



Santaquin Office  
355 West 200 North  
Santaquin, Utah 84655

January 10, 2024

Santaquin City  
C/o Norm Beagley  
275 W Main St.  
Santaquin, Utah, 84655

RE: Santaquin City Industrial Development @ 1 Main Summit Ridge, Santaquin, UT 84655

Work Order # 8313596

Attn: Norm,

Please print the following:

- 3 copies of the Development Backbone Contract.
- 1 copy of the Exhibit "A" Map.

Please have an authorized individual sign (in blue ink) all three copies of the agreement and the Exhibit "A" map. Return the three signed copies of the agreement and the signed Exhibit "A" map to Rocky Mountain Power with a check (made payable to Rocky Mountain Power) for **\$489,320.21** or **\$489,070.21** if you select the non-refund option.

Please remit to:

Rocky Mountain Power  
C/o Wyatt Hansen  
70 North 200 East  
American Fork, Utah 84003

You will receive a copy of the job sketch with the electrical layout design upon receipt of the signed contracts and payment. An executed copy of the agreement will also be sent back to you.

It will be a minimum of three weeks (or more) after contracts and monies are received before this job can be scheduled for construction. If you have any questions, please call me at (801) 756-1259.

Sincerely,

*Wyatt Hansen*  
Estimator



Santaquin Office  
355 West 200 North  
Santaquin, Utah 84655

January 10, 2024

Scheduling Requirements Checklist.

RE: Santaquin City Industrial Development @ 1 Main Summit Ridge, Santaquin, UT 84655

Work Order # 8313596

Attn: Norm,

Before Rocky Mountain Power will schedule your project, the following items must be completed.

- 3-Development Backbone Contracts signed and returned to Rocky Mountain Power.
- 1-Exhibit "A" Map signed and returned to Rocky Mountain Power.
- Payment returned to Rocky Mountain Power.
- Easements recorded and returned to Rocky Mountain Power.
- Only after the signed contract and payment have been returned to Rocky Mountain Power, then the conduits should be installed and must be inspected by Rocky Mountain Power.
- Mule tape rated at 1000lb test installed in all of the conduits.
- Contact Anna Eames at 801-754-6002 to schedule the inspection.

When the above requirements have been completed, contact Anna Eames at 801-754-6002 to have your project put on the construction crew schedule.

Please be advised that I don't have anything to do with the scheduling process. Thanks.

Note: Please understand we are very busy, and it will likely take 6 to 8 weeks to begin construction on your project after all the scheduling requirements are completed.

If you have any questions, please call me at (801) 756-1259.

Sincerely,

*Wyatt Hansen*

Estimator

(UT Dec2023)

Account #:53834208.001  
Service ID #:911226711.001

Wyatt Hansen  
C/C: 11421  
Request #: 8313596  
Contract #:

**DEVELOPMENT BACKBONE CONTRACT**  
**between**  
**ROCKY MOUNTAIN POWER**  
**and**  
**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**

This Development Backbone Contract ("Contract"), dated January 10, 2024 is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and **Community Development and Renewal Agency of Santaquin City** ("Customer"), for a commercial **Development Backbone Distribution System** for Customer's development to be known as Santaquin Peaks Industrial Park (the "Development"); located at or near Main Summit Ridge, Santaquin, Utah, for 5 lots within the Development.

Company's filed tariffs (the "Electric Service Schedules") and the rules (the "Electric Service Regulations") of the Utah Public Service Commission ("Commission"), as they may be amended from time to time, regulate this Contract and are incorporated into this contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Regulations, such schedule and rules shall control. They are available for review at Customer's request.

1. **Delivery of Power.** Company will provide 7200/12,470 volt, three-phase electric service to said lots within the Development.
2. **Extension Costs.** Rocky Mountain Power estimates the total construction costs of the project are \$1,452,546.00. Customer is responsible for construction costs (the "Advance") for the improvements (the "Improvements") totaling \$489,320.21. Customer has paid for engineering, design, or other advance payment for Company's facilities in the amount of \$0.00. The portion of the Advance for Improvements within the Development is non-refundable. For the portion of the Advance for Improvements outside the Development, refunds will be treated in accordance with the selected option below. (**Customer must initial** selected option on the blank space at the beginning of the option and pay the balance due given in that option.)

\_\_\_\_\_ **Refund Option.** The **balance due is \$489,320.21.** Customer's Advance for Improvements outside the Development is \$489,320.21. If additional customers connect to the Improvements outside the Development within ten (10) years of the date Company is first ready to supply service to the Development, Company will refund 20% of the refundable Customer Advance and TCVR allocable to the **shared** Improvements for four additional applicants. Company will try to inform Customer when a refund is due. However, in the event Company is unable to locate Customer or has not identified that a refund is due, **Customer is responsible for requesting a refund** within twenty-four (24) months of the additional applicant connecting to the Improvements.

\_\_\_\_\_ **Contract Administration Credit Option.** Customer chooses to receive a Contract Administration Credit of **\$250 and waives Customer's right to line extension refunds and any TCVR refunds should additional customers connect to the Improvements outside the Development.** Accordingly, the **balance due is \$489,070.21.**

**3. Customer Obligations.** Customer agrees to:

- a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms, or provide legally dedicated Public Utility Easements that meet Company's requirements and are acceptable to Company at its sole discretion. This includes rights-of-way on Customer's property and within Customer's Development and/or third-party property and any permits, fees, etc. required to cross public lands;
- b) Prepare the route to Company's specifications;
- c) Comply, and pay for any costs necessary to comply, with all of Company's tariffs, procedures, specifications and requirements; and,
- d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company.

**4. Underground Facilities.** If service is provided by an underground line extension, Customer will provide all necessary trenching and backfilling, imported backfill material, conduit & duct, and furnish and install all equipment foundations, as designed by Company. Company may abandon in place any underground cables, conduit and equipment foundations that are no longer useful to Company.

Customer also agrees to:

- a) Establish final grade for routing of circuits, placement of transformer vaults, other vaults, junction boxes and other underground facilities as required by Company;
- b) Install and maintain property lines and survey stakes;
- c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways; and,
- d) Make no permanent surface improvements, except curb and gutters, before Company completes installation of its facilities.

Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in Company's Electric Service Requirements Manual, and other specifications as otherwise provided by Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of Company facilities being located outside of a legal right-of-way.

If any change in grade, 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. The provisions of this paragraph 5 shall survive the termination of this Contract.

5. **Effective.** This Contract will expire unless Customer:
- a) Signs and return an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of this Contract; and
  - b) Is ready to receive service within one-hundred fifty (150) days of the Customer signature date at the end of this Contract.

6. **Special Provisions: None**

7. **Design, Construction, Ownership and Operation.** Company shall design, construct, install, and operate the Improvements in accordance with Company's standards. Company will own the Improvements, together with Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.** Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or Company's other electric utility facilities. Under no circumstances shall Company be liable for other economic losses, including but not limited to consequential damages. Company shall not be subject to any liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of Company.

No other party, including Customer, shall have the right to operate or maintain Company's electric utility facilities or the Improvements. Customer shall not have physical access to Company's electric utility facilities or the Improvements and shall engage in no activities on or related to Company's electric utility facilities or the Improvements.

8. **Governing Law; Venue.** All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Utah, or state courts of the State of Utah, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.
9. **Assignment.** Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.
10. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule



and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.

- 11. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.
- 12. **Waiver of Jury Trial.** TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
- 13. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

**COMMUNITY DEVELOPMENT AND  
RENEWAL AGENCY OF SANTAQUIN  
CITY**

By \_\_\_\_\_

signature

Daniel Olson  
NAME (type or print legibly)

Mayor  
TITLE

BOARD CHAIR

2/21/24  
DATE

**ROCKY MOUNTAIN POWER**

By \_\_\_\_\_

signature

Kevin Staheli

NAME (type or print legibly)

Manager

TITLE

\_\_\_\_\_  
DATE

Customer's Mailing Address for Executed Contract

Norm Beagley

ATTENTION OF

110 South Center St

ADDRESS

Santaquin, UT 84655

CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

Rocky Mountain Power's Mailing Address for Executed Contract

355 W 200 N

ADDRESS

Santaquin, UT 84655

CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

(UT Dec2023)

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Service ID #:911226711.001

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**COMMUNITY DEVELOPMENT AND  
RENEWAL AGENCY OF SANTAQUIN  
CITY**

By   
signature  
DANIEL OLSON WAYDE  
NAME (type or print legibly) TITLE  
3/21/24  
DATE  
BOARD CHAIR

**ROCKY MOUNTAIN POWER**

By \_\_\_\_\_  
signature  
Kevin Staheli Manager  
NAME (type or print legibly) TITLE  
\_\_\_\_\_  
DATE

Customer's Mailing Address for Executed Contract

Norm Beagley  
ATTENTION OF  
110 South Center St  
ADDRESS  
Santaquin, UT 84655  
CITY, STATE, ZIP  
\_\_\_\_\_  
EMAIL ADDRESS

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355 W 200 N  
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\_\_\_\_\_  
EMAIL ADDRESS

(UT Dec2023)

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10. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule

and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.

11. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.
12. **Waiver of Jury Trial.** TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
13. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

**COMMUNITY DEVELOPMENT AND  
RENEWAL AGENCY OF SANTAQUIN  
CITY**

By \_\_\_\_\_

signature

DANIEL M. ALSON  
NAME (type or print legibly)

MAYOR  
TITLE

2/21/24  
DATE

**ROCKY MOUNTAIN POWER**

By \_\_\_\_\_

signature

Kevin Staheli

NAME (type or print legibly)

Manager

TITLE

\_\_\_\_\_  
DATE

Customer's Mailing Address for Executed Contract

Norm Beagley

ATTENTION OF

110 South Center St

ADDRESS

Santaquin, UT 84655

CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

Rocky Mountain Power's Mailing Address for Executed Contract

355 W 200 N

ADDRESS

Santaquin, UT 84655

CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS



