

1. City Council Meeting Agenda

Documents:

[MARCH 2, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF](#)
[MARCH 2, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING AUDIO](#)
- [MEETING VIDEO](#)
- [MEETING VIDEO 2](#)



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a special meeting beginning at 6:00 p.m. on Thursday, March 2, 2017, followed by a regular City Council meeting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:00 p.m. ASK THE COUNCIL/PUBLIC Q & A

1. Council Member Susan Lee will be available for discussion related to any topic that relates to our community and the business of the City.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Susan Lee.
2. Volunteer of the Season Recognition.
3. DHS Band ‘March to Macy’s’- Request for Council Support – Steve Hendricks
4. Call to the Public.
5. Request to Rezone 1.08 acres of property from A-1 (Light Agriculture) to R-A (Residential Agriculture) at 1053 South Roueche Lane – Scott Terry.
6. Request to Rezone 0.18 acre of property from PB (Professional Business) to HC (Health Care) at 579 South Main Street – Lush Enterprises, LLC.
7. Preliminary Plat approval for Crestwood Subdivision at 85 East Crestwood Road– Dan Stephenson.
8. Final Plat approval for 40 Crestwood PUD Subdivision at 40 East Crestwood Road – Brian Neville.
9. Award of Contract for Construction of Pickleball Courts.
10. Review of Roueche Lane Ponds Project.
11. Award of Contract for Angel Street Irrigation Project.
12. Clarification of Council Member Requests from Staff.
13. Cancellation of April 6th, 2017 City Council Meeting.
14. Discussion of City Council Health Insurance Benefits.
15. Council Member Reports.
16. Minutes.
17. Calendar.
18. Closed Session to discuss the potential Purchase, Sale, or Exchange of Real Property.
19. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on February 24, 2017.

Maria Devereux
Maria T. Devereux
City Recorder



City Council Staff Report

Rezone of 1.08 acres of property from A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district March 2, 2017

Applicant/Owner: Scott Terry
Location: 1053 South Roueche Lane

Description:

The applicant is requesting to rezone the property at the subject address to allow a possible subdivision or property line adjustment in the future.

The R-A zoning district allows lots to be as small as 21,780 sq. ft. or ½ an acre. This would potentially allow the property to be divided to create one additional lot.

In regards to housing, the General Plan states that West of I-15 to allow zero to two units per acre with some higher density housing along the major streets.

There is one lot adjacent to the subject property which is already zoned R-A, with much of the bordering area being zoned A-1.

Recommendation:

The Planning Commission voted unanimously to forward a favorable recommendation for the requested rezone from A-1 to the R-A zoning district.

Reasoning:

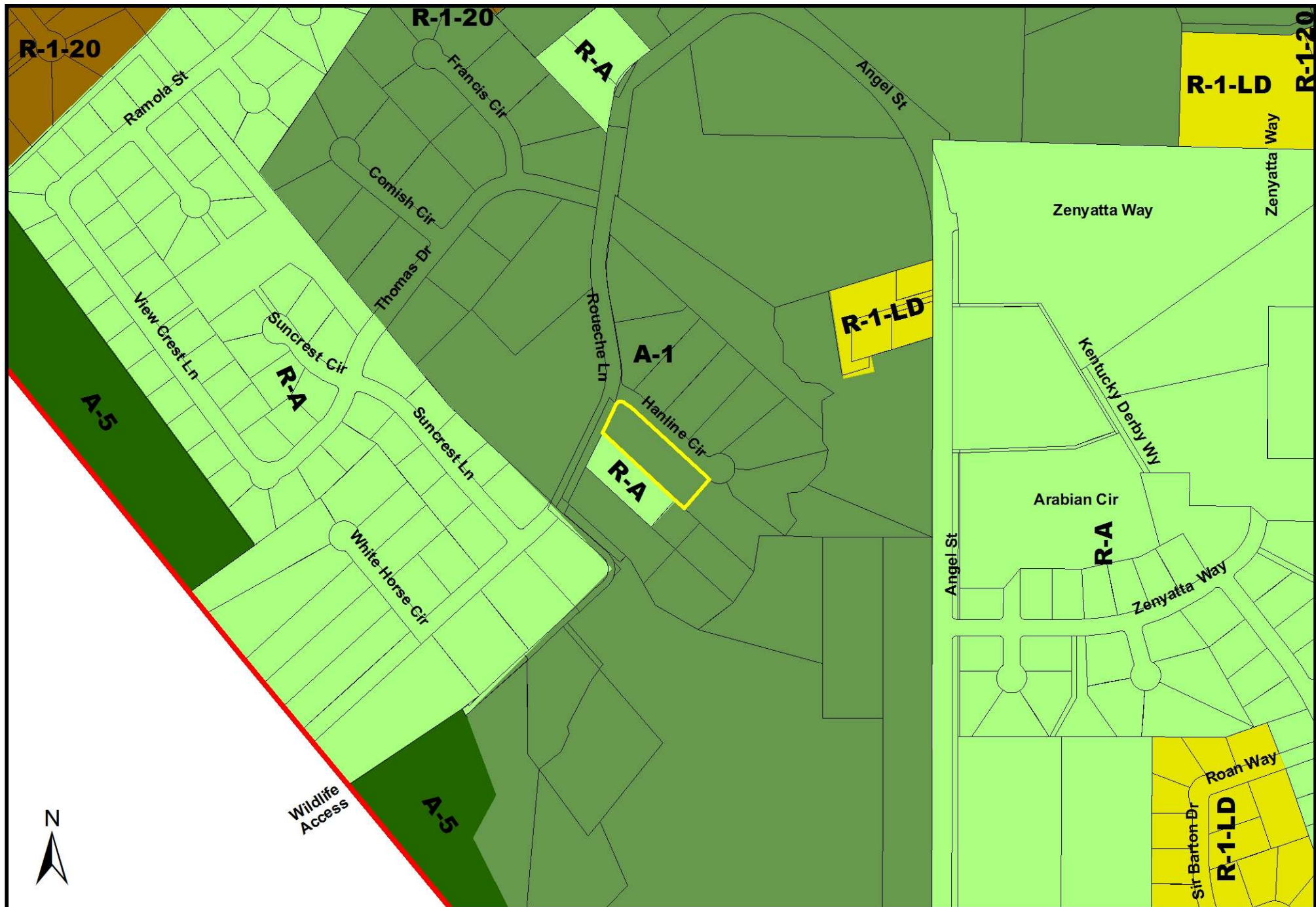
The request is consistent with the Kaysville City General Plan and similar to properties in the surrounding area.

Attachment 1: Area Map
Attachment 2: Zoning Map

1053 South Roueche Lane



1053 South Roueche Lane





City Council Staff Report

Rezone of 0.18 acres of property from PB (Professional Business) to the HC (Health Care) zoning district March 2, 2017

Applicant/Owner: Lush Enterprises, LLC / Sun Yong and Mike Manzolini
Location: 579 South Main Street

Description:

The applicant is requesting to rezone the property at the subject address for the purpose of running an adult day care business. The property, located just south of the DATC along the east side of Main Street, has been used as a commercial use property for many years. Most recently, the site was used as an accounting office and has been vacant now for many months.

The requested use is primarily for the temporary care of individuals, typically providing assistance for a few hours at a time for someone who may be caring for an aging parent for example. If the zoning is acceptable, the applicant is anticipating the need to remodel for a change in occupancy to accommodate the use.

While the existing zoning is commercial in nature, it only permits business and professional office. The specifics of Chapter 17-17 Health Care District are as follows:

17-17-1 Purpose

To provide areas in appropriate locations where residential health care facilities with various support services for residents may be established, maintained and protected. The regulations of this district are designed to promote and encourage longer-term health care facilities.

17-17-2 Site Plan Review

A site plan is required and a site plan shall be submitted for all permitted and conditional uses (consult KCC Chapter 18-4).

17-17-3 Permitted Uses

1. Residential facilities for persons with a disability.
2. Assisted living facilities.
3. Nursing care facilities.
4. Accessory uses and buildings considered incidental and customary to a permitted use, subject to the provisions of KCC 17-31-2.

17-17-4 Conditional Uses

There are no conditional uses.

17-17-5 Accommodations For Persons With Disabilities

1. Reasonable accommodations that may be necessary for persons with disabilities to have an equal opportunity to use and enjoy dwellings shall be determined through an interactive process resulting in a development agreement. The rezone to Health Care District will be approved if a development agreement is approved by the developer and City Council. The development agreement shall be in effect before the zone is effective and the zone shall be voided if the provider of the residential health care facility fails to comply with the development agreement.
2. Accommodations for persons with disabilities shall be granted if the requested accommodations are found to be:
 - a. Necessary to afford persons or groups of persons with disabilities, as defined by the Fair Housing Act, an equal opportunity to use and enjoy a dwelling; and
 - b. Reasonable. A requested accommodation is reasonable if it will not:
 - i. Impose an undue financial or administrative burden on a local government; or
 - ii. Create a fundamental alteration in the land use and zoning scheme.

17-17-6 Height Regulations

1. No building shall exceed thirty feet (30') in height, except as pursuant to KCC 17-25-2.
2. No building shall be less than ten feet (10') in height.

17-17-7 Area, Lot Coverage And Yard Requirements

There are no lot size or yard requirements except that where a lot in the Health Care District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20'). An existing building may have the twenty feet (20') yard requirement reduced to the yard requirement of the abutting residential zone if the reduced yard contains only landscaping.

Recommendation:

The Planning Commission voted unanimously to forward a favorable recommendation for the requested rezone from the PB to HC zoning district.

Reasoning:

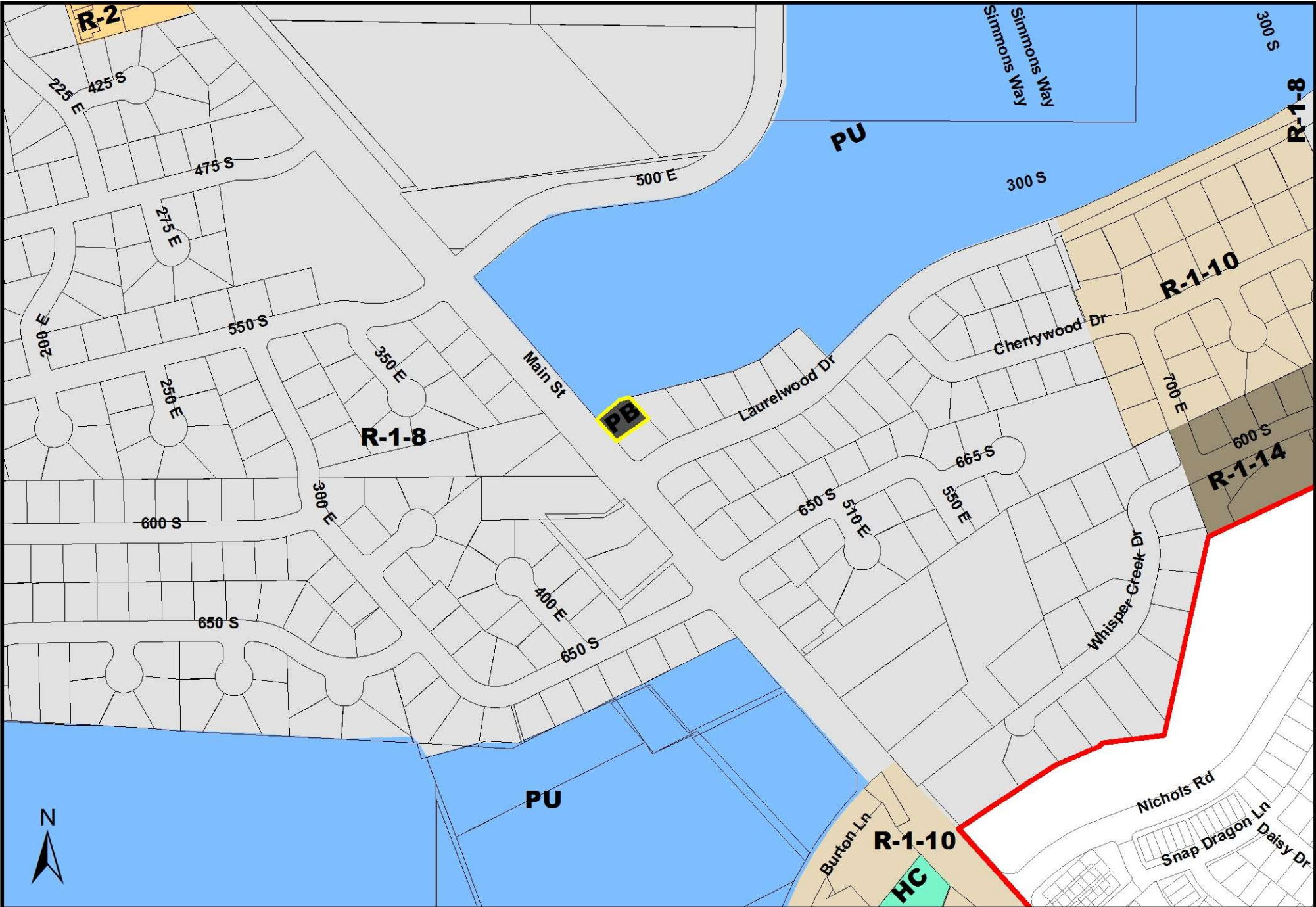
The planning commission expressed that the use seemed to be appropriate for the property so long as the building would be verified to have appropriate ADA access. There was a concern expressed with overnight stays, the applicant stated that there would not be any overnight stays.

- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Photo of Existing Building
- Attachment 4: Request/Petition from Applicant

579 South Main Street



579 South Main Street





Valentine CPA
444-3710
FOR SALE
PHONE 801 450 3131



Valentine CPA
A PROFESSIONAL CORPORATION
Tax Prep • Payroll • Accounting • Planning • Benefits
444-3710
www.thevalentinegroup.com

Petition:

January 27, 2017

From Lush Enterprises, LLC

To whom it may concern,

We feel that Adult Day Care is much needed, where our generations are living longer, having to work harder and long hours. If all of us live long enough, about 80% of populations, will end up with some kind of diseases or disabilities, just from aging. Therefore, we would like to meet with city council for permission as soon as possible before we start remodeling project.

Sincerely,

Sun Yong and Mike Manzolini

Handwritten signatures of Sun Yong and Mike Manzolini. The signature for Sun Yong is written in a cursive style, and the signature for Mike Manzolini is also in cursive, appearing below the first signature.



City Council Staff Report

Preliminary Plat for the Crestwood Subdivision.

March 2, 2017

Applicant/Owner: Dan Stephenson / Buffalo Properties LLC
Location: 85 East Crestwood Road
Zone: R-1-8 (Single Family Residential)

Description:

Starting a year ago in February of 2016 the property owner's intentions to subdivide this property were made known with an application for rezone. Originally the request was to rezone the property to the R-4 zoning district in order to construct 12 townhome style dwellings. After multiple meetings changes were made to the original proposal that placed a road on the west side of the property and number of units reduced from 12 to 8. Ultimately the City Council denied the request for the revised R-2 zone change to accommodate 8 dwellings. A new application has been made leaving the property in the R-1-8 zoning proposing a single family detached project with a private lane.

A preliminary plat has been submitted which shows a private lane along the west side of the property and 5 lots each with at least 8,000 square feet. While the private lane is part of the lot size, each lot includes the frontage and square footage to be in line with the minimums required of a typical lot in the zoning district. The applicant has shown the buildable area of each lot on the preliminary plat and is not requesting any variations from setbacks typical for the zone.

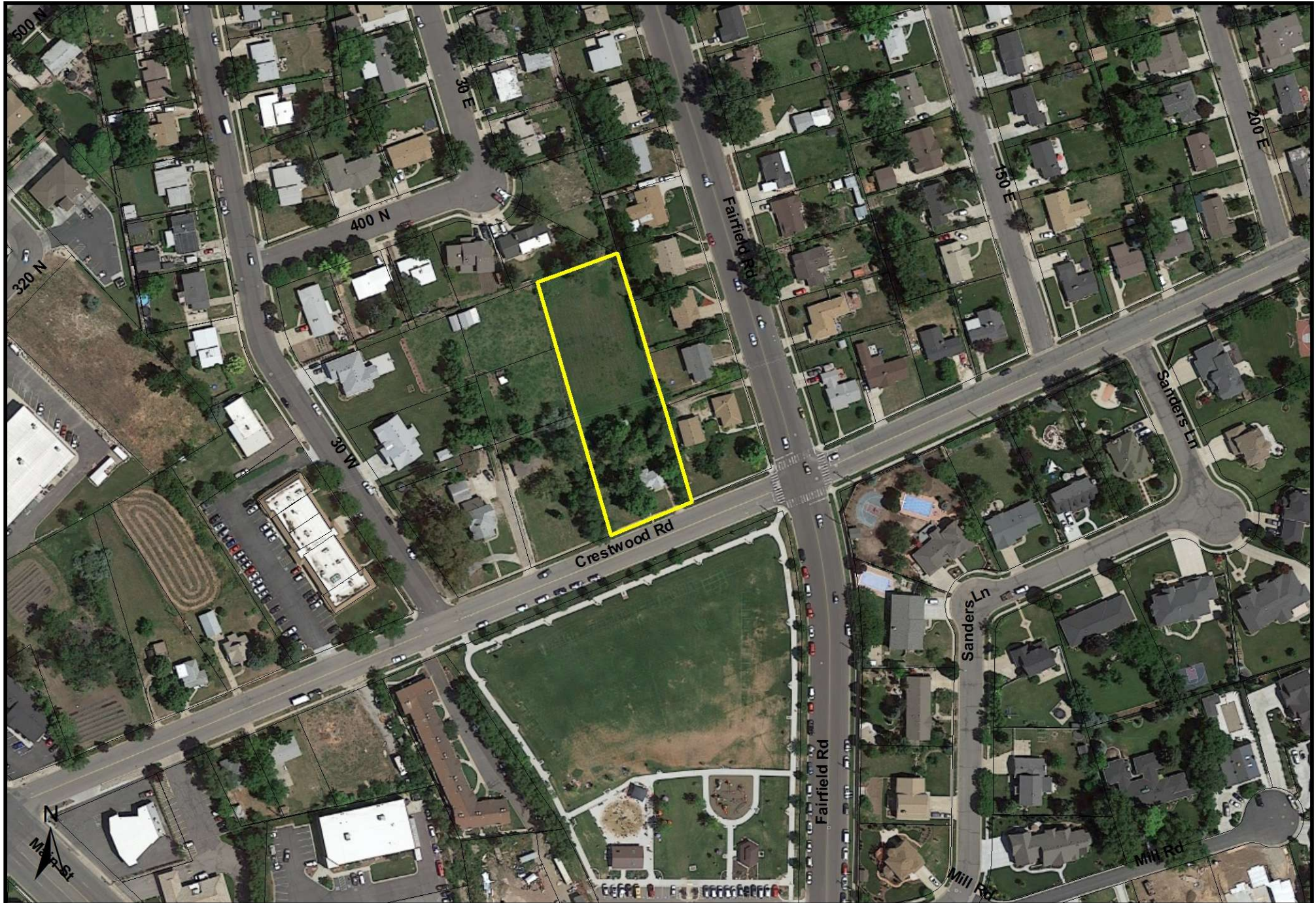
The property is located across the street to the north of Heritage Park. It is located on Crestwood Road between Fairfield Road and Main Street with both commercial and multi-family uses in the area. The properties immediately adjacent to the subject parcel are zoned R-1-8.

Recommendation:

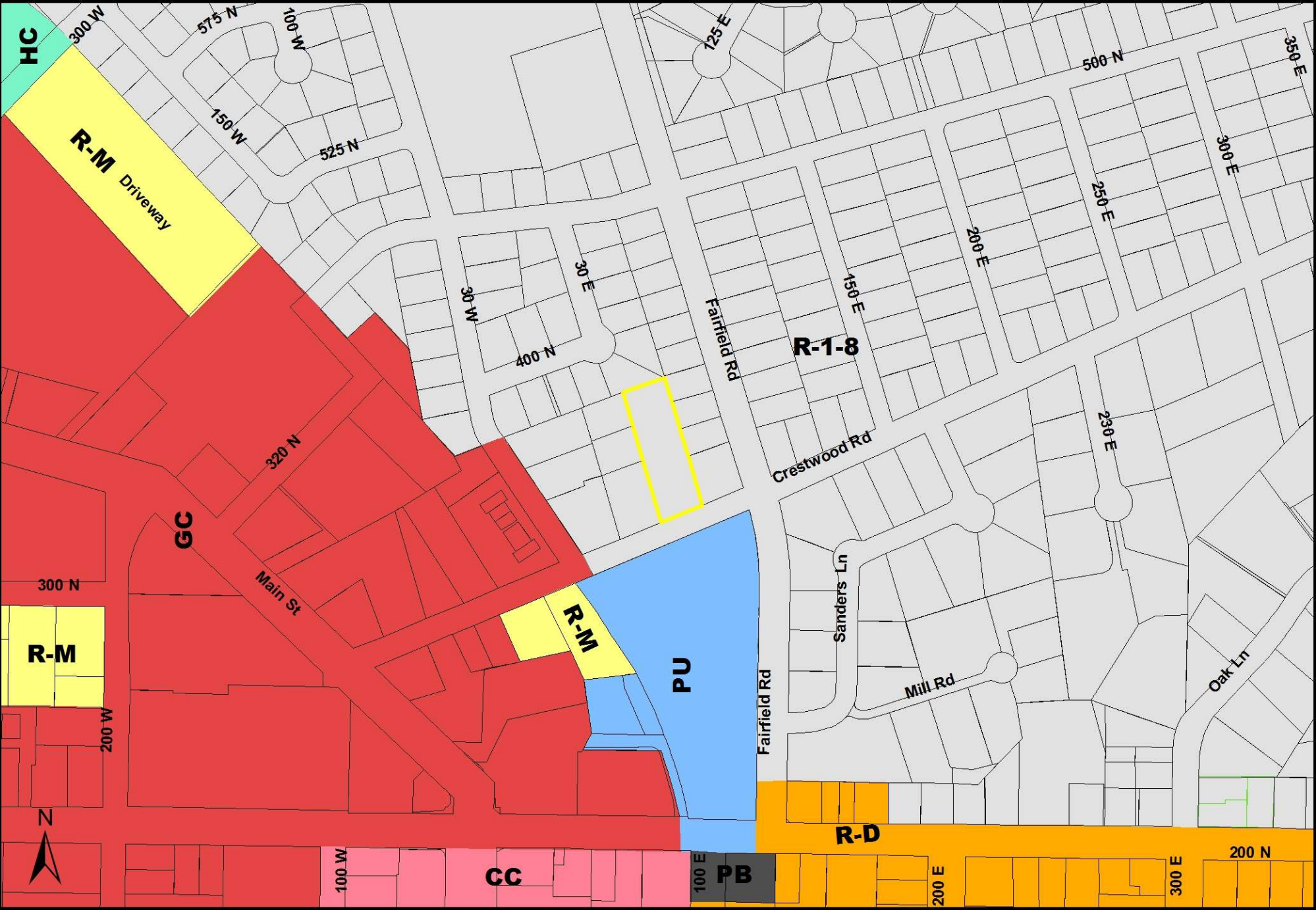
The Planning Commission voted 3 – 2 in favor of recommending approval of the project to the City Council. The recommendation was with the condition that a fence be installed along the west side of the property to mitigate the impact of the private lane. Details of the fence type and location to be verified with the final plat.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat
Attachment 4: Proposed home plans (6 pages)
Attachment 5: Minutes of prior meetings (5 pages)

85 East Crestwood Road

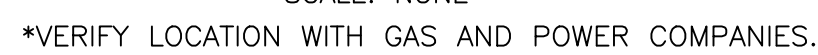
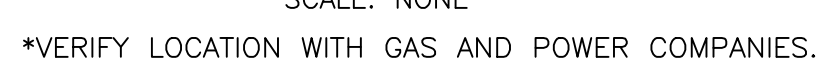


85 East Crestwood Road



1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. CONNECT SEWER, CULINARY WATER, SECONDARY WATER AND STORM DRAIN INTO EXISTING LINES IN CRESTWOOD ROAD
3. PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FEMA FLOOD MAP 49011C0241E, DATED JUNE 18, 2007
4. TOTAL ACREAGE: 0.964

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 4 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N89°50'54"E



SCALE: NONE

————— = BOUNDARY LINE
 ————— = LOT LINE
 — — — — — = SECTION LINE
 — — — — — = ADJOINING PROPERTY
 — — — — — = ROAD CENTERLINE
 - - - - - = PRIVATE ROAD/ACCESS EASEMENT
 —SS— = PROPOSED SANITARY SEWER LINE
 —EX.SS— = EXISTING SANITARY SEWER LINE
 —SW— = PROPOSED IRRIGATION WATER LINE
 —EX.SW— = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
 —W— = PROPOSED CULINARY WATER LINE (SIZE VARIES)
 —EX.W— = EXISTING CULINARY WATER LINE
 —SD— = PROPOSED STORM DRAIN (SIZE VARIES)
 —EX.SD— = EXISTING STORM DRAIN
 — — — — — = EXISTING POWER LINE
 - X - X - X - = EXISTING FENCE LINE
 ● = PROPOSED FIRE HYDRANT
 ● = PROPOSED SANITARY SEWER MANHOLE
 ● = PROPOSED STORM DRAIN MANHOLE
 ■ = PROPOSED SINGLE GRATE CATCH BASIN
 WITH BICYCLE-SAFE GRATE
 ⊙ = EXISTING MANHOLE
 ⊗ = EXISTING FIRE HYDRANT
 PP = EXISTING POWER POLE
 ⊕ = PLUG W/ 2" BLOW-OFF
 ⊕ = AIR-VAC ASSEMBLY
 [— — — —] = BUILDABLE AREA

R-1-8 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 - FRONT YARD SETBACK: 25 FT.
 - REAR YARD SETBACK: 15 FT.
 - SIDE YARD SETBACK OF NO LESS THAN 8 FT. AND
 A TOTAL OF THE TWO NO LESS THAN 16 FT.
 - CORNER LOTS, SIDE YARD WHICH ABUT STREET WILL
 BE MIN. 20 FT.

Buffalo Properties

Sheet	1
1	Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



HENRY WALKER
HOMES™

Alder

3,961 Total Sq. Ft.

2,040 Finished Sq. Ft.

■ ■ ■ □ □ □ Bedrooms

■ ■ ■ □ □ Bathrooms

■ ■ □ Garage

■ = Included □ = Optional

A



B



C



801-335-3731

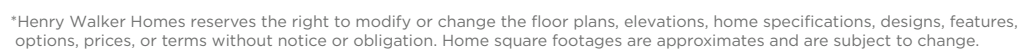
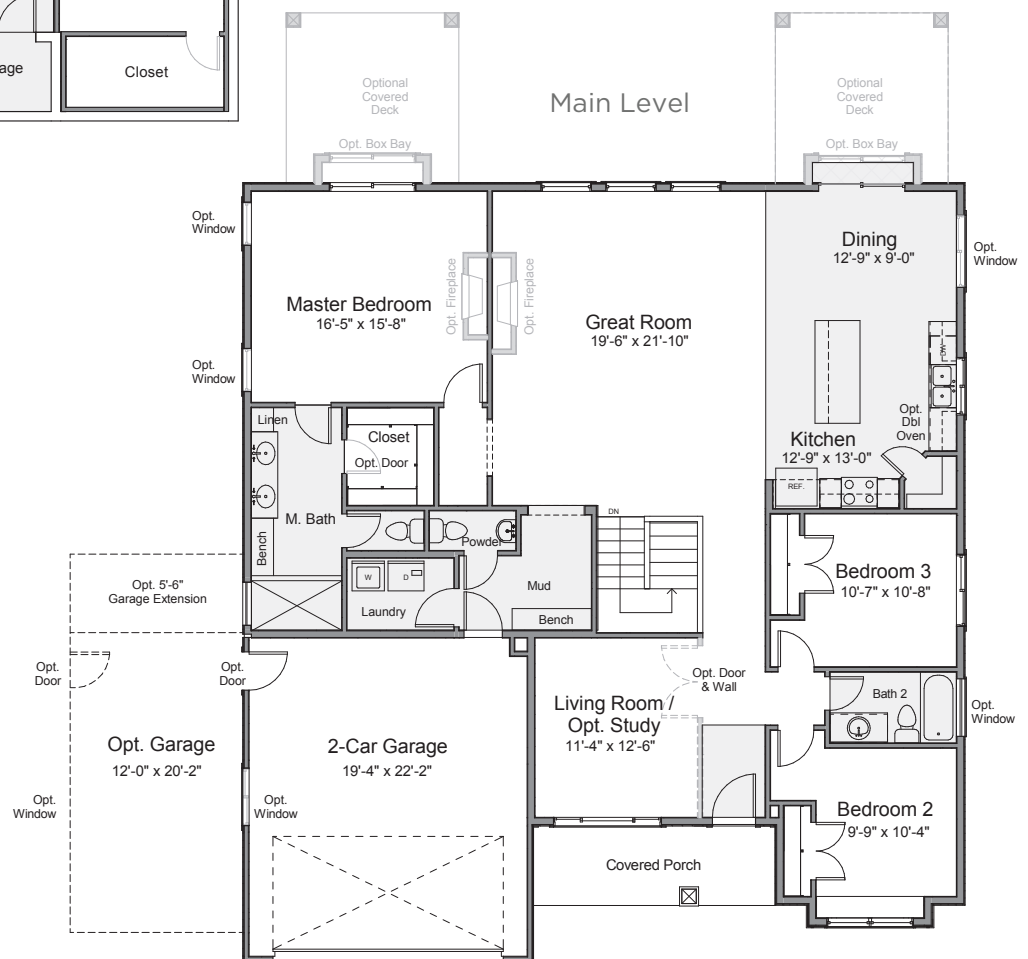
HenryWalkerHomes.com

HENRY WALKER HOMES
1148 W. Legacy Crossing Blvd, Suite 400
Centerville, UT 84014



3,961 Total Sq. Ft.
2,040 Finished Sq. Ft.

■ ■ ■ □ □ □ Bedrooms
■ ■ ■ □ □ Bathrooms
■ ■ □ Garage



5/23/2016



HENRY WALKER
HOMES™

Nabella

2,931 Total Sq. Ft.

2,081 Finished Sq. Ft.

■ ■ ■ □ □ Bedrooms

■ ■ ■ □ Bathrooms

■ ■ □ Garage

■ = Included □ = Optional

A



B



C



801-335-3731

HenryWalkerHomes.com

HENRY WALKER HOMES
1148 W. Legacy Crossing Blvd, Suite 400
Centerville, UT 84014

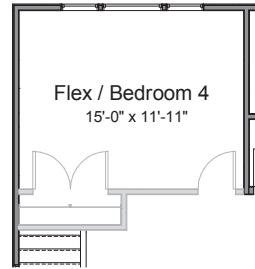
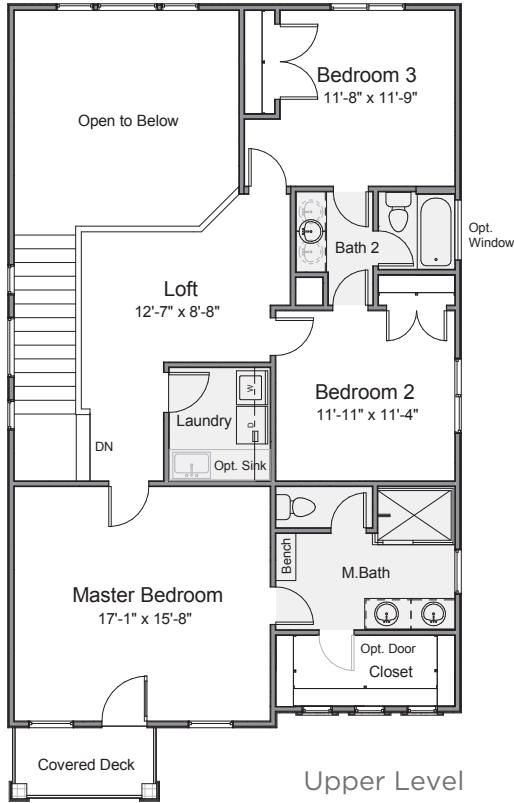


Nabella

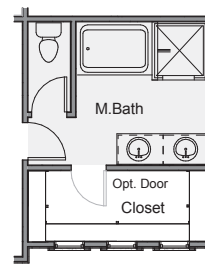
2,931 Total Sq. Ft.
2,081 Finished Sq. Ft.

■ ■ ■ ■ ■ Bedrooms
■ ■ ■ ■ ■ Bathrooms
■ ■ ■ ■ ■ Garage

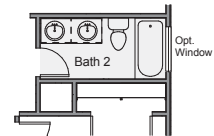
■ = Included □ = Optional



Opt. Grand Master Bath

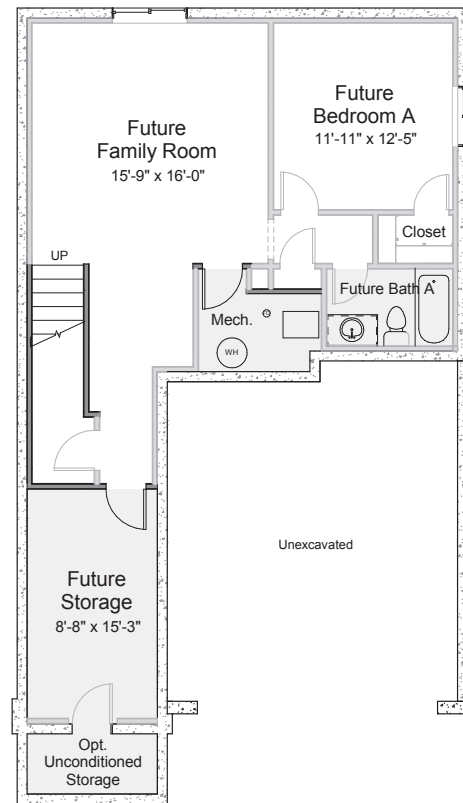
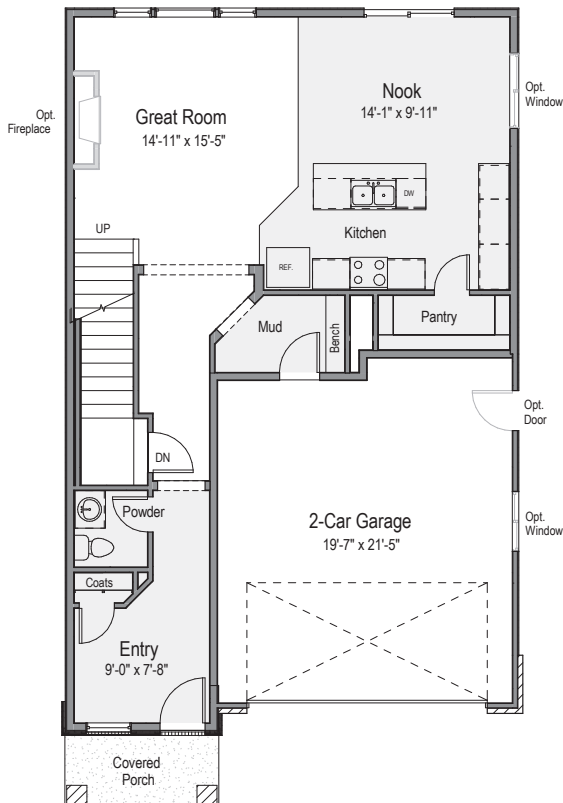


Opt. Bath 2 Layout



Main Level

Basement Level





HENRY WALKER
HOMES™

Willow

4,173 Total Sq. Ft.

2,874 Finished Sq. Ft.

■ ■ ■ ■ □ □ □ Bedrooms

■ ■ ■ □ Bathrooms

■ ■ □ Garage

■ = Included □ = Optional

A



B



C



801-335-3731

HenryWalkerHomes.com

HENRY WALKER HOMES
1148 W. Legacy Crossing Blvd, Suite 400
Centerville, UT 84014



4,173 Total Sq. Ft.
2,874 Finished Sq. Ft.

■ ■ ■ ■ □ □ □ Bedrooms
 ■ ■ ■ □ Bathrooms
 ■ ■ □ Garage

8/29/2016

KAYSVILLE CITY PLANNING COMMISSION

September 22, 2016

PUBLIC HEARING AND REQUEST TO REZONE 0.95 ACRE OF PROPERTY AT 85 EAST CRESTWOOD ROAD FROM R-1-8 TO R-2 AND A PRUD OVERLAY ZONE – DAN STEPHENSON

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR CRESTWOOD ROAD SUBDIVISION LOCATED AT 85 EAST CRESTWOOD ROAD – DAN STEPHENSON

Andy Thompson explained that the Planning Commission reviewed this property at 85 East Crestwood Road earlier this spring with a request for R-4 zoning to accommodate a twelve unit townhome type development. After much discussion, the Planning Commission recommended denial of the request because of concerns with the overall density of the proposed twelve units. The applicant then elected to not proceed to the City Council for a final determination at that time. Mr. Stephenson has recently submitted a new request showing an eight unit configuration, meeting the density allowed in the R-2 zone. The configuration of the project is similar to the previously proposed plat, with the exception of four less units and additional open space. The remaining units are now slightly larger than on the twelve unit plan. The R-2 zoning allows for up to ten units per acre. The PRUD overlay zone is requested to accommodate the private street and open space subdivision proposed. The lots are individually platted, allowing for separate ownership with the private drive and common open space. The Kaysville City General Plan states that east of I-15 the City should allow zero to five units per acre with some areas of higher density housing. It also states that the majority of housing should be single family with about ten percent being more than one unit per structure, and multiple unit housing should consist of mostly duplexes and some three to six unit structures dispersed throughout the city.

Chairperson Matthew Anderson opened the Public Hearing.

Steven Burke said that he has lived in his current home located near this property for over twenty years now, and is concerned that approving this rezone request would set a precedence for the properties to the west of this subject property. Much of the subdivision has been lost to the encroachment of higher density and commercial uses, and the existing residents feel overburdened by it. The General Plan states that high density housing should be dispersed throughout the city, and the neighbors feel that it's not. We need to look at the current density, and the potential for it. While the reduced number of proposed units helps, it is still too many and will be a detriment to the area. There is also a safety concern regarding pedestrians crossing the street from this development to Heritage Park.

Devin Smith said that he had done his own research about the number of high density units in this area and recently presented his findings to the City Council. At that meeting he also suggested to the Council that the city do further research regarding high density housing within Kaysville and if there is ten percent of multi-family housing and if it's dispersed throughout the city. The city may be unintentionally confining high density housing to certain areas of the city. This area seems to already be a high density area, and exceeding the ten percent recommendation. Recently neighbors were informed that the property directly to the west of Mr. Stephenson's was sold, and that the new owner would like to possibly develop that land as well. The existing neighbors are concerned that the new owner is looking to tie their development into Mr. Stephenson's, and that they will have to continue to fight to maintain the area as single family residential which was established many years ago. Mr. Smith said that he was also asked by his neighbor,

Eric Hopper, to represent him tonight and wanted to state that he has concerns that this project would add to the transience of the area.

Jennifer Standridge said that she lives two houses west of this project, on the corner of Crestwood Road and 30 West Street, and was also told that property directly west of this project is being considered for development. Many are concerned that if we allow too many homes into a small area it will feel cramped and change the feel of the neighborhood. Any new construction should fit into what already exists, which this project does not. There are too many concerns and questions because of this project, and many residents feel that their rights and property values aren't being protected.

David Moore stated that he is also a neighbor and while the number of units being proposed has decreased, there is still concern that there are too many units. These units seem more like apartment units, Mr. Moore suggested that the units be separated to make them look more like single family homes. Mr. Moore asked if the developer would consider less units on the property, and who would maintain the open space areas.

Steven Spencer said that he lives northwest of this property and has been there about eighteen years. This is a quiet neighborhood and they never anticipated needing to worry about high density housing being built in their backyard. This proposed development doesn't fit within the neighborhood and the neighbors already feel burdened by the nearby commercial uses.

Terry Messerly commented that he has lived here for about twenty-five years and it seems that traffic gets worse every year, especially at peak hours. Cars speed in the area, and adding more homes will just add to the problem. The infrastructure isn't in place to handle more homes in the area.

Mark Dyson said that his back property line abuts this development and he is concerned about the number of units on the property because they will be an intrusion upon neighbor's privacy. Adding more traffic to the area is a huge concern as there are many kids that live in the area. How will this, and other potential developments, impact neighboring property values?

Bruce Howard commented that while he doesn't live near Mr. Stephenson's property, there are some obvious negative impacts this could have on the neighborhood. Just because something could be done, doesn't mean that it should be. High density housing seems to take away from the hometown feel and values. This development will not be an improvement to the neighborhood, but rather will only benefit the developer.

Tony Coombs said that he is working with the owner, Dan Stephenson, on this project and they have looked into many different options for this property. They have taken into account the comments and concerns made at the previous meetings, and feel that what they are proposing is a great option for the property. The units are bigger than before and will be quality units. The open space will be maintained by the homeowners association. Kaysville is a great place to live and there is a demand for these types of units.

There were no further comments or question from the public. Chairperson Matthew Anderson closed the Public Hearing.

Lyle Gibson commented that he had received a phone call earlier from David Fisher who lives to the west of this property who would like to see a fence or sound wall installed.

Josh Sundloff asked Mr. Coombs if they had purchased the property directly west of this development, or if the new owner had made contact with them.

Tony Coombs responded that they hadn't been in contact with the property owner to the west and was unaware until tonight that it had been purchased.

Josh Sundloff commented that with the current zoning, the developer could propose a plan with five homes on this piece of property and would be in compliance with the zoning requirements. It doesn't seem that the impact on surrounding properties would be much different between five units allowed in the current zoning, and the proposed eight units.

Betty Parker said that she feels that the additional three units would be detrimental enough to justify a negative recommendation.

Gary Bullock said that the developer has made an effort to try to make this development fit better within the neighborhood. By increasing the size of the units, their value has also increased. Mr. Bullock said that he would prefer to see these units separated so they are individual units because they will better fit into the surrounding neighborhood. While there are still concerns and questions to address, these units could potentially enhance and contribute to the neighborhood depending on how they are developed.

Andy Thompson added that there is a powerline easement running through the middle of the property that the units will have to be planned around.

Josh Sundloff suggested that the unit closest to Crestwood Road face the street.

Matthew Anderson commented that while he feels that the developer has been responsive to the comments and concerns of the neighbors, the proposed number of units seem to be too dense for this area.

Thomas Wood said that single family homes seem to be the core of what Kaysville is made of and is what gives the city it's hometown feel. Mr. Wood said that he is also concerned with the current language of the General Plan, and how it's being applied. It seems like high density housing is only located on the east side of the city. This might not have been the city's intent as it's been developed, but it's become our reality. There needs to be a better balance with where high density housing is being developed.

Josh Sundloff commented that concerns about rental properties seem to be anecdotal. There is multi-family housing located on the south side of Crestwood Road near here that does not seem to have the negative impacts that people think go with multi-family housing. While traffic safety is a concern, the infrastructure currently in place seems to be adequate to bear the traffic load of the area.

Thomas Wood responded that the difference between those referenced multi-family units across the street and this property is this proposed development is changing the current use to a more dense use. The property itself and the properties surrounding it are zoned for single family uses. This is not what the existing residents planned for.

Matthew Anderson commented that anything more than just a single home will change the character of the neighborhood. Mr. Anderson asked Staff if the city had any data in regards to meeting the suggest ten percent multi-family housing within the city limits, as mentioned in the General Plan.

Andy Thompson said that the information the city has is based on the number of building permits issued

since 1998. The City is required to have a low income housing plan, which we have. Our information is not complete, but it appears that the city is below ten percent multi-family housing.

Betty Parker commented that not only does the city probably not have enough multi-family housing, there's always the question of where to allow it.

Josh Sundloff said that he agrees there is a need for multi-family housing within the city, and that the housing needs to be dispersed throughout the city. This property seems to be better suited for multi-family housing because of its location close to arterial roads and commercial areas.

Gary Bullock commented that he feels that with some redesign this development could better conform to the neighborhood and feels that this fits within the parameters of the General Plan.

Josh Sundloff made a motion to recommend approval of the request to rezone 0.95 acre of property at 85 East Crestwood Road from R-1-8 to R-2 and a PRUD overlay zone for Dan Stephenson. Gary Bullock seconded the motion.

Voting was as follows:

Betty Parker	nay
Josh Sundloff	yea
Thomas Wood	nay
Gary Bullock	yea
Stroh DeCaire	nay
Matthew Anderson	yea

The motion was lost for lack of a majority vote.

Gary Bullock made a motion to forward the request to rezone 0.95 acre of property at 85 East Crestwood Road from R-1-8 to R-2 and a PRUD overlay zone for Dan Stephenson to the City Council with the split vote recommendation for the Council's review. Stroh DeCaire seconded the motion and it passed unanimously.

Betty Parker made a motion to table the request for preliminary plat approval for Crestwood Road Subdivision located at 85 East Crestwood Road for Dan Stephenson. Gary Bullock seconded the motion and it passed unanimously.

REZONE OF 0.95 ACRES OF PROPERTY FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO R-2 WITH A PRUD OVERLAY ZONE.

Andy Thompson, City Engineer, noted that this property was reviewed by the Planning Commission earlier this spring with a request for R-4 zoning to accommodate a 12 unit townhome type development. He explained that after much discussion, the Planning Commission denied the rezone with a 6-1 vote. The applicant elected not to proceed. He explained that the Developer has now submitted an eight unit proposal which would meet the density allowed in an R-2 zone. The general configuration of the project is still the same but there are four less units and more open space. The individual units would be slightly larger.

Council Member Garn stated that the Planning Commission was split three to three. He noted that his understanding is that density and compatibility are issues. He explained that it effects the homes surrounding it, and doesn't fit with the surrounding area. He stated that he would vote no to the rezone.

Dan Stevenson, Developer, noted that several professionals in the area wanted something close to the park, no yardwork and close to shopping. He explained that the area is superb with the development of the park and the homes would be similar in price to those surrounding it.

Dan Stevenson explained that each unit is approximately 1900 sq. ft.

Andy Thompson noted that under the existing R-1-8 zone all five single family units could fit on this property.

Council Member Adams stated that private property needs to be respected and he feels that he needs to support the residents.

Council Member Lee noted that residents need to feel assured that zoning will stay the same. She noted that she would not support changing it.

Council Member Snell made a motion to deny the request to rezone .95 Acres of Property from R-1-8 to R-2 with a PRUD overlay zone, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea

Council Member Page, Yea

Council Member Adams, Yea

Council Member Garn, Yea

Council Member Lee, Yea

Motion passes unanimously



City Council Staff Report

40 East Crestwood PUD Subdivision Final Plat March 2, 2017

Applicant/Owner: Brian Neville
Location: 40 East Crestwood Road
Zone: R-M (Residential Multi-Family)

Description:

This property is located on the south side of Crestwood Road between Main Street and Heritage Park. The property is roughly 0.44 acres or just over 19,000 sq. ft. in size. The property is zoned R-M and has recently received the PRUD overlay zone and preliminary plat approval.

The plat consists of two three-unit buildings on pads with the remainder of the property as common area. The units are proposed as two story with a double garage and three bedrooms.

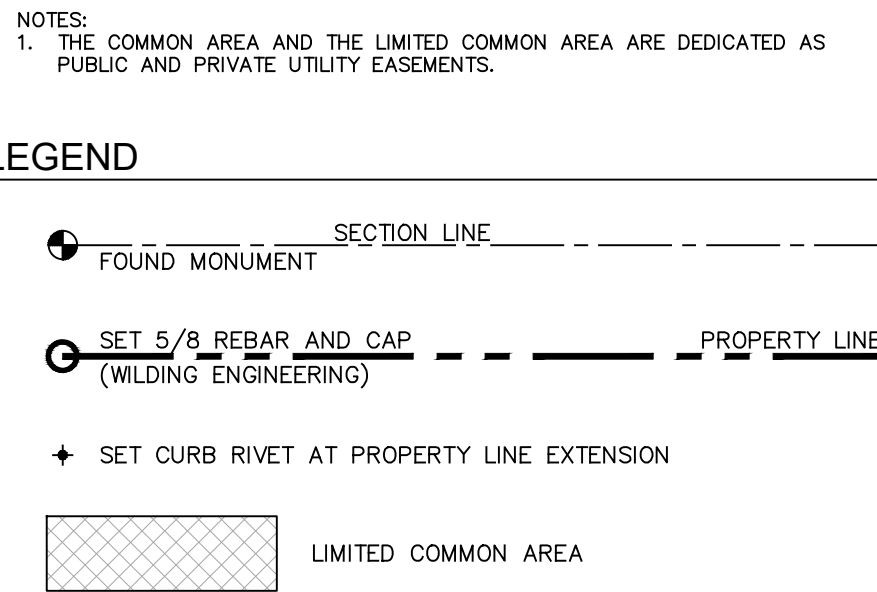
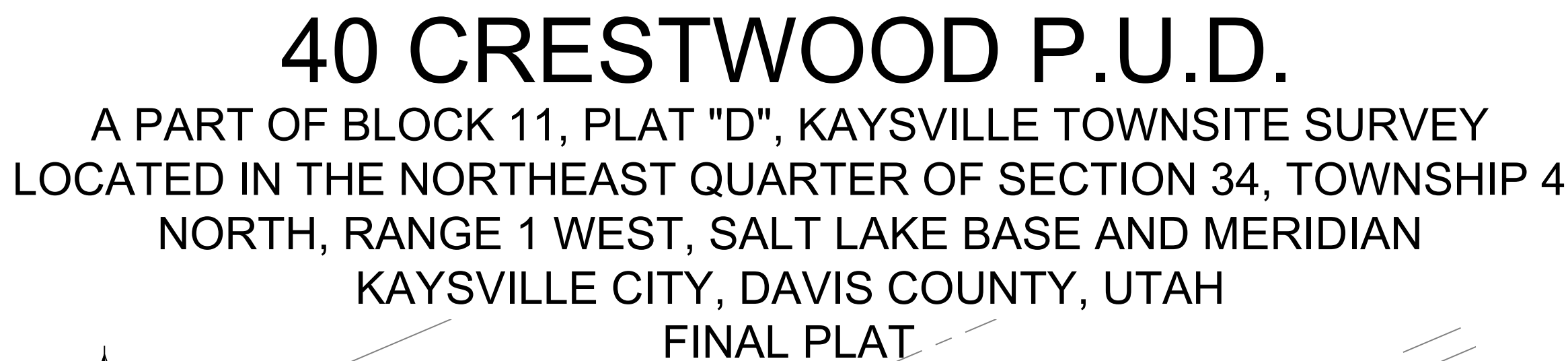
Recommendation:

The final plat complies with the zoning and with the preliminary plat. The Planning Commission voted unanimously to recommend approval of the Final Plat for 40 East Crestwood PUD Subdivision with the condition that the buildings be similar to what has been represented.

Attachment 1: Area Map
Attachment 2: Plat Map
Attachments 3-6: Conceptual Site Plan, Elevation, and Floor Plans

40 East Crestwood Road





Professional Land Surveyor Seal for Scott W. Derby, State of Utah, No. 186126

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BLOCK 11, PLAT "D", KAYSVILLE TOWNSHIP SURVEY, SAID POINT BEING NORTH 66°59'00" EAST, ALONG SAID NORTHERLY LINE, 362.5 TO FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 11, (THE NORTHWEST CORNER OF SAID BLOCK 11 BEING SOUTH 78°32'48" WEST, 135.71 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID BLOCK 11 AND THE SOUTHERLY LINE OF LOT 22, TOWNSHIP 36S., RANGE 10E., MERIDIAN 10W.) 007°36'30" EAST 1022.40 FEET FROM THE PI MONUMENT AT THE INTERSECTION OF 100 NORTH AND 100 WEST (STREETS) AND RUNNING THENCE NORTH 66°59'00" EAST, ALONG SAID NORTHERLY LINE OF BLOCK 11, 11.0 FEET TO THE POINT OF BEGINNING.

BEING ALSO THE NORTH 66°59'00" EAST, 11.0 FEET TO THE POINT OF BEGINNING, THE SOUTHERLY LINE OF WALGREENS SUBDIVISION, RECORDED AS 3922 IN THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE, THENCE SOUTH 77°32'48" WEST, ALONG SAID SUBDIVISION LINE, 135.71 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY LINE OF SAID BLOCK 11 AND THE POINT OF BEGINNING.

CONTAINS 18,778 SF OR 0.431 ACRES, MORE OR LESS

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'30" EAST FROM THE MONUMENT AT THE INTERSECTION OF 100 NORTH AND 100 WEST STREETS TO THE MONUMENT AT THE INTERSECTION OF 100 NORTH AND MAIN STREET.

WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS AND COMMON AREAS TO BE HERE AFTER KNOWN AS:

40 CRESTWOOD P.U.D.
A PART OF BLOCK 11, PLAT "D", KAYSVILLE
TOWNSITE SURVEY

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS MAP AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO DEDICATE TO KAYSVILLE CITY ALL COMMON AREAS AS PUBLIC UTILITY EASEMENTS FOR PERPETUAL USE IN THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES NECESSARY TO SERVE THIS AREA AND ADJOINING AREAS. ADDITIONALLY, SAID OWNERS CONSENT TO CREATE AN OWNERS ASSOCIATION TO PRESERVE AND MAINTAIN THE PARKING AREAS AND COMMON AREAS SHOWN HEREON, AND DO DEDICATE COMMON AREAS TO SAID OWNERS ASSOCIATION.

N WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, A.D. 20____.

BRIAN NEVILLE

FLINT BARBER

STATE OF UTAH
COUNTY OF DAVIS

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO
THIS INSTRUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME. WITNESS MY HAND AND
OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF UTAH
COUNTY OF DAVIS

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO
THIS INSTRUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME. WITNESS MY HAND AND
OFFICIAL SEAL.

NOTARY PUBLIC

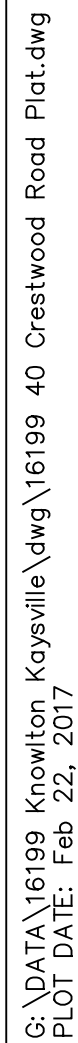
MY COMMISSION EXPIRES:

40 CRESTWOOD P.U.D.
A PART OF BLOCK 11, PLAT "D", KAYSVILLE TOWNSITE SURVEY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT

ENTRY NO. _____ FEE PAID _____,
FILED FOR RECORD AND RECORDED THIS _____ DAY
OF _____ 20____ AT _____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____.

DAVIS COUNTY RECORDER

BY: _____ DEPUTY RECORDER





**WILDLING
ENGINEERING**

14791 S. HAYWARD AVE. SUITE 100
KAYSVILLE, UT 84043
WWW.WILDLINGENGINEERING.COM

DRAWING NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH KAYSVILLE CITY ORDINANCES.
2. ALL SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH KAYSVILLE CITY ORDINANCES AND KANSAS CITY DISTRICT STANDARDS AND SPECIFICATIONS.
3. PAVEMENT REPAIR IN GRESTWOOD ROAD SHALL MATCH EXISTING PAVEMENT. MINIMUM ASPHALT OVER 12" DRAINAGE SHALL BE 3" MINIMUM ASPHALT OVER 12" DRAINAGE.
4. CURB & GUTTER REPLACEMENT ALONG GRESTWOOD ROAD SHALL MATCH EXISTING.
5. THE EXISTING PAVEMENT SHALL BE REPAIRED IN THE WEST AND EAST DIRECTIONS. THE REPAIR SHALL BE IN ACCORDANCE WITH KANSAS CITY DISTRICT STANDARDS AND SPECIFICATIONS. THE REPAIR SHALL BE IN ACCORDANCE WITH KANSAS CITY DISTRICT STANDARDS AND SPECIFICATIONS. THE REPAIR SHALL BE IN ACCORDANCE WITH KANSAS CITY DISTRICT STANDARDS AND SPECIFICATIONS.
6. A NEW 1" WATER SERVICE SHALL BE INSTALLED AT THE MANHOLE AND A NEW 1" WATER SERVICE SHALL BE INSTALLED AT THE MANHOLE.
7. THIS PROJECT PROCURES TO USE THE EXISTING BRIDGION BRIDGE OVER GRESTWOOD ROAD. THE BRIDGION BRIDGE IS A CONCRETE BRIDGE WITH A SPAN OF 20 FEET. THE BRIDGION BRIDGE IS A CONCRETE BRIDGE WITH A SPAN OF 20 FEET. THE BRIDGION BRIDGE IS A CONCRETE BRIDGE WITH A SPAN OF 20 FEET.

DATE: 11/21/15
PROJECT: 16199
SHEET: C201

NO.	REVISION	DATE
1	KANSAS CITY COMMENT	11/21/15
2	BUILDING FOOTPRINT AND UTILITY LAYOUT	11/21/15

**KNOWLTON GENERAL
40 CRESTWOOD**

SITE AND UTILITY PLAN

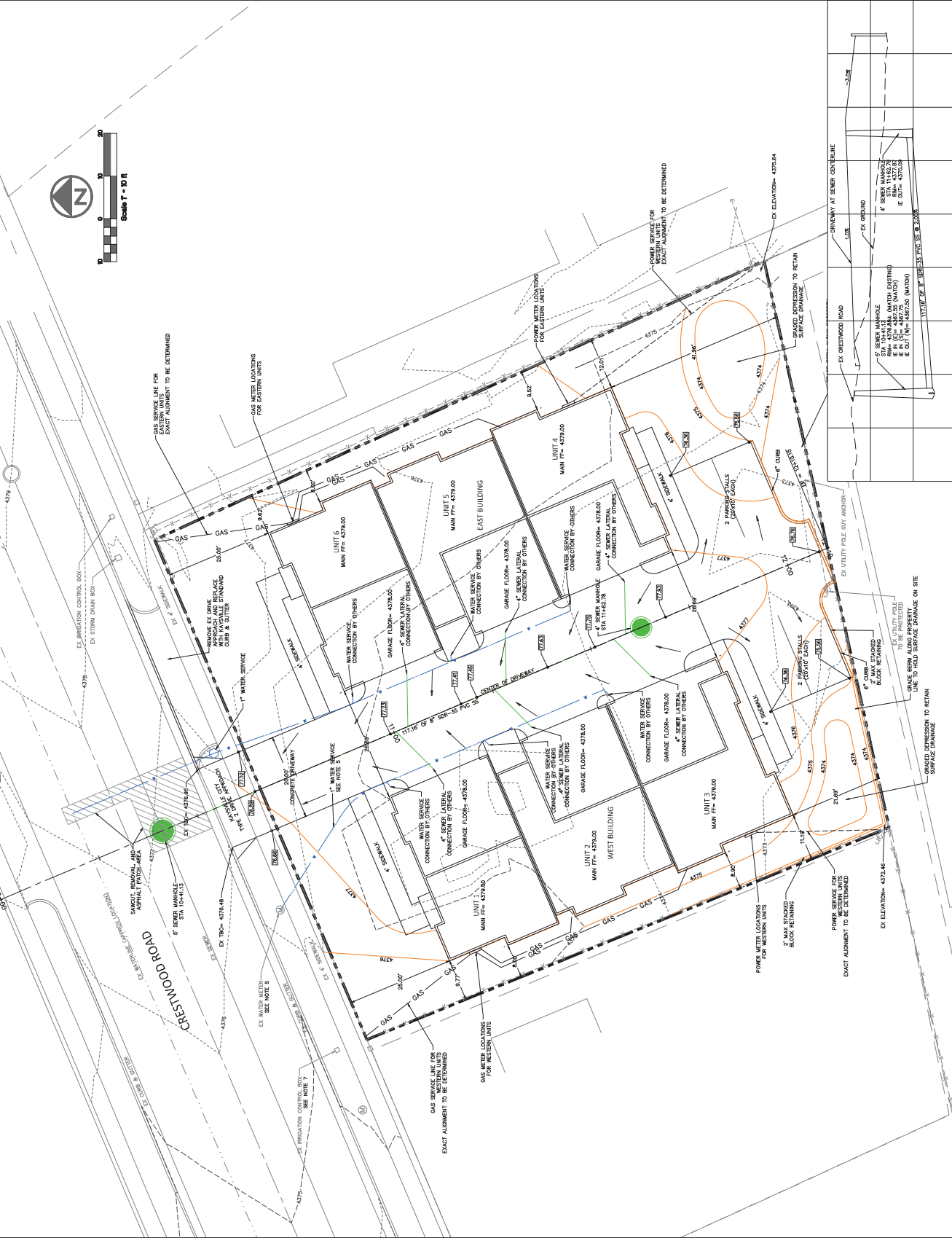
KAYSVILLE, UTAH

MEC

11/21/15

1" = 10'

C201





1491 S. LEGEND, J.M.S. DB, #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

THIS DESIGN, DRAWING OR SPECIFICATION IS THE PROPERTY OF J.M. DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF J.M. DESIGN. THE PROPOSED DESIGN, DRAWING OR SPECIFICATION IS NOT A GUARANTEE OF PERFORMANCE.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF J.M. DESIGN. THE PROPOSED DESIGN, DRAWING OR SPECIFICATION IS NOT A GUARANTEE OF PERFORMANCE.

© ALL RIGHTS RESERVED

PROJECT NAME:
NEVILLE PLEX

LOCATION INFO:
LOT 1
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

SCALE: 1/8" = 1'-0"

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23





1436 S. LEGEND, J.M.S. DB, #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION:
THIS DRAWING IS THE PROPERTY OF JML DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JML DESIGN. THE USER ASSUMES ALL LIABILITY FOR THE RESULTS OF PRODUCTION.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER BUILDING WITHOUT THE WRITTEN PERMISSION OF JML DESIGN. THE USER ASSUMES ALL LIABILITY FOR THE RESULTS OF PRODUCTION.

© ALL RIGHTS RESERVED

PROJECT NAME:
NEVILLE PLEX

LOCATION INFO:

LOT:
101
SUBDIVISION:
SUSANNE
CITY:
STATE:
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

SCALE: 1/8" = 1'-0"

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 23





1491 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION
ALL ELECTRICAL, PLUMBING, MECHANICAL, AND HVAC WORK SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE PROJECTED SCHEDULE SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE.

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE SCHEDULE.

© ALL RIGHTS RESERVED

PROJECT NAME:
40 CRESTWOOD
3 PLEXS

LOCATION INFO:

LOT 1
SUBDIVISION
101
SUBNAME
SUBNAME
CITY
CITY
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

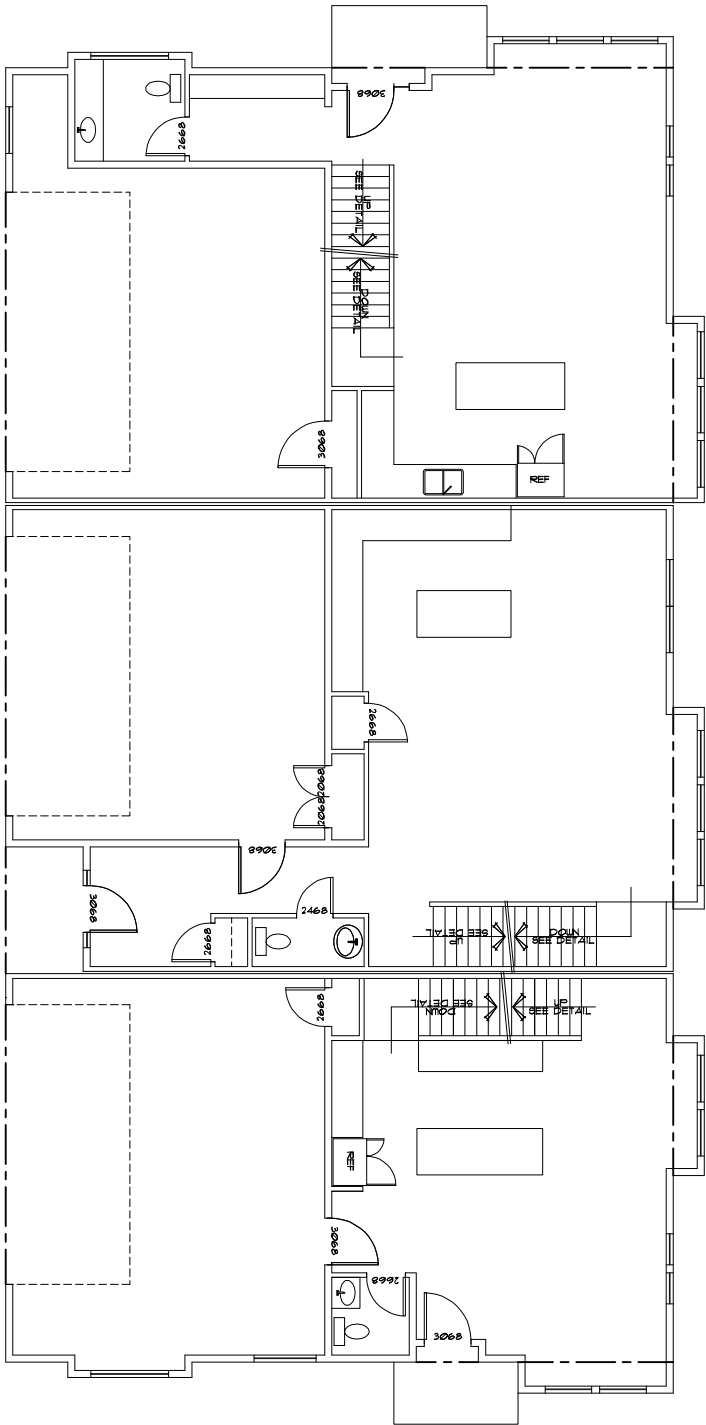
REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

SCALE: 1/8" = 1'-0"

MAIN
FLOOR
PLAN

A3 | 3

PAGE 10 OF 23





City Council Staff Report

Barnes Park – Award of Contract for Pickleball Courts – March 2, 2017

Description:

In February of 2013, Alan and Tammy Wursten approached the City about painting lines in the Recreation Center for pickleball. After reviewing their request the Recreation Center had lines installed to create two courts. On March 2, 2013 the first public open house was held to debut the courts. Fast forward to March 6, 2016 when the citizen Pickleball Committee was formed to begin their fundraising efforts. On April 21, 2016, Tammy Wursten introduced the Pickleball Committee to the City Council. After discussion among the City Council a motion was made pledging support to match what the Pickleball Committee provides. Over the course of the previous year and as the committee began to raise sufficient funds, the City engaged in design and engineering of the proposed courts in the fall of 2016. In January 2017, after the committee had raised over \$110,000, Parks and Recreation solicited bids for the Barnes Park Pickleball court project. On February 15, 2017 bids were received and opened in public at City Hall.

Recommendation:

Staff has reviewed the competitive bids submitted (attachment 1) and recommends awarding the construction contract to Parkin Tennis Construction for the Base Bid amount of \$173,621.02

Staff has reviewed the options of lighting four courts and recommends the authority be given to staff to purchase the lights from Musco Sports Lighting, LLC, subject to Kaysville City Purchasing Policy and Procedures Section IV-B-1&3 (attachment 2 option 1)

Reasoning:

Attachment 2 provides details in the proposed construction of the pickleball courts at Barnes Park. The Pickleball Committee has raised as of 2/23/2017, \$122,943.52. They have also received in kind donation from contractors that are shown on the attachment. Kaysville Parks and Recreation is providing in kind labor (sweat equity) for the final landscaping, main power supply, trenching, and other items as described in attachment 2. Park and Recreation impact fees will be used to cover the cash contributions towards the project and are also able to cover the shortfall as shown on attachment 2. Any further donations the committee receives will reduce the City's cash contribution. Great credit is to be given to the Pickleball Committee for their efforts in raising this amount of money within a years' time. This is wonderful project and will be a great benefit to the Parks and Recreation system in Kaysville.



Attachment 1
Kaysville Parks and Recreation
Barnes Park Pickleball Court Project - Bid Results

Bid opening February 15, 2017, 2:00pm

Plan Holders and Bids Submitted

		Parkin Tennis Construction	Track and Tennis Company	Nichols Building (Build the West)
Base Bid (8 crts)				
	Mobilization	\$3,552.42	\$0.00	No bid submitted
	Court Const	\$143,803.00	\$165,454.00	No bid submitted
	Excavation	\$8,098.56	\$12,366.72	No bid submitted
	Sub Base	\$18,167.04	\$15,321.60	No bid submitted
	Base Total	\$173,621.02	\$193,142.32	No bid submitted
Alt 1 (additional 4 crts)				
	Mobilization	\$2,068.00	\$0.00	No bid submitted
	Court Const	\$86,140.00	\$95,262.00	No bid submitted
	Excavation	\$3,655.60	\$5,582.20	No bid submitted
	Sub Base	\$8,200.40	\$6,916.00	No bid submitted
	Alt 1 Total	\$100,064.00	\$107,760.20	No bid submitted

2/23/2017

Attachment 2
Kaysville Parks and Recreation
Barnes Park Pickleball Court Project - Revenue vs Expenditure



Project Costs (Option 1 - 8 courts w/4 lit)		Project Costs (Option 2 - 12 courts no lights)	
Base Bid	\$173,621.02	Base Bid	\$173,621.02
Lighting - 4 Crts (Equipment)	\$75,893.00	Alt 1 Bid	\$100,064.00
Lighting (Install)	\$5,322.50	Donor Recognition	\$10,000.00
Donor Recognition	\$10,000.00	Total	\$283,685.02
Total	\$264,836.52		
Project Funding (Option 1)		Project Funding (Option 2)	
Pickleball Committee	\$122,943.52	Pickleball Committee	\$122,943.52
Kaysville City	\$125,000.00	Kaysville City	\$125,000.00
Total	\$247,943.52	Total	\$247,943.52
	-\$16,893.00		-\$35,741.50

Funding Sources

Pickleball Committee

Cash \$122,943.52
 In Kind Staker Parson Concrete Donated up to 250 yards of concrete, approximated value is \$15-\$20,000 (bids reflect that amount)
 In Kind PHE electrical contractor donation of labor for the lighting installation \$7,500
Total contributions (cash/in kind) = \$150,443.52

Kaysville City

Cash \$125,000.00
 In Kind Landscaping Final, contingency, value is \$15,000
 In Kind Electrical - main service connection, trench pk lot, asphalt repair, etc - value is \$15,000
Total contributions (cash/sweat equity) = \$155,000.00



City Council Staff Report

Roueche Lane Ponds March 2, 2017

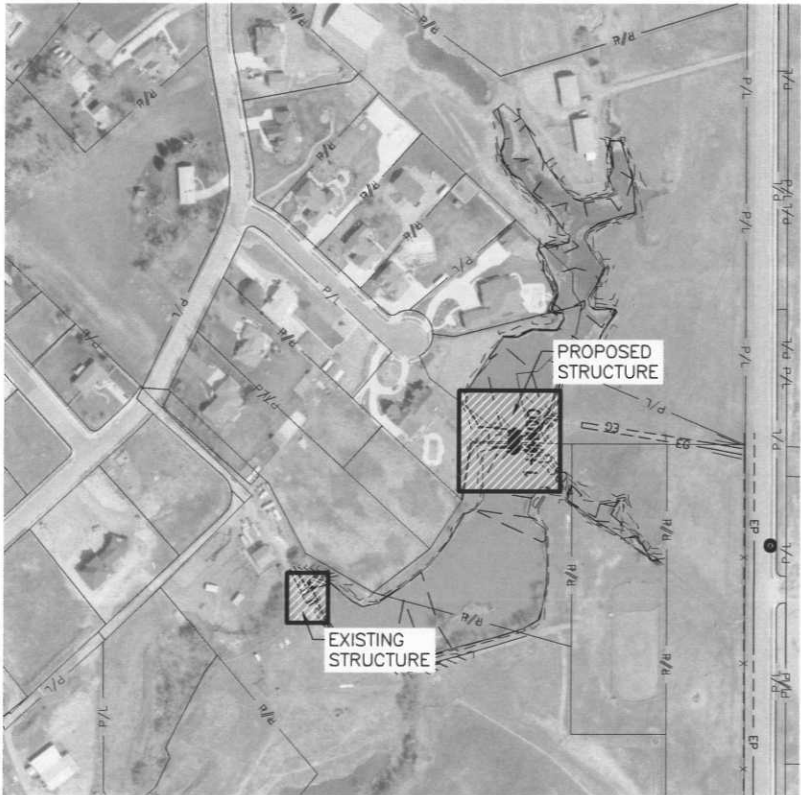
Description:

Over the last couple of years, City Staff has been working with residents near the ponds just south of Roueche Lane to reduce flooding potential in the area. Some dredging of the ponds has previously been conducted. The issue identified as the next step is to modify the spillway between the lower two ponds in order to help regulate the maximum water level in the upper ponds.

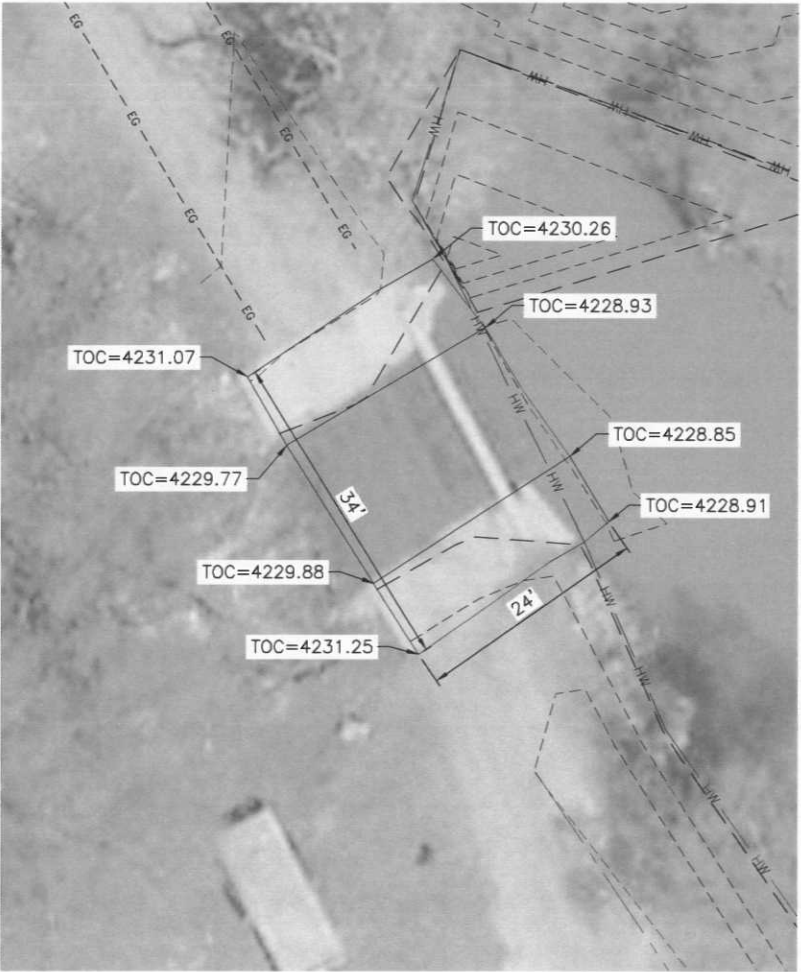
In discussion with the residents, the general consensus has been that since the ponds receive significant storm water from the City, the City would clean the ponds, install this spillway, and install one storm drain cleaning structure upstream of the ponds. The residents would then be responsible for the future maintenance of the ponds. This understanding would be formalized in an agreement between the property owners and the City.

Staff is seeking direction from the Council to assure that the agreement and associated projects are acceptable.

Attachments: Location Map
 Draft Agreement
 Plan Sheet
 Preliminary Cost Estimate



VICINITY MAP
SCALE: 1"=200'



EXISTING STRUCTURE
SCALE: 1"=10'



PROPOSED STRUCTURE
SCALE: 1"=10'



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS			
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.			
NO.	REVISION	DESCRIPTION	DATE

STORM DRAIN ANALYSIS
KAYSVILLE UTAH
CONCRETE SPILLWAY DESIGN
PLAN VIEW

FILE: 55-15-095 C-101X
JUB PROJ. #: 55-15-095
DRAWN BY: TAG
DESIGN BY: RDS
CHECKED BY: RDS
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/30/2017
SHEET NUMBER:

C-101

Roueche Lane Ponds



9-Nov-16



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

[illegible]

DRAFT

AGREEMENT FOR USE OF STORM WATER PONDS

This Agreement is made and entered into as of the ____ day of January, 2017 by and between Kaysville City, a municipal corporation, (hereinafter "Kaysville") and _____, Trustees of the _____ Family Trust dated May 17, 2000, (hereinafter "Owner"), and together sometimes referred to herein as the "Parties" or singularly as a "Party," as follows:

RECITALS

1. As a municipal corporation, Kaysville operates and maintains a storm water runoff system.
2. There are certain ponds located at approximately 1000-1200 South just west of Angel Street within Kaysville City as shown as on Exhibit "A", attached hereto and by reference made a part hereof.
3. Ownership of the property upon which the ponds are located is in the name of several different owners, including the Owner referred to herein. Owner's property is located in Kaysville City, Davis County, State of Utah and is hereinafter described in Exhibit "B" which is a part hereof.
4. The Owner and the other owners use the ponds to carry water and for recreational purposes all for the use and benefit of the respective properties.
5. Kaysville discharges some storm water into the ponds.
6. Kaysville and the Owner agree that both Parties have a shared responsibility regarding certain aspects concerning maintenance of the ponds.
7. Kaysville is not interested in use of the ponds for detention purposes and prefers to have a constant stream flowing through the ponds. In this regard, Kaysville acknowledges the

desire of the Owner to maintain a steady water level within the ponds to facilitate continued use of the ponds by Owner for recreational and other uses now enjoyed by Owner.

8. Kaysville and Owner desire to enter into this Agreement for the purpose of allowing the Parties to continue to use the ponds by the Owner for recreational and other purposes and for the continued use of the ponds by Kaysville as part of its storm drain system.

9. The Parties desire to define their mutual responsibilities and duties with respect to the said continued use of the ponds by the Parties.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and conditions as hereinafter set forth and other good and valuable consideration the Parties hereby enter into an agreement as follows:

AGREEMENT

Section One: INCORPORATION OF RECITALS

All of the above and foregoing and Recitals are incorporated into and made a part of this Agreement.

Section Two: RESPONSIBILITIES OF KAYSVILLE

The responsibilities of Kaysville under the terms and provisions of this Agreement shall be as follows:

A. Pay for and install a storm drain system which will allow water to flow continuously from the third pond into the fourth pond. Plans for such system will be approved by both Parties and such approved plans are attached to this document as Exhibit "C".

B. Pay for and install a debris filtering system along the storm water system at Angel Street that enters into the third pond through the existing 42" pipe.

C. Maintain the debris filtering system adjacent to facilities that feed into the ponds which shall remain accessible for maintenance by Kaysville personnel and equipment.

Section Three: **RESPONSIBILITIES OF OWNER**

The responsibilities of Owner under the terms and provisions of this Agreement shall be as follows:

A. Maintain all other aspects of the ponds including, but not limited to, flooding, sediment control, water management and any and all future improvements not agreed to in this Agreement or any additional amendment to this Agreement.

B. Allow Kaysville to continue to utilize Owner's property to transport an unlimited quantity of storm water runoff through the ponds.

C. Owner hereby waives and releases Kaysville from any and all liability in connection with use of the ponds or any actions taken by Kaysville in connection with the use of the ponds as part of Kaysville storm water system.

Section Four: **EFFECTIVE DATE**

This Agreement shall be effective immediately upon execution of the same and shall continue and remain in full force and effect in perpetuity.

Section Five: **MISCELLANEOUS**

A. This Agreement shall be construed and governed by the laws of the State of Utah.

B. In the event of breach or default hereunder, the prevailing Party shall be entitled to recover from the other Party all costs and attorney's fees reasonably incurred in enforcing the terms of this Agreement.

Section Six: **ENTIRE AGREEMENT**

This Agreement sets forth the entire agreement and understanding by and between the Parties and oral representations made prior to execution of this Agreement or after execution shall not be binding or enforceable unless reduced to writing and made a part of this Agreement by amendment.

Section Seven: **BINDING UPON SUCCESSORS**

This Agreement shall run with the land and be binding upon the heirs, successors, administrators and assigns of the respective Parties.

IN WITNESS WHEREOF, the parties have executed this Agreement with an effective date as of the day and year first above written.

KAYSVILLE CITY:

By: _____
STEVE A. HIATT, Mayor

ATTEST

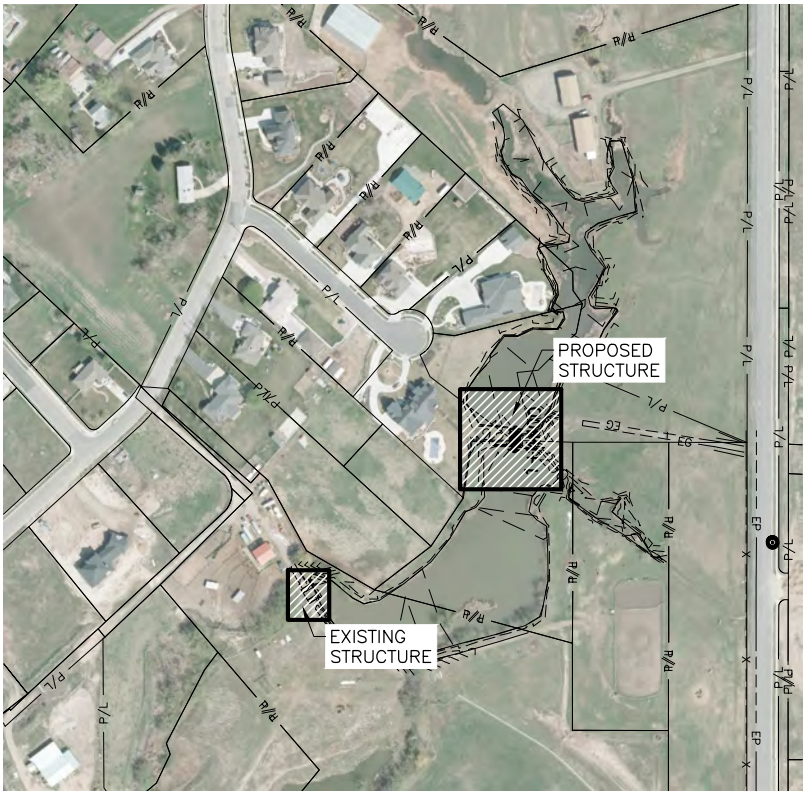
By: _____
MARIA DEVEREUX, City Recorder

OWNER

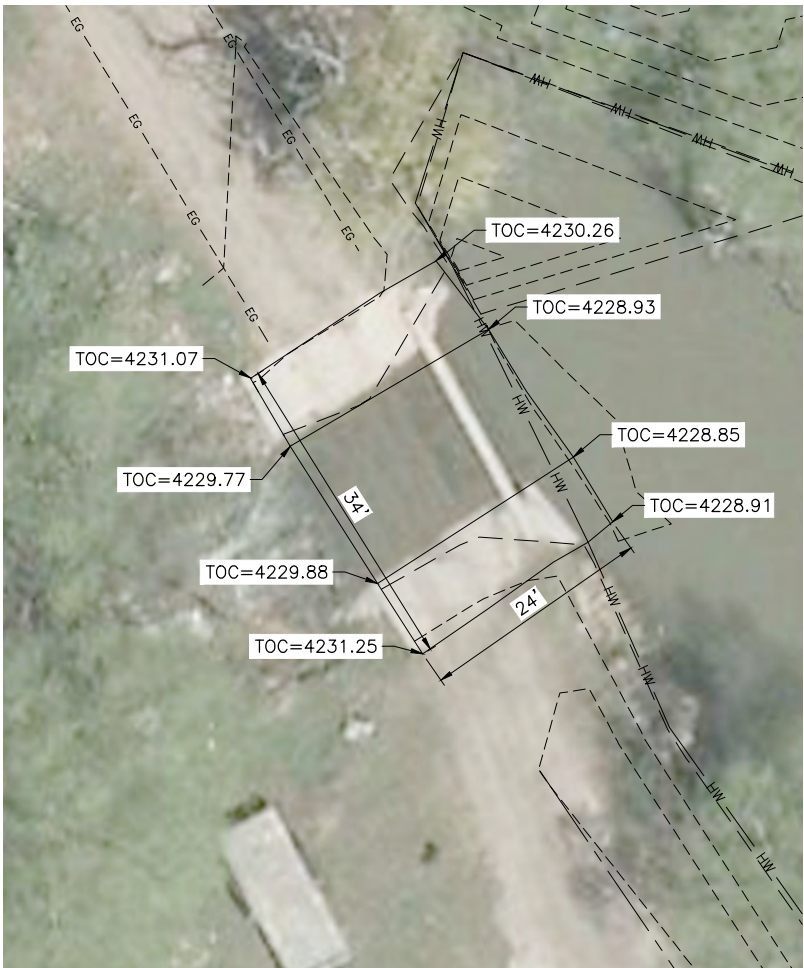
By: _____

By: _____

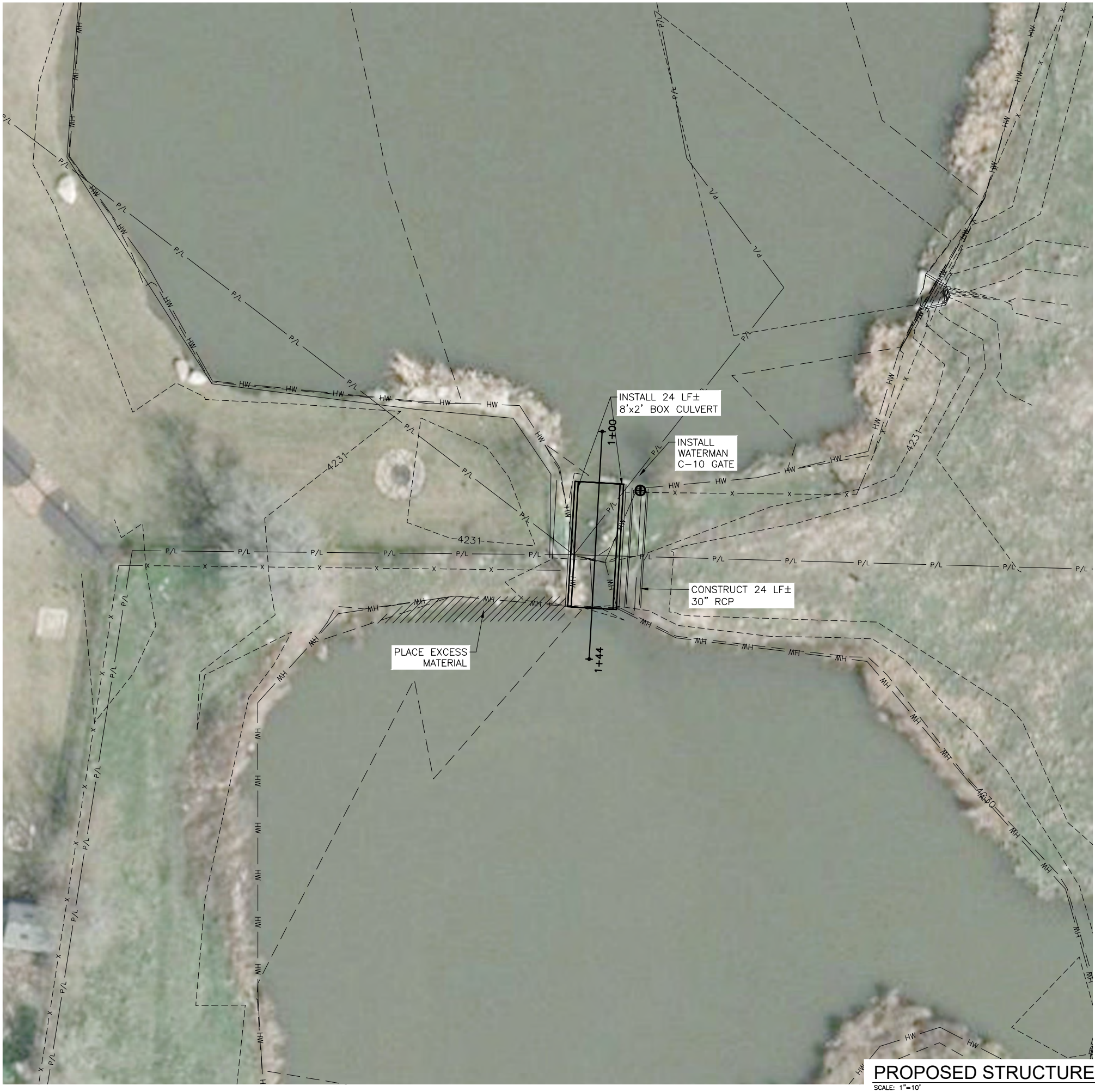
Plot Date: 12/27/2016 9:05 AM Printed By: Travis Green
Date Created: 12/27/2016 JUB PUBLIC PROJECTS JUB KAYSVILLE 55-15-095 SD ANALYSIS CONCRETE SPILLWAY CAD SHEET CIVIL 55-15-095 C-101X.DWG



VICINITY MAP
SCALE: 1"=200'



EXISTING STRUCTURE
SCALE: 1"=10'



PROPOSED STRUCTURE
SCALE: 1"=10'



J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

NO.	REVISION	DESCRIPTION	BY	APPROVED	DATE

**STORM DRAIN ANALYSIS
KAYSVILLE UTAH**

**CONCRETE SPILLWAY DESIGN
PLAN VIEW**

FILE: 55-15-095 C-101X
JUB PROJ. #: 55-15-095
DRAWN BY: TAG
DESIGN BY: RDS
CHECKED BY: RDS
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 12/26/2016
SHEET NUMBER:
C-101

3706

Invoice

DATE	INVOIC...
2/13/2013	5106

BILL TO
Kaysville City 23 E Center St. Kaysville, UT 84037

TERMS

DESCRIPTION	QTY	RATE	AMOUNT
Oct 12 Take 938 G Loader to City Shops for city to start to install sanders and other loader work 8288 hrs.			
Jan 10 Bring home loader from City Ships 8325.2 loader at Roueche Subdivision to level dump piles 7 hrs. minus from total.			
37.2 - 7 = 30.2 hrs. @ \$50 per hr.	30.2	50.00	1,510.00
10-66-560 L.M.			
Total			\$1,510.00

4963

Invoice

Date	Invoice #
12/15/2014	3490

Bill To
Kaysville City 23 E Center St. Kaysville, Ut 84037

P.O. No.		Terms	Project	
		Net 30		
Quantity	Description	U/M	Rate	Amount
1	Dredge sediment from drainage ponds west of Angel St. @ Rons Ranchette		500.00	500.00
36	Transport 330 long reach from Salt Lake City		180.00	6,480.00
25.5	330 Excavator Long reach	HR	95.00	2,422.50
8	Single truck time	HR	100.00	800.00
	WA-320 loader			

56-40-751

L.M.

3641

Invoice

Date	Invoice #
2/18/2015	838

Bill To
Kaysville City P. W. ATTN: Cody Thompson 23 East Center Street Kaysville, UT 84037

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
28	Remove And Replace Drive Approach.	34.50	966.00
	Angel Street South Of Smith Lane Storm Drain Box.		
1	Construct New Storm Drain Box Tying Into Existing Inlet Box Excavate And Remove Existing Storm Drain Pipe Plug Old Sewer Line.	4,275.00	4,275.00
	1000 E 360 S		
27	Remove And Replace Curb And Gutter.	26.50	715.50
22	Remove And Replace Approach.	30.00	660.00
1	Credit For Double Payment On Invoice # 801 Travelers Insurance Check #84923945	-3,090.00	-3,090.00
1	Credit For Double Payment On Estimate # 842 Travelers Insurance Check #84849582	-4,459.38	-4,459.38
L.M. 56-40-750 - \$5,868.¹⁸ L.M. 51-40-480 - \$500.⁰⁶ L.M. 10-66-751 - \$203.⁰³ L.M. 56-40-751 - \$2,828.³⁵			
Total			\$9,399.62

4963
Invoice

Date	Invoice #
12/4/2014	3458

Bill To
Kaysville City 23 E Center St. Kaysville, Ut 84037

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	U/M	Rate	Amount
160	Angel Street widening north of Rons Ranchette			
160	Curb & gutter	LF	13.50	2,160.00
1.440	Saw Cut and remove existing asphalt along angel street	LF	5.00	800.00
	Asphalt patch between existing road and new curb	SQFT	3.50	5,040.00
56-40-750 Z.M.				
Phone #			Fax #	
			Total	
			\$8,000.00	

KAYSVILLE CITY CORPORATION
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2015

Fy 15

STORM WATER

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
56-37-100 STORM WATER FEES	1,051,447.40	1,051,447.40	1,080,000.00	28,552.60	97.4
56-37-120 NON-RECIPROCAL UTILITY REVENUE	13,321.51	13,321.51	.00	(13,321.51)	.0
56-37-150 MISC STORM DRAIN REVENUES	2,000.00	2,000.00	.00	(2,000.00)	.0
56-38-100 INTEREST EARNED	6,053.07	6,053.07	.00	(6,053.07)	.0
TOTAL FUND REVENUE	1,072,821.98	1,072,821.98	1,080,000.00	7,178.02	99.3
EXPENDITURES					
56-40-110 SALARIES AND WAGES	161,528.08	161,528.08	192,855.00	31,326.92	83.8
56-40-120 WAGES - PART TIME	20,172.38	20,172.38	38,160.00	17,987.62	52.9
56-40-130 EMPLOYEE BENEFITS	91,630.26	91,630.26	105,785.00	14,154.74	86.6
56-40-220 PUBLIC NOTICES	.00	.00	2,000.00	2,000.00	.0
56-40-240 OFFICE SUPPLIES AND EXPENSE	4,751.21	4,751.21	9,000.00	4,248.79	52.8
56-40-250 EQUIP. SUPPLIES AND MNT.	17,534.51	17,534.51	25,000.00	7,465.49	70.1
56-40-260 BLDGS. & GROUND SUP. & MNT.	.00	.00	1,000.00	1,000.00	.0
56-40-280 TELEPHONE	4,416.03	4,416.03	3,500.00	(916.03)	126.2
56-40-310 PROFESSIONAL & TECHNICAL	31,138.17	31,138.17	30,000.00	(1,138.17)	103.8
56-40-320 INSPECTION AND MAINTENANCE	.00	.00	15,000.00	15,000.00	.0
56-40-330 EDUCATION AND TRAINING	750.00	750.00	2,500.00	1,750.00	30.0
56-40-480 SPECIAL SUPPLIES	10,953.39	10,953.39	40,000.00	29,046.61	27.4
56-40-495 STORM WATER PERMIT	6,411.00	6,411.00	12,000.00	5,589.00	53.4
56-40-510 INSURANCE	6,664.48	6,664.48	7,500.00	835.52	88.9
56-40-560 EQUIPMENT RENTAL	7,024.50	7,024.50	3,500.00	(3,524.50)	200.7
56-40-590 ADMINISTRATION CHARGES	55,000.00	55,000.00	55,000.00	.00	100.0
56-40-645 BLUE STAKE REQUESTS	1,209.01	1,209.01	2,000.00	790.99	60.5
56-40-740 CAPITAL OUTLAY - EQUIPMENT	.00	.00	8,200.00	8,200.00	.0
56-40-750 CURB AND GUTTER IMPROVEMENTS	14,348.18	14,348.18	75,000.00	60,651.82	19.1
56-40-751 STORM DRAIN IMPROVEMENTS	280,548.84	280,548.84	300,000.00	19,451.16	93.5
56-40-752 HERITAGE PARK DRAIN FACILITY	20,749.65	20,749.65	.00	(20,749.65)	.0
56-40-753 LAND DRAIN IMPROVEMENTS	472.92	472.92	50,000.00	49,527.08	1.0
56-40-758 STORM PROJECT (SHEFFIELD)	43,211.88	43,211.88	.00	(43,211.88)	.0
56-40-790 ANGEL & PHILLIPS IRRIGATION	4,860.00	4,860.00	.00	(4,860.00)	.0
56-40-810 EQUIPMENT LEASE PAYMENT	46,564.89	46,564.89	50,000.00	3,435.11	93.1
56-40-820 INFORMATION SYSTEMS SERVICES	45,000.00	45,000.00	45,000.00	.00	100.0
56-40-830 FLEET MGMT SERVICES	7,000.00	7,000.00	7,000.00	.00	100.0
56-40-880 NON-RECIPROCAL UTILITY SERVICE	13,321.51	13,321.51	.00	(13,321.51)	.0
TOTAL FUND EXPENDITURES	895,260.89	895,260.89	1,080,000.00	184,739.11	82.9
NET REVENUE OVER EXPENDITURES	177,561.09	177,561.09	.00	(177,561.09)	.0

Vendor: 4963 RJT EXCAVATING INC
PO BOX 84

Phone: WILLARD, UT 84340

Contact: PAY FROM INVOICE

Activation Date:

Termination Date:

Terms Code: Open Terms

Default Description: ROAD BASE

Standard GL Accou 10-66-751

Vendor Type: Normal

Rating:

1099 ID Number:

Balance: .00

Totals Category	Report Dates	Year 2017	Year 2016
1099 Amount	.00	.00	.00
Purchases	135,931.77	.00	29,410.00
Adjustments	.00	.00	.00
Payments	135,931.77	.00	38,856.25
Discounts	.00	.00	.00
Discounts Lost	.00	.00	.00

	Date	Number	Amount
Last PO:	01/01/0001		.00
Last Invoice:	05/18/2016	4496	22,102.50
Last Check:	06/16/2016	26970	22,102.50

Invoice Detail

Invoice Date	Invoice Number	Seq	GL Period	Type	Input Date	Description	Amount	Payment Due Date	Discount	PO Number	PO Seq	Check Number	GL Account	1099 Type
11/15/2012	2298	1	01/13	Invoice	01/09/2013	ROAD BASE	1,498.12	01/15/2013	-			12900	10-66-751	None
12/12/2012	2335	1	12/12	Invoice	12/18/2012	DETENTION BASIN	18,342.00	12/18/2012	-			12643	56-40-751	None
02/07/2013	2405	1	03/13	Invoice	03/04/2013	HAULING	5,801.25	03/05/2013	-			13458	10-66-482	None
03/13/2013	2441	1	03/13	Invoice	03/19/2013	HAULING SALT	498.75	03/19/2013	-			13605	10-66-482	None
05/09/2013	2530	1	08/13	Invoice	08/05/2013	DATC BOND	2,065.59	08/06/2013	-			15465	56-40-751	None
12/06/2013	12-6-13	1	12/13	Invoice	12/17/2013	WATER METER DEPOSIT REFUND	20.75	12/17/2013	-			16974	51-23310	None
01/17/2014	2973	1	01/14	Invoice	01/21/2014	HAULING SALT	1,365.00	01/21/2014	-			17324	10-66-482	None
02/06/2014	2993	1	02/14	Invoice	02/17/2014	HAULING SALT	3,596.25	02/18/2014	-			17620	10-66-482	None
04/14/2014	3088	1	04/14	Invoice	04/15/2014	MAIN ST STORM DRAIN	11,550.40	04/16/2014	-			18199	56-40-751	None
12/04/2014	3458	1	12/14	Invoice	12/15/2014	ANGEL STREET WIDENING	8,000.00	12/16/2014	-			21059	56-40-750	None
12/15/2014	3490	1	01/15	Invoice	12/31/2014	DREDGE DRAINAGE PONDS	10,202.50	01/06/2015	-			21262	56-40-751	None
12/18/2014	12-18-14	1	01/15	Invoice	12/31/2014	WATER METER DEPOSIT REFUND	402.00	01/06/2015	-			21262	51-23310	None
01/09/2015	3529	1	01/15	Invoice	01/16/2015	HAULING SALT	5,197.50	01/20/2015	-			21420	10-66-482	None
04/21/2015	3739	1	05/15	Invoice	05/05/2015	RECONSTRUCT DETENTION POND	28,049.16	05/05/2015	-			22530	56-40-751	None
09/09/2015	534 W MUTT	1	09/15	Invoice	09/15/2015	CONSTRUCTION GUARANTEE BOND	200.00	09/15/2015	-			24255	10-23340	None
09/09/2015	542 W MUTT	1	09/15	Invoice	09/15/2015	CONSTRUCTION GUARANTEE BOND	200.00	09/15/2015	-			24255	10-23340	None
09/29/2015	9-29-15	1	10/15	Invoice	09/29/2015	WATER METER DEPOSIT REFUND	86.25	10/01/2015	-			24430	51-23310	None
12/17/2015	4202	1	05/16	Invoice	05/02/2016	HAULING ROAD SALT	9,446.25	05/05/2016	-			26525	10-66-482	None
01/06/2016	4218	1	01/16	Invoice	01/14/2016	HAULING SALT	1,981.25	01/21/2016	-			25589	10-66-482	None
01/13/2016	4228	1	01/16	Invoice	01/20/2016	HAULING SALT	1,531.25	01/20/2016	-			25589	10-66-482	None

Report Criteria:

Actual Amounts
All Accounts
Summarize Payroll Detail
Print Period Totals
Print Grand Totals
Page and Total by Fund
All Segments Tested for Total Breaks
[Report] Account Number = "5640751"

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
STORM DRAIN IMPROVEMENTS			07/01/2014 (00/14) Balance	56-40-751			.00
06/18/2014	AP	31	AMERICAN EAGLE DRILLING SUPPLY		18,678.60		
			08/31/2014 (08/14) Period Totals and Balance		18,678.60 *	.00 *	18,678.60
08/27/2014	AP	120	SEIFERT TRUCKING, LLC		522.50		
08/27/2014	AP	512	J-U-B ENGINEERS, INC.		3,258.08		
08/26/2014	AP	650	OLDCASTLE PRECAST INC		2,620.00		
08/27/2014	AP	651	OLDCASTLE PRECAST INC		2,580.00		
09/10/2014	AP	695	SLIPPERY ROCK CONSTRUCTORS		7,686.00		
			09/30/2014 (09/14) Period Totals and Balance		16,666.58 *	.00 *	35,345.18
09/09/2014	AP	122	CONFAB INC.		72.50		
09/16/2014	AP	124	CONFAB INC.		72.50		
09/23/2014	AP	129	CONFAB INC.		36.25		
09/24/2014	AP	130	CONFAB INC.		236.00		
09/02/2014	AP	310	LAKEVIEW ROCK PRODUCTS, INC		672.05		
09/04/2014	AP	311	LAKEVIEW ROCK PRODUCTS, INC		338.94		
09/05/2014	AP	312	LAKEVIEW ROCK PRODUCTS, INC		690.33		
09/08/2014	AP	313	LAKEVIEW ROCK PRODUCTS, INC		326.20		
09/09/2014	AP	314	LAKEVIEW ROCK PRODUCTS, INC		167.00		
09/10/2014	AP	315	LAKEVIEW ROCK PRODUCTS, INC		844.90		
09/11/2014	AP	316	LAKEVIEW ROCK PRODUCTS, INC		190.01		
09/12/2014	AP	317	LAKEVIEW ROCK PRODUCTS, INC		379.84		
09/15/2014	AP	318	LAKEVIEW ROCK PRODUCTS, INC		481.94		
09/16/2014	AP	319	LAKEVIEW ROCK PRODUCTS, INC		276.98		
09/17/2014	AP	320	LAKEVIEW ROCK PRODUCTS, INC		588.91		
09/18/2014	AP	321	LAKEVIEW ROCK PRODUCTS, INC		292.81		
09/19/2014	AP	322	LAKEVIEW ROCK PRODUCTS, INC		364.22		
09/22/2014	AP	323	LAKEVIEW ROCK PRODUCTS, INC		510.11		
09/22/2014	AP	357	MOUNTAIN STATES SUPPLY		1,533.15		
01/02/2014	AP	464	SEIFERT TRUCKING, LLC		7,647.50		
09/26/2014	AP	479	SLIPPERY ROCK CONSTRUCTORS		13,784.00		
09/10/2014	AP	802	JACK B PARSON COMPANIES		616.50		
09/16/2014	AP	803	JACK B PARSON COMPANIES		616.50		
09/23/2014	AP	804	JACK B PARSON COMPANIES		586.50		
09/02/2014	AP	843	OLDCASTLE PRECAST INC		2,620.00		
09/10/2014	AP	844	OLDCASTLE PRECAST INC		40.00		
09/10/2014	AP	845	OLDCASTLE PRECAST INC		466.00		
09/15/2014	AP	846	OLDCASTLE PRECAST INC		696.00		
09/16/2014	AP	847	OLDCASTLE PRECAST INC		2,580.00		
09/18/2014	AP	848	OLDCASTLE PRECAST INC		520.00		
09/18/2014	AP	849	OLDCASTLE PRECAST INC		2,156.00		
			10/31/2014 (10/14) Period Totals and Balance		40,403.64 *	.00 *	75,748.82
11/24/2004	AP	266	CONFAB INC.		122.25		
11/06/2014	AP	442	OLDCASTLE PRECAST INC		856.00		
11/16/2014	AP	490	SLIPPERY ROCK CONSTRUCTORS		12,990.00		
12/01/2014	AP	491	SLIPPERY ROCK CONSTRUCTORS		13,370.00		
12/14/2014	AP	492	SLIPPERY ROCK CONSTRUCTORS		6,200.00		
11/18/2014	AP	504	STAKER & PARSON COMPANIES		631.50		
			12/31/2014 (12/14) Period Totals and Balance		34,169.75 *	.00 *	109,918.57

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
12/09/2014	AP	105	CONFAB INC.		144.00		
10/31/2014	AP	170	LAKEVIEW ROCK PRODUCTS, INC		511.58		
11/10/2014	AP	171	LAKEVIEW ROCK PRODUCTS, INC		156.18		
09/15/2014	AP	202	MOUNTAIN STATES SUPPLY		1,352.73		
12/22/2014	AP	273	SEIFERT TRUCKING, LLC		522.50		
12/15/2014	AP	407	RJT EXCAVATING INC		10,202.50		
12/11/2014	AP	574	STAKER & PARSON COMPANIES		526.50		
11/10/2014	AP	580	TRI CITY NURSERY		169.90		
			01/31/2015 (01/15) Period Totals and Balance		13,585.89 *	.00 *	123,504.46
01/21/2015	AP	430	AMERICAN EAGLE DRILLING SUPPLY		10,528.00		
01/21/2015	AP	431	AMERICAN EAGLE DRILLING SUPPLY		12,160.00		
02/28/2015	GJ	16	GJ 38-15 Kaysville Irrig.for American Eagle Drilli			7,500.40-	
			02/28/2015 (02/15) Period Totals and Balance		22,688.00 *	7,500.40- *	138,692.06
02/18/2015	AP	201	YARBROUGH CONSTRUCTION INC		2,828.35		
02/16/2015	AP	277	AMERICAN EAGLE DRILLING SUPPLY		45,568.00		
02/20/2015	AP	278	AMERICAN EAGLE DRILLING SUPPLY		1,263.00		
02/25/2015	AP	279	AMERICAN EAGLE DRILLING SUPPLY		9,877.50		
03/15/2015	AP	669	SLIPPERY ROCK CONSTRUCTORS		8,303.00		
			03/31/2015 (03/15) Period Totals and Balance		67,839.85 *	.00 *	206,531.91
03/19/2015	AP	66	CONFAB INC.		36.25		
03/18/2015	AP	91	EXCEL EXCAVATING, INC		55.00		
03/25/2015	AP	93	EXCEL EXCAVATING, INC		454.99		
03/18/2015	AP	226	MOUNTAIN STATES SUPPLY		1,718.46		
03/23/2015	AP	304	S & S FUSION, INC		864.00		
04/06/2015	AP	316	SLIPPERY ROCK CONSTRUCTORS		9,700.00		
03/03/2015	AP	502	AMERICAN EAGLE DRILLING SUPPLY		364.22		
04/13/2015	AP	643	EXCEL EXCAVATING, INC		961.24		
04/01/2015	AP	672	LAKEVIEW ROCK PRODUCTS, INC		787.60		
04/02/2015	AP	673	LAKEVIEW ROCK PRODUCTS, INC		103.28		
04/02/2015	AP	674	LAKEVIEW ROCK PRODUCTS, INC		1,636.42		
04/03/2015	AP	675	LAKEVIEW ROCK PRODUCTS, INC		827.88		
04/06/2015	AP	676	LAKEVIEW ROCK PRODUCTS, INC		181.95		
04/09/2015	AP	677	LAKEVIEW ROCK PRODUCTS, INC		608.87		
03/24/2015	AP	701	OLDCASTLE PRECAST INC		5,348.50		
04/19/2015	AP	713	SLIPPERY ROCK CONSTRUCTORS		7,860.00		
03/10/2015	AP	721	STAKER & PARSON COMPANIES		224.63		
03/25/2015	AP	722	STAKER & PARSON COMPANIES		490.50		
02/16/2015	AP	766	CRESCENT CONSTRUCTION		5,440.00		
			04/30/2015 (04/15) Period Totals and Balance		37,663.79 *	.00 *	244,195.70
04/30/2015	AP	53	ACE HARDWARE		21.99		
04/09/2015	AP	109	FERGUSON WATERWORKS #1616		1,487.64		
04/08/2015	AP	129	HD SUPPLY WATERWORKS, LTD		214.73		
04/13/2015	AP	130	HD SUPPLY WATERWORKS, LTD		1,224.77		
05/04/2015	AP	323	SLIPPERY ROCK CONSTRUCTORS		8,434.00		
04/21/2015	AP	468	RJT EXCAVATING INC		28,049.16		
05/14/2015	AP	498	ROCKY MOUNTAIN POWER		3,389.25		
			05/31/2015 (05/15) Period Totals and Balance		42,821.54 *	.00 *	287,017.24
06/01/2015	AP	130	SLIPPERY ROCK CONSTRUCTORS		2,870.00		
05/04/2015	AP	147	STAKER & PARSON COMPANIES		586.00		
05/15/2015	AP	248	WOODWARD CONCRETE CUTTING INC		260.00		
05/27/2015	AP	397	EXCEL EXCAVATING, INC		141.35		
05/27/2015	AP	455	J-U-B ENGINEERS, INC.		1,530.02		
04/21/2015	AP	675	WESTERN METAL INDUSTRIES INC		674.00		
05/13/2015	AP	786	AMERICAN EAGLE DRILLING SUPPLY		1,101.62		
06/03/2015	AP	855	CONFAB INC.		115.50		
05/04/2015	AP	929	JACK B PARSON COMPANIES		589.00		
05/08/2015	AP	930	JACK B PARSON COMPANIES		382.00		

Date	Journal	Reference Number	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
04/06/2015	AP	1329	AMERICAN EAGLE DRILLING SUPPLY		1,803.90		
06/02/2015	AP	1423	LAKEVIEW ROCK PRODUCTS, INC		306.81		
06/30/2015	AP	1467	SEIFERT TRUCKING, LLC		1,850.00		
06/30/2015	GJ	4	GJ 75-15 Reverse PY A/P entries			18,678.60-	
			06/30/2015 (06/15) Period Totals and Balance		12,210.20 *	18,678.60- *	280,548.84
			06/30/2015 (14/15) Period Totals and Balance		.00 *	.00 *	280,548.84
YTD Encumbrance .00 YTD Actual 280,548.84 Total 280,548.84 YTD Budget 300,000.00 Unexpended 19,451.16							

Number of Transactions: 99 Number of Accounts: 1

Total STORM WATER :

Number of Transactions: 99 Number of Accounts: 1

Grand Totals:

Debit	Credit	Proof
306,727.84	26,179.00-	280,548.84
306,727.84	26,179.00-	280,548.84

Report Criteria:

Actual Amounts
All Accounts
Summarize Payroll Detail
Print Period Totals
Print Grand Totals
Page and Total by Fund
All Segments Tested for Total Breaks
[Report].Account Number = "5640751"



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

March 1, 2017

Mr. Shayne Scott
City Manager
23 East Center Street
Kaysville, Utah 84037

Re: Angel Street Irrigation Piping Project

Dear Shayne,

Enclosed is a bid tabulation of the bids opened on Tuesday February 28, 2017 for the Angel Street Irrigation Piping Project and three copies of the Notice of Award. The apparent Low Bidder and Bid Amount are as follows:

Apparent Low Bidder:	C.E. Butters Realty & Construction, Inc. 760 N Harrisville Rd. Ogden, UT 84404
----------------------	--

Telephone:	(801) 782-2088
Fax:	(801) 782-1515

Total Bid Amount:	\$417,408.75
-------------------	--------------

Based upon the criteria we have established and the information received, we recommend that the project be awarded to C.E. Butters Realty & Construction, Inc. We trust this information will meet your needs.

Best Regards,
J-U-B ENGINEERS, Inc.

Brandon Nielsen, P.E.
Project Manager

Kaysville City Corporation
Angel Street Irrigation Piping Project
J-U-B Project No: 55-16-121
2/28/17 Bid Tabulation

Item	Description	Quantity	Units	CE Butters		Skyview Excavating		Counterpoint Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$10,395.00	\$10,395.00	\$35,000.00	\$35,000.00	\$15,970.00	\$15,970.00
2	Traffic Control	1	LS	\$6,831.00	\$6,831.00	\$25,000.00	\$25,000.00	\$11,100.00	\$11,100.00
3	Furnish and Install 36 inch RCP type III	830	LF	\$67.00	\$55,610.00	\$90.00	\$74,700.00	\$98.00	\$81,340.00
4	Furnish and Install 18 inch RCP type III	60	LF	\$65.00	\$3,900.00	\$42.00	\$2,520.00	\$84.00	\$5,040.00
5	Furnish and Install 12 inch RCP type III	33	LF	\$56.00	\$1,848.00	\$50.00	\$1,650.00	\$130.00	\$4,290.00
6	Furnish and Install 6'x8' concrete box	2	EA	\$10,912.00	\$21,824.00	\$18,000.00	\$36,000.00	\$7,300.00	\$14,600.00
7	Furnish and Install 4' x 6' combo box	2	EA	\$8,941.00	\$17,882.00	\$9,000.00	\$18,000.00	\$8,200.00	\$16,400.00
8	Furnish and Install 18" precast flare end section w/ grate	1	EA	\$1,514.00	\$1,514.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
9	Connect to existing 2'x2' concrete box	1	EA	\$1,626.00	\$1,626.00	\$1,000.00	\$1,000.00	\$800.00	\$800.00
10	Connect existing 4" PVC drain line	3	EA	\$662.00	\$1,986.00	\$1,000.00	\$3,000.00	\$850.00	\$2,550.00
11	Remove existing trees	1	LS	\$8,676.00	\$8,676.00	\$15,000.00	\$15,000.00	\$31,500.00	\$31,500.00
12	Remove existing culvert driveway 1	1	LS	\$2,892.00	\$2,892.00	\$6,000.00	\$6,000.00	\$24,200.00	\$24,200.00
13	Remove existing culvert driveway 2	1	LS	\$2,892.00	\$2,892.00	\$6,000.00	\$6,000.00	\$5,600.00	\$5,600.00
14	Remove existing culvert driveway 3	1	LS	\$2,892.00	\$2,892.00	\$6,000.00	\$6,000.00	\$12,100.00	\$12,100.00
15	Remove existing culvert driveway 4	1	LS	\$2,892.00	\$2,892.00	\$6,000.00	\$6,000.00	\$7,000.00	\$7,000.00
16	Remove existing culvert driveway 5	1	LS	\$2,892.00	\$2,892.00	\$6,000.00	\$6,000.00	\$7,800.00	\$7,800.00
17	Remove existing sidewalk	30	LF	\$24.00	\$720.00	\$10.00	\$300.00	\$14.00	\$420.00
18	Remove existing curb and gutter	30	LF	\$24.00	\$720.00	\$10.00	\$300.00	\$11.50	\$345.00
19	Remove existing Storm Drain structures	2	EA	\$1,446.00	\$2,892.00	\$550.00	\$1,100.00	\$1,500.00	\$3,000.00
20	Untreated Base Course Material	135	TON	\$72.67	\$9,810.45	\$18.00	\$2,430.00	\$16.00	\$2,160.00
21	Import Bedding and Backfill Material	13,000	TON	\$17.89	\$232,570.00	\$13.00	\$169,000.00	\$14.50	\$188,500.00
22	Import pipe foundation material	270	TON	\$33.61	\$9,074.70	\$18.00	\$4,860.00	\$23.00	\$6,210.00
23	Import Top Soil Material	345	TON	\$43.68	\$15,069.60	\$18.00	\$6,210.00	\$25.00	\$8,625.00
	TOTAL				\$417,408.75		\$427,070.00		\$450,550.00

MC Green & Sons		Pacific West LLC		KK&L		Construction Material	
Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
\$13,585.83	\$13,585.83	\$25,900.00	\$25,900.00	\$34,594.00	\$34,594.00	\$9,000.00	\$9,000.00
\$17,020.00	\$17,020.00	\$6,280.00	\$6,280.00	\$19,899.00	\$19,899.00	\$21,500.00	\$21,500.00
\$82.71	\$68,649.30	\$74.40	\$61,752.00	\$111.00	\$92,130.00	\$74.00	\$61,420.00
\$73.97	\$4,438.20	\$56.90	\$3,414.00	\$43.00	\$2,580.00	\$43.00	\$2,580.00
\$28.04	\$925.32	\$73.80	\$2,435.40	\$45.00	\$1,485.00	\$40.00	\$1,320.00
\$8,045.00	\$16,090.00	\$9,700.00	\$19,400.00	\$8,986.00	\$17,972.00	\$9,450.00	\$18,900.00
\$5,612.00	\$11,224.00	\$6,760.00	\$13,520.00	\$6,770.00	\$13,540.00	\$6,650.00	\$13,300.00
\$1,817.00	\$1,817.00	\$1,286.00	\$1,286.00	\$4,354.00	\$4,354.00	\$1,500.00	\$1,500.00
\$695.00	\$695.00	\$1,347.00	\$1,347.00	\$2,121.00	\$2,121.00	\$1,500.00	\$1,500.00
\$465.00	\$1,395.00	\$228.00	\$684.00	\$1,124.00	\$3,372.00	\$985.00	\$2,955.00
\$71,635.00	\$71,635.00	\$21,900.00	\$21,900.00	\$17,044.50	\$17,044.50	\$33,150.00	\$33,150.00
\$7,217.00	\$7,217.00	\$5,910.00	\$5,910.00	\$1,586.00	\$1,586.00	\$3,000.00	\$3,000.00
\$7,494.00	\$7,494.00	\$5,910.00	\$5,910.00	\$1,586.00	\$1,586.00	\$3,000.00	\$3,000.00
\$7,034.00	\$7,034.00	\$5,700.00	\$5,700.00	\$2,443.00	\$2,443.00	\$3,500.00	\$3,500.00
\$7,861.00	\$7,861.00	\$6,040.00	\$6,040.00	\$1,878.00	\$1,878.00	\$3,500.00	\$3,500.00
\$10,966.00	\$10,966.00	\$5,580.00	\$5,580.00	\$1,294.00	\$1,294.00	\$3,500.00	\$3,500.00
\$11.50	\$345.00	\$13.40	\$402.00	\$23.00	\$690.00	\$20.00	\$600.00
\$9.40	\$282.00	\$13.40	\$402.00	\$24.00	\$720.00	\$20.00	\$600.00
\$2,810.00	\$5,620.00	\$1,690.00	\$3,380.00	\$809.00	\$1,618.00	\$1,900.00	\$3,800.00
\$26.38	\$3,561.30	\$51.10	\$6,898.50	\$20.00	\$2,700.00	\$26.00	\$3,510.00
\$14.59	\$189,670.00	\$18.90	\$245,700.00	\$19.00	\$247,000.00	\$21.50	\$279,500.00
\$22.04	\$5,950.80	\$38.04	\$10,270.80	\$22.00	\$5,940.00	\$36.00	\$9,720.00
\$28.85	\$9,953.25	\$33.90	\$11,695.50	\$22.00	\$7,590.00	\$37.00	\$12,765.00
	\$463,429.00		\$465,807.20		\$484,136.50		\$494,120.00

Hughes General Contractors		Vancon Inc.		Leon Poulsen Construction		Beck Construction	
Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
\$23,846.00	\$23,846.00	\$5,900.00	\$5,900.00	\$16,775.00	\$16,775.00	\$55,000.00	\$55,000.00
\$12,750.00	\$12,750.00	\$6,800.00	\$6,800.00	\$20,520.00	\$20,520.00	\$18,500.00	\$18,500.00
\$95.00	\$78,850.00	\$91.00	\$75,530.00	\$108.00	\$89,640.00	\$140.00	\$116,200.00
\$110.00	\$6,600.00	\$71.50	\$4,290.00	\$124.00	\$7,440.00	\$100.00	\$6,000.00
\$80.00	\$2,640.00	\$115.00	\$3,795.00	\$145.00	\$4,785.00	\$65.00	\$2,145.00
\$10,500.00	\$21,000.00	\$9,400.00	\$18,800.00	\$9,500.00	\$19,000.00	\$11,000.00	\$22,000.00
\$8,200.00	\$16,400.00	\$5,200.00	\$10,400.00	\$6,020.00	\$12,040.00	\$8,350.00	\$16,700.00
\$3,500.00	\$3,500.00	\$2,300.00	\$2,300.00	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00
\$800.00	\$800.00	\$780.00	\$780.00	\$2,025.00	\$2,025.00	\$2,000.00	\$2,000.00
\$640.00	\$1,920.00	\$1,000.00	\$3,000.00	\$1,380.00	\$4,140.00	\$1,300.00	\$3,900.00
\$76,000.00	\$76,000.00	\$114,500.00	\$114,500.00	\$85,120.00	\$85,120.00	\$18,500.00	\$18,500.00
\$4,200.00	\$4,200.00	\$4,900.00	\$4,900.00	\$1,175.00	\$1,175.00	\$800.00	\$800.00
\$4,200.00	\$4,200.00	\$4,900.00	\$4,900.00	\$1,175.00	\$1,175.00	\$800.00	\$800.00
\$4,200.00	\$4,200.00	\$4,900.00	\$4,900.00	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00
\$4,200.00	\$4,200.00	\$4,900.00	\$4,900.00	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00
\$6,100.00	\$6,100.00	\$4,900.00	\$4,900.00	\$1,550.00	\$1,550.00	\$1,950.00	\$1,950.00
\$30.00	\$900.00	\$12.00	\$360.00	\$18.25	\$547.50	\$15.00	\$450.00
\$30.00	\$900.00	\$9.10	\$273.00	\$19.00	\$570.00	\$10.00	\$300.00
\$955.00	\$1,910.00	\$1,100.00	\$2,200.00	\$850.00	\$1,700.00	\$900.00	\$1,800.00
\$40.00	\$5,400.00	\$21.00	\$2,835.00	\$30.00	\$4,050.00	\$35.00	\$4,725.00
\$17.00	\$221,000.00	\$13.35	\$173,550.00	\$17.00	\$221,000.00	\$25.00	\$325,000.00
\$20.00	\$5,400.00	\$28.00	\$7,560.00	\$42.25	\$11,407.50	\$35.00	\$9,450.00
\$40.00	\$13,800.00	\$26.00	\$8,970.00	\$38.50	\$13,282.50	\$45.00	\$15,525.00
	\$516,516.00		\$466,343.00		\$521,742.50		\$626,845.00

Sorensen Craig F Construction		Ormond Construction		Fusion Pipeline Inc.		England Construction	
Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
\$5,440.00	\$5,440.00	\$50,000.00	\$50,000.00	\$90,000.00	\$90,000.00	\$65,000.00	\$65,000.00
\$3,720.00	\$3,720.00	\$24,000.00	\$24,000.00	\$32,500.00	\$32,500.00	\$36,000.00	\$36,000.00
\$127.00	\$105,410.00	\$139.09	\$115,444.70	\$205.00	\$170,150.00	\$200.00	\$166,000.00
\$70.40	\$4,224.00	\$115.63	\$6,937.80	\$190.00	\$11,400.00	\$180.00	\$10,800.00
\$51.60	\$1,702.80	\$112.44	\$3,710.52	\$150.00	\$4,950.00	\$180.00	\$5,940.00
\$17,600.00	\$35,200.00	\$10,956.53	\$21,913.06	\$14,050.00	\$28,100.00	\$15,000.00	\$30,000.00
\$13,000.00	\$26,000.00	\$5,298.70	\$10,597.40	\$11,050.00	\$22,100.00	\$12,000.00	\$24,000.00
\$9,460.00	\$9,460.00	\$1,169.80	\$1,169.80	\$1,950.00	\$1,950.00	\$1,200.00	\$1,200.00
\$3,370.00	\$3,370.00	\$500.00	\$500.00	\$1,325.00	\$1,325.00	\$1,200.00	\$1,200.00
\$843.00	\$2,529.00	\$1,075.43	\$3,226.29	\$1,450.00	\$4,350.00	\$500.00	\$1,500.00
\$23,200.00	\$23,200.00	\$95,000.00	\$95,000.00	\$49,000.00	\$49,000.00	\$35,000.00	\$35,000.00
\$9,980.00	\$9,980.00	\$7,500.00	\$7,500.00	\$4,900.00	\$4,900.00	\$10,000.00	\$10,000.00
\$9,980.00	\$9,980.00	\$7,500.00	\$7,500.00	\$4,900.00	\$4,900.00	\$10,000.00	\$10,000.00
\$9,980.00	\$9,980.00	\$7,500.00	\$7,500.00	\$7,300.00	\$7,300.00	\$10,000.00	\$10,000.00
\$9,980.00	\$9,980.00	\$7,500.00	\$7,500.00	\$7,300.00	\$7,300.00	\$10,000.00	\$10,000.00
\$9,980.00	\$9,980.00	\$7,500.00	\$7,500.00	\$4,900.00	\$4,900.00	\$10,000.00	\$10,000.00
\$41.50	\$1,245.00	\$25.00	\$750.00	\$10.00	\$300.00	\$30.00	\$900.00
\$46.80	\$1,404.00	\$25.00	\$750.00	\$13.00	\$390.00	\$30.00	\$900.00
\$3,970.00	\$7,940.00	\$1,850.00	\$3,700.00	\$1,075.00	\$2,150.00	\$2,000.00	\$4,000.00
\$35.70	\$4,819.50	\$25.00	\$3,375.00	\$18.50	\$2,497.50	\$50.00	\$6,750.00
\$26.60	\$345,800.00	\$23.50	\$305,500.00	\$18.90	\$245,700.00	\$22.00	\$286,000.00
\$32.70	\$8,829.00	\$25.00	\$6,750.00	\$22.00	\$5,940.00	\$50.00	\$13,500.00
\$31.90	\$11,005.50	\$30.00	\$10,350.00	\$40.00	\$13,800.00	\$50.00	\$17,250.00
	\$651,198.80		\$701,174.57		\$715,902.50		\$755,940.00

NOTICE OF AWARD

Date of Issuance:

Owner: Kaysville City Corporation Owner's Contract No.:
Engineer: J-U-B Engineers, Inc. Engineer's Project No.: 55-16-121
Project: Angel Street Irrigation Piping Project Contract Name: Angel Street Irrigation Piping Project
Bidder: C.E. Butters Realty & Construction, Inc.
Bidder's Address: 760 N Harrisville Rd.
Ogden, UT 84404

TO BIDDER:

You are notified that Owner has accepted your Bid dated February 28, 2017, for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

All work associated with the Angel Street Irrigation Piping Project including: Installation of all Reinforced concrete pipe, backfill existing ditch and all related appurtenances.

The Contract Price of the awarded Contract is: \$417,408.75.

[3] unexecuted counterparts of the Agreement accompany this Notice of Award, and three copies of the Contract Documents accompany this Notice of Award, or has been transmitted or made available to Bidder electronically.

a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner 3 counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security [*e.g., performance and payment bonds*] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: Kaysville City Corporation

Authorized Signature

By:

Title:

Copy: Engineer



City Council Staff Report

Council Direction on Council Member Staff Requests March 2, 2017

Description:

Earlier in 2016, concern was raised by staff about the volume and frequency of requests made by council members to staff for various information. At that time a motion was made to limit council requests to two hours or the request must be brought back to council for their review.

Staff is looking for direction on the two hour rule. Does this two hours involve one staff member, is it per request, is it in a set time frame like one week?

Recommendation:

It is the staff recommendation and request to further define the two hour rule so staff and council have a clear expectation of time in a work week that would be required to meet any such requests that may arise. Because these requests operate outside the regular GRAMA rules and requirements, I (Shayne) further suggest that council requests continue to be made through the City Manager for proper vetting.

Reasoning:

It can be challenging at times to receive a request that can have many different aspects and parts to it and to ask a staff member that already may have a full list of tasks to accomplish, to drop everything and fulfill a request from a council member. Staff believes that these requests are not assisting the city in meeting the goals and objectives we have and if anything are thwarting day to day operations and making each of the staff members involved less productive.

BLAISDELL, CHURCH & JOHNSON, LLC
ATTORNEYS AT LAW

5995 SOUTH REDWOOD ROAD
SALT LAKE CITY, UTAH 84123
Email: bclaw@xmission.com

TEL (801) 261-3407
FAX (801) 261-3503

DAVID L. CHURCH

March 1, 2017

Mayor Hiatt,

You have asked for my opinion on the question of whether or not an individual council member has the right to examine and get copies of city records at his or her request and without limitation. This is an interesting question that comes up often and in many different cities and towns.

First I believe that there are three general sets of law that come into play on this question. They are the Utah State Municipal Code; the Utah State Government Records and Management Act (GRAMA) and the Kaysville City Code. I am more familiar with the relevant sections of state law but I have reviewed the Kaysville City Code in the online edition.

I do not believe there is anything in the Utah Municipal Code that gives an individual council member special access to city records or information. The only individual rights a council member gains by virtue of being elected is the right to sit as a member of the council and vote. The council as a group, acting with a quorum, and using appropriate public process has the right to set City policy on records access, for itself as a council, and for individual council members. Individual council members have the obligation to follow the adopted policy.

GRAMA does not give council members any special access to public records. Being elected to a council does not bestow any special rights to access to public records that an unelected member of the public does not have. Council members should be treated just like any member of the public with regard to GRAMA requests unless there is an adopted city policy that gives them additional rights to the information.

I did not see anything in the Kaysville City Code that would give a council member access to public records over and above what a member of the public would have under GRAMA. If you have an adopted policy that is not in the code I will not be aware of it.

In summary my opinion is that being elected to a council does not give an individual any rights to public records that a member of the public does not have under GRAMA. The council as a group can establish policy that allows greater access for council members if it wishes but no individual council member can establish this policy on his or her own. In the absence of such a policy the staff of a City has every right to insist that an individual council member fill out a

GRAMA request for information, wait the allowed time under the GRAMA regulations, and pay the appropriate copying fees, before getting a records request responded to.

I hope this answers you questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Church". The signature is fluid and cursive, with the first name "David" and last name "Church" clearly distinguishable.

David L. Church

Shayne,

Thank you for expressing your concern and asking for clarification. In response to your question, my position is that the Government Records Access and Management Act (GRAMA) addresses public requests for records. It does not address the accessibility of records within a governmental entity or political subdivision. Government employees and personnel should have access to the records they need to do their jobs. Like any other person, a city council member may make records requests under GRAMA, but in addition, the council member can seek the records he or she needs to do his or her job. The question of whether or not the council member needs the requested records in their government role can only be answered internally by city policy or city administration. Our office has no jurisdiction over that. If you are not sure how to make access determinations, you might look to the city council for direction. Or, as city manager you might use your own judgment to make those decisions yourself.

Please let me know if you would like to discuss this further. Surprisingly, it is a common question.

Rosemary Cundiff

Government Records Ombudsman

Utah State Archives

(801) 531-3858



City Council Staff Report

Adding Council Members to Health Insurance March 2, 2017

Description:

Elected officials can be added to the city health insurance group. This can be done in one of the following manners:

- Elected officials are added to the existing city policy in lieu of receiving any monthly pay. Because mayors are paid more, a mayor choosing to be covered by health insurance would continue to receive the difference between a council member pay and mayor pay each month.
- Elected officials are added to the existing city policy but pay the entire premium for their coverage.
- Elected officials are added to the existing city policy and treated like all other full time staff who currently pay about 10% of the family premium from their paycheck.

Recommendation:

Staff recommends that one of the above options be chosen by council to provide health insurance to elected officials. Once authorized, each elected official could choose to join the city plan or remain insured at their own expense.

Reasoning:

Health Insurance is a relatively easy way to acknowledge the long hours and time away from other commitments made by our elected officials. Providing health insurance is also a great way to incentivize good and varied people from all backgrounds to run for elected office. Many other Utah cities offer health insurance to their elected officials including other Davis County cities such as Woods Cross, Bountiful, Layton, and Clearfield. The current muddled status of health insurance in the United States makes adding elected officials to the city premium a benefit that will also have a relatively low impact on the city financially. Finally, health insurance is a good way to acknowledge the worth of the elected official to the organization while not raising annual compensation which is rarely done by elected officials for elected officials.

KAYSVILLE CITY COUNCIL

Meeting Minutes

February 16, 2017



Minutes of the Kaysville City Council Work Meeting held Thursday, February 16, 2017 at 5:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center at 23 E Center St., Kaysville, UT 84037.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Adams, Council Member Lee and Council Member Garn.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Finance Director Dean Storey, Public Works Director Josh Belnap, Matt Gillespie, Jared Tubbs, Katie Witt, Scott Holmes and Nick Jones.

CITY COUNCIL WORK MEETING

LTAP REPORT/PUBLIC WORKS PRESENTATION

Nick Jones with UTAH LTAP presented to the Council about the rehabilitation and maintenance of roads as well as the life span of existing roads and immediate action that needs to be taken to preserve them. He explained that LTAP evaluated the streets of Kaysville City noted that pavement deterioration can be caused from many causes such as sunshine, water, temperature and moisture, and expansion freeze and thaw. Nick Jones explained the difference in cost between major and minor collectors within Kaysville City and the varying costs associated with the projects depending upon the roadwork being performed.

Council Member Garn explained that cost is a major factor and stated that if the City determines to do the worst roads first, it gives a clear direction to make decisions regarding repair.

Josh Belnap, Public Works Director, explained that there are additional projects that are possibly more important than those listed, however, in addition to the listed projects, crack sealing, cold patching, routine maintenance, and preventative maintenance are also coming from Class C funds. He stated that he is proud of employees in the Public Works Department. He noted that they recognize the bad roads, but he praised the work of the Public Works employees.

Council Member Snell noted that it's possible for the City to consider additional funding. He noted that a possibility may be to establish a street maintenance fee.

Shayne Scott, City Manager, noted that he would like to know what Josh Belnap would like to see going forward for options, treatment for roads, and areas of need.

Council Member Garn gave extended appreciation to Nick Jones, LTAP, and Josh Belnap. He stressed the importance of road maintenance going forward.

Council Member Adams noted that being creative with funding may provide a solution for road maintenance.

Mayor Hiatt noted that the City can look at options but needs to be careful not to deplete their savings, nor exhaust opportunities the first year.

Shayne Scott noted that he will discuss the matter with City staff; Josh Belnap, Dean Storey, Cami Moss and that staff will discuss this matter. He thanked the Council for direction.

Mayor Hiatt thanked Nick Jones for his presentation and guidance.

The meeting was adjourned at 6:37 p.m.

CITY COUNCIL MEETING

Minutes of the Kaysville City Council Meeting held Thursday, February 16, 2017 at 7:00 p.m. in the City Council Chambers of the Kaysville City Municipal Center at 23 E Center St., Kaysville, UT 84037.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Adams, Council Member Lee and Council Member Garn.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Finance Director Dean Story, Public Works Director Josh Belnap, Scott Holmes, Josh Belnap, Willie Dunford, Jeff Dunford, Lyn De Berry, Kalie Chamberlain, Carole Walker, Ramona Porter, Brigg Lewis Ron Zolliger, John McCleary, Holly McClure, Taite McClure, Noah Holm, David Vance, Kerri Stuart, Rob Stuart, Nate Morgan, Jeremy Morgan, Connor Swapp, Jill Swapp, Jennece Hale, Josh Hale, Will Mackay, Caleb Taylor, Toby Butcher, Noah Jolley, Todd Morgan, Mary Lynne Morgan, Dean Wall, Randi Von Bose, Aaron West, Emma Wet, LOorene Kamalu, Jill Heslin Bridget Olsen, Katie Witt, Robert Stockdale, and Rich Olsen.

Opening provided by Council Member Adams.

BUSINESS SPOTLIGHT – ORANGE THEORY

Jan Meyer, Manager, noted that Orange Theory is a fairly new franchise that has gone up next to Smiths Marketplace in Kaysville. He explained that they own the Kaysville and Bountiful locations and that they have lived in the community for the past 12 years. He explained that each session is personalized and their desire is for everyone to succeed. He explained that Orange Theory fitness is circuit based training, and are growing substantially.

CALL TO THE PUBLIC

Mayor Hiatt noted that Call to the Public is the time to address agenda items and asked the audience to limit comments to three minutes.

Brigg Lewis discussed the power issue item in the newsletter and noted the differences in transient power.

Emma West stated that she appreciates the response from the City Council. She noted that if the City allows 90 unrestricted spots, that it won't eliminate problem but will contribute to it.

John McCleary stated that they have had problems throughout the years with signs and enforcement. He explained that he is willing to volunteer to assist with enforcement.

Kalie Chamberlain stated that she doesn't want the front curb painted in front of her home and feels the shortage of parking is the issue of the school.

Willie Dunford noted she is against parking being allowed in front of homes and doesn't want curbs painted. She noted that everyone they have spoken to are in opposition of this matter.

Jeff Dunford noted that he had sent each of Council an email with his recommendations.

Aaron West noted that he agrees with what has already been said.

Bridget Olsen noted that they purchased a home right next to high school. She noted that there are other options that would be much better than curb painting.

OLD LIBRARY PROPOSAL DISCUSSION - JRCA

Scott Holmes gave a Facilities Master Plan update. He explained that he presented the original draft to City Council November 2015. He explained that tasks included evaluation of existing facilities, development of space, needs assessments and planning recommendations to support, current and future needs. He provided specific recommendations for improvements to existing facilities, where new facilities should be constructed, and project phasing on a priority basis.

He presented options for the Council to review. He noted that the City should focus on staff needs and housing for staff as well. He explained the different options and cost as well as alternative options with one level and two level options with cost analysis and construction beginning late 2017.

Mayor Hiatt noted that a 50 year building is needed for City Hall, but their focus right now is on roads. He asked for feedback from the Council.

Council Member Snell noted that the need right now is roads within Kaysville City. He appreciates the library committee and explained that most were in favor of preserving the building.

Scott Holmes noted that it would be prudent, with guidance of Council and staff, to further develop a plan to present to Council with items listed by priority.

Council Member Adams noted that he recognizes the need to fulfil immediate needs such as space to meet current staff requirements and additional office space.

Scott Holmes noted that he can work with staff to conduct a stronger plan until it is a workable plan for the City.

Council Member Page noted that there are many alternative options and feels that they can't spend 6M dollars right now.

Council Member Garn noted that updating the building would be a safe option and would like option A, the lowest cost option, clearly defined.

Mayor Hiatt stated that staff should have enough guidance now to come back with a scaled down option for facility development. He thanked Scott Holmes for his presentation.

DEPARTMENT REPORT – JOSH BELNAP

Josh Belnap, Public Works Director, presented an overview of his department and the work performed by the Public Works employees.

He noted that they are striving to fulfill the Public Works Mission Statement: To enhance the present and future quality of community life in Kaysville City through the delivery of effective, efficient, and equitable services.

Josh Belnap explained that the Streets Division take care of all the roadways, snow plowing and road maintenance and signage throughout the City. He explained that the Water Department takes care of the delivery and monitoring of culinary water, meter readings (8000 connections), and system updates and maintenance. He stated that other items managed by the Public Works Department are Storm Water, Sewer, Central Davis Sewer District and Sanitation, provided by Robinson Waste Services.

Council Member Snell expressed gratitude from the entire Council.

Council Member Adams extended his thanks to the Public Works Department for the strong work ethic and encouraged residents to bring forward issues as they arise.

ADOPTION OF ORDINANCE 17-2-1 AMENDING CERTAIN PROVISIONS OF THE REVISED ORDINANCES PERTAINING TO THE PARKS AND RECREATION DEPARTMENT

Cole Stephens, Parks and Recreation Supervisor, explained the changes within Municipal Code Title 12 Parks, Public Properties, and Recreation. He explained that there were small changes made to the code for the Parks and Recreation Department.

ADOPTION OF ORDINANCE 17-2-2 AMENDING THE REVISED ORDINANCES PERTAINING TO THE CEMETERY

Cole Stephens, Parks and Recreation Supervisor, explained that changes were made in defining the hours of operation of the Cemetery and Parks. After studying the current code it was felt that some minor language changes needed to occur to bring it up to current operating procedures of the Cemetery. Also part of the review was to include some language that adequately dealt with some concerns regarding electronic gaming in the Cemetery and the disruption it has had on the functions of the Cemetery. He explained that they were correcting some of the text to make it more consistent with job titles. He recommends the Council adopt the amendments.

Council Member Page made a motion to adopt Ordinances 17-2-1 and 17-2-2 amending certain provisions of the revised ordinances pertaining to the Parks and Recreation Department and the Cemetery, second by Council Member Lee.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

PARKING PROPOSAL AROUND DAVIS HIGH SCHOOL

Andy Thompson, City Engineer, explained that his proposal is to install signs indicating that parking in the painted areas are allowed by permit only. He suggested painting the curb as outlined, painting no parking areas red, with permits required from 9:00 a.m. to 2:00 p.m. He explained that this creates about 80 resident spaces and 91 other spaces in the currently restricted area.

Council Member Garn noted that the current system was unacceptable since it was essentially unenforceable.

Council Member Page stated that the school should take care of this parking issue.

Mayor Hiatt noted that it may not be possible to resolve the issue for everyone in the community. He explained that he empathizes with both residents and students and noted that parking will most likely not be alleviated by the new High School opening next year. He suggested all parking options should be reviewed.

Council Member Adams noted that gold or tan paint may be gaudy and agreed that all options be reviewed.

Council Member Snell explained that he is not convinced that they have found a solution to resolve parking issues. He noted that he is in favor of signs being left up. He noted that another option may be other parking that can be created by talking to UDOT to widen the main road as well.

Mayor Hiatt explained that that the Council is willing to partner with another company, or entity to resolve this issue.

Council Member Garn made a motion to continue to work with school district, and install no-parking signs between 9:00-2:00, except on school days by permit only. He stated that signs will be installed by the 2018 school year and the City will continue to work with the school on alternative options, second by Council Member Page.

The vote on the motion is as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Nay

The motion passes three to two.

COUNCIL MEMBER REPORTS

Council Member Snell noted that City staff reached out to a glass recycling company and they will introduce glass recycling into the City. He noted that locations of the bins will be in Barnes and Heritage Parks by April. He explained that the bins will be on City property and that the City will be responsible for keeping the area clean and reporting when the bin is full.

Council Member Lee noted that they held the first Power Commission Meeting at the beginning of the month. She noted that all members are dedicated to the task and they will be meeting the first Tuesday of every month at 7 pm. She explained they will talk through issues, especially solar issues, and will give the Council recommendations in regard to Power in Kaysville City.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of February 2, 2017.

Council Member Lee made a motion to approve the Minutes for February 2, 2017, second by Council Member Snell.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

Mayor Hiatt noted that the City Council may not meet on April 6th, and may tentatively schedule the meeting for March 30th if agenda items need to be addressed.

ADJOURNMENT

Council Member Snell made a motion for adjournment at 9:45 p.m., second by Council Member Garn and passed unanimously.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
Softball and Baseball Registration						
				8am - Kaysville 7pm - City Council	7:30pm - Daddy	7:30pm - Daddy
5	6	7	8	9	10	11
Softball and Baseball Registration						
		11:30am - Business 7pm - Power		7pm - Planning	7:30pm - "The	7:30pm - "The
12	13	14	15	16	17	18
Softball and Baseball Registration						
	7:30pm - "The	Valentine's Day		7pm - City Council 7:30pm - "The	7:30pm - "The	2pm - "The Wedding 7:30pm - "The
19	20	21	22	23	24	25
Softball and	City Offices Closed Presidents' Day 7:30pm - "The	11:30am - Business	6pm - Seed Starting	7pm - Planning 7:30pm - "The	7:30pm - "The	2pm - "The Wedding 7pm - Davis County 7:30pm - "The
26	27	28	1	2	3	4
	6:30pm - Explore			8am - Kaysville 6pm - "Ask the 7pm - City Council		

City Calendar and Events, Community Events, Holidays in United States,
Other Events Happening in Kaysville, Recreation Programs and Activities

Mar 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	1	2	3	4
	6:30pm - Explore			8am - Kaysville 6pm - "Ask the 7pm - City Council		
5	6	7	8	9	10	11
		11:30am - Business	7pm - Open House	7pm - Planning		9am - Pruning
12	13	14	15	16	17	18
Daylight Saving				6pm - "Ask the 7pm - City Council		8:30am - CollegeCon
19	20	21	22	23	24	25
		11:30am - Business		7pm - Planning		
26	27	28	29	30	31	1
	6:30pm - Explore		Tickets on Sale for		7:30pm - "The Music	10am - Four Season 2pm - "The Music 7:30pm - "The Music

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
	6:30pm - Explore		Tickets on Sale for		7:30pm - "The Music	10am - Four Season 2pm - "The Music 7:30pm - "The Music
2	3	4	5	6	7	8
	7:30pm - "The Music	11:30am - Business		6pm - "Ask the 7pm - City Council 7:30pm - "The Music	7:30pm - "The Music	2pm - "The Music 7:30pm - "The Music
9	10	11	12	13	14	15
	7:30pm - "The Music		6pm - Drip Irrigation	Thomas Jefferson's 8am - Kaysville 7pm - Planning 7:30pm - "The Music	7:30pm - "The Music	9am - City Easter 2pm - "The Music 7:30pm - "The Music
16	17	18	19	20	21	22
Easter Sunday	7:30pm - "The Music	11:30am - Business		6pm - "Ask the 7pm - City Council 7:30pm - "The Music	7:30pm - "The Music	2pm - "The Music 7:30pm - "The Music
23	24	25	26	27	28	29
	6:30am - City Spring 6:30pm - Explore		7pm - Davis High	7pm - Davis High 7pm - Planning	7pm - Davis High	7:30am - Burn Camp 10am - Vegetable 7pm - Davis High
30	1	2	3	4	5	6



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a special meeting beginning at 6:00 p.m. on Thursday, March 2, 2017, followed by a regular City Council meeting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:00 p.m. ASK THE COUNCIL/PUBLIC Q & A

1. Council Member Susan Lee will be available for discussion related to any topic that relates to our community and the business of the City.

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Council Member Susan Lee.
2. Volunteer of the Season Recognition.
3. DHS Band ‘March to Macy’s’- Request for Council Support – Steve Hendricks
4. Call to the Public.
5. Request to Rezone 1.08 acres of property from A-1 (Light Agriculture) to R-A (Residential Agriculture) at 1053 South Roueche Lane – Scott Terry.
6. Request to Rezone 0.18 acre of property from PB (Professional Business) to HC (Health Care) at 579 South Main Street – Lush Enterprises, LLC.
7. Preliminary Plat approval for Crestwood Subdivision at 85 East Crestwood Road– Dan Stephenson.
8. Final Plat approval for 40 Crestwood PUD Subdivision at 40 East Crestwood Road – Brian Neville.
9. Award of Contract for Construction of Pickleball Courts.
10. Review of Roueche Lane Ponds Project.
11. Award of Contract for Angel Street Irrigation Project.
12. Clarification of Council Member Requests from Staff.
13. Cancellation of April 6th, 2017 City Council Meeting.
14. Discussion of City Council Health Insurance Benefits.
15. Council Member Reports.
16. Minutes.
17. Calendar.
18. Closed Session to discuss the potential Purchase, Sale, or Exchange of Real Property.
19. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on February 24, 2017.

Maria Devereux
Maria T. Devereux
City Recorder