MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, May 3, 2018, following a Blood Endowment Committee meeting starting at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

BLOOD ENDOWMENT BOARD – 6:30 p.m.

1. 2018 Blood Endowment Request for Funds – Joshua Johnson, Deputy Director, Davis County Library.

KAYSVILLE CITY COUNCIL MEETING – 7:00 p.m.

1. OPENING
   a. Opening given by Council Member Hansen.
2. RECOGNITIONS AND PRESENTATIONS
   a. Public Works Department Report - Josh Belnap, Public Works Director.
3. CONSENT
   a. Robinson Waste Services Extension.
   b. Request for Purchase of Transformer Material for Power Department.
   c. Water Meter Purchase Order.
4. DECLARATION OF ANY CONFLICTS OF INTEREST
5. ACTION ITEMS
   a. Adoption of the Tentative Budget for Fiscal Year 2019.
   b. Resolution 18-4-01 IPA Project Approval of Alternative Repowering.
   c. Resolution 18-4-02 IPA Project Approval of the Fifth Amendment to IPA.
   d. Rezone of approximately 4.0 acres of property at 292 West Blooming Grove Circle from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone – Dana and Josh Griffin.
   e. Preliminary plat approval for Blooming Grove II First Amended at 292 West Blooming Grove Circle – Dana and Josh Griffin.
   f. Request to rezone 2.0 acres of property at 427 West Burton Lane from R-A (Residential Agriculture) to the R-1-LD (Single Family Low Density) zoning district – Rosemary Lindsay.
   g. Preliminary plat approval for Lindsay Subdivision located at 427 West Burton Lane – Rosemary Lindsay.
   h. Resolution 18-4-03 Intent to consider a Boundary Line Adjustment with Layton City at approximately 166 West Mutton Hollow Road – Eric Martz.
   i. Final Plat approval for The Preserve Subdivision Phase 1 Located at 101 South Angel Street – Symphony Homes.
6. WORK ITEMS.
   a. Budget Discussion (15 Minutes).
7. CALL TO THE PUBLIC.
8. COUNCIL MEMBER REPORTS.
9. 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 April 30, 2018.

Maria T. Devereux

Maria T. Devereux
City Recorder

Blood Endowment Fund Report

PRESENTED 5/3/2018

BY DAVIS COUNTY LIBRARY

TO THE BLOOD ENDOWMENT BOARD

2017 Blood Endowment Fund Request

Collection	Budget	Projected # items
Picture & Board Books	$12,000.00	1,000
Easy Readers	$4,000.00	404
Children DVD & BCDs	$8,000.00	336
Children Fiction & Graphic Novels	$5,000.00	440
Children Nonfiction	$4,000.00	240
Young Adult	$6,000.00	322
Adult Print	$7,000.00	289
Adult AV	$4,000.00	128
Subtotal	**$50,000.00**	**3,159**

eMaterials - (mostly children's)	$35,000.00	897
Children's movies	$15,000.00	500
eMaterials Subtotal	**$50,000.00**	**1,397**
Grand Total	**$100,000.00**	**4,556**

2017 Blood Endowment Fund Expenditures

PHYSICAL COLLECTION - CHILDREN'S MATERIALS

Collection	Budget	Projected # items	Amount spent	Items purchased
Picture & Board Books	$12,000.00	1,000	$13,494.17	1,214
Easy Readers	$4,000.00	404	$3,314.87	310
Children DVD & BCDs	$8,000.00	336	$6,674.53	310
Children Fiction & Graphic Novels	$5,000.00	440	$5,186.12	477
Children Nonfiction	$4,000.00	240	$3,068.10	194
Total	$33,000.00	2,420	$31,737.79	2,505

2017 Blood Endowment Fund Expenditures

PHYSICAL COLLECTION – OTHER MATERIALS

Collection	Budget	Projected # items	Amount spent	Items purchased
Young Adult	$6,000.00	322	$5,888.15	350
Adult Print	$7,000.00	289	$7,144.64	516
Adult AV	$4,000.00	128	$3,945.88	159
Total	$17,000.00	739	$16,978.67	1,025

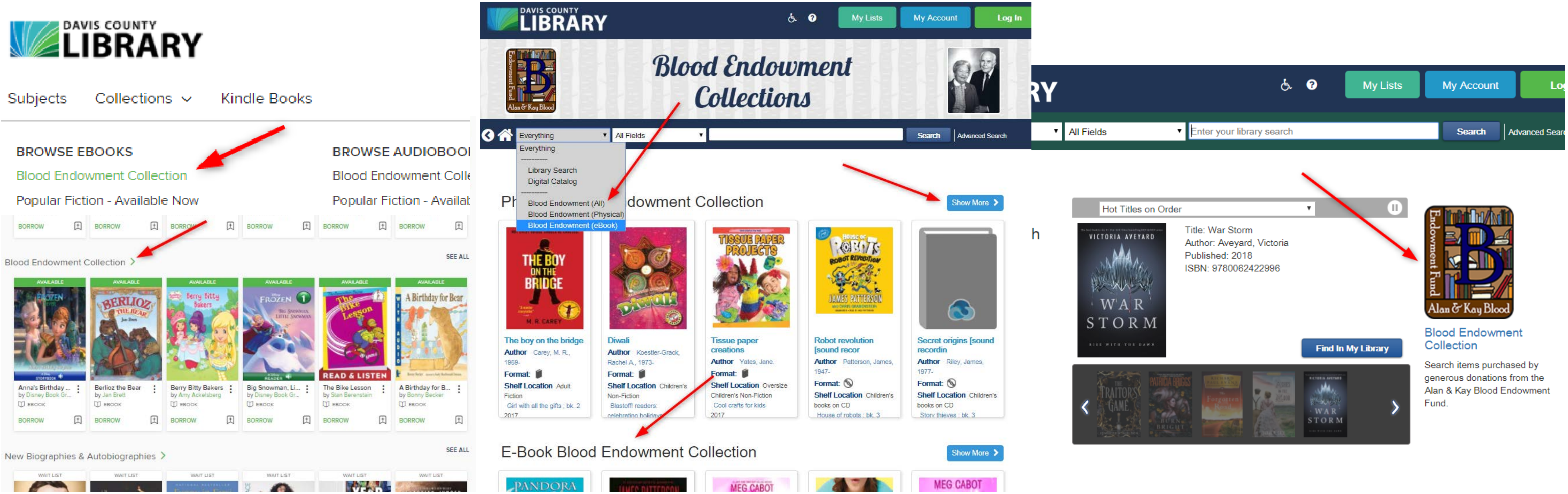
2017 Blood Endowment Fund Expenditures

ELECTRONIC COLLECTIONS - MATERIALS

Collection	Budget	Projected # items	Amount spent	Items purchased
eMaterials (mostly children's)	$35,000.00	897	$38,248.73	1,498
Children's movies	$15,000.00	500	$13,080.06	628
eMaterials - Subtotal	$50,000.00	1,397	$51,328.79	2,126

2017 Blood Endowment Fund Expenditures

ELECTRONIC COLLECTIONS – LABELS & SEARCHING



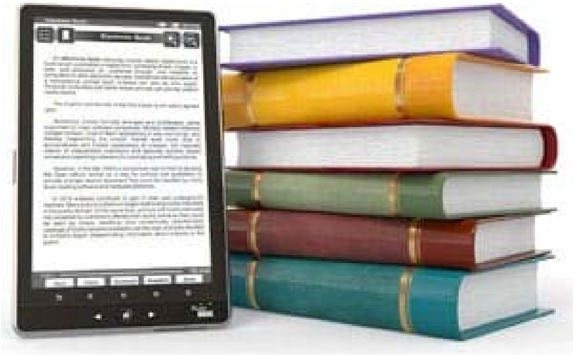
2018 Blood Endowment Fund Request

$50,000 FOR eMATERIALS

* Demand for collection continues to grow

* Will provide more choices for patrons

* Will broaden and deepen the collection



Library Endowment
30-Jun-17

Assets	
Cash	$502,925.00
Investments	$274,614.00
	$777,539.00
Liabilities	$0.00
Fund Balance	
Endowment	$687,812.00
Restricted for Expenditures	$89,727.00
	$777,539.00
Total Fund Balance	**$775,539.00**

FY 18
(as of 3/31/2018)

Revenue	
Interest Earned	$3,176.36
Expenditures	$0.00

Blood Endowment Fund Report/Request - Davis County Library

2017 Blood Endowment Request

In March of 2017 the Davis County Library came to Blood Endowment Board and asked for $100,000 to increase the collections at the Kaysville Branch of the Davis County Library. This request was made due to the increase in use of the Kaysville Branch since the move to the new location. With this increase in use the current collection sizes, especially that of the children's collections, were no longer sufficient to serve those who frequented the branch.

The Endowment Board approved the Library's request for $50,000 to enhance the physical collections within the building.

- The majority of the money was to be spent in the children's collection, allowing for additional picture books, board books, easy readers, dvd's and children's fiction materials as those were the collections with the highest increase in use and the most demand.
- A smaller portion of the $50,000 would be spread throughout the young adult and adult collections to help boost replacements of well worn materials and to help fill some of the gaps in those collections so that what was offered to patrons would be a more well rounded overall library collection.

The Endowment Board also approved the Library's request for $50,000 to be spent on e-materials.

- In 2016 the Davis County Library moved to an independant Overdrive account, this change allowed the library to create online labels and collections in recognition of Blood Endowment e-materials, something that had not been possible before the move.
- This is an ever growing medium in libraries and with the additional money the library would be able to increase the breadth and depth of the e-materials collections, especially in regards to children's titles as the focus of spending would be on children's e-materials.

Report on Awarded Blood Endowment Funds

Thoughtful use of Blood Endowment funds took coordination between the Library Director, Collection Development Coordinator, materials selectors, and the deputy directors with many steps along the way.

- Kaysville Branch Staff helped formulate a spending plan, determining how much would need to be spent monthly per physical collection in order to achieve the goal.
- The library materials selection team was involved to help make sure the money was spent wisely, on quality materials, that would offer more choices for patrons.
- Monthly ordering grids and requirements were created to insure that selectors and branch staff were ordering materials consistently throughout the year as well as allowing the close tracking of the money being spent.

- Monthly statistics were kept and shared with all involved in the project so that they could see the progress being made, adjust timelines, if needed so that the final goal could be achieved..
- Once quality e-Materials were selected and ordered, they were passed to technology staff for electronic labelling.
- Electronic <u>and</u> physical materials were also used as part of a special online Blood Endowment collection display and search page. This page was made available on catalog computers at all Davis County Library locations.

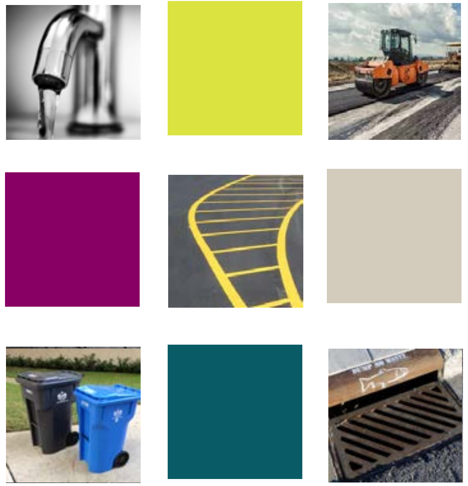
Report of what was spent

Matt Goff, the Library's Collections Manager, has compiled specific ordering information regarding the total Blood Endowment funds spent on each collection. That information will be attached to this report and he can answer any questions that you may have about how the money was spent and the process for selecting titles, both in physical and electronic formats. We spent a little bit more in the electronic format than what was originally planned. Some of the discounts that we received were larger than anticipated and we had money left towards the end of the year. Since ematerial ordering is quicker we diverted those savings into e-books and were able to purchase some additional titles.

2018 Blood Endowment Request

For 2018 the Davis County Library would like to make a smaller request from the Blood Endowment Board. Because demand for ematerials continues to grow, the Davis County Library requests $50,000 to grow our downloadable collections. This will allow the library to continue to build an e-materials collection which currently sits at about 17,500 items. With the cost of an e-book or e-audio book ranging from $50 to $90, this additional money will allow us to increase the availability of quality e-materials to both Kaysville residents and Davis County citizens while providing appropriate recognition for the generosity of Alan & Kay Blood.

Public Works – 2018 Report



What we do

- Streets
  - General road maintenance
  - Signage
  - Tree trimming
  - Water meter reading
- Storm Water
  - Storm and land drain system
  - SWPPP, MS4 and General Permit
  - Water meter reading
- Water
  - Culinary System (tanks, valves, hydrants, pipelines, pumps, PRVs, air vacs etc)
  - Compliance/water quality (sampling, security, flushing and circulation etc)
  - Water Meter Reading

How we do it

- Streets
  - 4 full time staff
  - Funding- Roads: Class C funds, active transportation option, road fee (July 1) All else: General fund
- Storm Water
  - 3.5 full time staff
  - Funding- SW Fee
- Water
  - 5 full time staff
  - Funding- Culinary water sales

Of note in the last year

- Streets
  - 2017 streets projects largest in recent past (rehab and preventative)
    - 8.3 lane miles of paving (500 E, 50 W, 600 W, Crestwood, Creekside)
    - 930,000 SF of seal coat
    - 2,000 tons of pot hole repairs
  - Updating of methods and materials (2018 UAPA Industry Leader Award)
- Storm Water
  - Use of less invasive maintenance options
  - Managed SWPPPs for 60-70 sites
- Water
  - 2017 IPS – Commendation and Recommendations
  - Increased focus on flushing, hydrant inspections, valve exercising PRV maintenance
  - Water Meters- Success Framework
- Overall
  - Focus on safety

Kaysville City 1850 UTAH'S HOMETOWN

Water Meters

Public Works - Success Framework

*Currently

Meter assignments from City Hall

Assign 8 to 10 personnel to do existing manual reads for 3 weeks

Manually read and record data

Deliver data for billing to manually enter

Data reviewed for errors

Re-read orders issued

Assign 1 person to read all existing Neptune meters (~2,300) for 1 hour via radio

Download collected data for billing

Bills sent out

*Duration – at least 4 weeks, start to finish

$$\frac{Q \times T}{OE} = \text{Effectiveness and Efficiency}$$

Q	% of System Comprised of Smart Meters
T	Total # of Metered Connections (res + comm)
OE	Man Hours Spent Reading Meters (not including re-reads)

$$\frac{Q_c \times T_c}{OE_c} = 3.89$$

Q_c	28%
T_c	8000
OE_c	576

Water Meters

*Future

Billing dept. downloads data

Any discrepancies passed along to Public Works and investigated

Bills sent out

Public Works - Success Framework

$$\frac{Q \times T}{OE} = \text{Effectiveness and Efficiency}$$

Q	% of System Comprised of Smart Meters
T	Total # of Metered Connections (res + comm)
OE	Man Hours Spent Reading Meters (including re-reads)

$$\frac{{}^{**}Q_f \times T_f}{OE_f} = 444$$

Q_c	100%
T_c	8000
OE_c	18

*Duration – 1 hr to 3 days, start to finish

**Estimated efficiency increase of 11,313%

STAFF REPORT

MEETING DATE: May3,2018 **ITEM NUMBER:**

TYPE OF ITEM:

PRESENTED BY:

SUBJECT/AGENDA TITLE:

Sanitation Contract Extension

EXECUTIVE SUMMARY:

Robinson Waste Services has requested an extension to the waste collection contract for an additional term of two years at no additional cost. An extension, as determined by the City is provided for in the current contract..

A two year extension would be a total of ten years with no rate increase for collection services.

Robinson has been a great service partner and provided exceptional service for many years and we are paying a very fair and equitable price.

Our intent was to put this out to bid, however we have determined that our current service and costs are very good in comparison to fees being charged to other cities – See Attachments. The purpose of an RFP is to secure the best possible service at the lowest cost to the taxpayer. We don't think an RFP will result in any savings or additional service benefit from our current position.

We believe it to be in the best interest of the City to grant a two year extension to Robinson Waste Services to provide continuity of services and favorable rates.

COUNCIL OPTIONS:

Accept the request for a two year extension or direct Staff to prepare an RFP to solicit additional proposals.

RECOMMENDED OPTIONS:

Accept the request for a two year extension from Robinson Waste Services

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

No additional fiscal impact.

ATTACHMENTS:

1. Letter from Robinson Waste requesting a two year extension.
2. Bid Results of Centerville City Waste Services Request for Proposals - March 2018.
3. Summary of Davis County cities collection services costs.

ROBINSON
WASTE SERVICES
2719 North Fairfield Road • Layton, UT 84041
Ph: (801) 825-3800 • Fax: (801) 825-3850
www.robinsonwasteservices.com

March 22, 2018

Kaysville City Administration
23 E. Center St.
Kaysville, UT 84037

Please accept my request to extend our waste collection contract for an additional term of 2 years. I have listed some items for your consideration:

a. Knowing I would not seek a rate increase and knowing the rates to be fair (no increase in 8 years) and the need to secure equipment, I made preparations to complete a 2 year extension. (Assumptions vs. being prepared) I will always choose preparedness and customer service.
b. Rates will remain the same and stable for 10 years
c. Wasatch Integrated is in the midst of major changes in closing the waste to energy plant, building a transfer facility and determining services to be offered. Two years will allow completion of projects and rate determinations.
d. Wasatch Integrated will also determine if transferring of curbside recyclables will be offered as a part of their services and the costs thereof.
e. Recycling markets are extremely volatile. Two years would allow for world markets (China) and commodities to settle in and for rates to stabilize.

The first item would be helpful and very much appreciated by Robinson Waste it seems. The next four are benefits to Kaysville City and very possibly allow the city to only adjust rates once instead of multiple times.

Robinson Waste has appreciated very much partnering with Kaysville City on this vital service.

Thank you for your consideration.

Sincerely,

Steve Robinson

Centerville Bid March 2018

	Robinson	Waste Mgmt	Ace	Current Kaysville Rate
Trash	$ 4.64	$ 4.65	$ 4.50	$ 4.05
2nd Can	$ 3.00	$ 4.65	$ 3.02	$ 1.50
Recycle	$ 3.49	$ 3.90	$ 3.69	$ 2.90
Green Waste	$ 4.39	$ 4.13	$ 5.63	$ 3.75

City	1st	2nd	Green Waste	Recycle
Centerville	$ 4.50	$ 3.02	$ 5.63	$ 3.69
Clearfield	$ 4.31	$ 2.33		$ 3.81
Clinton	$ 4.13	$ 1.93		
Fruit Heights	$ 5.18	$ 3.00	$ 3.50	
Hill AFB	$ 5.40	$ 5.40		
Kaysville	$ 4.05	$ 1.50	$ 3.75	$ 2.90
Layton	$ 4.92	$ 2.53		$ 5.30
South Weber	$ 4.44	$ 1.50		
Syracuse	$ 3.96	$ 1.33	$ 4.50	
Farmington	$4.11	$1.87	-	$2.70
Layton	$5.11	$2.58		$5.39

7/1/18

Transformer Request

UNDERGROUND TRANSFORMES

SIZE AND VOLTAGE	QTY		UNIT PRICE
500 KVA 3 phase 12470/7200 208Y/120	2		$12,500.00
		TOTAL	$25,000.00
500 KVA 3 phase 12470/7200 480Y/277	2		$ 9,500.00
		TOTAL	$19,000.00

NOTE: Two transformers are for upcoming jobs and the other 2 are to replace inventory.

OVERHEAD TRANSFORMERS

50 KVA 1 phase 7200/12470 120/240	10		$ 1,330.00
		TOTAL	$13,300.00
25 KVA 1 phase 7200/12470 120/240	10		$ 856.00
		TOTAL	$ 8,560.00

NOTE: Overhead transformers are for system upgrades and to replace inventory.

GRAND TOTAL $65,860.00

QUOTE # 495299-00
CUSTOMER COPY QUOTED DATE 3/20/18

BILL TO:
NORTHERN POWER EQUIPMENT
1168 WEST 500 NORTH

CENTERVILLE UT84014

SHIP TO:
CITY OF KAYSVILLE
POWER DEPT
721 W. OLD MILL LANE

KAYSVILLE UT84037

DESCRIPTION	PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE

TRANSFORMER LOSS DATA IS BASED ON ANSI C57.12.00:
LOSS GRT: AVE VOLT% : 100
NL TEMP BASIS: 85 LL TEMP BASIS: 85
FOB KAYSVILLE, UT. FREIGHT PREPAID AND ALLOWED.
LEAD TIME 8-10 WEEKS.
*QUOTED PER THREE-PHASE PAD QUOTATION REQUIREMENTS (45-3000 KVA).
FOB DESTINATION

CLARIFICATIONS

PRICES ARE FIRM FOR RECEIPT OF AN ORDER WITHIN 30 DAYS FROM QUOTED DATE AND DELIVERY WITHIN THE QUOTED LEAD TIME. DELIVERIES BEYOND THE QUOTED LEAD TIME WILL BE SUBJECT TO ESCALATION BASED ON THE ERMCO MATERIAL PRICE INDEX AT THE TIME OF SHIPMENT. THE BASE ERMCO MATERIAL PRICE INDEX FOR THIS QUOTATION IS -17.60%. LEAD TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE!!!

ITEM 1

DESCRIPTION	PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE
ERMCO 3 PHASE PAD TRANSFORMER	3PH-PAD	2	9500.00	

ITEM# : 1.00
NL= 702 LL= 4058 IZ=5.700 TL= 4760
OPTIONS BEGIN......................................

ERMCO	ERMCO STD 3PH TRANSFORMER
0500	500 KVA
G	GRDY
001G	12470GY/7200 95 BIL
X	H0/X0 GROUND
001	NO TAPS
127	480Y/277
M4	ANSI MINIMUM K DIM=4.5
L	LOOP FEED
000	ERMCO STD FIXED STUD WELL
G15	STD INSERT SYSTEM SELECT
000	ELBOW ARRESTERS NOT SELECTED
S	STAGGERED LV BUSHING ARRANGEMENT
000	ERMCO STD STUD LV BUSHINGS
800	8 HOLE NEMA SPADES
1	LV BUSHING SUPPORTS REQUIRED
E58	DUAL SENSING BAYO & LINK (GENERIC)
A00	STD ISOLATION LINK BY CONFIGURATOR
000	MILD STEEL TANK & PEDESTAL
000	MILD STEEL CABNET & SILL
0	STD CABINET PARTITION

NORTHERN POWER EQUIPMENT

(OWNER-NPE)

QUOTE # 495299-00
CUSTOMER COPY QUOTED DATE 3/20/18

BILL TO:
NORTHERN POWER EQUIPMENT
1168 WEST 500 NORTH

CENTERVILLE UT84014

SHIP TO:
CITY OF KAYSVILLE
POWER DEPT
721 W. OLD MILL LANE

KAYSVILLE UT84037

DESCRIPTION		PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE
0	PADMOUNT GREEN FINISH				
0	STANDARD HARDWARE.				
11	SILICON BRONZE PENTABOLT				
0	GROUND BOSS IN PRIMARY & SECONDARY				
00	STANDARD AIR SPACE				
00	GENERIC PR VALVE .25 10PSI 35SCFM				
0	1" NPT DRAIN PLUG				
0	1"NPT FILL PLUG				
0	NO LIQUID LEVEL GAUGE SELECTED				
0	NO VACUUM GAGE SELECTED				
0	NO TEMPERATURE GAGE SELECTED				
0	STD TX OIL				
A	STANDARD TWO NAMEPLATES				
00	STD KVA DECAL OUTSIDE				
00	DOES NOT REQUIRE PCB DECAL.				
11	"DANGER" MR OUCH GENERIC				
02	WARNING "MR OUCH" GENERIC				
99	STD PRIMARY DECAL INSIDE(HV)				
00	NO SECONDARY VOLTAGE DECALS				
00	STD ERMCO "E" LOGO DECAL				
N	NO SPECIAL TEST NEEDED				
OPTIONS END......................................					
ITEM 2					
ERMCO 3 PHASE PAD TRANSFORMER		3PH-PAD	2	12500.00	
ITEM# : 2.00					
NL= 682 LL= 4124 IZ=5.600 TL= 4806					
OPTIONS BEGIN......................................					
ERMCO	ERMCO STD 3PH TRANSFORMER				
0500	500 KVA				
G	GRDY				
001G	12470GY/7200 95 BIL				
X	H0/X0 GROUND				
001	NO TAPS				
112	208Y/120				
M4	ANSI MINIMUM K DIM=4.5				
L	LOOP FEED				
000	ERMCO STD FIXED STUD WELL				
G15	STD INSERT SYSTEM SELECT				
000	ELBOW ARRESTERS NOT SELECTED				
S	STAGGERED LV BUSHING ARRANGEMENT				
000	ERMCO STD STUD LV BUSHINGS				
800	8 HOLE NEMA SPADES				

QUOTE # 495299-00
CUSTOMER COPY QUOTED DATE 3/20/18

BILL TO:
NORTHERN POWER EQUIPMENT
1168 WEST 500 NORTH

CENTERVILLE UT84014

SHIP TO:
CITY OF KAYSVILLE
POWER DEPT
721 W. OLD MILL LANE

KAYSVILLE UT84037

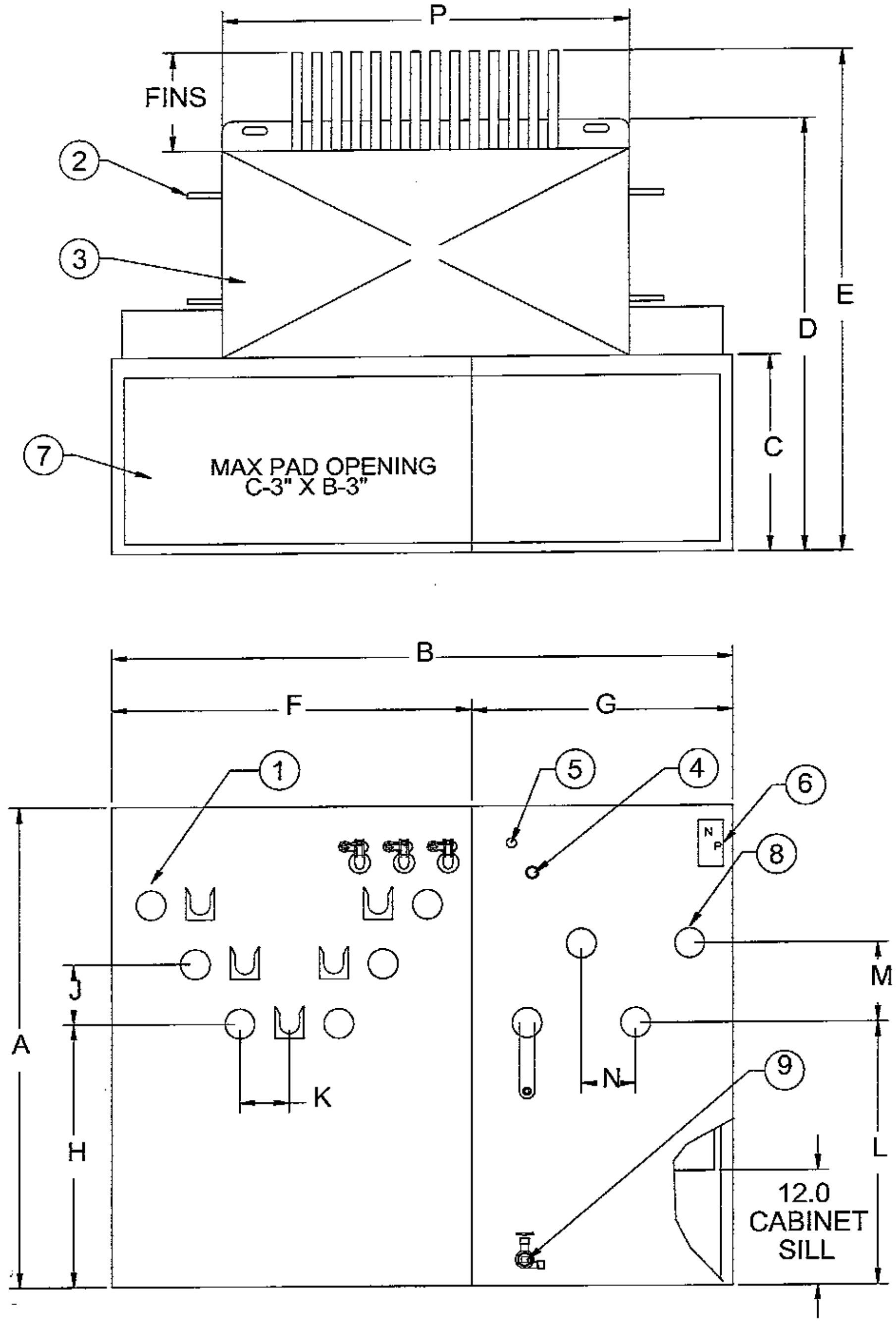
DESCRIPTION		PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE
1	LV BUSHING SUPPORTS REQUIRED				
E58	DUAL SENSING BAYO & LINK (GENERIC)				
A00	STD ISOLATION LINK BY CONFIGURATOR				
000	MILD STEEL TANK & PEDESTAL				
000	MILD STEEL CABNET & SILL				
0	STD CABINET PARTITION				
0	PADMOUNT GREEN FINISH				
0	STANDARD HARDWARE.				
11	SILICON BRONZE PENTABOLT				
0	GROUND BOSS IN PRIMARY & SECONDARY				
00	STANDARD AIR SPACE				
00	GENERIC PR VALVE .25 10PSI 35SCFM				
0	1" NPT DRAIN PLUG				
0	1"NPT FILL PLUG				
0	NO LIQUID LEVEL GAUGE SELECTED				
0	NO VACUUM GAGE SELECTED				
0	NO TEMPERATURE GAGE SELECTED				
0	STD TX OIL				
A	STANDARD TWO NAMEPLATES				
00	STD KVA DECAL OUTSIDE				
00	DOES NOT REQUIRE PCB DECAL.				
11	"DANGER" MR OUCH GENERIC				
02	WARNING "MR OUCH" GENERIC				
99	STD PRIMARY DECAL INSIDE(HV)				
00	NO SECONDARY VOLTAGE DECALS				
00	STD ERMCO "E" LOGO DECAL				
N	NO SPECIAL TEST NEEDED				

OPTIONS END.......................................

100% CTR @ TIME OF SHIPMENT

24 HOUR NOTICE

FLAT BED SIDE UNLOAD



CUSTOMER: CITY OF KAYSVILLE
RFQ/Spec:
ERMCO Quote#: 495299

For detail information about the transformer, refer to the ERMCO quote documents.

Quote Item	kVA	A	B	C	D	E	F	G	H	J	K	L	M	N
1	500	49	56.5	20	47.5	54.5	32.5	23.5	27	4	4.5	31	8	5
2	500	49	56.5	20	47.5	54.5	32.5	23.5	27	4	4.5	31	8	5

STANDARD FEATURES

1 HV Bushing
2 Lifting Lugs
3 Bolted Cover
4 1" Upper Fill Plug
5 Pressure Relief Valve
6 Nameplate
7 Hinged Top Cabinet
8 LV Bushing
9 1" Drain Plug

Quote Item	P	Q	Wt(lbs)	Oil(gn)
1	53	N/A	4538	190
2	53	N/A	4907	176

3 Phase Quotation Drawing
For Dimensional Purposes Only
All Features and Accessories Not Shown

ERMCO

ISSD BY: MD	DATE: 03/20/18
REV ISSUE DATE:	SCALE: NTS

QUOTE # 495361-00
CUSTOMER COPY QUOTED DATE 3/21/18

BILL TO:
NORTHERN POWER EQUIPMENT
1168 WEST 500 NORTH

CENTERVILLE UT84014

SHIP TO:
CITY OF KAYSVILLE
POWER DEPT
721 W. OLD MILL LANE

KAYSVILLE UT84037

DESCRIPTION	PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE

TRANSFORMER LOSS DATA IS BASED ON ANSI C57.12.00:
LOSS GRT: AVE VOLT% : 100
NL TEMP BASIS: 85 LL TEMP BASIS: 85
QUOTED PER RFQ NO SPEC ON FILE.
50,25KVA CONVENTIONAL POLEMOUNT, 7200/12470Y 95BIL PRIMARY WITH TWO HIGH VOLTAGE BUSHINGS, NO TAPS, 120/240 SECONDARY WITH THREE LOW VOLTAGE BUSHINGS FILLED WITH MINERAL OIL.
EVALUATED TO MEET MINIMUM DOE 2016 EFFICIENCY.
FOB DESTINATION 8-10 WEEK LEADTIME.
PRICES ARE FIRM FOR RECEIPT OF AN ORDER WITHIN 30 DAYS FROM QUOTED DATE AND DELIVERY WITHIN THE QUOTED LEAD TIME. DELIVERIES BEYOND THE QUOTED LEAD TIME WILL BE SUBJECT TO ESCALATION BASED ON THE ERMCO MATERIAL PRICE INDEX AT THE TIME OF SHIPMENT. THE BASE ERMCO MATERIAL PRICE INDEX FOR THIS QUOTATION IS -17.60%. LEAD TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE!!!

CLARIFICATIONS

ITEM 1
OVERHEAD DIST. TRANSFORMER POLEMOUNT 10 1330.00
ITEM# : 1.00
NL= 91 LL= 552 IZ=2.300 TL= 643
OPTIONS BEGIN....................................

050	50 KVA
501	7200/12470Y 95BIL 2BU
001	NO TAPS
401	120/240 3 OR 4 LVBU(QTY PER ANSI)
1	1 SET OF HANGER BRACKETS
000	CONVENTIONAL
000	NO LIGHTNING ARRESTER AT H1
300	STD THERMOSET/THERMOPLAST W/EYEBLT
1	STANDARD KVA DECAL(S) 2-1/2"
ARRESTER KV	0000000009.00000
0	STD TX MINERAL OIL
TKD	0000000018.80000
TKH	0000000026.00000

OPTIONS END......................................

ITEM 2
OVERHEAD DIST. TRANSFORMER POLEMOUNT 10 856.00
ITEM# : 2.00

QUOTE # 495361-00
CUSTOMER COPY QUOTED DATE 3/21/18

BILL TO:
NORTHERN POWER EQUIPMENT
1168 WEST 500 NORTH

CENTERVILLE UT84014

SHIP TO:
CITY OF KAYSVILLE
POWER DEPT
721 W. OLD MILL LANE

KAYSVILLE UT84037

DESCRIPTION		PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE
	NL= 55 LL= 338 IZ=2.300 TL= 393				
OPTIONS BEGIN......................................					
025	25 KVA				
501	7200/12470Y	95BIL 2BU			
001	NO TAPS				
401	120/240 3 OR 4 LVBU(QTY PER ANSI)				
1	1 SET OF HANGER BRACKETS				
000	CONVENTIONAL				
000	NO LIGHTNING ARRESTER AT H1				
300	STD THERMOSET/THERMOPLAST W/EYEBLT				
1	STANDARD KVA DECAL(S) 2-1/2"				
ARRESTER KV	0000000009.00000				
0	STD TX MINERAL OIL				
TKD	0000000015.00000				
TKH	0000000022.00000				
OPTIONS END..					

100% CTR @ TIME OF SHIPMENT

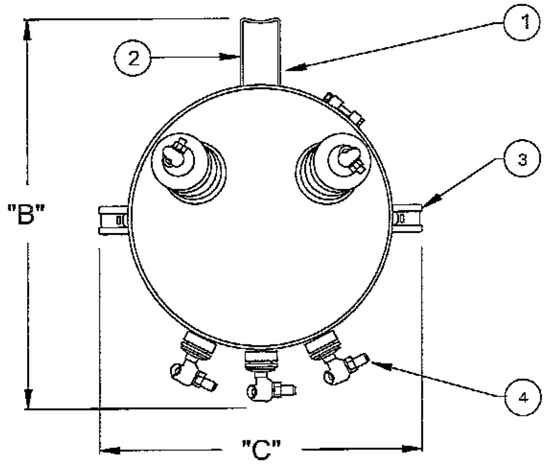
24 HOUR NOTICE

FLAT BED SIDE UNLOAD

NORTHERN POWER EQUIPMENT

Wayne Feliz
Brandon Cole
(Owner - NPE)

"B" & "C" Dimensions include arresters & radiators if applicable.



H.V.: 7200/12470Y 95BIL 2BU CSP CONV

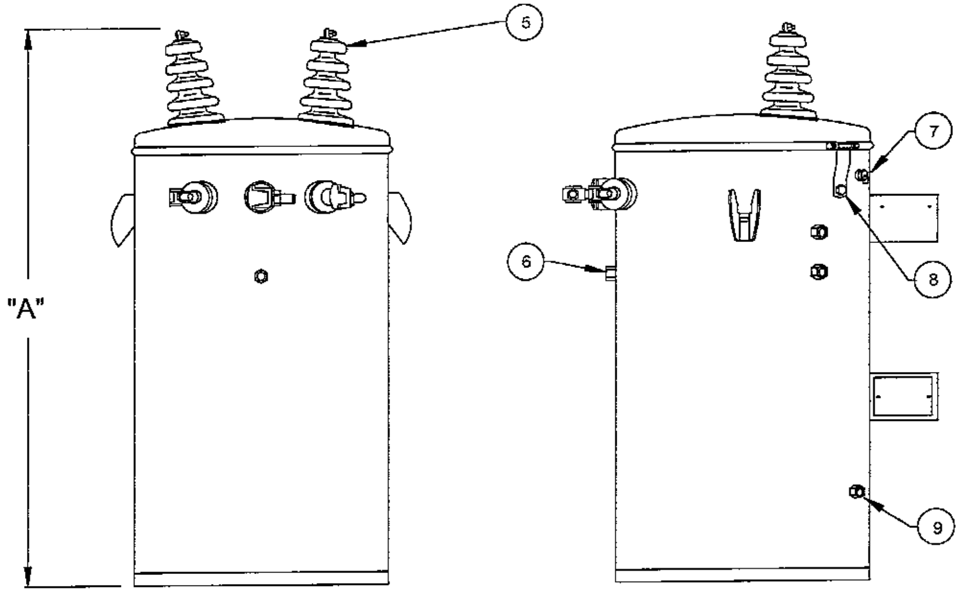
L.V.: 120/240 3 OR 4 LVBU(QTY PER ANSI) 30 BIL

TAPS: NO TAPS

PART	DESCRIPTION	QUANTITY
1	HANGER BRACKET TYPE: A	1 SET
2	NAMEPLATE (ON LOWER BRACKET)	
	TYPE: (1) ALUMINUM NAMEPLATE (STANDARD)	1
3	LIFTING LUGS	2
4	LOW VOLTAGE BUSHINGS	
	TYPE: STD THERMOSET/THERMOPLAST W/EYEBLT	3
5	HIGH VOLTAGE BUSHINGS	
	TYPE: STANDARD HV BUSHING	2
6	GROUNDING PROVISION: (AS REQ. BY ANSI STD)	1
7	P.R.V.: GENERIC.25 10PSI35SCFM(-01 OR -30)	1
8	COVER GROUND STRAP	1
9	TANK GROUNDING PROVISION: NO GROUND LUGS	2

ADDITIONAL FEATURES

TAP or DUAL VOLTAGE SWITCH: NOT REQUIRED
Oil TYPE: STD TX MINERAL OIL



ITEM AND/OR STOCK #	KVA	DIMENSIONS IN INCHES A	B	C	APPROX. GAL. OIL	APPROX. WEIGHT LBS.
1	50	34.9	25.4	22.8	19	551
2	25	30.9	21.6	19	9	321

ERMCO

CUSTOMER: CITY OF KAYSVILLE
RFQ/SPEC #:

SCALE: NTS | DATE: 03/21/18 | BY: SS | QUOTE NUMBER: 495361

1H2B 08-19-05

** UNCONTROLLED **

Kaysville City

KAYSVILLE CITY
FISCAL YEAR 2019
BUDGET SUMMARY
Staff Recommendation

GENERAL FUND

Taxes	$9,885,000
Licenses	$505,000
Intergovernmental	$1,521,500
Service Charges	$2,494,800
Community Events	$62,700
Fines	$126,000
Miscellaneous	$78,197
Transfers & Reserves	$1,200,000
	$15,873,197

Administration		$2,420,760
Council	$121,100	
Manager	$205,000	
Administrative Services	$896,000	
Legal Services	$173,850	
Elections	$0	
Fleet Maintenance	$291,600	
Information Systems	$598,210	
Animal Control	$60,000	
Vehicle Replacement	$75,000	
Parks, Recreation & Public Properties		$2,458,950
Buildings	$200,500	
Parks	$896,500	
Cemetery	$243,800	
Recreation	$923,400	
Community Events	$194,750	
Community Development		$882,900
Planning & Zoning	$350,900	
Code Enforcement	$532,000	
Public Works		$1,010,300
C-Road	$0	
Public Works	$1,010,300	
Police		$4,356,792
Fire		$1,025,495
Non-Departmental		$570,000
Transfers & Fund Balance		$3,148,000
		$15,873,197
		$ -

KAYSVILLE CITY
FISCAL YEAR 2019
BUDGET SUMMARY
Staff Recommendation

REDEVELOPMENT SPECIAL REVENUE FUND

Property Tax (Tax Increment)	$	135,000	General Administration	$	25,000
General Fund Revenues-Transfer	$	-	Project 2- Flint Street Area	$	-
Fund Balance	$	-	Loan Payment	$	110,000
	$	135,000		$	135,000

MUNICIPAL BUILDING AUTHORITY

General Fund Revenues-Transfer	$	390,000	MBA Debt Service	$	390,000

DEBT SERVICE FUND

General Fund Revenues-Transfer	$	188,000	Fire Dept Debt	$	170,000
Transfer- Impact Fees (CPF)	$	208,000	Parks Department	$	18,000
			Pioneer Park Debt Service	$	208,000
	$	396,000		$	396,000

CAPITAL PROJECTS FUND

Bonds Proceeds	$	-			
Park Impact Fees	$	328,000	BridgeRepair	$	900,000
Fund Balance	$	-	Pinoeer Park Debt Payment Transfer	$	208,000
Contributons/ Settlement	$	900,000	Pioneer Park	$	120,000
	$	1,228,000		$	1,228,000

KAYSVILLE CITY
FISCAL YEAR 2019
BUDGET SUMMARY
Staff Recommendation

ENTERPRISE FUNDS

Water Fund

Water Sales	$	2,930,000	Personnel	$	849,800
Connection Fees	$	45,000	Operations & Maintenance	$	1,054,200
Miscellaneous	$	5,000	Capital	$	2,206,000
Interfund Utilities	$	40,000	Interfund Utilities	$	40,000
Retained Earnings	$	1,130,000	Other	$	-
	$	4,150,000		$	4,150,000

Sewer Fund

Service Charges	$	2,272,000	Personnel	$	6,000
Interfund Utilities	$	5,000	Operations & Maintenance	$	2,266,000
Retained Earnings	$	-	Capital	$	-
			Interfund Utilities	$	5,000
			Other	$	-
	$	2,277,000		$	2,277,000

Power Fund

Power Sales	$	14,910,000	Personnel	$	2,086,400
Reconnection Fees	$	81,000	Operations & Maintenance	$	2,486,600
Miscellaneous	$	65,000	Power Purchases	$	9,840,000
Interest Earnings	$	50,000	Capital	$	2,843,000
Extension Fees	$	500,000	Other	$	-
Interfund Utilities	$	200,000	Interfund Utilities	$	200,000
Retained Earnings	$	1,650,000			
	$	17,456,000		$	17,456,000

KAYSVILLE CITY
FISCAL YEAR 2019
BUDGET SUMMARY
Staff Recommendation

Pressure Irrigation Fund

Secondary Water Fees	$	1,245,000	Personnel	$	3,250
Interfund Utilities	$	-	Operations & Maintenance	$	1,241,750
			Capital	$	-
			Other	$	-
	$	1,245,000		$	1,245,000

Sanitation Fund

Sanitation Fees	$	1,940,000	Personnel	$	37,500
Interfund Utilities	$	11,600	Operations & Maintenance	$	1,846,500
			Capital	$	56,000
			Inerfund Utilities	$	11,600
			Other	$	-
	$	1,951,600		$	1,951,600

Storm Water Fund

Storm Water Fees	$	1,150,000	Personnel	$	592,100
Interfund Utilities	$	26,800	Operations & Maintenance	$	293,400
Retained Earnings	$	360,000	Interfund Services	$	26,800
			Capital	$	624,500
	$	1,536,800		$	1,536,800

Ambulance Services Fund

Ambulance Fees	$	575,000	Personnel	$	537,104
Transfers	$	260,000	Operations & Maintenance	$	178,396
Grants	$	4,500	Capital	$	124,000
	$	839,500		$	839,500

KAYSVILLE CITY
FISCAL YEAR 2019
BUDGET SUMMARY
Staff Recommendation

PERMANENT FUNDS

Cemetery Perpetual Care

Perpetual Care Fees	$	50,000	Expenditures	$	40,000
Interest Earnings	$	-	Fund Balance	$	10,000
	$	50,000		$	50,000

Library Endowment Fund

Charges for Services	$	-	Expenditures	$	-
Interest Earnings	$	3,500	Fund Balance	$	3,500
	$	3,500		$	3,500

Purchase Requisition

Required over $5,000

Number: Public Works 42618

Department: Public Works

Date: 4/26/2018

Vendor: Meter Works

Address: 1199 W 850 N

City: Centerville State: UT Zip: 84014

Quanitity	Description	Unit Price	Extension
5,700	3/4 X 5/8 Residential Water Meters	$ 225.00	$ 1,282,500.00
5,700	Assistance with meter install	$ 10.00	57,000.00
6	AMI Data collectors	$ 11,666.67	70,000.00
1	Billing/collection software license, server, training and setup	$ 14,000.00	14,000.00
1	Customer portal	$ 24,500.00	24,500.00
			-
			-
			-
			-
			-
			-
		Total	$ 1,448,000.00

Signatures:

Person Requesting: Jared Tubbs - Water Manager

Department Head: Josh Belnap

If Over $10,000
City Manager Signature: ______________________

RESOLUTION NO. 18-4-01

APPROVAL OF ALTERNATIVE REPOWERING

On motion of ____________________, seconded by ______________________, at a duly noticed meeting of the Municipal Council of Kaysville City Corporation (the "Council"), held on ________________, 2018, the following Resolution was duly adopted:

WHEREAS, Intermountain Power Agency ("IPA") financed, acquired, constructed and owns the Intermountain Power Project (as more particularly defined in the Power Sales Contract, the "Project"); and

WHEREAS, Kaysville City Corporation (the "Municipality") is a party with IPA to that certain Power Sales Contract dated September 28, 1978 (as amended from time to time, the "Power Sales Contract"), pursuant to which the Municipality acquired a portion of the capacity and output of the Project through June 15, 2027, as set forth in the Power Sales Contract (each term that is used but not otherwise defined in this Resolution has the meaning ascribed to such term in the Power Sales Contract); and

WHEREAS, the Municipality is also a party with IPA to a Renewal Power Sales Contract, dated January 16, 2017 (the "Renewal Power Sales Contract"), pursuant to which the Municipality acquired a portion of the capacity and output of the Project for a term subsequent to June 15, 2027, as set forth in the Renewal Power Sales Contract; and

WHEREAS, IPA is a party with parties other than the Municipality to power sales contracts that are substantially identical to the Power Sales Contract (such other power sales contracts, together with the Power Sales Contract, being, collectively, the "Power Sales Contracts" and such other parties, together with the Municipality, being, collectively, the "Purchasers"); and

WHEREAS, the Power Sales Contracts established the Intermountain Power Project Coordinating Committee (the "Coordinating Committee") consisting of representatives of the Purchasers, including the Municipality; and

WHEREAS, IPA is a party with parties other than the Municipality to renewal power sales contracts that are substantially identical to the Renewal Power Sales Contract (such other renewal power sales contracts, together with the Renewal Power Sales Contract, being, collectively, the "Renewal Power Sales Contracts" and such other parties, together with the Municipality, being, collectively, the "Renewal Purchasers"); and

WHEREAS, the Renewal Power Sales Contracts established the Intermountain Power Project Renewal Contract Coordinating Committee (the "Renewal Contract Coordinating Committee") consisting of representatives of the Renewal Purchasers; and

WHEREAS, Appendix C to the Power Sales Contracts contains a general description of the Project, which description will be revised from time to time to reflect changes to the Project during the term of the Power Sales Contracts; and

WHEREAS, Appendix C to the Renewal Power Sales Contracts contains a general description of the Project, which description will be revised from time to time to reflect changes to the Project during the term of the Renewal Power Sales Contracts; and

WHEREAS, the Project currently includes a two-unit coal-fired electric generating facility located in south central Utah together with associated transmission systems and related facilities; and

WHEREAS, IPA and the Purchasers entered into those certain Second Amendatory Power Sales Contracts dated December 8, 2015 (collectively, the "Second Amendatory Power Sales Contracts"), to amend the Power Sales Contracts to provide for, among other things, the Gas Repowering, which contemplates the construction of facilities for the generation of power at the Project using natural gas rather than coal; and

WHEREAS, Section 44.6 of the Power Sales Contracts provides that one or more modified versions of or alternatives to the Gas Repowering to provide for one or more sources of electric generation in addition to or in substitution, in whole or in part, for the Gas Repowering may be determined to provide increased benefits or to be otherwise advantageous for the Project (as more particularly defined in the Power Sales Contracts, an "Alternative Repowering"); and

WHEREAS, Section 44.6 of the Power Sales Contracts provides that, subject to satisfaction of various conditions, upon approval of an Alternative Repowering by the Coordinating Committee, the Renewal Contract Coordinating Committee and the IPA Board of Directors (the "IPA Board" and, together with the Coordinating Committee and the Renewal Contract Coordinating Committee, collectively, the "Project Governing Bodies"), as of the date of such approval, such Alternative Repowering (a) shall be effective, (b) shall replace any prior plan for repowering the Project, (c) shall constitute the source for electric generation for the Project, and (d) shall constitute a Capital Improvement approved by the Project Governing Bodies; and

WHEREAS, Section 44.1 of the Power Sales Contracts provides that upon the effectiveness of an Alternative Repowering (a) the term "Gas Repowering" (as used in the Power Sales Contracts) shall mean such Alternative Repowering, and (b) without the need for consent of the Purchasers (other than the affirmation, if any, of the Purchasers' respective representatives that may be necessary for the Coordinating Committee or the Renewal Contract Coordinating Committee to take action to approve the revising of the Power Sales Contracts as described in Section 44.1 of the Power Sales Contracts), the Power Sales Contracts shall be revised to the extent determined by the Project Governing Bodies to be necessary to describe such Alternative Repowering as the source or sources of electric generation for the Project (the resulting revisions being, as more particularly defined in the Power Sales Contracts, the "Alternative Repowering Revisions"); and

WHEREAS, Section 14.6 of the Renewal Power Sales Contracts provides that as of the date of the approval of an Alternative Repowering by the Project Governing Bodies, (a) the term "Gas Repowering" (as used in the Renewal Power Sales Contracts) shall mean such Alternative Repowering, (b) such Alternative Repowering shall constitute the source for electric generation for the Project, (c) such Alternative Repowering shall replace any prior plan for repowering the

Project, (d) such Alternative Repowering shall constitute a Capital Improvement determined to be necessary or desirable by the Coordinating Committee and the Renewal Contract Coordinating Committee, and (e) without the need for consent of the Renewal Purchasers (other than the affirmation, if any, of such Renewal Purchasers' respective representatives that may be necessary for the Coordinating Committee or the Renewal Contract Coordinating Committee to take action to approve the revising of the Renewal Power Sales Contracts as described in Section 14.6 of the Renewal Power Sales Contracts), the Renewal Power Sales Contracts shall be revised to the extent determined by the Project Governing Bodies (simultaneous with or prior to the approval of such Alternative Repowering) to be necessary to describe such Alternative Repowering as the source or sources of electric generation for the Project (the resulting revisions being the "RPSC Alternative Repowering Revisions"); and

WHEREAS, IPA and representatives of the Purchasers (meeting as the Generation and Transmission Subcommittee of the Coordinating Committee (the "Subcommittee")) have concluded that based on developments since the execution of the Second Amendatory Power Sales Contracts, the Purchasers' demand will not support the design capacity of the Gas Repowering currently provided in the Power Sales Contracts; and

WHEREAS, the Subcommittee has concluded that instead of the Gas Repowering, as currently provided in the Power Sales Contracts, it is in the best interest of the Project to provide for a reduced design capacity and alternative design configuration; and

WHEREAS, at a meeting of the Subcommittee convened on February 12, 2018, the Subcommittee agreed by consensus to a general description of an Alternative Repowering providing for such reduced design capacity and alternative design configuration, which description is attached hereto as Appendix 1 (the "Alternative Repowering Description"); and

WHEREAS, based on the Alternative Repowering Description, the Los Angeles Department of Water and Power, as the Project Manager, has developed the Alternative Repowering Revisions which are attached hereto as Appendix 2 (the "Original Power Sales Contract Revisions"); and

WHEREAS, based on the Alternative Repowering Description, the Project Manager has developed a modification to the description of the Project in Appendix C to the Power Sales Contracts, which modification is attached hereto as Appendix 3 (the "PSC Appendix C Revisions"); and

WHEREAS, based on the Alternative Repowering Description, the Project Manager has developed a modification to the description of the Project in Appendix C to the Renewal Power Sales Contracts, which modification is attached hereto as Appendix 4 (the "RPSC Appendix C Revisions" and, together with the PSC Appendix C Revisions, collectively, the "Appendix C Revisions"); and

WHEREAS, the Project Manager has not proposed any RPSC Alternative Repowering Revisions; and

WHEREAS, the Coordinating Committee, by its Resolution No. CC-2018-001 adopted on March 13, 2018 (the "CC Resolution"), acknowledged the Alternative Repowering

Description, the Original Power Sales Contract Revisions and the PSC Appendix C Revisions, recommended that the Alternative Repowering Description, the Original Power Sales Contract Revisions and the PSC Appendix C Revisions be submitted to the Municipality in writing and directed Ted L. Olson, the Municipality's representative on the Coordinating Committee (the "Representative"), to seek any necessary approval from the Municipality in order for the Representative to vote in favor of approving the Alternative Repowering Description, the Original Power Sales Contract Revisions and the PSC Appendix C Revisions by June 30, 2018; and

WHEREAS, the Renewal Contract Coordinating Committee, by its Resolution No. RCCC-2018-001 adopted on March 13, 2018 (the "RCCC Resolution"), acknowledged the Alternative Repowering Description, the Original Power Sales Contract Revisions and the RPSC Appendix C Revisions, recommended that the Alternative Repowering Description, the Original Power Sales Contract Revisions and the RPSC Appendix C Revisions be submitted to the Municipality in writing and directed the Municipality's representative on the Renewal Contract Coordinating Committee (being the Representative) to seek any necessary approval from the Municipality in order for such representative to vote in favor of approving the Alternative Repowering Description, the Original Power Sales Contract Revisions and the RPSC Appendix C Revisions by June 30, 2018; and

WHEREAS, the IPA Board, by its Resolution No. IPA-2018-009 adopted March 13, 2018 (such resolution, together with the CC Resolution and the RCCC Resolution, being, collectively, the "Governing Body Resolutions"), acknowledged the Alternative Repowering Description, the Original Power Sales Contract Revisions, the PSC Appendix C Revisions and the RPSC Appendix C Revisions and directed that the Alternative Repowering Description, the Original Power Sales Contract Revisions and the applicable Appendix C Revisions be submitted to the Municipality in writing; and

WHEREAS, the Municipality has received a letter from IPA, dated March 23, 2018 (the "IPA Letter"), requesting that the Municipality obtain any approval necessary for the Representative to approve the Alternative Repowering described in the Alternative Repowering Description, the Original Power Sales Contract Revisions (as Alternative Repowering Revisions) and the applicable Appendix C Revisions; and

WHEREAS, the Council has reviewed and discussed the Alternative Repowering Description, the Original Power Sales Contract Revisions, the PSC Appendix C Revisions and the IPA Letter; and

WHEREAS, the Council has also reviewed and discussed the RPSC Appendix C Revisions; and

WHEREAS, the Council desires to take action to support and facilitate the approval and completion of the Alternative Repowering described in the Alternative Repowering Description and the approval of the Original Power Sales Contract Revisions (as Alternative Repowering Revisions) and the applicable Appendix C Revisions.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby:

1. Approves the Alternative Repowering consistent with the Alternative Repowering Description, the Original Power Sales Contract Revisions (as Alternative Repowering Revisions) and the PSC Appendix C Revisions; and

2. Authorizes the Representative (or any alternate, successor or designee of the Representative), as a member of the Coordinating Committee and the Renewal Contract Coordinating Committee, to vote and provide affirmation in favor of, and to take all other actions necessary to approve, the Alternative Repowering consistent with the Alternative Repowering Description, the Original Power Sales Contract Revisions (as Alternative Repowering Revisions) and the PSC Appendix C Revisions; and

BE IT FURTHER RESOLVED, that the Council hereby:

1. Approves the RPSC Appendix C Revisions; and

2. Authorizes the Representative (or any alternate, successor or designee of the Representative), as a member of the Renewal Contract Coordinating Committee, to vote and provide affirmation in favor of, and take all other actions necessary to approve, the Alternative Repowering consistent with the Alternative Repowering Description, the Original Power Sales Contract Revisions (as Alternative Repowering Revisions) and the RPSC Appendix C Revisions; and

BE IT FURTHER RESOLVED, that the Municipality's Mayor, the Municipality's Recorder, the Representative, as a member of the Coordinating Committee and the Renewal Contract Coordinating Committee, and the other officers, employees, representatives and agents of the Municipality, and their respective alternates, successors and designees (each of the foregoing being an "<u>Authorized Person</u>"), are hereby authorized and directed, on behalf of the Municipality, to take, or cause to be taken, all actions necessary to cause the effectiveness of or give effect to the Alternative Repowering consistent with the Alternative Repowering Description, the Original Power Sales Contract Revisions (as Alternative Repowering Revisions), the PSC Appendix C Revisions, the RPSC Appendix C Revisions and this Resolution, including, without limitation, executing and delivering, or causing to be executed and delivered, on behalf of the Municipality, the Alternative Repowering Certificate (Power Sales Contract) set forth on Exhibit A (as completed to reflect this Resolution) and the Alternative Repowering Certificate (Renewal Power Sales Contract) set forth on Exhibit B (as completed to reflect this Resolution), and all documents, certificates, instruments, notices, opinions and agreements that may be deemed by the Municipality's Mayor or the Representative to be necessary, appropriate or desirable and performing all of the Municipality's obligations under and consummating all of the transactions contemplated by the Power Sales Contract, including, without limitation, after giving effect to the Alternative Repowering consistent with the Alternative Repowering Description and after giving effect to the Original Power Sales Contract Revisions, and all such actions previously taken by any Authorized Person are hereby approved, ratified and confirmed.

PASSED, APPROVED, AND SIGNED ______________________________, 2018.

KAYSVILLE CITY CORPORATION

Katie Witt, Mayor

ATTEST:

Maria Devereux, Recorder

APPENDIX 1

Alternative Repowering Description

The Alternative Repowering shall include the construction and installation of two combined-cycle natural gas fired power blocks, each power block consisting of one gas turbine, a heat recovery steam generator train and a single steam turbine, with an approximate combined net generation capability of 840 MW, together with auxiliary equipment associated with such power blocks, where "net generation capability" means gross power generation less auxiliary load for generation and transmission support.

APPENDIX 2

Original Power Sales Contract Revisions

A footnote will be added at the end of the first sentence of Section 44.6 of the Original Power Sales Contracts, to read as follows:

> "The Alternative Repowering shall include the construction and installation of two combined-cycle natural gas fired power blocks, each power block consisting of one gas turbine, a heat recovery steam generator train and a single steam turbine, with an approximate combined net generation capability of 840 MW, together with auxiliary equipment associated with such power blocks, where 'net generation capability' means gross power generation less auxiliary load for generation and transmission support. For the avoidance of doubt, the foregoing shall be in lieu of the construction and installation of the two combined cycle power blocks and related equipment and facilities described in the first and third sentences of Section 44.1 of the Power Sales Contracts."

APPENDIX 3

Power Sale Contracts Appendix C Revisions

Section C.1.2 of Appendix C to the Power Sales Contracts is deleted in its entirety and replaced with the following:

> "C.1.2. Two coal-fueled steam electric generating units each with a nominal rating of 950 megawatts (the 'Coal Units'), which Coal Units are to be replaced pursuant to a Major Capital Improvement consisting of the construction and installation of two combined-cycle natural gas fired power blocks, each power block consisting of one gas turbine, a heat recovery steam generator train and a single steam turbine, with an approximate combined net generation capability of 840 MW, where 'net generation capability' means gross power generation *less* auxiliary load for generation and transmission support."

APPENDIX 4

Renewal Power Sales Contracts Appendix C Revisions

Section C.1.2 of Appendix C to the Renewal Power Sales Contracts is deleted in its entirety and replaced with the following:

> "C.1.2. Two combined-cycle natural gas fired power blocks, each power block consisting of one gas turbine, a heat recovery steam generator train and a single steam turbine, with an approximate combined net generation capability of 840 MW, where 'net generation capability' means gross power generation *less* auxiliary load for generation and transmission support."

EXHIBIT A

Alternative Repowering Certificate (Power Sales Contract)

Pursuant to Resolution No. ______________________ adopted by the Municipal Council of Kaysville City Corporation (the "Municipality") on _________________, 2018 (the "Resolution"), I, Katie Witt, as Mayor of the Municipality hereby certify that:

1. The Municipality is a party to that certain Power Sales Contract, dated September 28, 1978, with Intermountain Power Agency (as amended through the date of this certificate, the "Power Sales Contract").

2. Ted L. Olson, being the individual representing the Municipality on the Intermountain Power Project Coordinating Committee and the Intermountain Power Project Renewal Contract Coordinating Committee is duly authorized to take all actions in such capacity to approve the Alternative Repowering (each term that is used but not otherwise defined in this certificate has the meaning ascribed to such term in the Resolution), consistent with the Alternative Repowering Description.

3. Pursuant to the provisions of the Power Sales Contract, upon the effectiveness of the Alternative Repowering consistent with the Alternative Repowering Description, such effectiveness will have the effect described in the Power Sales Contract, including, without limitation, the following:

a. the term "Gas Repowering" in the Power Sales Contracts will refer to the Alternative Repowering consistent with the Alternative Repowering Description;

b. the Power Sales Contract will be revised to give effect to and set forth the Original Power Sales Contract Revisions (as Alternative Repowering Revisions); and

c. as so revised, the Power Sales Contract will continue to be the legal, valid and binding obligation of the Municipality, enforceable against the Municipality in accordance with the terms of the Power Sales Contract.

4. Pursuant to the terms of the Power Sales Contract, (a) the PSC Appendix C Revisions correctly describe the Project as of the effectiveness of the Alternative Repowering consistent with the Alternative Repowering Description; and (b) the Project Governing Bodies are authorized, without further action of the Municipality, to revise Appendix C to the Power Sales Contract in accordance with the terms of the Power Sales Contract.

Dated ________________________________, 2018.

KAYSVILLE CITY CORPORATION

____
Katie Witt, Mayor

ATTEST:

____

Maria Devereux, Recorder

EXHIBIT B

Alternative Repowering Certificate (Renewal Power Sales Contract)

Pursuant to Resolution No. ______________________ adopted by the Municipal Council of Kaysville City Corporation (the "Municipality") on _________________, 2018 (the "Resolution"), I, Katie Witt, as Mayor of the Municipality hereby certify that:

1. The Municipality is a party to that certain Renewal Power Sales Contract, dated January 16, 2017, with Intermountain Power Agency (as amended through the date of this certificate, the "Renewal Power Sales Contract").

2. Ted L. Olson, being the individual representing the Municipality on the Intermountain Power Project Renewal Contract Coordinating Committee is duly authorized to take all actions in such capacity to approve the Alternative Repowering (each term that is used but not otherwise defined in this certificate has the meaning ascribed to such term in the Resolution), consistent with the Alternative Repowering Description.

3. Pursuant to the provisions of the Renewal Power Sales Contract, upon the effectiveness of the Alternative Repowering consistent with the Alternative Repowering Description, such effectiveness will have the effect described in the Renewal Power Sales Contract.

4. The Renewal Power Sales Contract will continue to be the legal, valid and binding obligation of the Municipality, enforceable against the Municipality in accordance with the terms of the Renewal Power Sales Contract.

5. Pursuant to the terms of the Renewal Power Sales Contract, (a) the RPSC Appendix C Revisions correctly describe the Project as of the effectiveness of the Alternative Repowering, consistent with the Alternative Repowering Description; and (b) the Renewal Contract Coordinating Committee and the IPA Board are authorized, without further action of the Municipality, to revise Appendix C to the Renewal Power Sales Contract in accordance with the terms of the Renewal Power Sales Contracts.

Dated ________________________________, 2018.

KAYSVILLE CITY CORPORATION

____
Katie Witt, Mayor

ATTEST:

____
Maria Devereux, Recorder

RESOLUTION NO. 18-4-02

APPROVAL OF THE FIFTH AMENDMENT TO INTERMOUNTAIN POWER AGENCY ORGANIZATION AGREEMENT

On motion of ____________________, seconded by ______________________, at a meeting of the Municipal Council of Kaysville City Corporation (the "Council"), held the ____day of ___________ 2018, the following Resolution was duly adopted:

WHEREAS, Kaysville City Corporation (the "Municipality") and certain other Utah municipalities (the "Members") are parties to that certain Intermountain Power Agency Organization Agreement dated as of May 10, 1977 (as amended by that certain First Amendment to Intermountain Power Agency Organization Agreement dated February 1, 1983, that certain Second Amendment to Intermountain Power Agency Organization Agreement dated as of March 26, 1990, that certain Third Amendment to Intermountain Power Agency Organization Agreement dated as of January 21, 2003, and that certain Fourth Amendment to Intermountain Power Agency Organization Agreement dated as of November 26, 2013, the "Organization Agreement" and such amendments being, collectively, the "Prior Amendments"), pursuant to which Intermountain Power Agency ("IPA") was organized and the existence of which has continued for, among other purposes, facilitating a joint and cooperative action of the Members to undertake and finance facilities to generate electricity to be known as the Intermountain Power Project (the "Project"); and

WHEREAS, at least two-thirds of the members of the IPA Board of Directors present and voting at a duly constituted meeting thereof have approved and recommended the amendment of the Organization Agreement as set forth in the Fifth Amendment to IPA Organization Agreement in the form set forth on Exhibit A attached hereto (as conformed for execution by the Municipality, the "Fifth Amendment"); and

WHEREAS, an amendment to the Organization Agreement may be effective only after the following have occurred (the date of the last to occur of the following being the "Effective Date"): (a) approval of such amendment by the affirmative vote of at least two-thirds of the members of the Board present and voting at a duly constituted meeting thereof; (b) receipt of the written approval of such amendment of not less than two-thirds of the Members following submittal of such amendment to governing bodies of the Members; (c) execution of such amendment by the authorized officers of such approving Members; and (d) filing of such amendment with the keeper of public records of each of the Members; and

WHEREAS, the IPA Board of Directors has submitted to the Council, and recommended that the Council approve, and the Council has reviewed and discussed the Fifth Amendment.

BE IT RESOLVED, that after due consideration and discussion, the Council hereby approves the Fifth Amendment; and

BE IT FURTHER RESOLVED, that the Council hereby approves and ratifies execution and delivery of, performance under and carrying out and consummation of the transactions contemplated by the Organization Agreement, as amended by the Prior Amendments, and as amended by, as of the Effective Date, the Fifth Amendment; and

BE IT FURTHER RESOLVED, that the Council hereby authorizes and directs the Municipality's Mayor (the "Mayor") and the Municipality's Recorder (the "Recorder") to execute and deliver the Fifth Amendment, to perform under the Fifth Amendment and the Organization Agreement, as amended by the Fifth Amendment, and carry out and consummate the transactions contemplated by the Fifth Amendment and the Organization Agreement, as amended by the Fifth Amendment, all on behalf of the Municipality and to take or cause to be taken such other action as may be necessary or desirable in order to make the Fifth Amendment and the Organization Agreement, as amended by the Fifth Amendment, effective and to perform under the Fifth Amendment and the Organization Agreement, as amended by the Fifth Amendment including, without limitation, filing the Organization Agreement, the Prior Amendments and the executed Fifth Amendment with the keeper of public records of the Municipality; and

BE IT FURTHER RESOLVED, that the Mayor and the Recorder are hereby authorized and directed to execute and deliver on behalf of Municipality such documents, certificates, instruments, notices, opinions and agreements as may be deemed by the Mayor to be necessary or appropriate to give effect to the Fifth Amendment and the Organization Agreement, as amended by the Fifth Amendment, and the provisions of the Resolution.

Kaysville City Corporation

____
By: Katie Witt, Mayor

ATTEST:

____
Maria Devereux, Recorder

Exhibit A

Fifth Amendment to Intermountain Power Agency Organization Agreement

[see attached]

STAFF REPORT

MEETING DATE: 5/3/2018 **ITEM NUMBER:**

TYPE OF ITEM: Action Item

PRESENTED BY: Lyle Gibson – Community Development Staff

SUBJECT/AGENDA TITLE: Rezone of approximately 4.0 acres of property at 292 West Blooming Grove Circle from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone and preliminary plat approval for the Blooming Grove II First Amended Subdivision.

EXECUTIVE SUMMARY:

The applicant desires to subdivide their property as Private Street Subdivision. The subdivision as proposed includes 4 lots, including the existing home on lot 1. Each lot is 20,000 sq. ft. in size or larger. The applicant is requesting the R-1-20 zoning district to accommodate the desired lot size. The PRUD overlay is still necessary to accommodate the private street and location of the existing barn.

This subdivision includes a private street providing access to each lot with a new turnaround at the north end. Lots in a private street subdivision are required to comply with all requirements of the zoning district in which they are located. The R-1-20 zone requires that lots be at least 20,000 sq. ft. in size with 90 feet of frontage along a street.

The regulations governing the R-1 zoning districts are located in Chapter 17-12 while the regulations of the existing zoning district are found in Chapter 17-9 of the Kaysville City Ordinances.

The purpose of the PRUD overlay zone as stated by the City's ordinances is found in 17-34-1 which states:

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.

17-34-3 Planned Residential Unit Development Overlay Zone

The Planned Residential Unit Development overlay zone may be allowed in the agricultural and residential districts after review and approval of the subdivision and development agreement as applicable. Application for a Planned Residential Unit Development does not guarantee the applicant nor the property owner the right to exercise the provisions of this Chapter.

A rezone is a legislative decision, meaning that the Planning Commission and ultimately the City Council have broad discretion in the decision it makes as to whether or not the request is in harmony with the City's General Plan and is appropriate in the proposed location.

The City's General Plan states, among other things:

Identity and Character:
Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

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.
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:

COUNCIL OPTIONS:
Approve, Deny, or table a decision on the rezone request and plat.

RECOMMENDED OPTIONS:

Rezone:

After holding a public hearing and additional meeting to address initial comments, the Planning Commission voted unanimously to recommend approval of the R-1-20 zoning district with the PRUD overlay.

It is recommended that should the Council approve of the R-1-20 zoning district, that the PRUD overlay zone be approved subject to approval of the final plat which substantially complies with the preliminary plat.

Preliminary Plat:

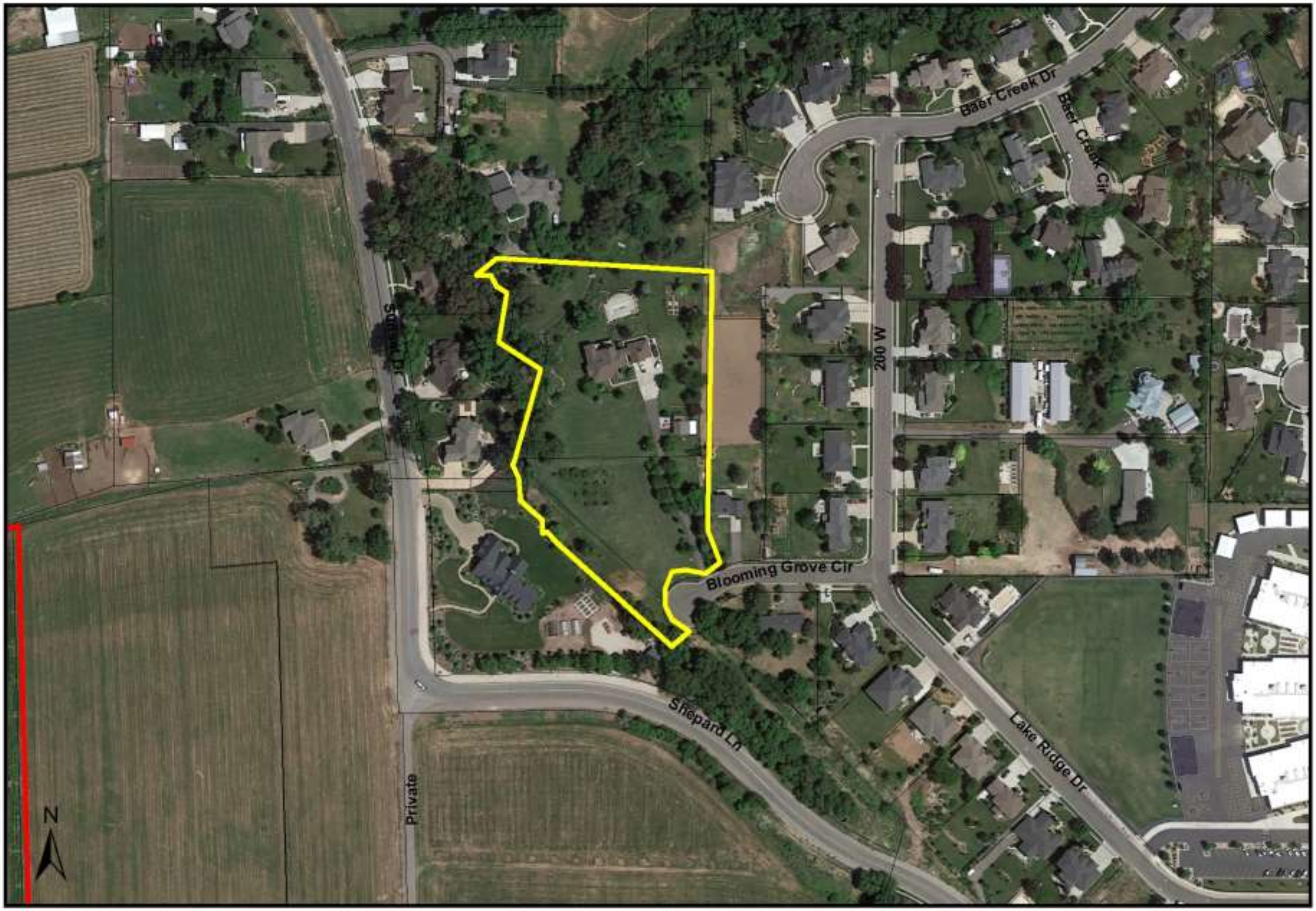
The Planning Commission also voted unanimously to recommend approval of the preliminary plat for the Blooming Grove II First Amended Subdivision.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: - N/A

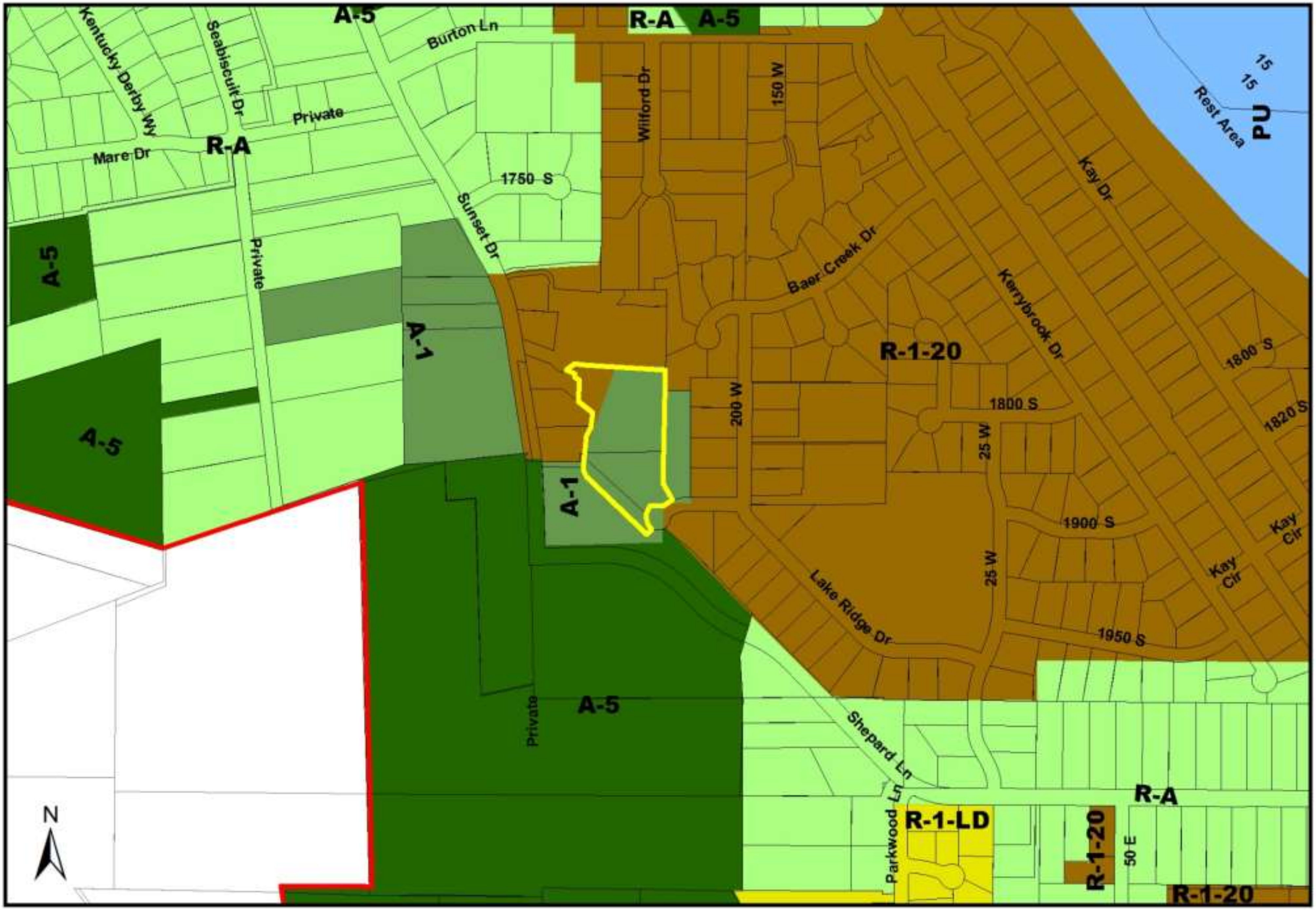
ATTACHMENTS:

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

Rezone of 292 West Blooming Grove Circle to the R-1-20 zone with the PRUD overlay

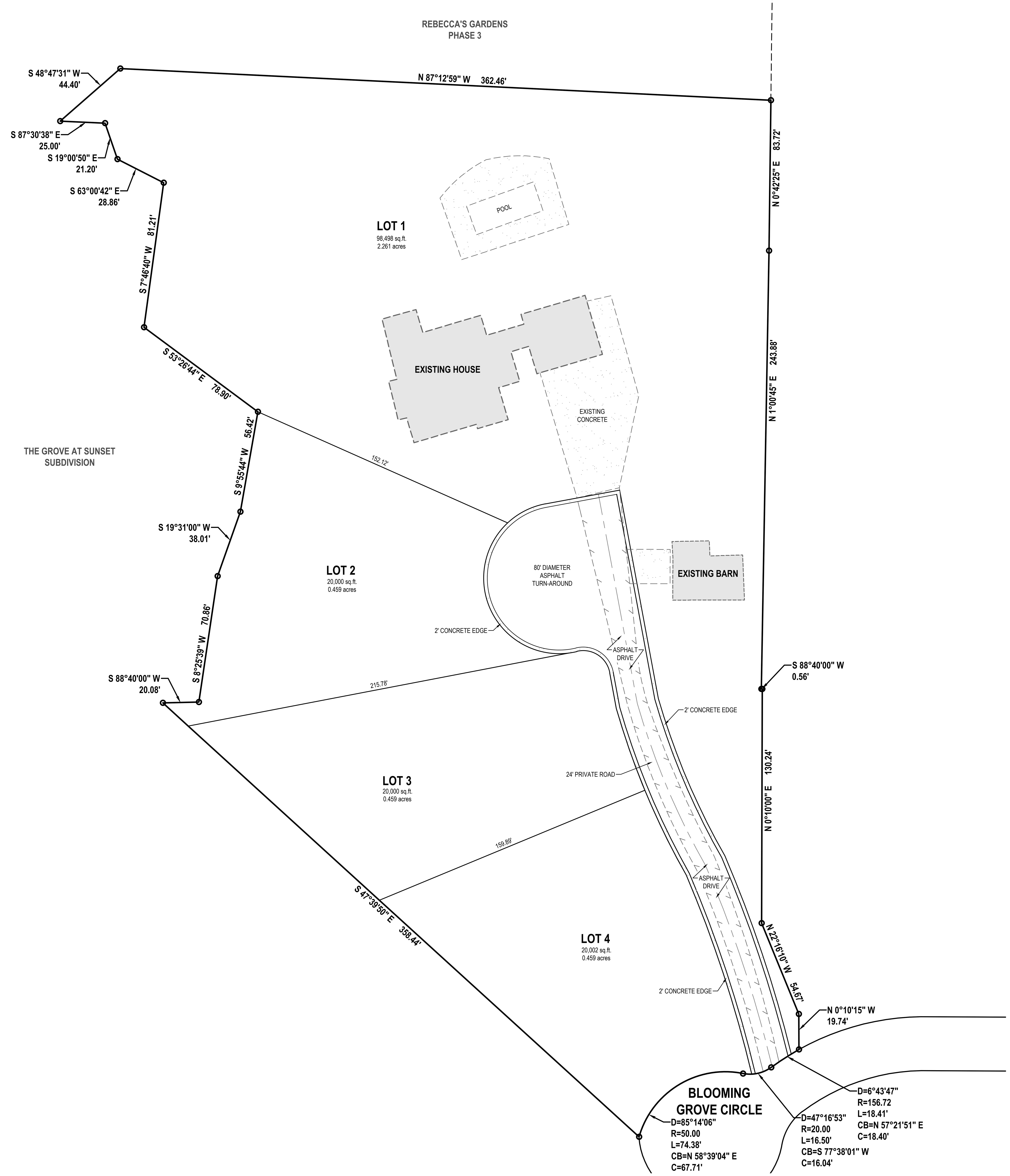


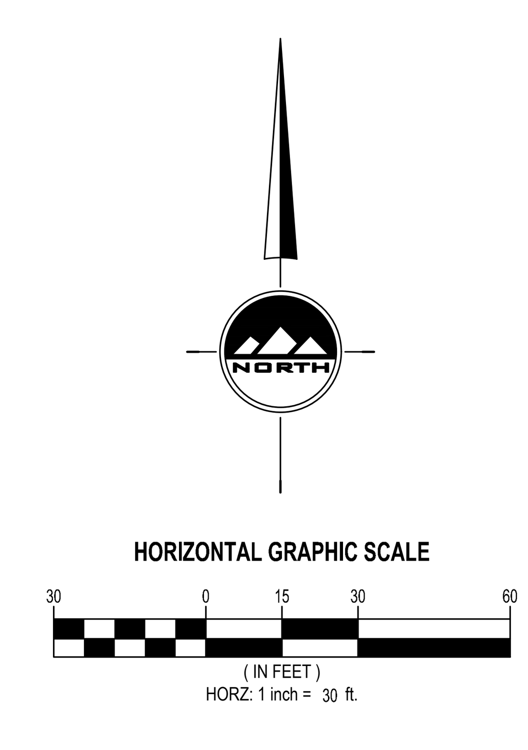
Rezone of 292 West Blooming Grove Circle to the R-1-20 zone with the PRUD overlay.

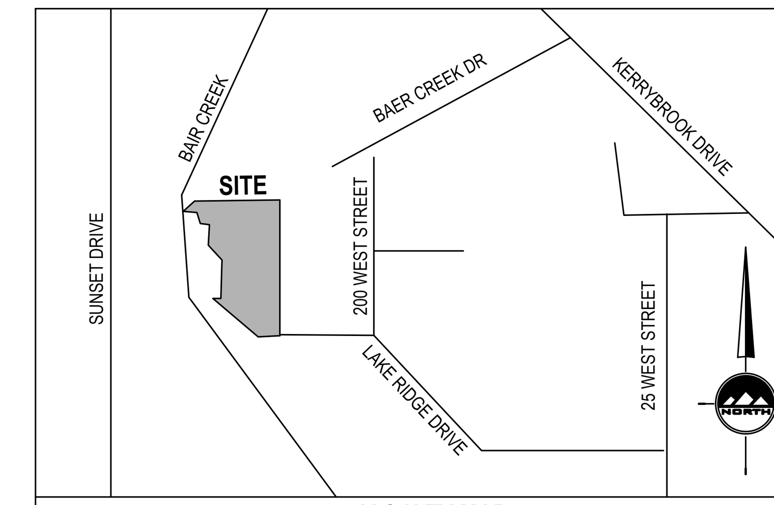


811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.







VICINITY MAP
KAYSVILLE, UTAH
NOT TO SCALE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DANA GRIFFIN
292 E BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH 84037
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

BLOOMING GROVE II FIRST AMENDED SUBDIVISION

292 WEST BLOOMING GROVE CIRCLE KAYSVILLE, UTAH

PROFESSIONAL LAND SURVEYOR No. 164386 KEITH R. RUSSELL STATE OF UTAH 3-16-18

CONCEPT PLAN

PROJECT NUMBER 8145	PRINT DATE 3/16/18
DRAWN BY J.MOSS	CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL	

STAFF REPORT

MEETING DATE: 5/3/2018 **ITEM NUMBER:**

TYPE OF ITEM: Action Item

PRESENTED BY: Lyle Gibson – Community Development Staff

SUBJECT/AGENDA TITLE: Rezone of 2 acres of property at 427 West Burton Lane from R-A (Residential Agriculture) to the R-1-LD (Single Family Residential) zoning district and preliminary plat approval for the Lindsay Subdivision.

EXECUTIVE SUMMARY:

The subject property on the southwest corner of Burton Lane and Sunset Drive currently consists of 2 homes on 3 lots. The property owners are requesting a rezone to the R-1-LD zoning district for the purpose of creating one more buildable lot.

Currently the zoning requires that each lot have ½ an acre of property and at least 100 feet of frontage along a street. The requested R-1-LD zoning allows for lots to be as small as 12,000 sq. ft. in size while still requiring the overall density remain at 2 units per acre. Lots in the R-1-LD zoning district require a lot frontage of 90 feet rather than 100 feet.

The proposed preliminary plat reflects a subdivision that meets the requirements of the R-1-LD zone where there are 4 total lots on just over 2 acres and each lot is at least 12,000 sq. ft. in size or larger. 3 of the 4 proposed lots are ½ an acre in size or larger. Lot 4 is configured so as to accommodate the existing barn building and allow for a couple of horses per the city's farm animal ordinance.

A rezone is a legislative decision, meaning that the Planning Commission and ultimately the City Council have broad discretion in the decision it makes as to whether or not the request is in harmony with the City's General Plan and is appropriate in the proposed location.

The City's General Plan states, among other things:

Identity and Character:
Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

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.
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:

COUNCIL OPTIONS:

Approve, Deny, or table a decision on the rezone request and plat.

RECOMMENDED OPTIONS:

Rezone:

After holding a public hearing, the Planning Commission voted unanimously to recommend approval of the R-1-LD zoning distric.

Preliminary Plat:

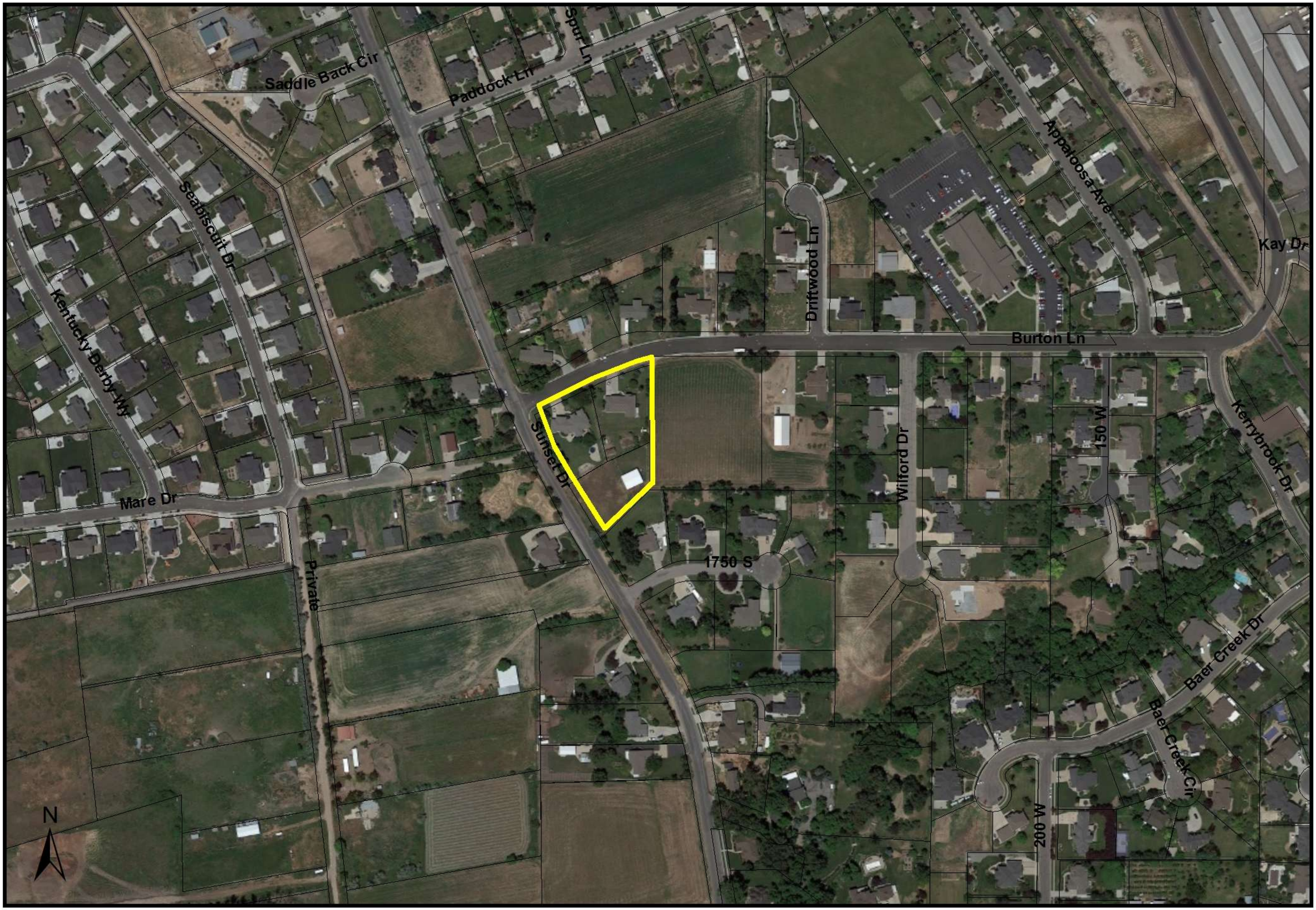
The Planning Commission also voted unanimously to recommend approval of the preliminary plat for the Lindsay Subdivision.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: - N/A

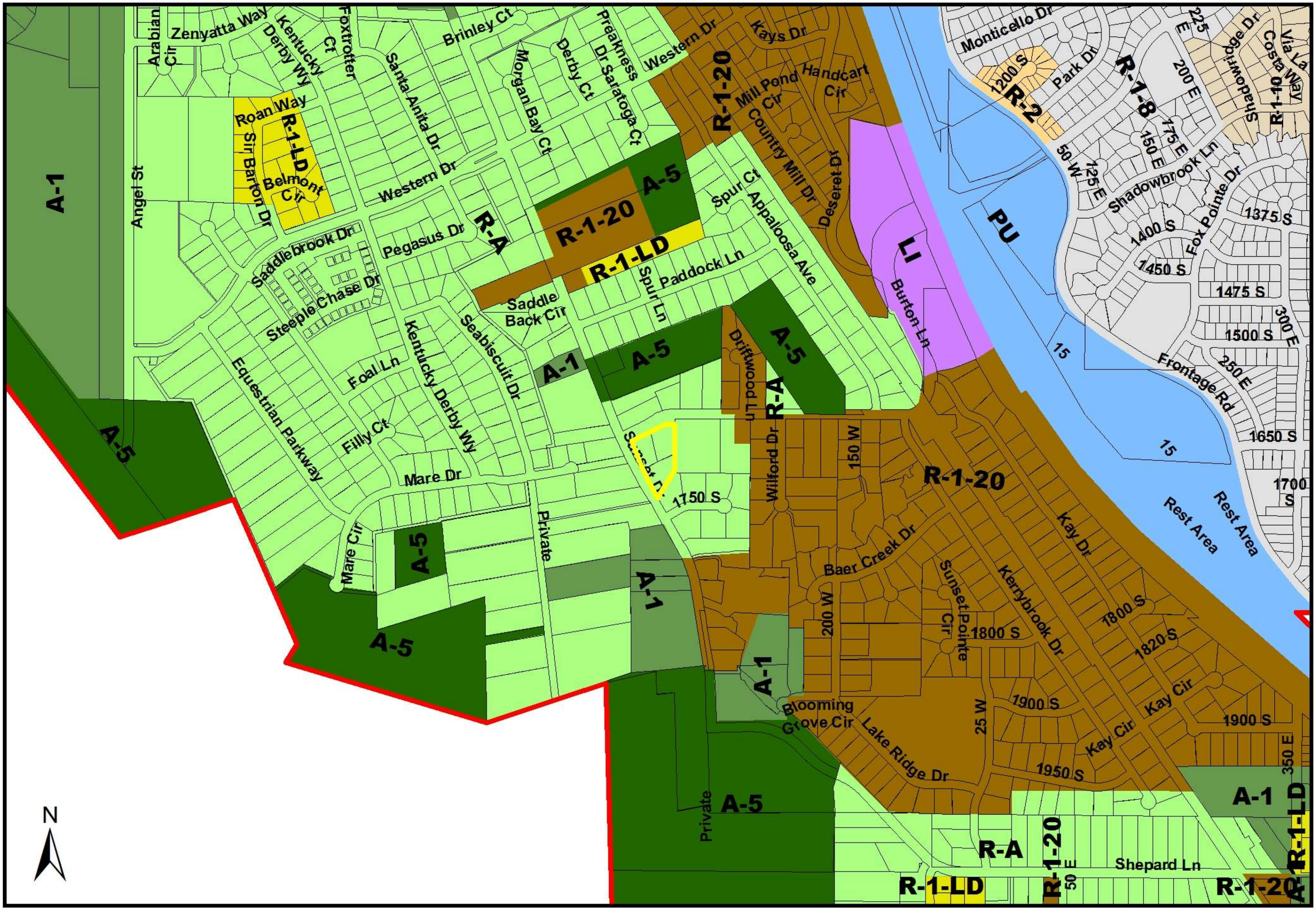
ATTACHMENTS:

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

Rezone of 2 acres from R-A to R-1-LD



Burton Lane and Sunset Drive area Existing Zoning



SCALE: 1" = 20'

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
EASEMENT LINE
EDGE OF PAVEMENT
CURB, GUTTER, SIDEWALK
FENCE LINE
WALL

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

IMPRESSIVE HOMES

SOUTHEAST CORNER OF THE INTERSECTION OF BURTON LANE AND SUNSET DRIVE
LOTS 1, 2, & 3, SUNSET ACRES SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 10, T.3N., R.1W., S.L.B.&M.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JRC 03/30/2018
APPROVED:
PROJECT: 1016012
1016012 CALCS.dwg

X906

ZONING R-1-LD/20 MIX

STAFF REPORT

MEETING DATE: 5/3/2018 **ITEM NUMBER:**

TYPE OF ITEM: Action Item

PRESENTED BY: Lyle Gibson – Community Development Staff

SUBJECT/AGENDA TITLE: Resolution of Intent to consider a boundary adjustment with Layton City.

EXECUTIVE SUMMARY:

The applicant, Mr. Eric Martz, has been working with Layton City to build on the Layton City side of the boundary. During this process it was determined that in order to meet Layton City's required setbacks that additional property is necessary. The adjustment in consideration would take about 218 sq. ft. of property which is a sliver of property less than 3 feet wide along the shared city boundaries. Removing this property from Kaysville City does not create a violation of Kaysville City Ordinances.

The item before the City Council this evening is the Resolution of Intent to Consider the Boundary Adjustment. Before a formal ordinance can be considered regarding the request, the council must pass this resolution initiating a period of notice to affected entities. If the council feels it is worth considering the request and approves the resolution, staff will publish notice in the local paper and mail notices as required by statute. This would return to the Council for consideration of an ordinance in about a month.

Layton City has already undergone their process for consideration of the Boundary Line Adjustment.

COUNCIL OPTIONS:

Approve, Deny, or Table the Resolution.

RECOMMENDED OPTIONS:

Staff recommends that the Council approve the proposed resolution starting the process of noticing the proposal for consideration at a public hearing.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: - N/A

ATTACHMENTS:

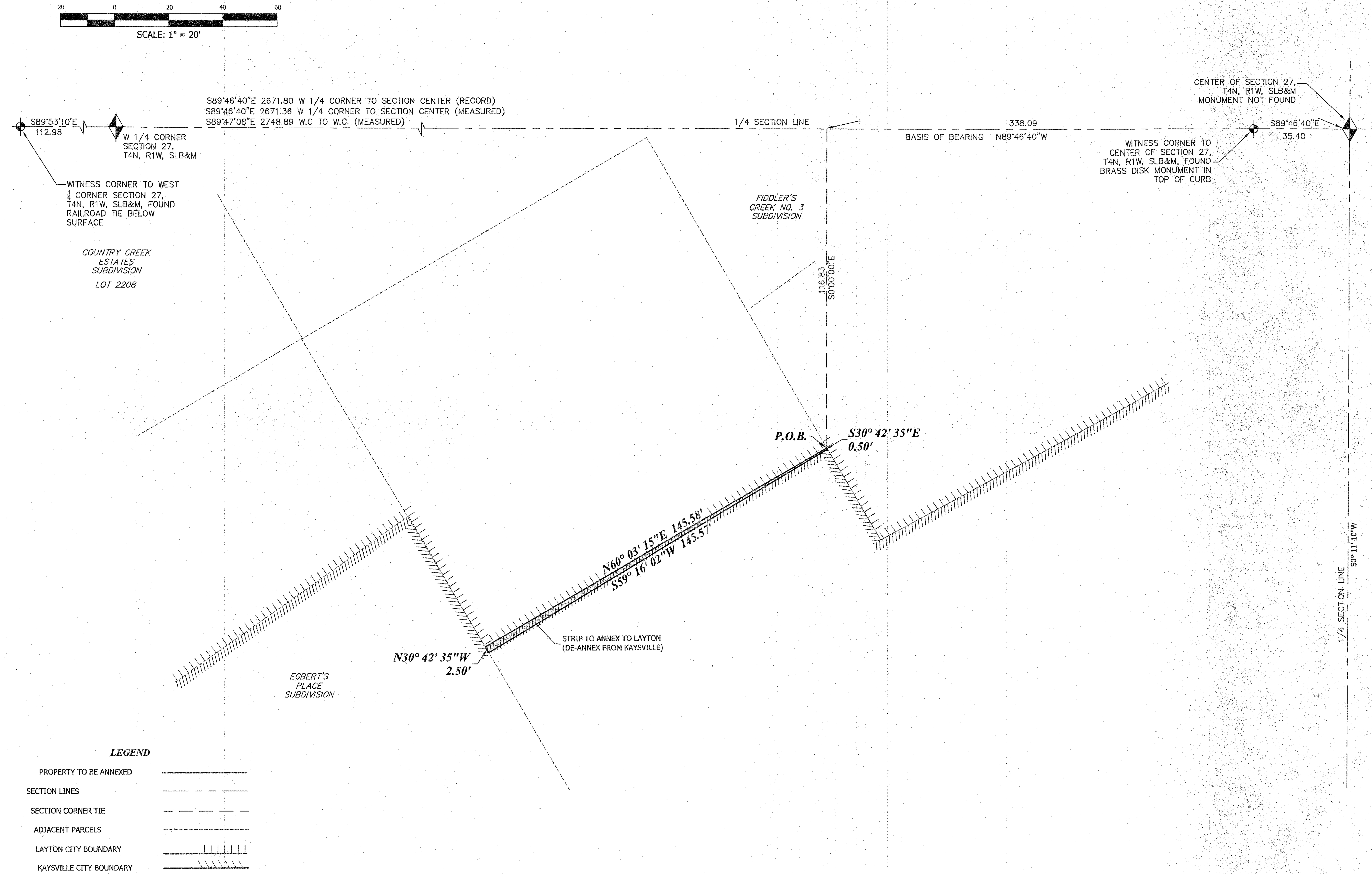
Location Map

Proposed Annexation Plat

Boundary Adjustment with Layton City

LOCAL ENTITY PLAT

ANNEXATION OF A STRIP OF LAND TO LAYTON CITY, DAVIS COUNTY, UTAH
AND DE-ANNEXATION OF SAID STRIP FROM KAYSVILLE CITY, DAVIS COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH
APRIL 2018



Entellus
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1034010 04/17/2018 JRC

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT ACCORDING TO THE LAWS OF THE STATE OF UTAH, AND PURSUANT TO UTAH ANNOTATED CODE 17-23-20, THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LANE TO BE ANNEXED TO LAYTON CITY, DAVIS COUNTY, UTAH.

PROFESSIONAL LAND SURVEYOR No. 166385 VON R. HILL STATE OF UTAH

VON R. HILL, P.L.S. UT #166385 17 APRIL 2018
DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE NE CORNER OF THE PROPERTY CONVEYED IN WARRANTY DEED ENTRY NUMBER 2199221 SAID POINT BEING NORTH 89°46'40" WEST 388.09 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°00'00" EAST 116.83 FEET FROM THE CENTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING
THENCE SOUTH 30°42'35" EAST 0.50 FEET ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY,
THENCE SOUTH 59°16'02" WEST 145.57 FEET, TO THE WESTERLY BOUNDARY OF SAID PROPERTY,
THENCE NORTH 30°42'35" WEST 2.50 FEET ALONG SAID LINE TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED IN SAID DEED, THENCE NORTH 60°03'15" EAST 145.58 ALONG SAID PROPERTY TO THE POINT OF BEGINNING.

CONTAINS 218 SQ. FT. OR 0.005 ACRES.

ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY THAT WE, THE LAYTON CITY COUNCIL, HAVE RECEIVED A PETITION BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO LAYTON CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-403 AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

APPROVED: ______________________________
MAYOR

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ________________, 20_______.

____
RECORDER

ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY THAT WE, THE KAYSVILLE CITY COUNCIL, HAVE RECEIVED A PETITION BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE DE-ANNEXED FROM KAYSVILLE CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-507 AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE DE-ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

APPROVED: ______________________________
MAYOR

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ________________, 20_______.

____
RECORDER

COUNTY SURVEYOR

____
COUNTY SURVEYOR

DAVIS COUNTY RECORDER

DAVIS COUNTY, UTAH, RECORDED AND FILED AT THE REQUEST OF LAYTON CITY AND KAYSVILLE CITY AS

ENTRY NO. ______________________ DATE/ TIME ______________________

FILED FOR RECORD AND RECORDED THIS ________ DAY OF ________________, 20_______

AT ______________________ IN BOOK ________________ OF ________________

COUNTY RECORDER: ______________________________

BY: ______________________________

STAFF REPORT

MEETING DATE: May 3, 2018 **ITEM NUMBER:**

TYPE OF ITEM: Action

PRESENTED BY: Andy Thompson, City Engineer

SUBJECT/AGENDA TITLE: Final Plat Approval for The Preserve Subdivision Phase 1 Located at Approximately 150 North Morning Mist Lane– Symphony Homes

EXECUTIVE SUMMARY:

Over the last several months this property has been rezoned to the R-1-LD zone and received preliminary plat approval. The first phase has now been submitted for final plat approval. Phase 1 consists of 25 lots on the easterly side of the project.

When the preliminary plat was approved by the City Council, there was concern expressed regarding construction access. Based on this concern, Symphony Homes has worked out an agreement with the original property owner to provide a temporary construction access of off Angel Street. This access will be available before any homes begin construction.

COUNCIL OPTIONS:

RECOMMENDED OPTIONS:

The Planning Commission unanimously recommended that the City Council approve the final plat of The Preserve Subdivision Phase 1 as proposed.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

No City funds will be expended for this project.

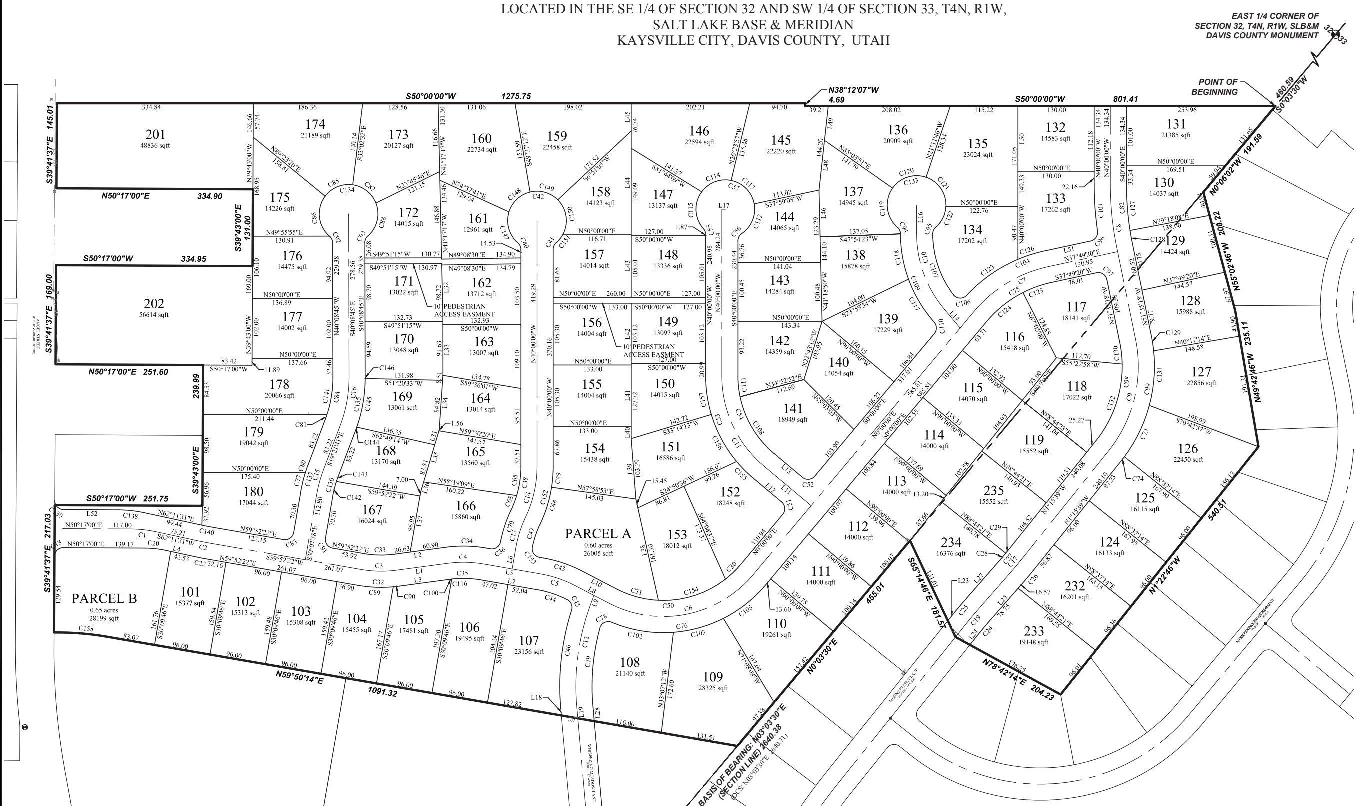
ATTACHMENTS:

1) Location Map
2) Final Plat
3) Approved Preliminary Plat

THE PRESERVE

PRELIMINARY

LOCATED IN THE SE 1/4 OF SECTION 32 AND SW 1/4 OF SECTION 33, T4N, R1W,
SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



NOTES:

1. PARCEL A IS TO BE OWNED AND MAINTAINED BY THE HOA.
2. PARCEL B IS TO BE DEDICATED TO KAYSVILLE CITY AS A STORM WATER DETENTION POND.
3. LOTS 201 AND 202 CONTAIN EXISTING HOMES WHICH ARE TO REMAIN AND BE KNOWN AS "WEBSTER HOMESTEAD".

SURVEYORS CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

____
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

____
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 32 and the SW1/4 of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION SECOND AMENDED, according to the Official Plat thereof on file in the Office of the Davis County Recorder, located S00°03'30"W along the Section line 460.59 feet from the East 1/4 Corner of Section 32, T4N, R1W, SLB&M; thence S00°06'02"E along said plat and along the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 191.59 feet; thence along said subdivision the following 6 (six) courses and distances: S55°02'46"E 209.22 feet; thence S49°42'46"E 235.11 feet; thence S01°22'46"E 540.51 feet; thence S78°42'14"W 204.23 feet; thence N65°14'46"W 181.57 feet; thence S00°03'30"W 457.43 feet to the Northerly corner of WHISPERING MEADOW LAND WEBSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S59°50'14"W along said plat and along the Northwesterly line of WHISPERING MEADOW LANE CHURCH SUBDIVISION and ANGEL STREET CHURCH SUBDIVISION, according to the Official Plats thereof on file in the Office of the Davis County Recorder 1,091.32 feet; thence along said ANGEL STREET CHURCH SUBDIVISION the following 2 (two) courses and distances: Southwesterly along the arc of non-tangent curve to the left having a radius of 478.69 feet (radius bears: S30°09'47"E) a distance of 79.81 feet through a central angle of 09°33'11" (chord: S55°03'38"W 79.72 feet); thence S50°17'03"W 9.95 feet to the Northeasterly line of Angel Street; thence N39°41'37"W along said street 217.03 feet to the Southerly corner of GOLDEN VIEW SUBDIVISION PHASE 2, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N50°17'00"E along said plat 251.75 feet; thence N39°43'00"W along said plat and along the Northeasterly line of GOLDEN VIEW SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 239.99 feet; thence S50°17'00"W along said plat 251.60 feet to the Northeasterly line of Angel Street; thence N39°41'37"W along said street 169.00 feet; thence N50°17'00"E 334.95 feet; thence N39°43'00"W 131.00 feet; thence S50°17'00"W 334.90 feet to the Northerly line of Angel Street; thence N39°41'37"W along said street 145.01 feet to the Southeasterly corner of WALDRON FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N50°00'00"E along said plat 1,275.75 feet to the Southwesterly line of BERBERT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S38°12'07"E along said plat 4.69 feet; thence N50°00'00"E along said plat and along a Boundary Line Agreement recorded as Entry No. 2823497 of the Official Records of Davis County 801.41 feet to the point of beginning.

Contains: 41.35 acres+/-

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PLANNING COMMISSION

Approved as to form this __________ day of ____________________ 20_____ by the Kaysville City Planning Commission.

____
Chairman, Planning Commission

CITY ENGINEER

Approved as to form this __________ day of ____________________ A.D., 20_____.

____
Kaysville City Engineer

CITY ATTORNEY

Approved as to form this __________ day of ____________________ A.D., 20_____.

____
Kaysville City Attorney

CITY COUNCIL

Presented to the Kaysville City Council this __________ day of ____________________, 20_____ at which time this subdivision was approved and accepted.

____
Mayor

Attest:________________________
City Recorder

RECORDED # ________________________

State of Utah, County of Davis
Recorded at the request of

____

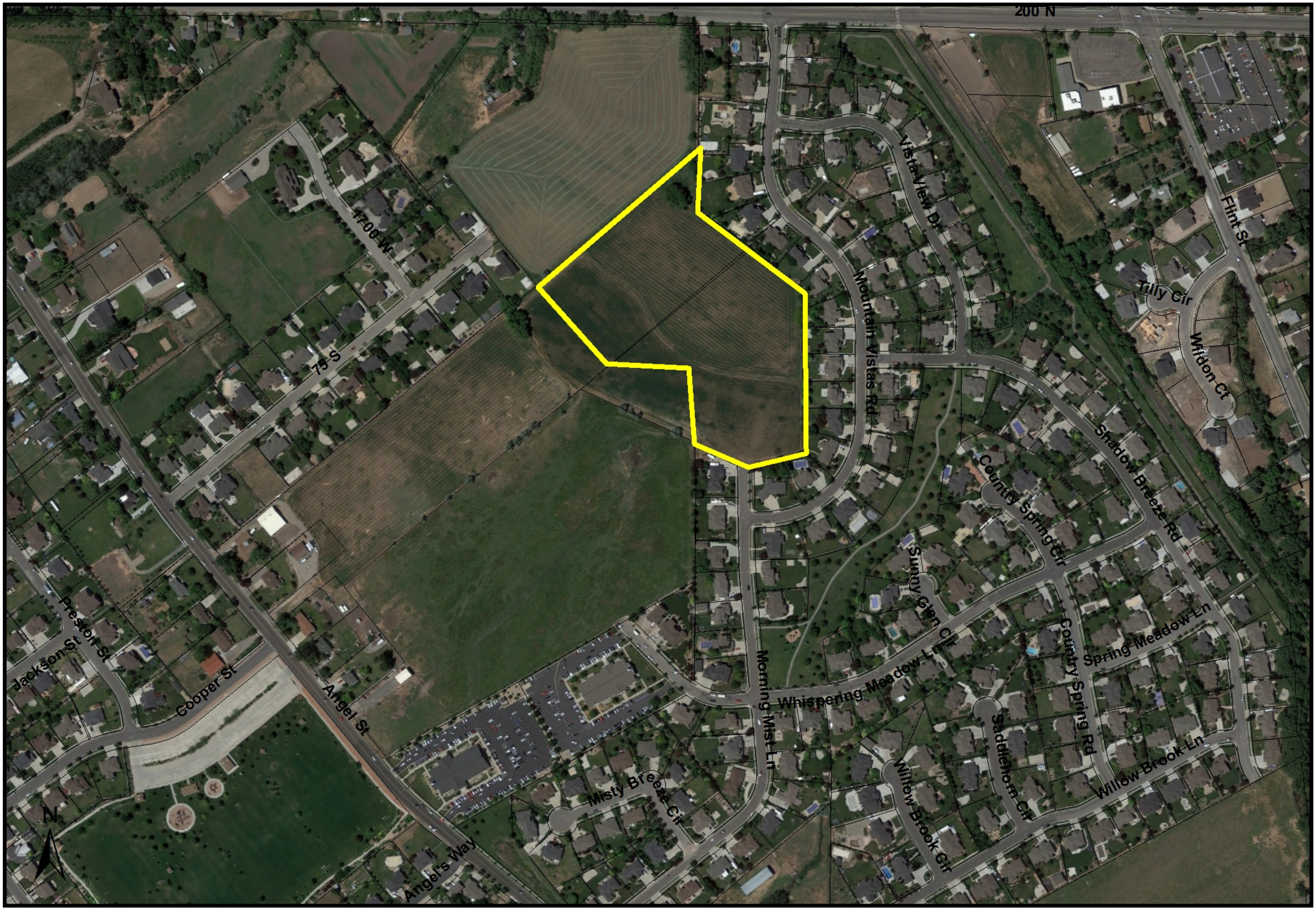
Date_______________ Time______________ Book______________ Page______________

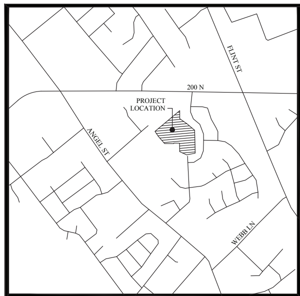
$
Fee

County Recorder

Z:_2017\17-106 Wilson Acres\design 17-106\dwg\sheets\preliminary\C2 PRELIMINARY PLAT.dwg

The Preserve Phase 1



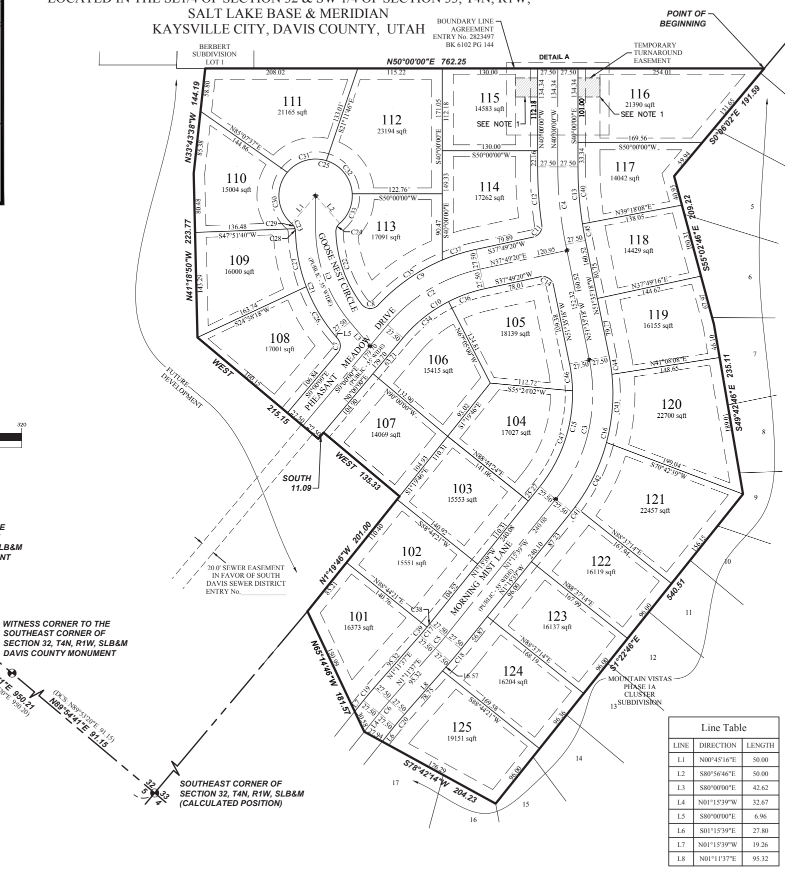


VICINITY MAP
N.T.S

THE PRESERVE

PHASE 1

LOCATED IN THE SE1/4 OF SECTION 32 & SW 1/4 OF SECTION 33, T4N, R1W,
SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



NOTES
1. 30' X 26' TURNAROUND EASEMENTS (HATCHED AREA).

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	40°00'00"	139.63	S60°00'00"E	136.81
C2	227.50	37°49'20"	150.18	S18°54'40"W	147.47
C3	230.00	50°19'38"	202.03	N26°25'29"W	195.59
C4	527.50	11°35'18"	106.69	S45°47'39"E	106.51
C5	500.00	2°27'17"	21.42	N00°02'01"W	21.42
C6	500.00	2°27'17"	21.42	S00°02'01"E	21.42
C7	15.00	80°00'00"	20.94	N40°00'00"W	19.28
C8	15.00	99°55'17"	26.16	N52°50'44"E	22.97
C9	255.00	34°56'14"	155.49	S20°21'13"W	153.09
C10	200.00	37°49'20"	132.02	S18°54'40"W	129.64
C11	15.00	86°00'12"	22.52	N05°10'46"W	20.46
C12	555.00	8°10'52"	79.25	S44°05'26"E	79.18
C13	500.00	11°35'18"	101.13	S45°47'39"E	100.95
C14	15.00	90°35'23"	23.72	S83°07'01"W	21.32
C15	202.50	50°19'38"	177.87	N26°25'29"W	172.21
C16	257.50	50°19'38"	226.18	N26°25'29"W	218.98
C17	472.50	2°27'17"	20.24	N00°02'01"W	20.24
C18	527.50	2°27'17"	22.60	N00°02'01"W	22.60
C19	527.50	2°27'17"	22.60	S00°02'01"E	22.60
C20	472.50	2°27'17"	20.24	S00°02'01"E	20.24
C21	227.50	38°39'21"	153.49	S60°40'20"E	150.59
C22	172.50	35°10'32"	105.90	S59°36'21"E	104.25
C23	15.00	47°54'05"	12.54	S65°17'41"E	12.18
C24	15.00	51°04'19"	13.37	S16°28'56"E	12.93
C25	50.00	278°17'58"	242.86	S49°54'15"W	65.41
C26	227.50	19°16'55"	76.56	N70°21'33"W	76.20
C27	227.50	19°22'26"	76.93	N51°01'52"W	76.56
C28	15.00	15°12'32"	3.98	N48°56'55"W	3.97
C29	15.00	32°41'33"	8.56	N72°53'57"W	8.44
C30	50.00	88°55'40"	77.60	N44°46'54"W	70.05
C31	50.00	67°18'39"	58.74	N33°20'16"E	55.42
C32	50.00	69°55'53"	61.03	S78°02'28"E	57.31
C33	50.00	52°07'45"	45.49	S17°00'39"E	43.94
C34	200.00	22°55'00"	79.99	S11°27'30"W	79.46
C35	255.00	24°06'32"	107.30	N14°56'21"E	106.51
C36	200.00	14°54'20"	52.03	S30°22'10"W	51.88
C37	255.00	10°49'43"	48.19	N32°24'28"E	48.12
C38	472.50	0°42'48"	5.88	N00°54'16"W	5.88
C39	472.50	1°44'29"	14.36	N00°19'23"E	14.36
C40	500.00	8°57'02"	78.11	S44°28'31"E	78.03
C41	257.50	1°57'07"	8.77	S02°14'26"E	8.77
C42	257.50	21°47'18"	97.92	S14°06'38"E	97.33
C43	257.50	20°52'34"	93.82	N35°26'35"W	93.30
C44	257.50	5°42'26"	25.65	S48°44'05"E	25.64
C45	500.00	2°38'15"	23.02	S50°16'10"E	23.02
C46	202.50	10°29'41"	37.09	N46°20'27"W	37.04
C47	202.50	39°49'41"	140.76	N21°10'46"W	137.95

Line Table

LINE	DIRECTION	LENGTH
L1	N00°45'16"E	50.00
L2	S80°56'46"E	50.00
L3	S80°00'00"E	42.62
L4	N01°15'39"W	32.67
L5	S80°00'00"E	6.96
L6	S01°15'39"E	27.80
L7	N01°15'39"W	19.26
L8	N01°11'37"E	95.32

SURVEYORS CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

______________________________ ______________________________
Spencer W. Llewelyn Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 32 and the SW1/4 of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION SECOND AMENDED, according to the Official Plat thereof on file in the Office of the Davis County Recorder, located S00°03'30"W along the Section line 460.59 feet from the East 1/4 Corner of Section 32, T4N, R1W, SLB&M; thence S00°06'02"E along said plat and along the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 191.59 feet; thence along said subdivision the following 5 (five) courses and distances: S55°02'46"E 209.22 feet; thence S49°42'46"E 235.11 feet; thence S01°22'46"E 540.51 feet; thence S78°42'14"W 204.23 feet; thence N65°14'46"W 181.57 feet; thence N1°19'46"W 201.00 feet; thence West 135.33 feet; thence South 11.09 feet; thence West 215.15 feet; thence N41°18'50"W 223.77 feet; thence N33°43'38"W 144.19 feet to the Southeasterly line of BERBERT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N50°00'00"E along said plat and along a Boundary Line Agreement recorded as Entry No. 2823497 of the Official Records of Davis County 762.25 feet to the point of beginning.

Contains: 12.10 acres+/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

THE PRESERVE
PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS ______ DAY OF ____________________, 20____

______________________________ ______________________________
______________________________ ______________________________
______________________________ ______________________________

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF __________

ON THE ____ DAY OF __________________ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF __________________, IN SAID STATE OF UTAH, ______________________________, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ________________________ OF ____________________ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:______________ ______________________________
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ___________ COUNTY

MY COMMISSION No.____________________ ______________________________
PRINTED FULL NAME OF NOTARY

FOCUS ©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PLANNING COMMISSION

Approved as to form this _________ day of __________________
20_____ by the Kaysville City Planning Commission.

____
Chairman, Planning Commission

CITY ENGINEER

Approved as to form this _________ day of __________________
A.D., 20_____.

____
Kaysville City Engineer

CITY ATTORNEY

Approved as to form this _________ day of __________________
A.D., 20_____.

____
Kaysville City Attorney

CITY COUNCIL

Presented to the Kaysville City Council this __________ day of ________________________, 20_____ at which time this subdivision was approved and accepted.

____
Mayor

Attest:__________________________
City Recorder

RECORDED # ______________________________

State of Utah, County of Davis
Recorded at the request of

____

Date______________ Time_____________ Book_____________ Page____________

$_____________ ______________________________
Fee County Recorder

Z:_2017\17-106 Wilson Acres\design 17-106\dwg\sheets\phase 1\C2.0 FINAL PLAT.dwg