b) Install and maintain property lines and survey stakes; and,
- c) Make no permanent surface improvements, except curb and gutters, before Company completes installation of its facilities.
- d) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms.

If any change in grade, or property lines, or any surface improvements require Company to change its facilities, or causes additional cost to Company, Customer agrees to reimburse Company for such change or cost.

**Third-Party Relocation Costs:** This work does not include any third-party relocation costs. Customer shall be solely responsible for obtaining cost estimates from any third-parties attached to the existing facilities, and Customer shall be solely responsible for making all necessary arrangements to transfer third-party facilities to the replacement facilities, or any alternative arrangements to accommodate all such third-parties.

**Payment to Company:** In consideration of the work to be performed by Company, Customer agrees to pay the estimated costs of the work in advance, with the understanding that there will be no other charges or refunds for the above specified work. Customer has previously paid for design, permitting or other work in the amount of \$0.00. The total advance for this work is \$87,949.00, with a balance due of \$87,949.00. Estimated cost is valid for 90 days from the Agreement Date.

Requested Date of Service: Sept. 2018

Any correspondence regarding this work shall be directed to the appropriate party as shown below:

Vineyard Properties  
Robert Tubman  
PO BOX 699  
Pleasant Grove, UT.  
Phone (801) 310-2810  
Cellular ( )  
Fax ( )

Rocky Mountain Power  
Allen Stewart  
70 N 2<sup>ND</sup> East  
American Fork, UT.  
Phone (801) 756-1205  
Cellular ( )  
Fax (801) 756-1274

GL# 150-066

INVOICE RECEIVED  
BY EMAIL

6/14/19

# INVOICE

CMT ENGINEERING LABORATORIES  
2796 SOUTH REDWOOD ROAD  
WEST VALLEY CITY UT 84119  
TELEPHONE: (801)-908-5954 FAX: (801)-972-9074

INVOICE: 80051  
DATE: 05/31/2019  
ACCOUNT: MSP100  
LAB #: 6  
P.O. #:

SOLD TO:  
MS PROPERTIES  
P.O. BOX 699  
PLEASANT GROVE UT 84062

SHIP TO:  
MS PROPERTIES  
P.O. BOX 699  
PLEASANT GROVE UT 84062  
(801) 310-2810

PROJECT: 012708 1600 NORTH EXTENSION

| LAB NO. | DATE     | QUANTITY | DESCRIPTION          | AMOUNT  |
|---------|----------|----------|----------------------|---------|
|         | 05/01/19 | 1.00     | LUMP SUM AS PROPOSED | 1700.00 |
|         |          |          |                      | 1700.00 |
|         |          |          | ***SALES TAX***      | 0.00    |
|         |          |          | ***TOTAL DUE***      | 1700.00 |
|         |          |          | ***PAYMENTS***       | 0.00    |
|         |          |          | ***NET DUE***        | 1700.00 |

TOTAL INVOICED AGAINST PROJECT 012708: \$1700.00  
PROJECT BID AMOUNT: \$1700.00  
PERCENT OF PROJECT COMPLETE: 100.00%  
PLEASE REFERENCE INVOICE NUMBER ON YOUR CHECK

UPV  
1600 N  
Road  
all  
prw

VINEYARD PROPERTIES OF UTAH, LLC

Vineyard

3229

Date 1/7/2020 Type Bill Reference 1600N Subdivision

Original Amt.  
1,940.00

Balance Due  
1,940.00

1/7/2020

Discount

Payment  
1,940.00  
1,940.00

Check Amount

Rock Canyon Bank - VIN002

1,940.00

 Safeguard SF8001-1 UN10 08A SF8L1 CK7600111L

REORDER FROM YOUR LOCAL SAFEGUARD DISTRIBUTOR, IF UNKNOWN, CALL 800-623-2422

CDZ7J0010000 Y178F000301

CR002F SLKDK01 10/03/2018 07:59 .125

COUNTY OF UTAH

I, the undersigned, Martin Snow, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

Martin Snow

(Property Owner)

(Property Owner)

Subscribed and sworn before me, Robert J. McDonald, a Notary Public, on this 06 day of JANUARY, 2020.

Robert J. McDonald

(Notary Public)

My commission expires: 08-06-2020



**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, \_\_\_\_\_, as owner(s) of the real property described in the attached application, do authorize the following: \_\_\_\_\_, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

Martin Snow

(Property Owner)

(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

My commission expires: \_\_\_\_\_

(Notary Public)

**VINEYARD PROPERTIES  
PROPERTY DESCRIPTION  
VINEYARD, UTAH  
MARCH 3, 2020**

**RIGHT OF WAY FROM FLAGSHIP TO VINEYARD PROPERTIES FOR 1600  
NORTH STREET EXTENSION**

Commencing at a point located North 89°21'39" East along the Section line 1049.30 feet and South 2623.35 feet from the Northwest corner of Section 5, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a 68.00 foot radius curve to the left 112.02 feet (chord bears South 41°58'32" West 99.78 feet); thence along the arc of a 1048.00 foot radius curve to the right 143.58 feet (chord bears North 82°40'12" West 143.47 feet); thence along the arc of a 957.00 foot radius curve to the left 193.90 feet (chord bears North 84°32'58" West 193.56 feet); thence South 89°38'47" West 51.34 feet; thence North 54°14'16" East 60.48 feet; thence North 89°39'15" East along Eastlake Phase 2 Amended 403.99 feet to the point of beginning.

AREA = 19,266 sq.ft. or 0.44 Acre