1. City Council Meeting Agenda

   Documents:

   JUNE 6, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF
   JUNE 6, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF

2. Meeting Audio & Video

   - MEETING AUDIO
   - MEETING VIDEO
   - MEETING VIDEO 2

KAYSVILLE CITY
PUBLIC HEARING NOTICE
FY 2018 BUDGET HEARINGS

Kaysville City will hold Budget Hearings on June 6, 2017 in the Council Room (Room A) of the Kaysville City Municipal Center, 23 East Center Street, Kaysville related to the Kaysville City Fiscal Year 2018 Budgets.

6:15 p.m. Redevelopment Agency Budget Hearing

Notice is hereby given that the Kaysville Redevelopment Agency will hold a Budget Hearing on June 6, 2017 at 6:15 p.m. The agenda shall be as follows:

1. Consideration of the Kaysville Redevelopment Agency Budget for Fiscal Year 2018.

6:20 p.m. Municipal Building Authority Budget Hearing

Notice is hereby given that the Kaysville Municipal Building Authority will hold a Budget Hearing on June 6, 2017 at 6:20 p.m. The Agenda shall be as follows:

1. Consideration of the Kaysville Municipal Building Authority Budget for Fiscal Year 2018.

6:30 p.m. Kaysville City Council Budget Hearing

Notice is hereby given that the City Council will hold a Budget Hearing on June 6, 2017 at 6:30 p.m. The Agenda shall be as follows:

1. Amendments to the Kaysville City Fiscal Year 2017 Budgets.
2. Consideration of the Kaysville City Fiscal Year 2018 Budgets.

The tentative budgets have been adopted and are available for public inspection at the City Office (23 East Center) during regular business hours.

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 office at 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agendas at City Hall, mailed copies to media representatives, and sent a copy to the Davis County Clipper for publication.

Maria Devereux

Maria Devereux
City Recorder

MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold Budget Hearings beginning at 6:15 p.m. on Tuesday, June 6, 2017, followed by a special City Council meeting at 7:00 p.m. in the Council Chambers of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:15 p.m. BUDGET HEARINGS

1. 6:15 p.m. Redevelopment Agency Budget Hearing.
2. 6:20 p.m. Municipal Building Authority Budget Hearing
3. 6:30 p.m. Kaysville City Council Budget Hearing

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Mayor Steve Hiatt
2. Call to the Public.
3. Appeal Board Ordinance
4. Preliminary Plat for the Whisperwood Subdivision
5. Preliminary Plat for the 50 South 500 East Subdivision
6. Adoption of a Resolution of the City Council of Kaysville City, Utah, Authorizing and Approving the Execution and Delivery of an Amendment to Master Lease Agreement by and between the Council and the Municipal Building Authority of Kaysville City, Utah, and an Amendment to the Ground Lease Agreement (if necessary); authorizing the Issuance and Sale by the Authority of its Lease Revenue Refunding Bonds, series 2017 in the Aggregate Principal Amount of not more than$4,700,000; and Related Matters; or Amending of the Existing Bond Documents.
7. Award of Bid for the 2017 Mill and Overlay Project
8. Award of Bid for the 2017 Chip Seal Project
9. Council Member Reports.
10. Minutes.
11. Calendar.
12. Adjournment.

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I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on June 2, 2017.

Maria Devereux

Maria T. Devereux
City Recorder

KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD
MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Municipal Building Authority Board will hold a meeting on Tuesday, June 6, 2017 at 8:00 p.m., or as soon thereafter as the City Council Meeting adjourns, in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville. The agenda shall be as follows:

1. Opening
2. Adoption of a Resolution of the Municipal Building Authority of Kaysville City, Utah; Authorizing the Issuance and Sale of not more than $4,700,000 Aggregate Principal Amount of Lease Revenue Bonds; and Related Matters or Amending of the Existing Bond Documents.
3. Other Building Authority business.
4. Adjournment.

The Kaysville City Municipal Building Authority 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 office at 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 June 2, 2017.

Maria Devereux

Maria Devereux
Municipal Building Authority Secretary

City Council
Staff Report

Appeal Board Changes
June 6, 2017

Description:
Currently, Title 2, Chapter 7 of the Kaysville City Code establishes the City Council as the official Appeal Body for all employee “discharges, suspensions for more than two days without pay or involuntary transfers to positions with less remuneration”. At times it has been questioned whether the city council can serve effectively and impartially in the role of Appeal Board. Direction from the May 18, 2017 meeting included consensus for change including the involvement of two council members and three employees of other cities to serve on the Kaysville City Appeals Board.

Recommendation:
It is recommended that the city council review the included ordinance establishing criteria for an appeal board. Details include service members and the Mayor’s role in appointing members, serving as chair of the board, and voting in the occasion that there is a tie vote. Key changes to the existing ordinance are highlighted in yellow.

Reasoning:
Changing the Appeal Board from the Kaysville City Council to a mix of council members and other ad hoc members should allow for a less biased board and should give the appealing party additional confidence in the gravity of the appeal.

ORDINANCE NO. ________________

AMENDING TITLE 2, CHAPTER 7 APPEAL BOARD OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHERAS, the Kaysville City Council desires to recognize the rights of its employees to a fair appeal process: and

WHEREAS, the Kaysville City Council desires to alter who the members are that serve on the Appeal Board; and

WHEREAS, the proposed changes to the Revised Ordinances of Kaysville City have been properly noticed and reviewed in a public hearing;

BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH THAT THE FOLLOWING CHAPTER BE ALTERED TO TITLE 2, CHAPTER 7, APPEAL BOARD OF THE REVISED ORDINANCES OF KAYSVILLE CITY:

2-7-1 Creation of Appeal Board

There is hereby created an Appeal Board to hear appeals in connection with the appeal of discharges, suspensions for more than two days without pay or involuntary transfers to positions with less remuneration under the Kaysville City Personnel Rules and Regulations. The Appeal Board shall consist of two members of the Kaysville City Council and three ad hoc members that are currently serving employees of other Davis County Municipalities. The mayor shall appoint all five members of the board and each board member will be chosen at the time of appeal and shall be chosen for their impartiality, fairness, and lack of relationship with the appealing party.

2-7-2 Appeal Board Procedures

Whenever an appeal is taken by any employee of Kaysville City to which Section 10-3-1105, Utah Code Annotated applies, the Appeal Board shall thereupon process the appeal according to Section 10-3-1106, Utah Code Annotated. The Mayor shall serve as the Chair of the Appeal Board and shall be a nonvoting member of the Appeal Board except on each matter for which there is a tie vote of the other board members present at a board meeting.

2-7-3 Procedure And Standards Of Review At Appeal Hearing

1. **Procedure**. The City shall first present evidence in support of the employment action. The employee may then present evidence in support of the appeal. The City may thereafter offer rebuttal evidence. Formal rules of evidence shall not apply and procedures applicable to administrative hearings will be followed.
2. **Standard of Review**. If the employment action is supported by substantial evidence, the action will be sustained. "Substantial evidence" is defined as that quantum and quality of relevant evidence that is adequate to convince a reasonable mind to support a conclusion. Substantial evidence is more than a mere scintilla of evidence and something less than a preponderance of the evidence."

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this ______ day of _______________, 2017

____
Steve A. Hiatt
Mayor

ATTEST:

____
Maria T. Devereux
City Recorder

City Council
Staff Report

Preliminary Plat for the Whisperwood Subdivision
June 6, 2017

Applicant/Owner:	Spencer Prince
Location:	650 East 100 North
Zone:	R-1-8 (Single Family Residential)

Description:

The subject property at approximately 650 East and 100 North Street is at the far east end of 100 North Street. During a public hearing regarding the vacation of the street in this location on 5/18/2017, the City Council voted to approve the street vacation subject to approval of an acceptable final plat.

The requested subdivision is a Private Lane subdivision which requires the PRUD overlay zone. The proposal includes a private lane along the west side of the property with a turn-around near the south end of the drive. The proposed development includes 5 new lots. The property is currently the rear portion of the home along Center Street which would remain on site and would be included as the 6th lot in the subdivision. The new lots would range in size from 9,744 sq. ft. to 14,165 sq. ft. with building areas of at least 3,623 sq. ft. in size.

The largest lot on the far north end would have a 30 foot easement platted in favor of access to the property to the east.

During the public hearing a number of residents in the area spoke sharing concerns about the following: Potential access to Center Street, snow removal, access and utilities to property to the east, storm water issues, privacy and compatibility with neighboring properties.

17-34-1 Purpose

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

17-34-8 Private Street Subdivision

1. **Development requirements**. The following development standards shall apply unless variations are approved in a Development Agreement.
    a. All lots within private street subdivisions shall comply with all requirements of the zone district. Yards abutting private streets shall be measured from the nearest private street easement line.
    b. Private street improvements shall include curb. Requirements shall be determined by approval of the development plan. Private streets are defined as that area within the private street easement.
    c. An easement on and over all private street improvements shall be platted and granted to every owner of property in the subdivision.
    d. No building shall be closer than twenty feet (20') to any street improvement.
    e. All private streets shall be improved as set forth in KCC 19-2-1 of the Subdivision Ordinance.
    f. To assure maintenance of the private streets, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things, be provided that:
        i. Membership in the Association shall be mandatory for each lot purchaser, their guarantees, successors and assigns.
        ii. The private street restrictions shall be permanent and not just for a period of years.
        iii. The association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all private streets.
        iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
        v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
        vi. In the event the Homeowners Association does not maintain the private streets and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
2. **Acceptable Uses**. Subject to the review and approval of the Planning Commission, uses acceptable in a private street subdivision shall be those uses which are permitted in the zoning district in which the private street subdivision is located.

General Plan:

Goals and Policies

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
2. East of I-15, allow zero to five units per acre with some higher density housing.

B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
D. Housing developments should essentially pay for themselves.

Recommendation:

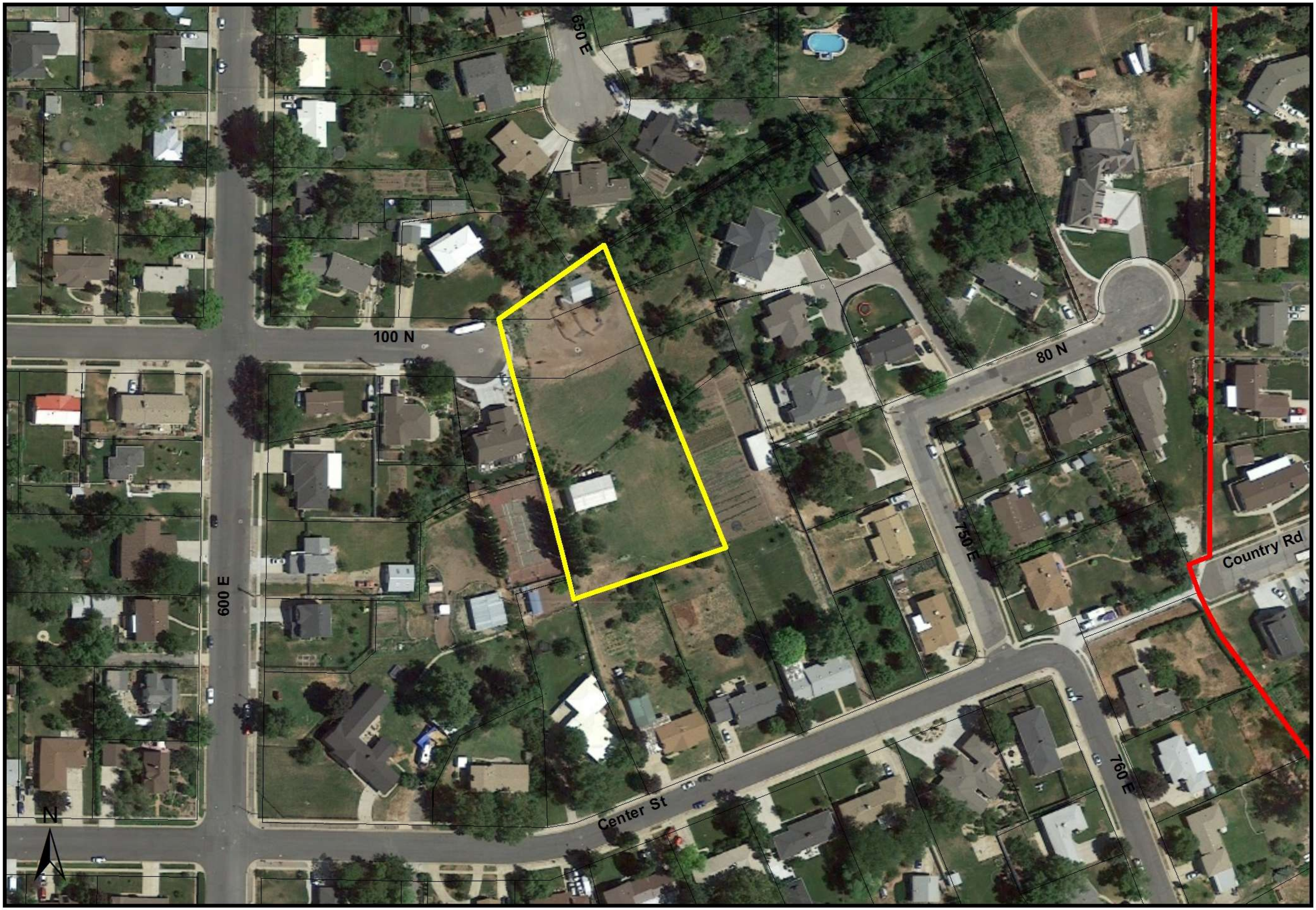
The planning Commission voted 4-1 to forward a favorable recommendation to the City Council regarding the preliminary plat for the Whisperwood Subdivision. The commission recognized that there are a number of items to be resolved with this proposal and expressed in its discussion that their recommendation would be a nod to start to finding solutions to the issues that have been raised. The motion that passed with the 4-1 vote was to recommend approval of the preliminary plat with the conditions that the final plat include solutions regarding easements and access to the Briggs property to the east. The plat must adequately deal with the existing storm water issues in the area. The plat show a solution for privacy along the western property line demonstrating the configuration will allow adequate snow removal. The motion also included a recommendation for requiring a geotechnical report or similar study as staff feels appropriate.

The descending vote cited their concern with the topography.

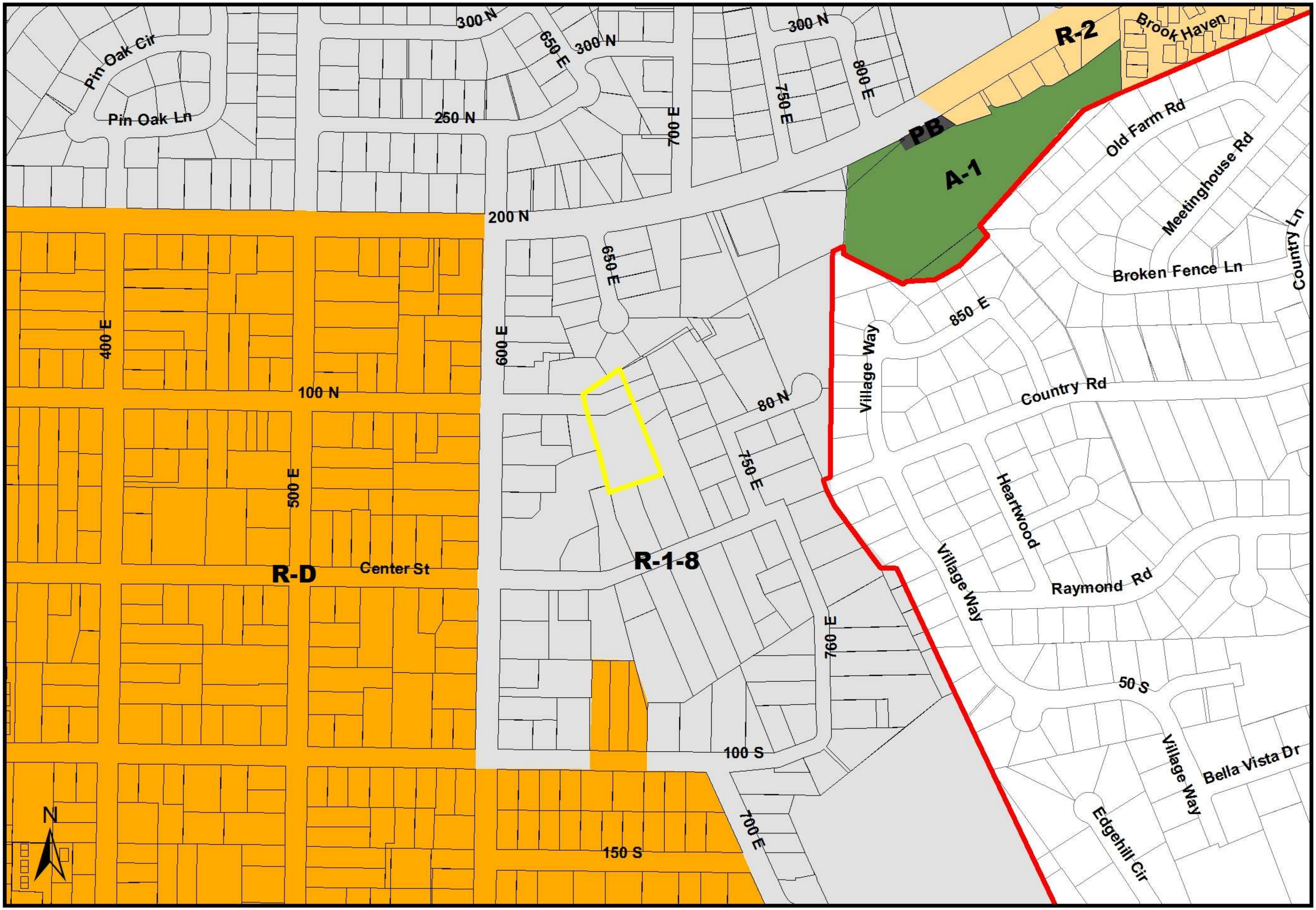
As a Private Street Subdivision the approval will ultimately be subject to approval of the PRUD overlay zone which will allows the City Council broad discretion in consideration of the subdivision.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat with aerial
Attachment 4: Preliminary Plat

Approximately 650 East 100 North Street



Approximately 650 East 100 North Street



LEGEND:

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		BUILDING OFFSET REQ'T
		EASEMENT
		CURB & GUTTER

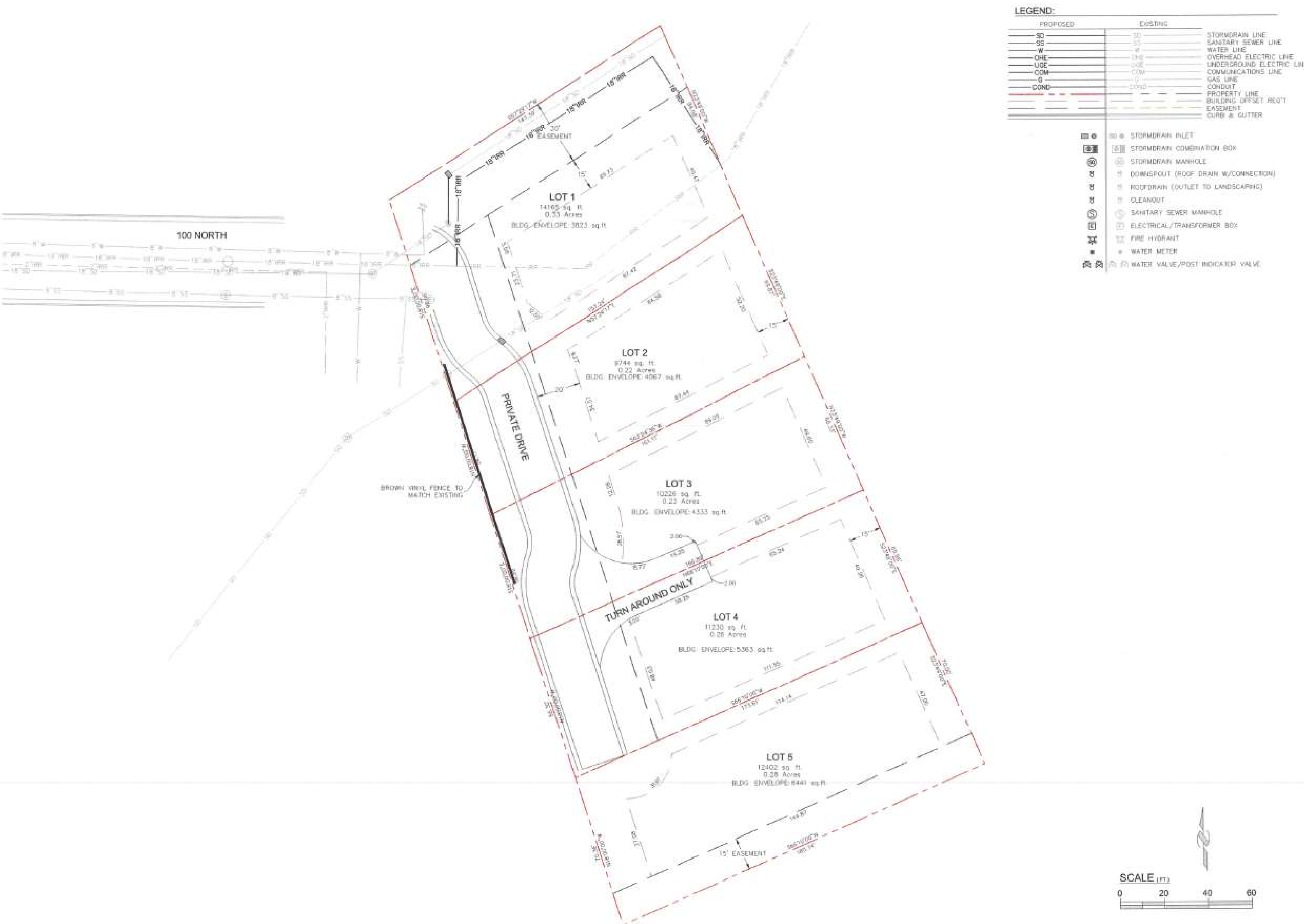
STORMDRAIN INLET
STORMDRAIN COMBINATION BOX
STORMDRAIN MANHOLE
DOWNSPOUT (ROOF DRAIN W/CONNECTION)
ROOFDRAIN (OUTLET TO LANDSCAPING)
CLEANOUT
SANITARY SEWER MANHOLE
ELECTRICAL/TRANSFORMER BOX
FIRE HYDRANT
WATER METER
WATER VALVE/POST INDICATOR VALVE

SCALE (FT)
0 20 40 60

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

KAYSVILLE, UTAH

PRELIMINARY PLAT: WHISPERWOOD SUBDIVISION



LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT

KAYSVILLE, UTAH

PRELIMINARY PLAT: WHISPERWOOD SUBDIVISION

1

City Council
Staff Report

Preliminary Plat for the 50 South 500 East Subdivision
June 6, 2017

Applicant/Owner: Eric Wood
Location: 50 South 500 East
Zone: R-D (Diverse Residential)

Description:

The applicant is requesting a rezone of the property to include the PRUD overlay in order to create a Flag Lot Subdivision. The proposal would be to keep the existing home on site and create a new lot in the rear for a single family home. The existing lot is 0.85 acres in size. If approved, the new lot configuration would include the front lot with the existing home at 12,740 sq. ft. or 0.29 acres while the rear lot would include 24,400 sq. ft. or 0.56 acres including the flag stem access to 500 East Street.

While approval of the PRUD overlay zone would be done in consideration with the final plat. It should be noted that a flag lot subdivision requires the overlay making its approval open to broad discretion of the city council. If the flag lot configuration is favorable, the preliminary plat meets the requirements of 17-34-9.

17-34-1 Purpose

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

17-34-9 Flag Lot Subdivision

1. **Development requirements**:
   a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.

b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
d. Accessory buildings shall comply with KCC 17-31-2.

2. **Acceptable Uses**. Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.
3. **Applicability:**
   a. Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.
   b. Flag lot subdivisions are not allowed on cul-de-sac streets.

General Plan:

Goals and Policies

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.

2. East of I-15, allow zero to five units per acre with some higher density housing.

B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

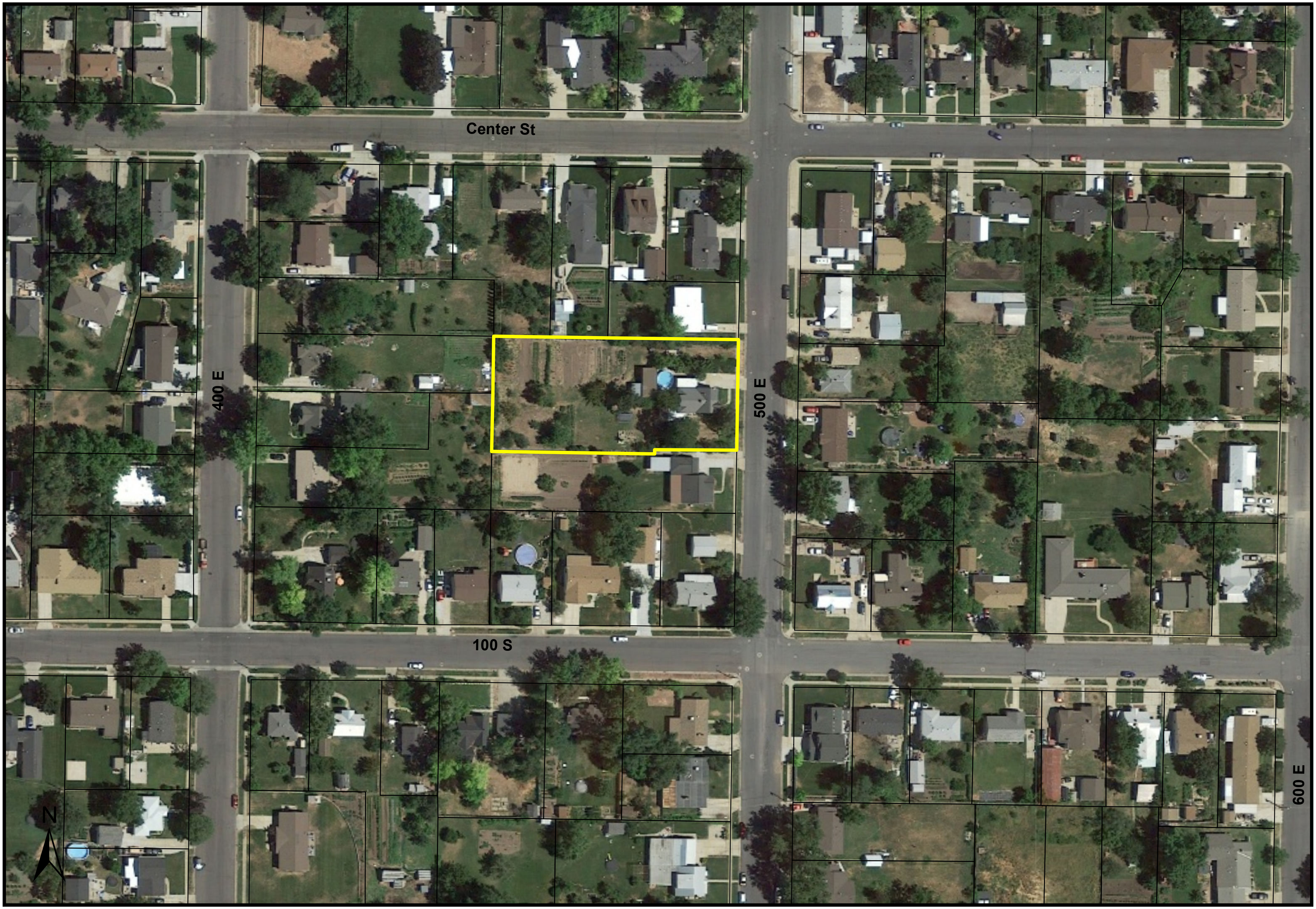
D. Housing developments should essentially pay for themselves.

Recommendation:

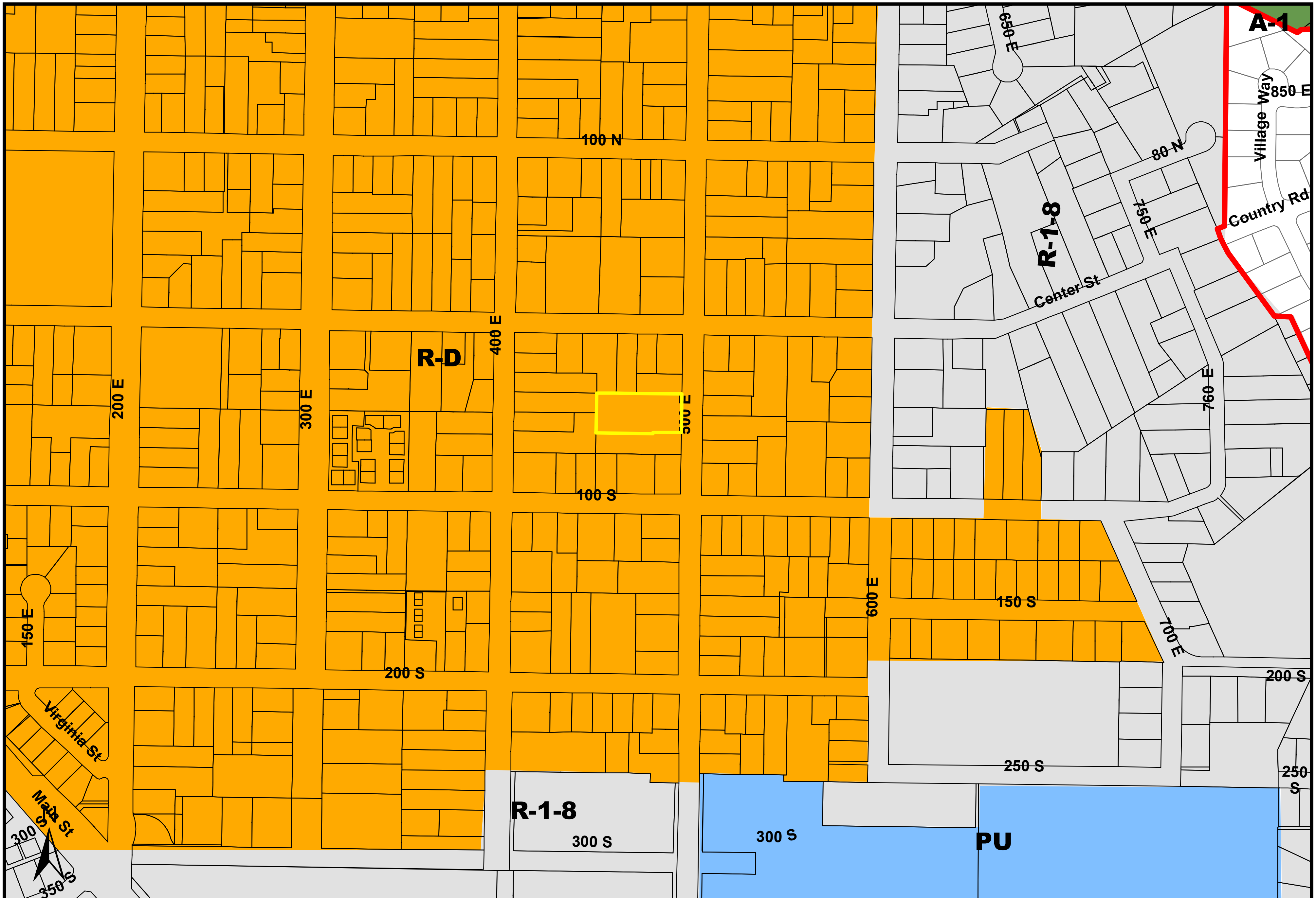
The Planning Commission voted unanimously in favor of forwarding a positive recommendation to the City Council for the preliminary plat of the proposed flag lot subdivision stating that the proposal is in harmony with the existing neighborhood and meets applicable ordinances and standards.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat

50 South 500 East



50 South 500 East



Imagery ©2017 State of Utah, Map data ©2017 Google 20 ft

Kaysville City

FINANCING UPDATE - PROPOSED FINAL NUMBERS

May 27, 2017

Sales Tax Revenue Bonds

On May 18, 2017, The City Council adopted a Parameters Resolution allowing us to initiate the process for the sale of Sales Tax Revenue Bonds for the construction of Pioneer Park

We have contacted Bank of Utah for a negotiated sale of the Bonds in conjunction with the possible amendment of Municipal Building Authority Lease Revenue Bonds.

The preliminary numbers presented to us indicate a term of seven years and a Net Interest Cost of 2.43%. This is a very good rate. A formal bid process may gain a little better rate, however including this with their proposal in amending the MBA Lease Revenue Bonds, this is a very good proposal.

Action Items:

- May 25, 2017 First Publication of "Notice of Bonds to be Issued" and "Notice of Public Hearing" in the *Davis County Clipper*.
- June 1, 2017 Second Publication of "Notice of Bonds to be Issued" and "Notice of Public Hearing" in the *Davis County Clipper*. (Begins 30–day Contest Period)
- June 15, 2017 Public Hearing.
- July 1, 2017 30-day Contest Period Expires.
- July 13, 2017 Closing and Delivery of Funds

Amendment to Municipal Building Authority Lease Revenue Bonds

The Council discussed the idea of negotiating directly with Bank of Utah to consider amending the payment terms of the existing Municipal Building Authority Lease Revenue Bonds.

We have contacted Bank of Utah to consider an Amendment to the existing Lease Revenue Bonds. The proposal is to change the coupon rates with a net interest cost change from 3.57% to a net interest cost of 2.85% and a Net Present Value Savings of $278,269.11 and a net Present Value savings of 6.10%. This is an excellent offer.

The legal requirement is that we process this Amendment as a Refunding with Public Notice. The Cost of Issuance for the Amendment is scheduled to be paid at Closing rather than "rolled into" the par amount of the Bonds.

Action Items:

- June 6, 2017 Special Municipal Building Authority and City Council Meetings to adopt an Amendment Resolution.
- June 8, 2017 Publication of "Notice of Amendment to Bonds" in *Davis County Clipper*. (Single Notice Requirement and No Public Hearing Required) Begins 30-day Contest Period.
- July 8, 2017 30-day Contest Period Expires.
- July 13, 2017 Closing and Delivery of Funds.

Kaysville City, Utah

$1,330,000 Sales Tax Revenue Bonds
Series 2017
(Proposed Final Numbers)

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Report

Kaysville City, Utah

$1,330,000 Sales Tax Revenue Bonds
Series 2017
(Proposed Final Numbers)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/13/2017	-	-	-	-	-
01/15/2018	-	-	13,981.14	13,981.14	13,981.14
07/15/2018	180,000.00	1.000%	13,827.50	193,827.50	-
01/15/2019	-	-	12,927.50	12,927.50	206,755.00
07/15/2019	182,000.00	1.250%	12,927.50	194,927.50	-
01/15/2020	-	-	11,790.00	11,790.00	206,717.50
07/15/2020	185,000.00	1.600%	11,790.00	196,790.00	-
01/15/2021	-	-	10,310.00	10,310.00	207,100.00
07/15/2021	188,000.00	2.250%	10,310.00	198,310.00	-
01/15/2022	-	-	8,195.00	8,195.00	206,505.00
07/15/2022	193,000.00	2.500%	8,195.00	201,195.00	-
01/15/2023	-	-	5,782.50	5,782.50	206,977.50
07/15/2023	198,000.00	2.750%	5,782.50	203,782.50	-
01/15/2024	-	-	3,060.00	3,060.00	206,842.50
07/15/2024	204,000.00	3.000%	3,060.00	207,060.00	-
01/15/2025	-	-	-	-	207,060.00
Total	**$1,330,000.00**	**-**	**$131,938.64**	**$1,461,938.64**	**-**

Yield Statistics

Bond Year Dollars	$5,439.39
Average Life	4.090 Years
Average Coupon	2.4256151%
Net Interest Cost (NIC)	2.4256151%
True Interest Cost (TIC)	2.4138135%
Bond Yield for Arbitrage Purposes	2.4138135%
All Inclusive Cost (AIC)	3.0095367%

IRS Form 8038

Net Interest Cost	2.4256151%
Weighted Average Maturity	4.090 Years

Kaysville City, Utah

$1,330,000 Sales Tax Revenue Bonds
Series 2017
(Proposed Final Numbers)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
07/15/2018	Serial Coupon	1.000%	1.000%	180,000.00	100.000%	180,000.00
07/15/2019	Serial Coupon	1.250%	1.250%	182,000.00	100.000%	182,000.00
07/15/2020	Serial Coupon	1.600%	1.600%	185,000.00	100.000%	185,000.00
07/15/2021	Serial Coupon	2.250%	2.250%	188,000.00	100.000%	188,000.00
07/15/2022	Serial Coupon	2.500%	2.500%	193,000.00	100.000%	193,000.00
07/15/2023	Serial Coupon	2.750%	2.750%	198,000.00	100.000%	198,000.00
07/15/2024	Serial Coupon	3.000%	3.000%	204,000.00	100.000%	204,000.00
Total	-	-	-	**$1,330,000.00**	-	**$1,330,000.00**

Bid Information

Par Amount of Bonds	$1,330,000.00
Gross Production	$1,330,000.00
Bid (100.000%)	1,330,000.00
Total Purchase Price	$1,330,000.00
Bond Year Dollars	$5,439.39
Average Life	4.090 Years
Average Coupon	2.4256151%
Net Interest Cost (NIC)	2.4256151%
True Interest Cost (TIC)	2.4138135%

Kaysville City, Utah

$1,330,000 Sales Tax Revenue Bonds
Series 2017
(Proposed Final Numbers)

Sources & Uses

Dated 07/13/2017 | Delivered 07/13/2017

Sources Of Funds	
Par Amount of Bonds	$1,330,000.00
Total Sources	**$1,330,000.00**
Uses Of Funds	
Deposit to Project Construction Fund	1,300,000.00
Costs of Issuance	30,000.00
Total Uses	**$1,330,000.00**

Municipal Building Authority of Kaysville City, Utah

$5,447,000 Lease Revenue Bonds
Series 2014
(Proposed Final Numbers: Amend on 7/13/17)

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Report

Municipal Building Authority of Kaysville City, Utah

$5,447,000 Lease Revenue Bonds

Series 2014

(Proposed Final Numbers: Amend on 7/13/17)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/13/2017	-	-	-	-	-
12/01/2017	-	-	41,525.54	41,525.54	-
06/01/2018	276,000.00	1.000%	54,163.75	330,163.75	371,689.29
12/01/2018	-	-	52,783.75	52,783.75	-
06/01/2019	279,000.00	1.200%	52,783.75	331,783.75	384,567.50
12/01/2019	-	-	51,109.75	51,109.75	-
06/01/2020	283,000.00	1.300%	51,109.75	334,109.75	385,219.50
12/01/2020	-	-	49,270.25	49,270.25	-
06/01/2021	290,000.00	1.450%	49,270.25	339,270.25	388,540.50
12/01/2021	-	-	47,167.75	47,167.75	-
06/01/2022	296,000.00	1.600%	47,167.75	343,167.75	390,335.50
12/01/2022	-	-	44,799.75	44,799.75	-
06/01/2023	304,000.00	1.750%	44,799.75	348,799.75	393,599.50
12/01/2023	-	-	42,139.75	42,139.75	-
06/01/2024	312,000.00	2.000%	42,139.75	354,139.75	396,279.50
12/01/2024	-	-	39,019.75	39,019.75	-
06/01/2025	322,000.00	2.250%	39,019.75	361,019.75	400,039.50
12/01/2025	-	-	35,397.25	35,397.25	-
06/01/2026	332,000.00	2.500%	35,397.25	367,397.25	402,794.50
12/01/2026	-	-	31,247.25	31,247.25	-
06/01/2027	344,000.00	2.750%	31,247.25	375,247.25	406,494.50
12/01/2027	-	-	26,517.25	26,517.25	-
06/01/2028	356,000.00	3.000%	26,517.25	382,517.25	409,034.50
12/01/2028	-	-	21,177.25	21,177.25	-
06/01/2029	370,000.00	3.350%	21,177.25	391,177.25	412,354.50
12/01/2029	-	-	14,979.75	14,979.75	-
06/01/2030	387,000.00	3.650%	14,979.75	401,979.75	416,959.50
12/01/2030	-	-	7,917.00	7,917.00	-
06/01/2031	406,000.00	3.900%	7,917.00	413,917.00	421,834.00
Total	**$4,557,000.00**	-	**$1,022,742.29**	**$5,579,742.29**	-

Yield Statistics

Bond Year Dollars	$35,874.35
Average Life	7.872 Years
Average Coupon	2.8509012%
Net Interest Cost (NIC)	2.8509012%
True Interest Cost (TIC)	2.8146731%
Bond Yield for Arbitrage Purposes	2.8146731%
All Inclusive Cost (AIC)	2.8942805%

IRS Form 8038

Net Interest Cost	2.8509012%
Weighted Average Maturity	7.872 Years

Municipal Building Authority of Kaysville City, Utah

$5,447,000 Lease Revenue Bonds
Series 2014
(Proposed Final Numbers: Amend on 7/13/17)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
06/01/2018	Serial Coupon	1.000%	1.000%	276,000.00	100.000%	276,000.00
06/01/2019	Serial Coupon	1.200%	1.200%	279,000.00	100.000%	279,000.00
06/01/2020	Serial Coupon	1.300%	1.300%	283,000.00	100.000%	283,000.00
06/01/2021	Serial Coupon	1.450%	1.450%	290,000.00	100.000%	290,000.00
06/01/2022	Serial Coupon	1.600%	1.600%	296,000.00	100.000%	296,000.00
06/01/2023	Serial Coupon	1.750%	1.750%	304,000.00	100.000%	304,000.00
06/01/2024	Serial Coupon	2.000%	2.000%	312,000.00	100.000%	312,000.00
06/01/2025	Serial Coupon	2.250%	2.250%	322,000.00	100.000%	322,000.00
06/01/2026	Serial Coupon	2.500%	2.500%	332,000.00	100.000%	332,000.00
06/01/2027	Serial Coupon	2.750%	2.750%	344,000.00	100.000%	344,000.00
06/01/2028	Serial Coupon	3.000%	3.000%	356,000.00	100.000%	356,000.00
06/01/2029	Serial Coupon	3.350%	3.350%	370,000.00	100.000%	370,000.00
06/01/2030	Serial Coupon	3.650%	3.650%	387,000.00	100.000%	387,000.00
06/01/2031	Serial Coupon	3.900%	3.900%	406,000.00	100.000%	406,000.00
Total	-	-	-	**$4,557,000.00**	-	**$4,557,000.00**

Bid Information

Par Amount of Bonds	$4,557,000.00
Gross Production	$4,557,000.00
Bid (100.000%)	4,557,000.00
Total Purchase Price	$4,557,000.00
Bond Year Dollars	$35,874.35
Average Life	7.872 Years
Average Coupon	2.8509012%
Net Interest Cost (NIC)	2.8509012%
True Interest Cost (TIC)	2.8146731%

Municipal Building Authority of Kaysville City, Utah

$5,447,000 Lease Revenue Bonds

Series 2014

(Proposed Final Numbers: Amend on 7/13/17)

Sources & Uses

Dated 07/13/2017 | Delivered 07/13/2017

Sources Of Funds	
Par Amount of Bonds	$4,557,000.00
Planned Issuer Equity contribution	25,000.00
Transfers from Prior Issue Debt Service Funds	17,396.14
Total Sources	**$4,599,396.14**
Uses Of Funds	
Rounding Amount	4,557,000.00
Costs of Issuance	25,000.00
Payoff of Accrued Interest (old rates on 7/13/17)	17,396.14
Total Uses	**$4,599,396.14**

Municipal Building Authority of Kaysville City, Utah

$5,447,000 Lease Revenue Bonds

Series 2014

(Proposed Final Numbers: Amend on 7/13/17)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	Old D/S	Savings	Fiscal Total
07/13/2017	-	-	-	-	-	-	-
12/01/2017	-	-	41,525.54	41,525.54	57,158.76	15,633.22	-
06/01/2018	276,000.00	1.000%	54,163.75	330,163.75	350,554.90	20,391.15	36,024.37
12/01/2018	-	-	52,783.75	52,783.75	72,691.90	19,908.15	-
06/01/2019	279,000.00	1.200%	52,783.75	331,783.75	351,691.90	19,908.15	39,816.30
12/01/2019	-	-	51,109.75	51,109.75	70,599.40	19,489.65	-
06/01/2020	283,000.00	1.300%	51,109.75	334,109.75	353,599.40	19,489.65	38,979.30
12/01/2020	-	-	49,270.25	49,270.25	67,698.65	18,428.40	-
06/01/2021	290,000.00	1.450%	49,270.25	339,270.25	357,698.65	18,428.40	36,856.80
12/01/2021	-	-	47,167.75	47,167.75	64,218.65	17,050.90	-
06/01/2022	296,000.00	1.600%	47,167.75	343,167.75	360,218.65	17,050.90	34,101.80
12/01/2022	-	-	44,799.75	44,799.75	60,370.65	15,570.90	-
06/01/2023	304,000.00	1.750%	44,799.75	348,799.75	364,370.65	15,570.90	31,141.80
12/01/2023	-	-	42,139.75	42,139.75	56,190.65	14,050.90	-
06/01/2024	312,000.00	2.000%	42,139.75	354,139.75	368,190.65	14,050.90	28,101.80
12/01/2024	-	-	39,019.75	39,019.75	51,510.65	12,490.90	-
06/01/2025	322,000.00	2.250%	39,019.75	361,019.75	373,510.65	12,490.90	24,981.80
12/01/2025	-	-	35,397.25	35,397.25	46,278.15	10,880.90	-
06/01/2026	332,000.00	2.500%	35,397.25	367,397.25	378,278.15	10,880.90	21,761.80
12/01/2026	-	-	31,247.25	31,247.25	40,634.15	9,386.90	-
06/01/2027	344,000.00	2.750%	31,247.25	375,247.25	384,634.15	9,386.90	18,773.80
12/01/2027	-	-	26,517.25	26,517.25	34,356.15	7,838.90	-
06/01/2028	356,000.00	3.000%	26,517.25	382,517.25	390,356.15	7,838.90	15,677.80
12/01/2028	-	-	21,177.25	21,177.25	27,093.75	5,916.50	-
06/01/2029	370,000.00	3.350%	21,177.25	391,177.25	397,093.75	5,916.50	11,833.00
12/01/2029	-	-	14,979.75	14,979.75	19,046.25	4,066.50	-
06/01/2030	387,000.00	3.650%	14,979.75	401,979.75	406,046.25	4,066.50	8,133.00
12/01/2030	-	-	7,917.00	7,917.00	10,048.50	2,131.50	-
06/01/2031	406,000.00	3.900%	7,917.00	413,917.00	416,048.50	2,131.50	4,263.00
Total	**$4,557,000.00**	-	**$1,022,742.29**	**$5,579,742.29**	**$5,930,188.66**	**$350,446.37**	-

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	303,269.11
Total Cash contribution	(25,000.00)
Net Present Value Benefit	$278,269.11
Net PV Benefit / $4,557,000 Refunded Principal	6.106%
Net PV Benefit / $4,557,000 Refunding Principal	6.106%

Refunding Bond Information

Refunding Dated Date	7/13/2017
Refunding Delivery Date	7/13/2017

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF KAYSVILLE CITY, UTAH AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO MASTER LEASE AGREEMENT BY AND BETWEEN THE COUNCIL AND THE MUNICIPAL BUILDING AUTHORITY OF KAYSVILLE CITY, UTAH (THE "AUTHORITY"), AND AN AMENDMENT TO GROUND LEASE AGREEMENT (IF NECESSARY); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2017, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN $4,700,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A SUPPLEMENTAL INDENTURE OF TRUST, BOND PURCHASE AGREEMENT (IF NECESSARY), RELATED SECURITY DOCUMENTS (IF NECESSARY), ESCROW AGREEMENT (IF NECESSARY), AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of Kaysville City, Utah (the "Authority") has previously authorized and directed the creation of the Municipal Building Authority of Kaysville City (the "Authority"); and

WHEREAS, pursuant to the direction of the Council, the Authority has been duly and regularly created, established and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and laws of the State of Utah, including, in particular, the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Building Authority Act"); and

WHEREAS, under the Articles of Incorporation of the Authority (the "Articles"), the objects and purposes for which the Authority has been founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of the Council in accordance with the procedures and subject to the limitations of the Act in order to accomplish the public purpose for which the Council exists; and

WHEREAS, the Authority proposes to issue (in one or more series and from time to time) its Lease Revenue Refunding Bonds, Series 2017 (with any other series or title designations) (the "Series 2017 Bonds") in the aggregate principal amount of not to exceed $4,700,000 to (a) refund the Lease Revenue Bonds, Series 2014 (the "Refunded Bonds"), issued to finance a portion of the costs of the construction of a new police station and all related improvements (the "Project") (b) fund a debt service reserve fund, if necessary, and (c) pay costs of issuance associated with the Series 2017 Bonds; and

WHEREAS, the Series 2017 Bonds are to be issued pursuant a General Indenture of Trust dated as of March 1, 2014 (the "General Indenture"), as previously supplemented and amended, and as further supplemented and amended by a Supplemental Indenture (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), by and between the Authority and ZB, National Association, as trustee (the "Trustee"), and substantially in the form presented to the Council at this meeting and attached hereto as Exhibit B; and

WHEREAS, the Authority desires to continue to lease the Project, as lessee, on an annually renewal basis, from the Authority, as lessor, pursuant to the terms and provisions of a Master Lease Agreement dated as of March 1, 2014 (the "Master Lease"), as previously amended, and an Amendment to Master Lease Agreement between the Authority and the Authority (the "Amendment to Master Lease") in substantially the form presented to the Council at this meeting and attached hereto as Exhibit C which amends the Master Lease; and

WHEREAS, to further secure its payment obligations under the Indenture as necessary, the Authority proposes to grant a lien on and security interest in the Projects pursuant to security documents in substantially the same form as those related to the Refunded Bonds (collectively the "Security Documents"); and

WHEREAS, the City is the owner of fee simple title to the site on which the Project is located and the Authority desires to lease such property from the City pursuant to the terms of the ground lease related to the Refunded Bonds (the "Ground Lease") and, if necessary, the provisions of an Amendment to Ground Lease (the "Amendment to Ground Lease"), as herein authorized and approved; and

WHEREAS, there has been presented to the Council at this meeting (i) a form of a Bond Purchase Agreement (the "Bond Purchase Agreement") to be entered into, as necessary, between the Authority, the Authority, and a purchaser selected by the Authority for the Series 2017 Bonds (the "Purchaser"), in substantially the form attached hereto as Exhibit D and (ii) a form of an Escrow Deposit Agreement (the "Escrow Agreement") which may be entered into, as necessary, by and between the Authority and ZB, National Association, as escrow agent, in substantially the form attached hereto as Exhibit E, to provide for the refunding of the Refunded Bonds; and

WHEREAS, the Authority may not exercise any of its powers without prior authorization by the Council, and therefore it is necessary that the Council authorize certain actions by the Authority in connection with the issuance of the Series 2017 Bonds; and

WHEREAS, the Council desires to approve and direct the execution of an

Amendment to Ground Lease, the Bond Purchase Agreement, and the Amendment to Master Lease by the Council and to authorize the issuance of the Series 2017 Bonds by the Authority and to further authorize the execution of an Amendment to Ground Lease, the Amendment to Master Lease, the Supplemental Indenture, the Bond Purchase Agreement, the Escrow Agreement, the Security Documents and certain other acts to be taken by the Authority in connection therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF KAYSVILLE CITY, UTAH, AS FOLLOWS:

Section 1. All terms defined in the recitals hereto shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by the officers of the Authority directed toward the creation and establishment of the Authority and the issuance of the Series 2017 Bonds are hereby ratified, approved and confirmed.

Section 2. The Council hereby finds and determines, pursuant to the Constitution and laws of the State of Utah, that the leasing of the Projects under the terms and provisions and for the purposes set forth in the Amendment to Master Lease and the other documents, instruments and conveyances hereinafter approved and authorized, is necessary, convenient and in furtherance of the governmental and proprietary purposes of the Council and is in the best interest of the citizens of the City, and the Council hereby authorizes, approves and directs the sale and/or exchange of the Series 2017 Bonds by the Authority in accordance with the provisions of the Supplemental Indenture, and the leasing of the Projects in the manner provided in the Amendment to Master Lease.

Section 3. The Supplemental Indenture, the Bond Purchase Agreement, the Escrow Agreement, the Amendment to Master Lease, and the Security Documents, in substantially the respective forms presented to this meeting, are in all respects approved, authorized, and confirmed, and the Mayor or Mayor pro tem is authorized to approve, as necessary, the final terms thereof and to execute and deliver the Amendment to Master Lease, and the Bond Purchase Agreement in the forms and with substantially the same content as attached hereto for and on behalf of the Council. When authorized by the Governing Body of the Authority, the Council hereby approves and authorizes the execution and delivery, as necessary, of the Supplemental Indenture, the Bond Purchase Agreement, the Escrow Agreement, and the Amendment to Master Lease, by the Authority in substantially the forms presented to this meeting and attached hereto as exhibits for and on behalf of the Authority. The Council further approves and authorizes the execution and delivery, as necessary, of any related Security Documents or an Amendment to Ground Lease.

Section 4. The Mayor and other appropriate officers of the City and the Authority are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transaction contemplated hereby, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Series 2017 Bonds.

Section 5. The Mayor is hereby authorized to make any alterations, changes or additions in the Amendment to Master Lease, Amendment to Ground Lease and the Bond Purchase Agreement herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments.

Section 6. If any provisions of this resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this resolution or the exhibits.

Section 7. The City Recorder is hereby authorized to attest to all signatures and acts of any proper official of the Council, and to place the seal of the City on the Amendment to Master Lease, Amendment to Ground Lease and the Bond Purchase Agreement. The Mayor and other proper officials of the Council and each of them, are hereby authorized to execute and deliver for and on behalf of the Council any and all additional certificates, documents (including, but not limited to, appropriate security documents), and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the matters herein authorized.

Section 8. The Secretary of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Supplemental Indenture, the Bond Purchase Agreement, the Escrow Agreement, the Amendment to Master Lease, the Security Documents, and any other documents authorized, necessary or proper pursuant to this Resolution or any resolution of the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any or all additional certificates, documents (including, but not limited to, appropriate security documents and tax compliance procedures), and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution and any resolution of the Authority.

Section 9. For purposes of and in accordance with Section 265 of the Code, the Authority and the Authority hereby designate the Series 2017 Bonds as an issue qualifying for the exception for certain qualified tax-exempt obligations to the rule denying banks and other financial institutions 100% of the deduction for interest expenses which is allocable to tax-exempt interest. The Authority and the Authority reasonably anticipate that the total amount of tax-exempt obligations (other than obligations described in Section 265(b)(3)(C)(ii) of the Code) which will be issued by the Authority and the Authority and by any aggregated issuer during calendar year 2017 will not exceed $10,000,000. For purposes of this section, "aggregated issuer" means any entity which (i) issues obligations on behalf of the Council, (ii) derives its issuing authority from the Authority, or (iii) is subject to direct or indirect control by the Authority within the meaning of Treasury Regulatory Section 1.150-1(e). The Authority and the Authority hereby represent that (a) they have not created and do not intend to create and do not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code and (b) the total amount of obligations so designated by the Authority and the Authority, and all aggregated issuers for calendar year 2017 does not exceed $10,000,000.

Section 10. All regulations, orders, and resolutions of the Council or parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any regulation, order, resolution or ordinance or part thereof.

Section 11. Section 11. This resolution shall become effective immediately upon adoption by the Council.

PASSED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH, THIS JUNE 6, 2017.

(SEAL)

By:__________________________________
Mayor

ATTEST:

By:__________________________________
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By:________________________________
Mayor

ATTEST:

By:________________________________
City Recorder

City Council
Staff Report

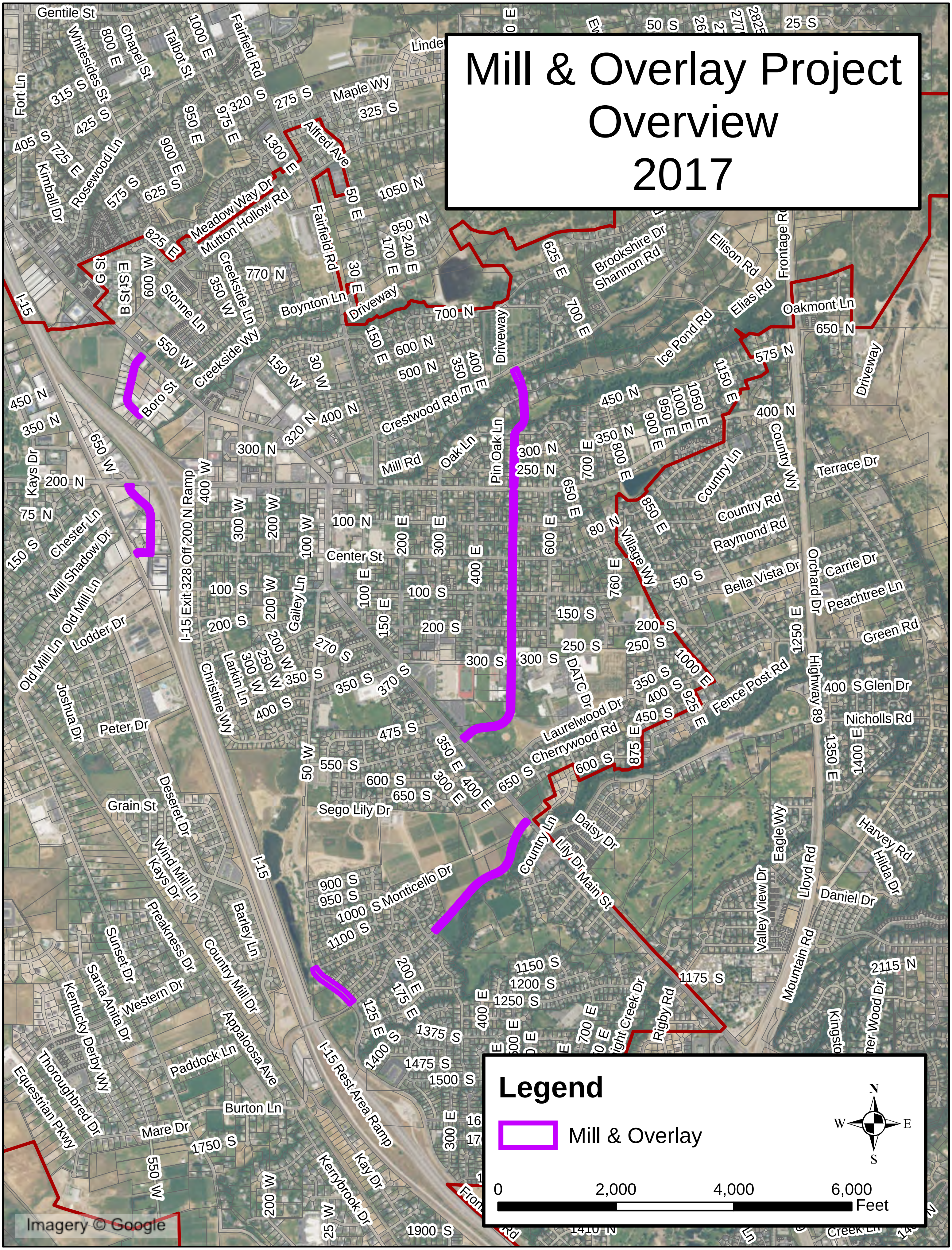
Award of Bid for the 2017 Mill and Overlay Project
June 6, 2017

Description:

Kaysville City has identified various streets that would benefit from a Mill and Overlay project in accordance with the street maintenance program. A project has been put together and the bids will be opened on Thursday, June 1. The project includes approximately 525,000 square feet of roadway, including other associated work such as lowering and raising manholes and valve boxes, repair of soft spots, and paint striping.

Results of the bid opening will be sent as soon as they are available.

Attachment 1: Project Location Map


Mill & Overlay Project
Overview
2017
Legend
Mill & Overlay
N
W
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S
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2,000
4,000
6,000
Feet
Imagery © Google

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

June 2, 2017

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

Re: 2017 Chip Seal Project

Dear Shayne,

Enclosed is a bid tabulation of the bids opened on Thursday June 1, 2017 for the 2017 Chip Seal Project and the Notice of Award. Three bids were received for the project. Our opinion of probable construction cost was $476,345.73. The apparent Low Bidder and Bid Amount are as follows:

Apparent Low Bidder: Staker Parson Companies
2350 South 1900 West
West Haven, UT 84401
Phone: 801-731-1111
Fax: 801-409-2687

Total Bid Amount: $488,608.47

We recommend that the project be awarded to Staker Parson Companies.
We trust this information will meet your needs.

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

Brandon Nielsen, P.E.
Project Manager

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City Council
Staff Report

Award of Bid for the 2017 Chip Seal Project
June 6, 2017

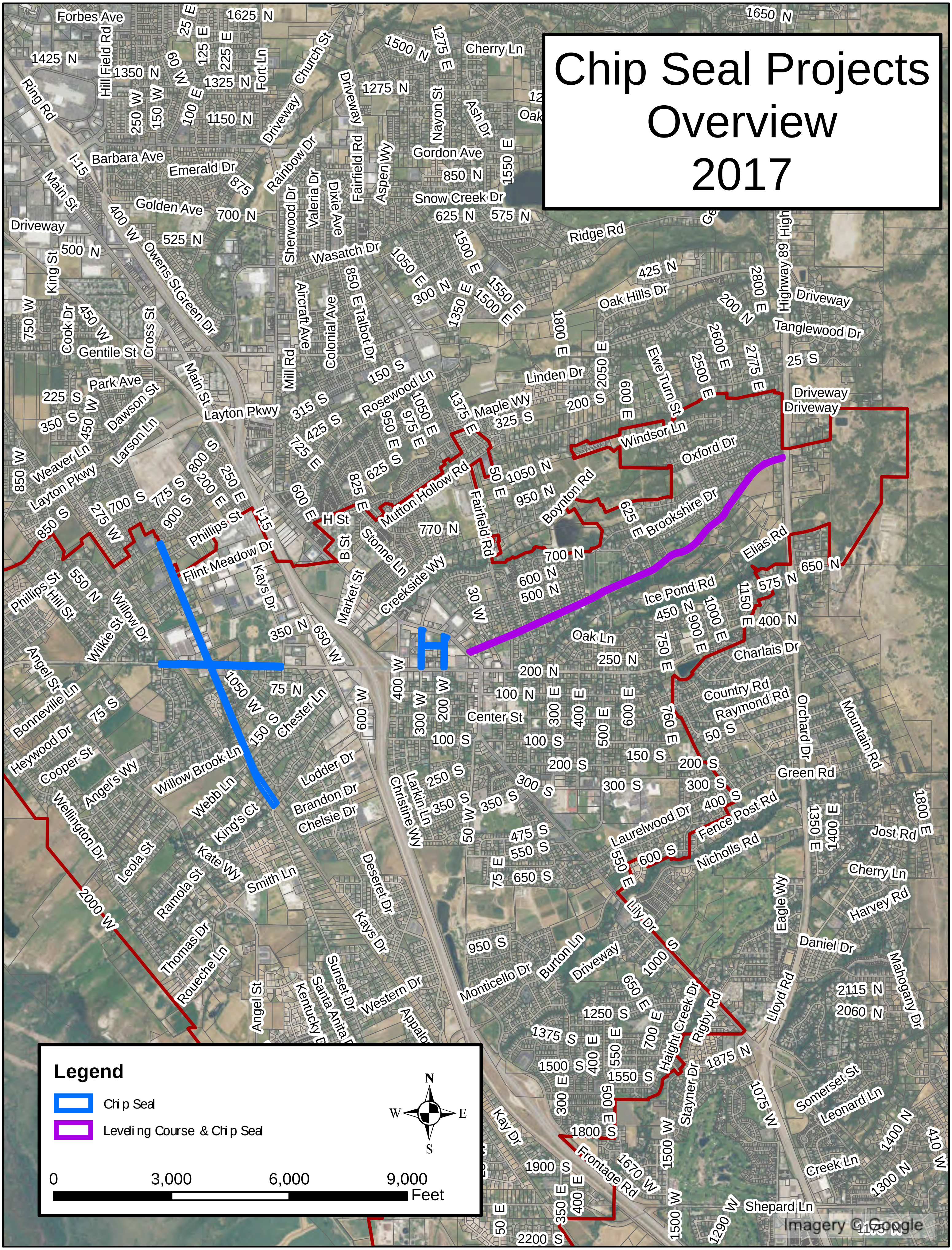
Description:

Kaysville City has identified various streets that would benefit from a chip seal project in accordance with the street maintenance program. A project has been put together and the bids will be opened on Thursday, June 1. The project includes approximately 930,000 square feet of roadway to be chip sealed, including other associated work such as areas of leveling course and paint striping.

Results of the bid opening will be sent as soon as they are available.

Attachment 1: Project Location Map

Chip Seal Projects Overview 2017



RESOLUTION NO. ______

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF KAYSVILLE CITY, UTAH (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $4,700,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS; OR AMENDING OF THE EXISTING BOND DOCUMENTS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1959, as amended (the "Building Authority Act"), the Board of the Authority, has the power to issue (or amend existing Refunded Bonds documents) its Lease Revenue Refunding Bonds, Series 2017 (the "Series 2017 Bonds") to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) (the "Series 2017 Bonds") for the purpose of refunding all or a portion of the Authority's outstanding Lease Revenue Bonds (the "Refunded Bonds"), and (b) paying costs of issuance of the Series 2017 Bonds all pursuant to this Resolution, a General Indenture of Trust and a Supplemental Indenture of Trust (together, the "Indenture") in substantially the forms presented to the meeting at which this Resolution was adopted and which is attached hereto as <u>Exhibit B</u>; and

WHEREAS, the Building Authority Act and the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended, (the "Refunding Act" and together with the Building Authority Act, the "Act") provide for the publication of a Notice of Bonds to Be Issued, and the Authority desires to publish such notice at this time in compliance with the Act with respect to the Series 2017 Bonds; and

WHEREAS, the Authority considers it desirable and beneficial to refund the Refunded Bonds on order to achieve a debt service savings.

NOW, THEREFORE, it is hereby resolved by the Governing Board of the Municipal Building Authority of Kaysville City, Utah, as follows:

<u>Section 1.</u> The Board hereby finds and determines that it is in the best interests of the Authority and its residents to issue not more than Four Million Seven Hundred Thousand Dollars ($4,700,000) aggregate principal amount of the Authority's Lease Revenue Refunding Bonds, Series 2017, to bear interest at a rate of not to exceed five percent (5.00%) per annum, to mature in not more than fifteen (15) years from their date or dates, and to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof for the purpose of (i) refunding the Refunded Bonds, and (ii)

paying costs of issuance, all pursuant to this resolution (this "Resolution"), a resolution to be adopted by the Authority authorizing and confirming the issuance and sale of the Bonds (herein referred to as the "Final Bond Resolution"), the Indenture to be entered into at or before the time of issuance of the Series 2017 Bonds and the Authority hereby declares its intention to issue the Bonds according to the provisions of this Resolution, the Indenture and the Final Bond Resolution, when adopted.

Section 2. The Authority hereby authorizes and approves the issuance and sale of the Series 2017 Bonds (or amendment to Refunded Bonds documents to effect the same) pursuant to the provisions of this Resolution, the Indenture and the Final Bond Resolution to be adopted by the Board authorizing and confirming the issuance and sale of the Bonds.

Section 3. In accordance with the provisions of the Act, the Secretary will cause a "Notice of Bonds to be Issued" to be (i) published one (1) time in the Davis County Clipper, a newspaper of general circulation in the Issuer, (ii) posted on the Utah Public Notice Website (http://pmn.utah.gov) and (iii) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution and the Indenture to be kept on file in the City Recorder's office in the City, for public examination during the regular business hours of the City until at least thirty (30) days after the date of publication thereof. The "Notice of Bonds to be Issued" shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN that on June 6, 2017, the Governing Board (the "Board") of the Municipal Building Authority of Kaysville City, Utah (the "Authority") adopted a resolution (the "Resolution") declaring its intention to issue its Lease Revenue Refunding Bonds, Series 2017 (or with such other series or title designation as may be determined by the Issuer) (the "Series 2017 Bonds").pursuant to the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, and Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (together, the "Act").

PURPOSE FOR ISSUING BONDS

The Authority intends to issue the Bonds for the purpose of (i) refunding all or a portion of the Authority's outstanding Lease Revenue Bonds (the "Refunded Bonds") (or amendment to Refunded Bonds documents to effect the same) and (ii) paying issuance expenses to be incurred in connection with the issuance of the Bonds.

PARAMETERS OF THE BONDS

The Authority intends to issue the Bonds (or amend the Refunded Bonds documents to effect the same) in the principal amount of not to exceed Four Million Seven Hundred Dollars ($4,700,000), to bear interest at a rate not to exceed five percent (5.0%), mature in not more than fifteen (15) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof. The Bonds are to be issued and sold by the Authority pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust, as supplemented by a Supplemental Indenture of Trust (together, the "Indenture"), which was before the Board at the time of the adoption of the Resolution and said Indenture shall contain such terms and provisions as shall be approved by the Authority at the time of adoption of a final bond resolution.

Copies of the Resolution and Indenture are on file in the office of the Secretary of the Authority located at 23 East Center, Kaysville Utah, where they may be examined during regular business hours of the Secretary from 8:30 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the last date of publication of this notice.

SECURITY FOR THE SERIES 2017 BONDS

This Series 2017 Bonds are to be issued under and secured by and entitled to the protection of the Indenture, pursuant to which all base rentals payable by the City under the Master Lease and, if paid by the City, the Purchase Option Price, are assigned to secure the payment of principal of, interest on, and premium, if any on the Series 2017 Bonds. Additionally, a security interest in the Project shall be granted to the holders of this Series 2017 Bonds pursuant to a Master Lease, to further secure the Authority's obligations under the Indenture.

DATED this June 6, 2017.

/s/Maria Devereux

Secretary

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this June 6, 2017.

(SEAL)

By:____________________________________
Chair

ATTEST:

By:____________________________________
Secretary

KAYSVILLE CITY COUNCIL

Meeting Minutes

May 4, 2017

Meeting minutes of a special City Council meeting on May 4, 2017, at 6:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, Bekki Argyle, Katie Witt, Michael Romero, Amalia Andrews, Gregory Ferguson, Duane B Gerrard, Rustin Jessen, Richard Haag, Lamont Jacobs and Greg Jones.

UDOT PRESENTATION

Mike Romero, UDOT representative gave an overview of the US 89 Highway project. He explained current and future traffic congestion. Currently US-89 is operating at failing conditions. He suggested that by 2040, if no improvements are made, congestion will worsen. The purpose of the study is to address concerns of the increased noise, and to address safety. He explained that there is a high number of crashes occurring in the area. The purpose is to improve regional and local mobility and to increase regional growth and development. The travel demands are increasing through Davis County. He stated that the study team is evaluating three alternatives: 1) No action, 2) Freeway alternative, 3) One-Way Frontage road system concept. He noted that the next Open House is on June 20, 2017 at Layton High School.

Mayor Hiatt asked about the difference between this and previous studies specifically the environmental impact study. The UDOT representative responded by saying that the previous environmental impact study required the federal process. The project will now be funded with state money so the environmental requirements are not as strict. He noted that the public open house will help identify the best alternative method or action to solve the congestion problem. A public hearing will be held in August.

Mike Romero explained that the design would be under construction by summer of 2020 and complete by the fall of 2021.

Craig Edgemend asked about the Crestwood property and traffic projections for that area. He noted that if the City chose to have sound walls, it would have to be warranted.

Lamont Jacobs explained the history of the Crestwood property and how important the property is to his family. He stated that his family donated some of that property to the City for a park.

Greg Ferguson noted the feasibly of the no-action alternative. He suggested that US89 is prime land and should be a connection point. He believes that the trucks should be on the freeway system.

Greg Jones noted that plans to build the road involve bringing traffic closer to his home. He explained that criteria will need to be met. He is in agreement with Mr. Ferguson that a no-action alternative plan makes sense.

Randy Bompost explained that funding was approved for this project.

Council Member Lee made a motion to close the special meeting, second by Council Member Page.

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.

CITY COUNCIL MEETING

Meeting minutes of a City Council meeting on May 4, 2017, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Sub Bekki Argyle, Katie Witt, Natalie Hopper, Joseph Brown, Debra Brown, Carole Walker, Randi Von Bose, Sara Thatcher, Rustin Jessen, Claron Alldredge, Terrell Rohm, and Wesley Rohm.

BUSINESS SPOTLIGHT

Natalie Hopper with Natalie Jean Photography explained that she began her business by taking pictures of her family. She noted that she and her two girls are purchasing a home in Kaysville, and that this will be her studio. She explained that she has a website and blog. She is excited to grow her business here in Kaysville. Natatlie@najeanphoto.com

CALL TO THE PUBLIC

Mayor Hiatt opened Call to the Public and explained that this is the time for the public to address agenda items. He asked the audience to limit comments to three minutes.

Claren Alldredge explained that he is concerned about item 4. He explained that he is a friend of Jim Puffer and does not believe this has been given much notice. He stated that he believes the land is already being utilized commercially, though it is not zoned for that.

Mike Smith stated his concern for bikers and runners across Burton lane. He noted that it is a dangerous area and echoes Claren Alldredge's concerns.

Leslie Rohm explained that she is concerned about the zoning on Appaloosa and in the development in Sunset Equestrian. The commercial development concerns her in regard to the Jim Puffer development.

Sarah Thatcher explained there are safety concerns for the children walking to and from school that attend Centennial Jr. High. She explained that she would like the City to expand Sunset Road and Smith Lane to assure safer routes to the schools.

Gladis Moore explained that Dan Stevenson wants to put in town homes at 30 East 400 North, which would be 1/5 of acre per house. She noted that the structures would be packed in tightly in such a small space.

Randy Van Bose noted that it is important for the Council to improve the roads thus making a safe passage for the children in that same area of 30 E 400 N.

ORDINANCE 17-5-1. REZONE OF 0.96 ACRES OF PROPERTYAT 85 EAST CRESTWOOD ROAD TO INCLUDE THE PRUD OVERLAY ZONE

Andy Thompson, City Engineer, explained that this property had been reviewed and approved for 5 lots. He explained that the initial desire was to put 12 lots on the property, then 8, now 5 lots. It has gone through public hearing and has gone through the final plat and approval. He noted that this is the final step. The plat is in compliance with zoning and meets all the setback requirements. It meets all the same setback requirements as all the homes in the surrounding areas since it includes a private road the PRUD overlay zone is required.

Council Member Page made a motion to approve the PRUD Overlay Zone of 0.96 acres of property at 85 East Crestwood Road, second by Council Member Garn

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.

ORDINANCE 17-5-2. REZONE OF 1.53 ACRES OF PROPERTY

Andy Thompson, City Engineer, explained that this property was originally part of the open space of the Old Mill Village subdivision. As the subdivision built out they ended up with more open space than what is required. This parcel has now been sold and the new owner, Jim Puffer, has been using it as storage for his landscape business. Mr. Puffer would like to expand the use of this property for his business including some small buildings, in order to do this the property would need to be rezoned.

The request is to rezone the property to the L1 (light industrial) zone similar to the property across the street to the east. The Planning Commission has held a public hearing and considered the request and then recommended approval of the rezone for this property; no signs would be allowed; any change in the use of the property would require the City Council to amend the agreement. The Planning Commission also recommended that the L1 zone be extended to include the adjacent portion of the rail trail.

Council Member Adams inquired as to who had been notified regarding this request and was told that only directly abutting property owners had received direct notice. Council Member Adams expressed concern that many people that may be affected by this proposal may not have been aware of the public hearing.

Council Member Adams made a motion to send the rezone of 1.53 acres of property at approximately 1450 South Burton Lane back to the Planning Commission and that letters notifying residents of the new public hearing be sent to all homes within 500 feet of the property, second by Council Member Garn.

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.

ORDINANCE 17-5-3. REZONE OF 1.66 ACRES OF PROPERTY

Andy Thompson, City Engineer, explained that the subject property at the corner of Shepard Lane and 350 East is requesting a rezone to the R-1-LD zone in order to subdivide into 3 total lots. The existing home facing Shepard Lane would remain on site and the requested zone would permit an additional 2 lots under the 2 lots per acre formula allowed in that zoning district.

Council Member Snell made a motion to approve the rezone of 1.66 acres of property, second by Council Member Page.

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.

PRELIMINARY PLAT FOR THE ANGLERS COVE SUBDIVISION AT 373 SHEPHARD LANE

Andy Thompson, City Engineer, showed the proposal Plat for the property, and reviewed the lot sizes and configuration.

Council Member Snell made a motion to approve preliminary plat for the Anglers Cove Subdivision at 373 Shephard Lane, second by Council Member Page.

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.

PRELIMINARY PLAT APPROVAL FOR THE CITYSIDE TOWNHOMES SUBDIVISION

Andy Thompson, City Engineer, explained that subject property at the corner of 200 West and 300 North behind the Fresh Market grocery store and the Post Office is requesting a Preliminary Plat approval for a 12 townhome type development. The plat is nearly identical to one that was approved just over a year ago. The units would be accessed from 300 North Street. There would be three buildings which would each include four (4) units. He noted that the Common Open Space Subdivision will require approval of the PRUD overlay zone at a later date.

Council Member Page made a motion to approve the preliminary plat subject to approval of the PRUD overlay zone for the Cityside Townhomes Subdivision, second by Council Member Garn.

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.

ACCEPTANCE OF IMPROVEMENTS FOR THE SUNSET EQUESTRIAN ESTATES SUBDIVISION

Andy Thompson, City Engineer, explained that the developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable. He noted that it is recommended that the improvements be accepted and that the standard requirements of a 10 percent warranty amount and a one year warranty period be applied.

Council Member Snell made a motion to accept the improvements for Sunset Equestrian Estates Subdivision based upon the standard requirements of a 10% warranty/1 year warranty period, second by Council Member Page.

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 passes unanimously.

ACCEPTANCE OF IMPROVEMENTS FOR THE COTTAGES AT HYDE PARK SUBDIVISION

Andy Thompson, City Engineer, explained the developer of this project has completed installing the required improvements and they have been inspected by the City's public works department and found to be acceptable. He explained that the improvements have been complete for some time, but in an effort to assure that concerns of the Home Owners Association were also adequately addressed, acceptance of the improvements has been delayed. Ovation Homes has requested that the typical one year warranty period be waived since the public improvements have been satisfactorily in place for well over a year.

Council Member Page made a motion to accept improvements for the Cottages at Hyde Park Subdivision with the one year warranty period waived, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passes four in favor and one abstention.

PURCHASE AGREEMENT OF POWER DEPARTMENT UTILITY POLES.

Shayne Scott, City Manager, explained that an RFP went out for Power Department Utility Poles. He explained that the low bid was $25,000 by McFarland Cascade. He recommended the City go with the low bidder.

Council Member Snell made a motion to accept the low bid made by McFarland Cascade, second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passes four to one.

ADOPTION OF FY 2018 TENTATIVE BUDGETS AND SCHEDULING OF PUBLIC HEARING

Shayne Scott, City Manager, noted that the Council should adopt the Tentative Budget, and make the budget available for public inspection. He stated that State law requires a Tentative Budget to be adopted in May and explained that there will be further discussion at the Public Hearing.

Council Member Snell made a motion to adopt the Tentative Budget and hold a Public Hearing for June 6, 2017, 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 passes unanimously.

KAYSVILLE SUCCESS FRAMEWORK

Council Member Garn explained that actively measuring processes and utilizing data ensures success in a business. He explained the benefits of helping to improve systems and processes within Kaysville City.

COUNCIL MEMBER REPORTS

Council Member Snell explained that the Pickleball Court Ribbon Cutting will be held on June 1, 2017.

Mayor Hiatt gave an update on military missions and the critical importance of the UVA. He described his recent trip to the Pentagon.

Council Member Adams explained there is quite a bit of congestion on 200 North over the bridge to West Kaysville. He asked that the Council address the problem and conduct a study before the problem becomes worse.

Council Member Lee reported that the Power Commission is meeting several times a month to discuss a myriad of items that relate to the City.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of April 20 2017.

Council Member Snell made a motion to approve the Minutes for April 20, 2017, 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.

CALENDAR ITEMS

The current calendar items are listed on the website.

ADJOURNMENT

Council Member Lee made a motion for adjournment at 9:28 p.m., second by Council Member Page and passed unanimously.

Maria Devereux

Maria T Devereux/City Recorder

KAYSVILLE CITY COUNCIL

Meeting Minutes

May 18, 2017

Meeting minutes of a regular City Council meeting on May 18, 2017, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

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

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Sub Bekki Argyle, Katie Witt, Sue Tice, Chris Tice, Matt Briggs, Bruce Williams, Grant Biesinger, Daniel Hash, Deveri Thonton, Colby Thornton, Karen Russell, Dean Wall, Katie Witt, Rustin Jessen, Nephi Harvey, Sol Oberg, Randi VonBose, Jaynalee Peterson, Sarah Thatcher, Rachel Alberts, Virginia Allred, Lorene Kamalu, Aaron Mehr, Megan Mehr, Hayley Allen, Michael Allen, kelie Robb, Mike Woolstoar, Dave Woolstoar, Kaden Wright, Kim Wright, Spencer Prince

PUBLIC HEARING VACATION OF A PORTION OF 100 NORTH STREET

Andy Thompson, City Engineer, explained that Mr. Prince is working to develop land at the east end of 100 North Street. Currently the pavement terminates but the right of way continues for another 200 feet or so. Mr. Prince has the property on the north and south sides of the right of way under contract. As seen in exhibit B the property being considered for development extends past the paved street about 147 feet. He explained that there is still another 50 feet or more of right of way east of that.

Andy Thompson noted that if vacated the right-of-way would go to the properties fronting the street to the north and south, half of to the property to the north and half to the property to the south. In this case the proposed development on the Stewart Family Trusts property fronts the property both on the north and south side. The Briggs family also owns the property on both sides of the right of way on the east end and would acquire the remainder.

Mayor Hiatt opened the item for public comment.

Matt Briggs explained that he has concerns. He noted that he owns three sides of property behind that area and wants to ensure he has access to that area if they vacate that area.

Sue Tice noted that she agrees that Mr. Briggs should not be landlocked. She stated that putting 5 homes on one acre of property is not the right thing to do.

Aaron Mehr explained that they live west of the Tice family. He suggests they provide a right of way through their property.

Chris Tice noted that water issues in that area started years ago. He noted that flooding has gotten worse throughout the years.

Michael Allen explained that he is concerned with the amount of water. He noted that he does not want this construction since it creates dirty streets, and construction mess. He prefers the quaint, well maintained community.

Spencer Prince noted that he is the Developer of the property. He explained that much of the land could be raised up and believes that installing a road, a private drive, will not create water issues.

Meghan Mehr explained that it is unfair to Mr. Briggs to land lock his property. She noted that water issue is worse than it appears.

Council Member Lee made a motion to close the Public Hearing, second by Council Member Snell and passed unanimously.

The meeting adjourned at 7:26 p.m.

CITY COUNCIL

COMMUNITY COUNCIL

Sarah Thatcher explained the current safety route for students who attend Centennial Junior High School and Snow Horse Elementary School live along the east boundary lines. She noted that the, many kids walk down Sunset Drive rather than use the trail. She explained that there is curb and gutter that should be installed as well as faded white lines that need to be repainted. She explained that the road is narrow for those children walking north and noted that there is no designated walk way.

Sarah Thatcher explained that at minimum the striping along this main route be redone and a crosswalk and flags be provided at the intersection of Smiths and Sunset Drive. She stated that they would like this done before the school year beginning August 24, 2017.

Mayor Hiatt noted that he appreciates the options and that they recognize the challenges. He noted that the request that the Council made in regard to striping seems reasonable.

Council Member Garn noted that he appreciates the video and that safer routes to school is important.

CALL TO THE PUBLIC

Mayor Hiatt opened Call to the Public and explained that this is the time for the public to address agenda items. He asked the audience to limit comments to three minutes.

Rustin Jessen explained that he is involved with the Kaysville Memorial Day committee. He noted that the Memorial Day service will be memorable. He noted that the Davis High School Drum Line, rifle solute and a speech by Brigadier General D. Max Ewing are on the agenda for the day. He invited the Council to be a part of the program.

VACATION OF A PORTION OF 100 NORTH STREET

Spencer Prince, Developer, stated that he appreciates the opportunity to address the Council. He explained that he agrees that Mr. Briggs should not be land locked and noted that he is in favor of granting an easement on north side of the property. He noted that if access is not sufficient, they are willing to acquiesce and allow for more property.

Spencer Prince, explained that there will have a positive impact in neighborhood since excess water will be directed to detention basin, he explained this will mitigate water issues. He explained that Mr. Briggs will be given a significant amount of property and the road. He will not have to cross over anyone's property to get to his home.

Andy Thompson, City Engineer, noted that source of flooding is due to an open ditch and the buildup of debris. He explained that surface water would be directed to storm drains and stated that the pipes would be big enough.

Mayor Hiatt noted that he would prefer there be contractual commitments made in regard to the water. He noted that written assurances would be beneficial for all.

Mr. Prince noted that they would be willing to enter into an agreement.

Council Member Page made a motion to approve the Vacation of 100 N Street on the condition that the final subdivision or plat is approved by the City Council and is subject to the review at the next meeting, Second by Council Member Lee.

The vote on the motion was as follows:

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

The motion passes four to one.

AWARD OF BID FOR THE 200 N AND ANGEL STREET PROJECT

Andy Thompson, City Engineer, explained that some time ago Kaysville City received Federal funding to construct improvements at the intersection of 200 North and Angel Street. These funds were to be made available in 2019. The City was able to negotiate with UDOT and exchange the federal funding for state money which is available now. Over the last several months this project has been in design and has now been bid.

He explained that Staff recommends that the 200 North and Angel Street Project be awarded to Staker Parsons Companies in the amount of $2,442,259.14.

Council Member Snell made a motion to award the bid to Staker Parsons Companies for the amount listed in the bid tabulation, second by Council Member Page.

The vote on the motion was as follows:

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

The motion passed four to one.

DISCUSSION ON SALE OF CITY PROPERTY LOCATED AT APPROXIMATELY 400 EAST OAK LANE

Andy Thompson, City Engineer, noted that in 2011, Kaysville City acquired this property from the Kaysville Irrigation Company. Staff has recently received an offer to buy a portion of this property. State statute only regulates disposal of "a significant parcel of real property" and allows the City to define what constitutes a "significant parcel". Kaysville City has defined a "significant parcel" as "larger than five (5) contiguous acres", this approximate .35 acres of ground being requested for purchase therefore does not require any formal process to sell. He noted that staff would like direction from the Council as to how to proceed.

Council Member Adams noted that everyone in the community should have the opportunity to purchase this property.

Council Member Snell stated that the City could contact adjoining property owners and let them know the parcel is for sale.

Council Member Garn made motion to alert anyone that has adjoining area and put the information on the City website, second by Council Member Page.

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.

CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF KAYSVILLE CITY, UT, AUTHORIZING THE ISSUEANCE AND SALE OF NOT MORE THAN $1,375,000 AGGREGATE PRINIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2017; AND RELATED MATTERS FOR THE PURPOSE OF FINANCING THE CONSTRUCTION OF PIONEER PARK

Council Member Garn noted in today's environment it makes sense to use the time, value, money standpoint to use the bond now.

Council Member Garn made a motion to adopt the Parameters Resolution, 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.

ACCEPTANCE OF IMPROVEMENTS FOR HILL FARMS PHASE 2C SUBDIVISION

Andy Thompson, City Engineer, explained that the developer of this project has completed the required improvements and has requested that they be accepted. City staff has inspected the improvements and found that they meet City standards. He noted that it is recommended that the improvements be accepted with the normal one year warranty period and 10% surety bond.

Council Member Adams noted that he walked through this area today and noted that most of the work should be done by the time the walk-through is done. He noted that there is debris, and broken concrete and feels the City should hold the contractors to a higher standard. He suggested the Council take a field trip to see the area. He explained that success framework should apply here.

Council Member Garn made a motion to accept the improvements and direct staff to review policy and process and report to council by next meeting, 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 four to one.

APPEAL BOARD CHANGES

Shayne Scott, City Manager, explained that currently, Title 2, Chapter 7 of the Kaysville City Code establishes the City Council as the official Appeal Body for all employee "discharges, suspensions for more than two days without pay or involuntary transfers to positions with less remuneration". At times it has been questioned whether the city council can serve effectively and impartially in the role of Appeal Board. An informal poll of other cities showed that the city council does not often serve in this capacity.

Shayne Scott explained that in reviewing the attached possible ordinance change, a recommendation of following the Layton City model is recommended. This includes the appointment of 3 fellow employees and 2 members of the council to serve on the appeal board. It is further recommended that the appeal board is not established with specific members but is chosen each time an appeal is made in order to include individuals that are fair, impartial, and that may not have a close relationship with the appealing party. Kaysville City Council should review this ordinance and make suggestions for potential changes to ordinance language.

Council Member Snell noted that this is beneficial to provide fairness.

Council Member Garn noted that this is an improvement and thinks they should move forward.

Mayor Hiatt noted that he agrees that would like to see something else but likes Council Member Garn's point to move from Mayor and Council to a different board and possibly change at a later date.

Council Member Page made a motion to adopt the ordinance with the proposed changes: two Council Members, Mayor and employees, second by Council Member Snell.

Council Member Adams made an amended motion to table the item and direct staff to rewrite the ordinance to include a few options, second by Council Member Garn.

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.

PURCHASING DOCUMENT ALTERATION TO CHANGE ORDERS

Shayne scott , city manager, explained The Kaysville City Council adopted a Purchasing and Procurement document at the November 3, 2016 regular city council meeting. Since that meeting, some concern has been raised about the Change Order exclusion which allows staff to authorize up to 15% of the total project costs without City Council approval. The concern focused on the fear that this amount could be substantial, depending on the total cost of the project.

It is recommended that the City Council review the highlighted section of the attached procurement document which changes the 15% threshold to a $25,000 threshold, consistent with the formal bidding threshold in the same document, and determines if this is more appropriate for Change Orders. Council may leave the document as is, change the threshold to $25,000, or choose another dollar amount by which the staff can authorize a Change Order without city council approval.

Council Member Snell made a motion to adopt the $25,000 and for the City Council approve any amount over that (striking be notified, adding be approved) and send an email on any change order under $25000 and be notified on all , second by Council Member Adams.

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.

WIND STORM RECOVERY RESOLUTION DISCUSSION

Shayne Scott, City Manager, explained that each year there is a wind event in Kaysville City limits that requires a specific level of response from both Kaysville residents and Kaysville City Employees for a given event size. In the past, as recently as last year, there have been various discussions about what role the city should play, if any, in the response and clean up to a wind or other emergency event. He noted that the attached resolution makes an effort to address responses to various future events.

Shayne Scott noted that with this Resolution, staff has a clear goal and path to follow for each event, regardless of size. While this document does not say exactly how the city will respond in each case, it does lay out a general plan for responses and includes the importance of communication so the residents of Kaysville have a clear understanding of what the city will and will not do in any such event that will happen in the future.

Council Member Snell noted that he likes how the Resolution provides flexibility.

Council Member Adams made a motion to adopt the Resolution with the exception of ‘invited to the Mayor’, second by Council Member Garn.

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.

CONSIDERATION OF SCHEDULE CHANGE

Council Member Lee made a motion to cancel the June 1st meeting and meet on June 6th, 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.

COUNCIL MEMBER REPORTS

Council Member Adams noted that has gotten complaints about top soil and asked if the City can make a deal with the contractor to get rid of the piles on Angel Street.

Shayne Scott, City Manager noted that he will discussed this matter with the Public Works Director.

MINUTES

Minutes not available.

CALENDAR ITEMS

The current calendar items are listed on the website.

ADJOURNMENT

Council Member Snell made a motion for adjournment at 10:30 p.m., second by Council Member Page and passed unanimously.

Maria Devereux
Maria T Devereux/City Recorder

City Calendar and Events, Community Events, Holidays in United States

Jun 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1	2	3
4	5	6 6:15pm - City 7pm - Power	7	8 8am - Kaysville 7pm - Planning	9	10
11	12	13	14	15 7pm - City Council	16	17
18 Father's Day	19	20	21 7pm - "Chasing the	22 7pm - Planning	23	24
25	26	27	28	29	30 7pm - "Little	1 7pm - "Little

City Calendar and Events, Community Events, Holidays in United States

Jul 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30 7pm - "Little	1 7pm - "Little
2	3 7pm - "Little 7pm - Patriotic 9pm - Kaysville	4 City Offices Closed Independence Day 6:30am - 4th of July 7:30am - Rotary 11am - Kaysville 3pm - "Little 3pm - "Little 5pm - Family 7:30pm - Concert in 10pm - Fireworks	5 7pm - "Little	6 6pm - "Ask the 7pm - "Little 7pm - City Council	7 7pm - "Little	8
9	10	11	12	13 7pm - Planning	14	15
16	17	18	19	20 7pm - City Council	21	22
23	24 Pioneer Day (City 7am - Bowman's	25	26	27 7pm - Planning	28	29
30	31	1 7pm - Power	2	3 8am - Kaysville 6pm - "Ask the 7pm - City Council	4	5

City Calendar and Events, Community Events, Holidays in United States

Aug 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1 7pm - Power	2	3 8am - Kaysville 6pm - "Ask the 7pm - City Council	4	5
6	7	8	9	10 7pm - Planning	11	12
13	14	15	16	17 7pm - City Council	18	19
20	21	22	23	24 7pm - Planning	25	26
27	28	29	30	31	1	2

KAYSVILLE CITY
PUBLIC HEARING NOTICE
FY 2018 BUDGET HEARINGS

Kaysville City will hold Budget Hearings on June 6, 2017 in the Council Room (Room A) of the Kaysville City Municipal Center, 23 East Center Street, Kaysville related to the Kaysville City Fiscal Year 2018 Budgets.

6:15 p.m. Redevelopment Agency Budget Hearing

Notice is hereby given that the Kaysville Redevelopment Agency will hold a Budget Hearing on June 6, 2017 at 6:15 p.m. The agenda shall be as follows:

1. Consideration of the Kaysville Redevelopment Agency Budget for Fiscal Year 2018.

6:20 p.m. Municipal Building Authority Budget Hearing

Notice is hereby given that the Kaysville Municipal Building Authority will hold a Budget Hearing on June 6, 2017 at 6:20 p.m. The Agenda shall be as follows:

1. Consideration of the Kaysville Municipal Building Authority Budget for Fiscal Year 2018.

6:30 p.m. Kaysville City Council Budget Hearing

Notice is hereby given that the City Council will hold a Budget Hearing on June 6, 2017 at 6:30 p.m. The Agenda shall be as follows:

1. Amendments to the Kaysville City Fiscal Year 2017 Budgets.
2. Consideration of the Kaysville City Fiscal Year 2018 Budgets.

The tentative budgets have been adopted and are available for public inspection at the City Office (23 East Center) during regular business hours.

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 office at 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agendas at City Hall, mailed copies to media representatives, and sent a copy to the Davis County Clipper for publication.

Maria Devereux

Maria Devereux
City Recorder

MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold Budget Hearings beginning at 6:15 p.m. on Tuesday, June 6, 2017, followed by a special City Council meeting at 7:00 p.m. in the Council Chambers of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

6:15 p.m. BUDGET HEARINGS

1. 6:15 p.m. Redevelopment Agency Budget Hearing.
2. 6:20 p.m. Municipal Building Authority Budget Hearing
3. 6:30 p.m. Kaysville City Council Budget Hearing

7:00 p.m. CITY COUNCIL MEETING

1. Opening – Mayor Steve Hiatt
2. Call to the Public.
3. Appeal Board Ordinance
4. Preliminary Plat for the Whisperwood Subdivision
5. Preliminary Plat for the 50 South 500 East Subdivision
6. Adoption of a Resolution of the City Council of Kaysville City, Utah, Authorizing and Approving the Execution and Delivery of an Amendment to Master Lease Agreement by and between the Council and the Municipal Building Authority of Kaysville City, Utah, and an Amendment to the Ground Lease Agreement (if necessary); authorizing the Issuance and Sale by the Authority of its Lease Revenue Refunding Bonds, series 2017 in the Aggregate Principal Amount of not more than$4,700,000; and Related Matters; or Amending of the Existing Bond Documents.
7. Award of Bid for the 2017 Mill and Overlay Project
8. Award of Bid for the 2017 Chip Seal Project
9. Council Member Reports.
10. Minutes.
11. Calendar.
12. 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 June 2, 2017.

Maria Devereux

Maria T. Devereux
City Recorder

KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD
MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Municipal Building Authority Board will hold a meeting on Tuesday, June 6, 2017 at 8:00 p.m., or as soon thereafter as the City Council Meeting adjourns, in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville. The agenda shall be as follows:

1. Opening
2. Adoption of a Resolution of the Municipal Building Authority of Kaysville City, Utah; Authorizing the Issuance and Sale of not more than $4,700,000 Aggregate Principal Amount of Lease Revenue Bonds; and Related Matters or Amending of the Existing Bond Documents.
3. Other Building Authority business.
4. Adjournment.

The Kaysville City Municipal Building Authority 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 office at 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 June 2, 2017.

Maria Devereux

Maria Devereux
Municipal Building Authority Secretary