



**AGENDA FOR THE WORK / STUDY MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
OCTOBER 07, 2014 – 5:15 P.M.**

MAYOR AND COUNCIL DINNER – 4:45 P.M.

The Mayor and Council will meet in the Council Work Room for informal discussion and dinner. No action will be taken on any items.

CALL TO ORDER- 5:15 P.M.

COUNCIL BUSINESS

1. Calendar

- October 13 – Columbus Day (Library Closed for Annual Training)
- October 14 – Work/Study Meeting 5:15 p.m.
- October 21 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- October 31 – Halloween (City Downtown Trick~or~Treat) 3:00 p.m. – 5:00 p.m.
- November 4 – Election Day
- November 4 - Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- November 11 – Veterans Day (No City Council Work/Study Meeting Scheduled)

2. Discussion on this evening's Regular Meeting agenda items

- a) Invocation – Councilmember Creer
- b) Pledge of Allegiance – Councilmember Conover
- c) Consent Agenda
 1. Approval of all City purchase orders properly signed (Springville City Code §2-10-110(5))
 2. Approval of Minutes – April 29, 2014 Budget Retreat
 3. Approval of Grant Funding for the Arts Organizations total Grants not to exceed \$23,000 – Charles Keeler, Recreation Director
 4. Approval of Preliminary Plan for Duck Creek Estates, Phase II located at 225 South 950 West in the R2 and WF-1 Zones – Fred Aegerter, Community Development Director
 5. Authorize the Mayor to execute an addendum to Task Order 1, the Engineering Agreement with Armstrong Consultants who is under contract to perform Engineering Services for the Airport – Bruce Riddle, Assistant City Administrator/Finance Director

This meeting was noticed in compliance with Utah Code 52-4-202 on October 03, 2014. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

3. DISCUSSIONS/PRESENTATIONS

- a) Heritage Days Update – Charles Keeler, Recreation Director
- b) Hershey Track and Field Program – Charles Keeler, Recreation Director
- c) Roundabout Landscaping Update – Alex Roylance, Building and Grounds Director
- c) Training – Troy Fitzgerald, City Administrator

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

5. CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

ADJOURNMENT

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Letter of Recommendation to City Council

Springville City Board Name: **Parks and Recreation**

Applicant:	Request:	Date of Meeting: September 25, 2014
Parks and Recreation Board	Recommendation to staff regarding the future of the track and field program (historically referred to as (Hershey Track)).	

Motion by: Dave Goodman	Second by: Katie Sosa		
RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE	<input type="checkbox"/> DISAPPROVE	<input type="checkbox"/> OTHER:
CONDITIONS OF APPROVAL:			
Move to continue our competitive track program and discontinue the use of the Hershey name.			

Voting Record:

Member Name	APPROVE	DENY	ABSTAIN
Hooper	X		
Willey	X		
Goodman	X		
Sosa	X		

Gary Hooper
Chair

September 25, 2014
Date



**AGENDA FOR THE REGULAR MEETING
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
COUNCIL CHAMBERS, 110 SOUTH MAIN STREET
OCTOBER 07, 2014 – 7:00 P.M.**

**CALL TO ORDER
INVOCATION AND PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS**

PUBLIC COMMENT: *Audience members may bring any item not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.*

CONSENT AGENDA*

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5. Authorize the Mayor to execute an addendum to Task Order 1, the Engineering Agreement with Armstrong Consultants who is under contract to perform Engineering Services for the Airport – Bruce Riddle, Assistant City Administrator/Finance Director

PUBLIC HEARING

6. Consideration of **1)** an amendment to the General Plan Land Use Map from Medium Density Residential to Commercial and a Zone Change from R2-Residential to NC-Neighborhood Commercial on multiple parcels in the area of 650 West 400 South containing approximately 14.5 acres and **2)** an amendment to Title 11, Chapter 6, Article 206 pertaining to the maintenance of required landscaping . – Fred Aegerter, Community Development Director

CONTINUED UNTIL NOVEMBER 4, 2014

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- Kim Rayburn, City Recorder

The next regular Council Meeting will be held on September 16, 2014 at 7:00 p.m. in the Civic Center Council Chambers, 110 South Main Street, Springville, unless otherwise noticed. In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

*The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.

REGULAR AGENDA

7. 2006 Sales Tax Revenue Refund Resolution – Bruce Riddle, Assistant City Administrator/Finance Director

8. Approval of award to Top Job, LLC as the low bidder for the Crack Seal 2014-15 Project for various Springville City roads not to exceed a total project cost of \$145,431.00 – Brad Stapley, Public Works Director

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

9. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

ADJOURNMENT

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**MINUTES OF THE BUDGET RETREAT
OF THE CITY COUNCIL
OF THE CITY OF SPRINGVILLE, UTAH
APRIL 29, 2014 – 1:00 P.M.**

The following are the minutes of the Budget Retreat of the Springville City Council. The meeting was held on **Tuesday, April 29, 2014 at 1:00 p.m.** in the Springville City Civic Center Multipurpose Room, 110 South Main Street, Springville, Utah. Adequate notice of this meeting, as required by law, was posted in the Civic Center and on the City’s website, and delivered to members of the Council, media, and interested citizens.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present: Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer, Councilmember Dean Olsen, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, and City Recorder Kim Rayburn.

WELCOME AND INTRODUCTION

Mayor Clyde welcomed everyone at 1:06 p.m. and turned the time over to City Administrator Troy Fitzgerald. Administrator Fitzgerald stated the purpose of this Budget Retreat is to discuss where the budget is currently and where it will be going forward. He started his presentation with a quote from the April 2011 budget meeting. “I feel that the operations and services provided to the citizens are sustainable into the future. At the same time, I also feel that the budget cannot accept additional service obligations (i.e. Villa, Recreation Center) without new commercial growth, tax or fee increases, or other insertion of revenue into our budgets.” Administrator Fitzgerald stated this was discussed only a few years ago and he agrees with it today. He noted Director Riddle has been working hard to see that the City and services are sustainable. Administrator Fitzgerald explained there will be discussion on services and programs and the Council can decide what they would like to fund and those that may need to be removed, with a caution that the programs and services going forward are sustainable.

OVERVIEW OF BUDGET PROCESS – City Administrator, Troy Fitzgerald

Administrator Fitzgerald stated the proposed budget demonstrates existing services at existing service levels. Not all growth related requests were funded; however, it is possible they will be funded in future years. Administrator Fitzgerald commented since December, the Directors have been working very hard with their Departments to justify expenses and staying in-line with the budget. Administrator Fitzgerald reviewed the budget process with the Council and

explained there is detail behind each line item, if the Council has any questions that information can be examined. He noted after this meeting the tentative budget will be ready for summary in the City newsletter and detailed on the City website. At that time copies will be distributed to Directors and Superintendents. A presentation of the tentative budget will be given to the Mayor and Council in May, with a date of the public hearing set. The proposed final budget will be completed and changes in the tentative budget will be noted and communicated to the Mayor and Council in the Council packet. At that time a public hearing will be held to consider the tentative budget. The proposed final budget will be scheduled for adoption by the City Council in June. Copies of the approved budget will be distributed to the Directors and Superintendents and a summary of the approved final budget will be published in the City newsletter with a detailed budget posted on City website.

REVENUE DISCUSSION – Assistant City Administrator/Finance Director, Bruce Riddle

Administrator Fitzgerald commented that today's meeting will start with reviewing the Revenue Funds, Enterprise Funds and General Funds. He explained there have been questions about the different funds; therefore more time will be allotted for this to address any questions the Mayor and Council may have. Administrator Fitzgerald turned the time over to Assistant City Administrator/Finance Director, Bruce Riddle.

Finance Director Riddle reported on the functional units of the budget, starting with the General Fund, which provides for all of the general City services; such as Fire, Police, Library, and Parks, the revenue source is funded by taxes, transfers, grants and some user fees. He explained the Enterprise Fund as providing for utilities and services funded by user fees. Director Riddle reviewed the General Fund and stated revenues are projected to be over \$19 million, this is up about \$1.26 million, however, Director Riddle cautioned \$525 thousand will be transferred from the Enterprise funds for utilities. He noted in the past, City departments would use power and the usage was not charged to the General Fund. Recently the State Auditor has required that power and utilities used by City departments be accounted for in the budget. He stated factoring out the new transfer, approximately \$735 thousand or 4.1% is real growth. Director Riddle remarked in the budget there are no new taxes proposed, the Enterprise Fund transfer rate is at 5% of gross retail sales and a proposal to increase recreation program fees by five dollars for each program has been discussed.

Councilmember Sorensen stated there had been discussions about a possible fee increase for solid waste and asked if this was included in the budget. Administrator Fitzgerald replied there are different options regarding this and more information will be given to the Council for discussion later in today's meeting.

Finance Director Riddle went on to explain the General Fund and the different fees, taxes, grants and charges for services that contribute to the fund.

Councilmember Conover asked if the possible loss in sales tax revenue from the new Wal-Mart in Spanish Fork has been considered. Director Riddle responded it has been considered and he will cover this information going forward.

City Administrator Fitzgerald discussed with the Council options that other Cities have used to generate more property tax revenue. Councilmember Sorensen asked if the Council has “leeway” to vote as a Council regarding property tax. City Administrator Fitzgerald reported several different options are available to the Council and it is a process. Administrator Fitzgerald noted that property tax is eroding and is not a reliable revenue source as it once was. Director Riddle voiced this would be a good conversation to have with the Council in a future meeting. Director Riddle also stated a lower rate and a broader base system of charges for service would better generate General Fund revenue than property taxes.

Director Riddle turned the focus to General Fund transfers. He noted General Fund transfers comprise a large portion of the overall budget. He explained the Utility Fund as transfers that primarily consist of administrative fees, which are an assessment of overhead for power operations and personnel that provide utility services. Operating Fund transfers consist of a portion of power sales deposited into the General Fund to pay for General Fund Services.

Director Riddle relayed information he received from a recent Finance Conference he attended regarding the current economy. He noted Utah is gaining recognition for its economic recovery from the Countries economic downturn of the last few years.

Director Riddle explained the top five revenue sources to the General Fund as Sales Tax Revenue, Property Tax, and transfers from Electric Funds and Class C Road Funds. He explained there are about 4000 entities that contribute to the City’s Sales Tax Revenue and the top ten entities contribute at least 45% of the revenue. Director Riddle went on to explain the other revenue sources.

BUDGET REVIEW – ENTERPRISE FUNDS - Assistant City Administrator/Finance Director, Bruce Riddle

Director Riddle described the Enterprise Fund and the departments that contribute to the fund, Water, Sewer, Power, Storm Water and Golf. He noted Water and Power are affected by weather and are not easy to predict. Director Riddle explained the Water Department is looking at a proposed 1.5% rate increase. Irrigation had a 20% rate increase last year and another 20% rate increase is proposed this year. He stated even with the irrigation increase it is not covering the irrigation cost. Discussion was raised regarding the Water usage downturn this year. Director Riddle stated the Water Department has been doing a good job monitoring expenses. The capital side of the Water Fund includes the pipeline for the Bartholomew Pond, projected for completion in 2015.

The Sewer Fund was reviewed and it was noted there are some onerous projects on the horizon. Director Riddle discussed with the Mayor and Council a 0.50% Sewer rate increase that has been proposed to cover projects and costs. Discussion of the 900 South sewer line project was discussed and is anticipated to start after the 400 south and 1300 East roundabout is completed.

The Electric Fund continues to do well and a rate increase has not been proposed. Director Riddle expressed his appreciation for Power Director Fredrickson and his Department for protecting revenues. Operation expenses remain flat. Director Riddle explained some of the funds go to Southern Utah Valley Power Systems (SUVPS) to maintain electrical lines and power poles.

Storm Water Fund will be taking the biggest hit on impact fees and the fee will be reduced significantly. Public Works Director Stapley explained the City did the 400 South widening project with UDOT and because of the project there is not as much needed for Storm Water.

Director Riddle stated there are no incoming Solid Waste impact fees and the operation expenses are generally flat. He mentioned a possibility of a tipping fee increase from the Solid Waste District. There was some discussion of the Solid Waste District. Also, a few Capital items are needed such as new garbage cans.

Golf, has been the most challenging budget item this year, stated Director Riddle. Actual dollars are not maintaining the budget. There is some volatility and we are not seeing a huge recovery from the recession also the golf industry itself is struggling. Director Riddle stated we are trying to be optimistic and putting a lot of effort into promoting the Course with advertising, social media, and the UGA card has Hobble Creek Golf Course listed and trying to fill the non-peak times. On the operating side it is as lean as it can be a restaurant has been leased and is up and running. Currently the challenge is the high cost for personnel at the Golf Course and is making it difficult to meet budget. Director Riddle noted these are difficult discussions to have and explained there are employees that have invested over 25 years of service to the Golf Course and organizational changes are a last resort. Director Riddle explained there are the Club House Pro Shop operation and the Maintenance operation. Currently each area is over staffed and an option may be if and when the Golf Pro position comes open to replace it with a full time employee and have the Assistant Pro a part time position that does not work year round. The Golf Maintenance operation currently has three full time employees and the need is to pull back not on operation time but staff, by maintaining the course with the same hours at a lower cost and less year round employees. Councilman Sorensen asked if that was for this year. Director Riddle stated it would be for 2015. Currently the budget forecast is until the end of the 2014 golf season. Director Riddle explained there have been some incentives that if the revenue increases, it may change the need to restructure. Councilman Sorensen voiced a concern about cutting

staff, the course will not be maintained and that will also affect revenues. City Administrator Fitzgerald stated the maintenance hours would be maintained, but with a lower cost. Mayor Clyde asked about the equipment and if there is a need for three employees during the winter months to maintain the equipment. Administrator Fitzgerald noted employees at their request would work overtime during the summer months and use it as comp time during the winter months. Administrator Fitzgerald explained there have been discussions with the Mayor and Golf Director Braun about various possibilities, such as transferring an employee to another department. Councilmember Conover asked if there has been any consideration for advertising around the course and at various holes. Director Riddle asked the Council if they want to go forward with advertising around the Golf Course, he noted there has been some push back before about having signs over the course. The Council came to a consensus of advertising on benches or tee boxes would not be a problem. Discussion continued regarding operation costs and generating revenue. The Council would like to review this again before any decision is made.

Director Riddle discussed the Airport Budget. He reviewed the operating costs and revenues from hangar and tie down fees along with the Capital projects for expansion of the runway. The Airport Manager is proposing to take the part time maintenance position to a full time position. Director Riddle voiced some concern that the required funds for this position will put the budget for next year on tenuous ground. He asked the Council what service level they would like to see at the Airport. Mayor Clyde expressed the Airport is a small portion of the community and feels it should sustain itself. He noted they do receive funds from the hangar rentals and tie downs. There was discussion between the Council and staff regarding the Airport and operations.

A break was called at 2:20 p.m. The meeting was reconvened at 2:37 p.m.

WAGES AND BENEFITS – City Administrator, Troy Fitzgerald

Administrator Fitzgerald reviewed the proposed benefits and wage increases. He explained the job grades will be adjusted to reflect the market and individual increases will be based on merit. Administrator Fitzgerald reviewed figures from other cities and their benefits. He noted the City went out to bid on medical benefits after receiving a 22.6% increase in medical costs. After reviewing other proposals he stated the City may want to stay with Select Med. Administrator Fitzgerald stated the City is fairly competitive with other cities and it will be something to look at going forward. He noted it has been a brutal year for medical insurance rates.

BUDGET REVIEW – GENERAL FUNDS – City Administrator, Troy Fitzgerald

Administrator Fitzgerald reported the General Fund has not seen much change. He stated there have been healthy increases except in areas the City can control. He also mentioned charges for services are down.

Administrator Fitzgerald noted the Youth City Council will need more money for small items, and is asking for the budget line item to go back to \$4500 from the previous \$2500. City Attorney Penrod noted the group is doing very well and participating in many projects as well as having the largest group since the start of the program. Councilmember Creer acknowledged with the involvement of over 100 kids, moving the budget item to \$5000 would be reasonable.

Some shifting has been done in Community Development. Building Permits have been very slow and the market does not look as though it will change. The Community Development Department is looking at reducing one Planner position. A records employee was moved to Public Works and a full time position was changed from one full time to two part time positions to try and save money.

Administration has shifted a few part time positions. One part time position was moved to the Records Office and one part time position to a Web/Social Media position. The Social Media position has not been included in the previous budget and will be discussed further. Administrator Fitzgerald noted there are funds in the Election Line item, just in case there should be an Ordinance change. The Legal Department has seen some changes from transferring to the Utah Governments Trust from URMMA.

Parks added staffing hours to handle the new Library Park and Bartholomew Community Park that will be completed in 2015. Most of the hours will be managed by part time staff. Administrator Fitzgerald noted this will be the last time adding staff, full or part time without a substantial capital investment. He also explained next year the Parks Department will be looking at adding new equipment to facilitate the new Bartholomew Park.

Some staffing has been moved from Art City Days to the newly created Recreation Administration, this will assist in keeping track of special events. The Art City Days budget has been enhanced for the 50th anniversary and a five dollar increase in Recreation Fees has been proposed. Administrator Fitzgerald reviewed items regarding the Cemetery Department and a niche wall they are looking at implementing. Administrator Fitzgerald reviewed grant funding for the Arts Commission and the Library. Discussion turned to a review of the various transfers from the General Fund.

Administrator Fitzgerald reviewed the Special Improvement Fund. The City is paying \$750,000 in one time money for Bartholomew Park, the funds should be paid back to the General Fund from Impact Fees. Administrator Fitzgerald discussed the Special Revenue Fund. He noted Bartholomew Park was funded at \$1,000,000 of that \$250,000 came from Impact Fees and \$750,000 in one-time money. There is \$541,856 for a Park Bond through 2021 and anticipated

revenue of \$490,560. Councilmember Sorensen asked if the funds have been spent or if there are some funds to finish the Bartholomew Park. It was explained the property for Bartholomew Park was purchased with the funds along with improvements to Community Park and the Civic Center Splash Pad.

Administrator Fitzgerald discussed Capital Improvements. He noted proceeding with direction from the Council back in January, there is a slight increase to building maintenance and Staff is working on a list of projects. He also explained there is a large 9-1-1 upgrade with a \$144,000 in grant funds. Administrator Fitzgerald explained there will be upcoming standard road maintenance and the 950 West Railroad Crossing. He explained there are funds for the engineering portion and they are moving forward with UTA on the crossing. Various minor safety upgrades and replacements are included some of them being SCBA equipment for fire fighters and vehicle replacements.

Administrator Fitzgerald asked if there were any questions. Councilmember Sorensen asked if the City had an inventory of property that could be marketed. Administrator Fitzgerald answered there is some acreage in the Industrial Park and explained other various properties throughout the City.

SOLID WASTE RATE DISCUSSION – City Administrator, Troy Fitzgerald

Administrator Fitzgerald reviewed the current Solid Waste fees and explained the first garbage can is \$11.75 and the second garbage can is \$8.50. A recycle can is \$5.75 and the budget is built around +1.5% fees. Neighboring cities charge the following monthly fees; Spanish Fork every garbage can is \$9.36 and a recycle can is \$7.44. Orem charges for the first garbage can \$10.50 the second can is \$9.50 and a recycling can is \$3.05. Administrator Fitzgerald provided a handout with examples of different options other Cities offer for Solid Waste service.

Administrator Fitzgerald invited the Council to give feedback on the provided proposal for garbage and recycling monthly fees with the following options. Option one would be the first garbage can without recycling at \$13.75 with a \$2.00 increase. Option two, the second or more garbage cans at \$10.75 with a \$2.25 increase and Option three the first garbage can with recycling at \$16.75 an \$11.00 increase. Current 2014 Customer numbers are; 8541 total customers, 1340 second or more cans and 1,037 recycle customers. Administrator Fitzgerald explained current revenue for Solid Waste plus recycling is at \$1,402,000 this includes a 1.5% rate increase. He indicated in example one, if there were 2,000 cans, plus recycling along with 6,541 first cans, no recycling and 750 with a second or third can would be estimated revenue of \$1,661,850. Example two; if there were 4,000 cans plus recycling and 4,541 first cans no recycle and zero second or third cans there would be estimated revenue of \$2,063,850. Administrator Fitzgerald explained he gave these different options to show the need for more revenue. Mayor Clyde questioned the amount of recycle cans that would be needed. He

expressed if there was an opt-out selection it may change the numbers. A brief discussion of various different options with recycling and number of garbage cans needed was held. Councilmember Sorensen asked if the goal is to encourage recycling. The reply was yes. Administrator Fitzgerald asked the Council if they would like to keep the current rate structure for Solid Waste or make changes. Councilmember Creer stated changing it year by year can be frustrating for citizens. The consensus was to review and come back with more information on solid waste rates and possibilities of recycling.

A break was called at 4:50 p.m. The meeting was reconvened at 5:39 p.m.

POLICY DIRECTION – CREATING A PLAN FOR A RECREATION CENTER –
Assistant City Administrator/City Attorney John Penrod

Attorney Penrod gave a presentation on the current pool, he stated it was projected to last twenty to thirty years and is now approaching 40 years. The pool is in need of repair and there have been cracks that have been patched. Tuesday and Wednesday evenings are usually busy with youth and scouting activities, other times it is slow unless there is some activity or event planned by the pool staff. Programming has helped increase attendance and swimming lessons. The City pool is losing staff to the new Provo Pool for an increase in wages. Attorney Penrod reviewed sales that the Provo Recreation Center and Pool are receiving.

Attorney Penrod asked the Council for feedback on what they want to see as far as a pool and recreation center as well as a location and planning. Attorney Penrod recommended hiring a consultant to give City feedback. Councilmember Conover noted this was done in 2002 and it was not passed. Attorney Penrod noted the citizen survey from 2013 and a pool recreation center was one of the top requests on the list.

Councilmember Sorensen stated the best case scenario would be to have property that would accommodate a full Recreation Center, but start with the basics like a pool and have plenty of parking. He stated it is important to get a plan started. Councilmember Conover said some kind of family element would need to be included not just a deep water pool.

Mayor Clyde stated some kind of an outdoor element should be suggested. He noted the timing for the last proposal was not the best. The City building and Library buildings were recently built and the plan did not have a good representation of what was going to be built.

Councilmember Conover stated a location needs to be decided upon before going forward. Councilmember Creer agreed, he has also received comments from citizens that they didn't know where it was going to be built.

Attorney Penrod explained different possibilities for funding. He explained other cities have done a RAP tax or CARE tax as an option and explained the requirements and noticing needed. He noted, depending on what the Council recommends, it would be important to start

working on the process because of deadlines with noticing and adding information to a ballot. Discussion of various options for funding, location and the type of facility was discussed.

Councilmember Sorensen stated a planning session is needed, to discuss a location, the design of the facility and funding. Mayor Clyde stated finding a way to fund the facility is a top priority. By consensus the Council agreed to have staff review options of a General Obligation bond or a CARE tax and come back with more information. Administrator Fitzgerald stated there are deadlines to meet if the Council would like to pursue a CARE tax. Councilmember Olsen stated there is not enough time to proceed this year. Administrator Fitzgerald stated the more information we can give to citizens the better.

NEW SERVICES DISCUSSION – City Administrator, Troy Fitzgerald

Administrator Fitzgerald explained to the Council there are approximately \$275,000 to spend on expanding services. He cautioned the Council that it is “one time” money and if they decide to spend it on services that will run year after year there will need to be a way to finance them. Administrator Fitzgerald provided a handout and explained the possible services. He provided a list of services the Council requested in their Budget Retreat back in January. Also included in the list are new services requested from City Staff and growth services that are not yet funded.

Discussion was raised about an Economic Development employee. It was noted it would be an ongoing expense but could include other responsibilities. Mayor Clyde asked the Council their thoughts on the Rivoli Theater, with the need to raise another \$150,000 plus operating costs. Administrator Fitzgerald noted staff had contacted another theater group and it may be possible to get an operator for the facility, but that does not guarantee success. It was mentioned enthusiasm for the project has waned.

Mayor Clyde reviewed the list of services with the Council and asked for their input. It was determined Administrator Fitzgerald would compile the list and respond back to the Council with more information.

WRAP UP/QUESTIONS AND CONCERNS

There were none.

ADJOURN

THE COUNCIL REACHED CONSENSUS TO ADJOURN AT 7:58 P.M.



STAFF REPORT

DATE: September 9, 2014

TO: Honorable Mayor and City Council

FROM: Springville Arts Commission
Delora Bertelsen, Arts Commission Chair
Chuck Keeler, Director of Recreation

SUBJECT: ARTS COMMISSION GRANT AWARDS RECOMMENDATIONS

RECOMMENDED MOTION

Move to authorize funding for the arts organizations in the amounts as listed on the attachment. Total grants not to exceed \$23,000.

Motion to APPROVE/DISAPPROVE

SUMMARY OF ISSUES/FOCUS OF ACTION

The focus of this action is to review the funding recommendations as presented by the Springville Arts Commission distributing \$23,000 for various arts and humanities functions held within Springville during fy 2014/15.

BACKGROUND

On July 8, 2014 the Springville Arts Commission met and reviewed applications from local agencies and organizations requesting funding for various arts and humanities functions throughout the community. The grant program was properly noticed and agencies expressing an interest during the past 12 months were given the opportunity to submit an application. In addition to the administrative costs of the commission, applications for 12 programs were received. On September 9, 2014 the Springville Arts Commission met and unanimously agreed upon the attached recommendation and has submitted it for your approval.

ALTERNATIVES

If the Mayor and City Council wishes to make any changes to the recommendations from the Arts Commission, the funds may be allocated in different amounts.

FISCAL IMPACT

\$23,000 as budgeted.

ATTACHMENTS

Arts Commission Letter of Recommendation.

Name Chuck Keeler
Title Recreation Director

SEPTEMBER 9, 2014
CITY COUNCIL AGENDA



Letter of Recommendation to City Council

Springville City Board Name: **Arts Commission**

Applicant:	Request:	Date of Meeting: September 9, 2014
Arts Commission	To distribute the Arts Commission Grant Funds as listed below	

Motion by: Donna Breckenridge	Second by: Daryl Tucker
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RECOMMENDATION	<input checked="" type="checkbox"/>	APPROVE	<input type="checkbox"/>	DISAPPROVE	<input type="checkbox"/>	OTHER:
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CONDITIONS OF APPROVAL:

Move to distribute the Arts Commission Grant funds totaling \$23,000 as follows:

Springville Historical Society	\$1,500	
Musettes	\$ 300	
Springville Playhouse	\$5,000	
World Folkfest	\$3,800	
Arts In Educaiton	\$2,000	
Dance	\$ 500	
Talent Festival	\$1,500	
Music Series	\$3,600	
Pioneer Museum	\$ 500	
Nebo Philharmonic	\$1,000	(plus a venue ie museum, library, Arts Park, etc.)
Heritage Days	\$ 700	
Electronic Piano Purchase	\$1,795	
Commission Administration	\$ 200	
Statue Placement Expenses	<u>\$ 605</u>	
TOTAL	\$23,000	

Voting Record:

Member Name	APPROVE	DENY	ABSTAIN
Breckenridge	X		
Tucker	X		
Chair Bertelsen	X		
M. Allred	X		
D. Allred	X		
Ackersen	X		
Ahlborn	X		

Bertelsen
Chair

September 9, 2014
Date



STAFF REPORT

DATE: September 24, 2014

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: PRELIMINARY PLAN APPROVAL FOR DUCK CREEK ESTATES, PHASE II, A DENSITY BONUS DEVELOPMENT LOCATED AT ABOUT 225 SOUTH 950 WEST IN THE RESIDENTIAL R2 AND WF-1 WESTFIELDS OVERLAY ZONES.

RECOMMENDED MOTION

Move to approve the preliminary plan for the Duck Creek Estates, Phase II development located at about 225 South 950 West in the R2 and WF-1 zones.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat meet the requirements of Springville City Code, particularly the following sections?

11-4-4 Residential Site Development Regulations
11-5-4 Westfields Overlay Regulations
14-5-1 through 14-5-4, Subdivision Requirements

BACKGROUND

Duck Creek Estates, Plat A was recorded in December of 2005 and has a mix of housing types that include a single family home (1 unit); twin homes (34 units); townhomes (30 units); and 12-plexes (48 units).

Phase 2 of the development is 2.88 acres containing three twin home lots (6 units); three rowhouse buildings (16 units); and one single-family lot, for a



total of 23 units.

As part of the approval process when utilizing the density bonus program in the Westfields Overlay zone, the preliminary plan is required to be approved by both the Planning Commission and City Council

DISCUSSION

Housing Mix Requirements

A range of housing densities and types is an objective of Springville City for the Westfields. In order to help insure this mix occurs, developers participating in the density bonus program are required in areas zoned R2, to develop 25% of the land at the base density. The remaining 75% may be developed under the development standards of the RMF-2 zone. The 25% of the base density for Duck Creek Estates is 6 units.

	R2 Zone	RMF-2
Minimum Lot Area	<ul style="list-style-type: none"> • 7,000 sq ft – single fam • 4,500 sq ft – twin home (the two lots must be 10,000 sq ft together) • 10,000 duplex 	<ul style="list-style-type: none"> • 7,000 sq ft – single fam • 4,500 sq ft – twin home (the two lots must be 10,000 sq ft together) • 10,000 duplex • 2640 sq ft – rowhouse • Multifamily – 5,000 for 1st dwelling -5,000 sq ft for 2nd dwelling —2150 sq ft for dwelling units beyond 2.
Front setback	20-30 feet (depending on garage placement)	15-30 feet (depending on garage placement)
Side setback (min/total)	8ft/20ft	10 ft/22 ft
Side setback (along street)	20 ft	15 ft / 25 w/garage access
Rear setback	30 ft	30 ft
Lot width measured at 25 ft setback	60 ft	24ft - 200 ft

Density Bonus Requirements

Developers requesting densities greater than the baseline density, must comply with two (2) or more of the bonus density requirements which are; at least one of the requirements of the “Parks, Open Space and Other Public Lands” and the “Building Materials” categories with a minimum participation of at least 3% in each category.

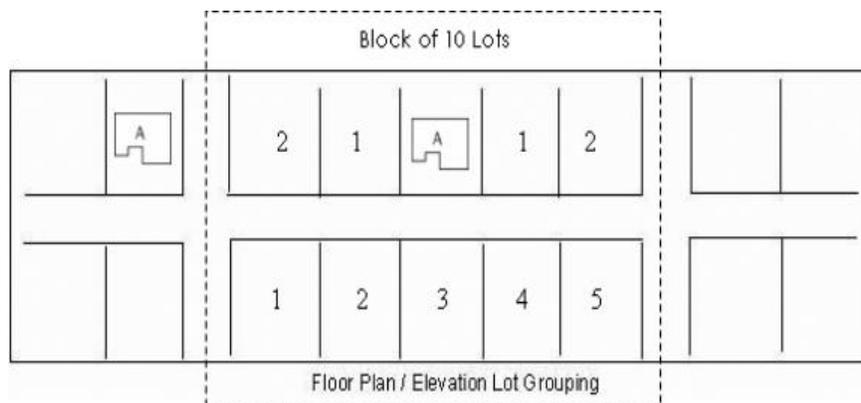
The following table shows the density bonus categories and percentages requested for the proposed development. The baseline density for this development is 17 units. The developer is requesting a 33% density bonus giving them an additional 6 units for a total of 23 units.

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space	Fee in lieu will be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acre established by resolution (\$74,000 per acre) and be prorated at 1.2% density bonus for the equivalent value of 1% land and development costs.	3%
Building Materials	75% of the net wall elevation will include brick or stone with the remainder in stucco, wood or fiber cement siding on multi-family dwellings.	20%
Design Features Porch Improvements	Covered porch at least five feet deep which covers at least 25% of the front façade width along with architectural pillars or posts.	3%
Projecting Bays	Projecting Bays at least two feet deep covering at least 15% of the front façade, based on materials and appropriateness of location.	2%
Window Accents	Window accents on all front façade windows, such as a window head (e.g., pediment or hooded) and a projecting sill (e.g., precast or brick) along with keystones, brick soldier coursing above the window, etc.	2%
Building Mix	Developments where over 50% of the multi-family dwellings are rowhouses.	3%
TOTAL DENSITY BONUS	[BASELINE UNITS - 6 X TOTAL ACREAGE - 2.88 = 17.30 X 33% = 5.7 + 17.30 = 23 UNITS]	33%

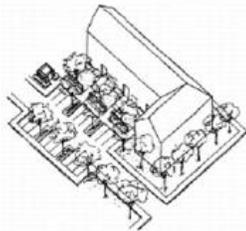
Minimum Performance Standards

Section 11-5-404 of Springville City Code lists the minimum performance standards that every development in the Westfields Overlay zone must meet in addition to any density bonus improvements.

- 1) The following are minimum standards for single-family detached dwellings, twin homes or duplexes developed in the Westfields:
 - a) The same elevation may not be used on the adjacent two (2) lots on either side of the subject property or the five (5) lots across the street from the subject property on any block length, as illustrated below.



- b) No garage shall occupy more than forty percent (40%) of the total building frontage. This measurement does not apply to garages facing on a carriage way, or set back at least twenty feet (20') from the front of the house or that are side loaded.
 - c) In any lot with street frontage of sixty feet (60') or less that includes a carriage way, all required parking shall be accessed from the carriage way. The required parking shall be set back a minimum of five feet (5') from the rear property line.
 - d) Front loaded garages on lots with street frontage of sixty feet (60') or less must be set back a minimum of twenty feet (20') from the required front setback of the house.
 - e) Single-family detached houses may have a roof pitch of no less than five to twelve (5:12).
 - f) All walls which face a public street must contain at least twenty-five percent (25%) of the wall space in windows or doors. However, on homes that have side-loaded garages, all walls which face a public street must contain at least twenty percent (20%) of the wall space in windows or doors.
 - g) Primary entrances shall face the public street and sidewalk.
 - h) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.
 - i) Building materials shall be applied in consistent amounts on the front and side wall elevations of houses on interior lots and all wall elevations of the houses on corner lots. In no case shall the percentage of building materials vary greater than ten percent (10%) on those elevations where consistent amounts are required.
- 2) The following are minimum standards for any multiple-unit residential buildings and lots, either for rental or ownership, developed in the Westfields:
- a) Parking for all multi-family dwelling units shall be located behind the principal building and may be accessed from a carriage way or driveway.
 - b) Primary entries shall face a public street.



Locate parking areas along non-street facing elevations with primary entries facing public street.

- c) At least fifty percent (50%) of the block length shall have building facades within thirty feet (30') of the front property line.
- d) All front facades must include twenty-five percent (25%) of the wall space in windows or doors.
- e) The use of materials must be consistent on all sides of the building.
- f) Standards specific to large developments more than fifty (50) units.
 - I. Variation in building facades facing streets is encouraged to provide identity to buildings within multi-family projects. This may include a variety of building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, and rooflines.
 - II. Building frontages greater than one hundred feet (100') shall include projections and recesses, balconies, arcades and other distinctive features to interrupt the length of any building facade facing a street.
- g) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.

The Planning Commission considered the preliminary plan at the September 23, 2014 meeting as part of the Consent Agenda.

COMMISSION ACTION:

Commissioner Mertz moved to approve the consent agenda. Commissioner Clay seconded the motion. Approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Huff	Excused	
Young	X	
Baker	X	
Nolte	X	
Clay	X	
Mertz	X	
Clyde	X	

Laura Thompson
Planner

Attachments

cc: Ryan Livingston, Gordon Livingston and Victor Hansen

REVIEW FOR CONCEPT AND
PRELIMINARY APPROVAL ONLY

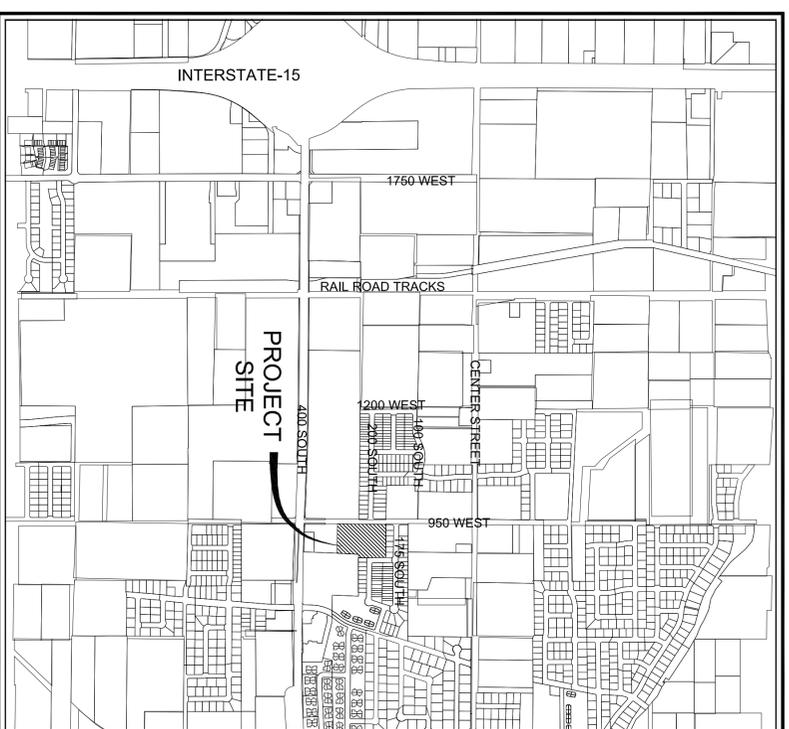
DUCK CREEK ESTATES PHASE 2

A RESIDENTIAL DEVELOPMENT IN SPRINGVILLE CITY, UTAH

September 4, 2014

PROJECT NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPRINGVILLE CITY AND A.P.W.A. UTAH CHAPTER CONSTRUCTION AND MATERIAL SPECIFICATIONS. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER.
2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE OR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A STORM WATER PREVENTION POLLUTION PLAN (SWPPP) TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
4. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ORGANIZING AND COORDINATING A PRECONSTRUCTION MEETING WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND ALL SUB-CONTRACTORS AND THE PROPERTY OWNER.



VICINITY MAP
SCALE: 1" = 1000'

Property Address:
950 West 200 South
Springville, Utah

Owner / Developer:
Livingston Construction
1243 W 1000 S
Mapleton, UT 84664
Tel: 801.830.0863
Attn: Ryan Livingston
rliv1974@icloud.com

Engineer / Surveyor
H&H Engineering and Surveying, INC
233 E. Main St, Suite 2
American Fork, UT 84003
Tel: 801-756-2488
Attn: Victor Hansen
victor@h-h-eng.com

LEGEND

Section Line	—
Boundary Line	—
Lot Line	—
Center Line	—
Right-Of-Way Line	—
Easement Line	—
Set Back Line	—
Existing Potable Water	— W —
Existing Sanitary Sewer	— SS —
Existing Secondary Water	— RI —
Existing Storm Drain	— SD —
Existing Gas Line	— GAS —
Existing Fiber Optics	— FO —
Existing Telephone Cable	— TEL —
Existing Power Cable	— P —
Existing Fence Line	— X —
Existing Major Contour Line	—
Existing Minor Contour Line	—
Proposed Potable Water	— W —
Proposed Sanitary Sewer	— SS —
Proposed Secondary Water	— RI —
Proposed Storm Drain	— SD —
Proposed Gas Line	— GAS —
Proposed Fiber Optics	— FO —
Proposed Telephone Cable	— TEL —
Proposed Power Cable	— P —
Proposed Major Contour Line	—
Proposed Minor Contour Line	—

SHEET INDEX

GENERAL PLANS	COVER SHEET
C-01	SITE PLAN
C-02	OVERALL UTILITY PLAN
C-03	GENERAL DETAILS
CD-01	EROSION CONTROL PLAN
CS-01	BMP DETAILS
CS-02	BMP DETAILS
CS-03	BMP DETAILS
CS-04	BMP DETAILS

NO.	DATE	DESCRIPTION
2	8/20/2014	Irrigation Comments
1	7/18/2014	City Comments



233 EAST MAIN STREET, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

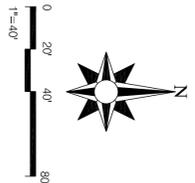
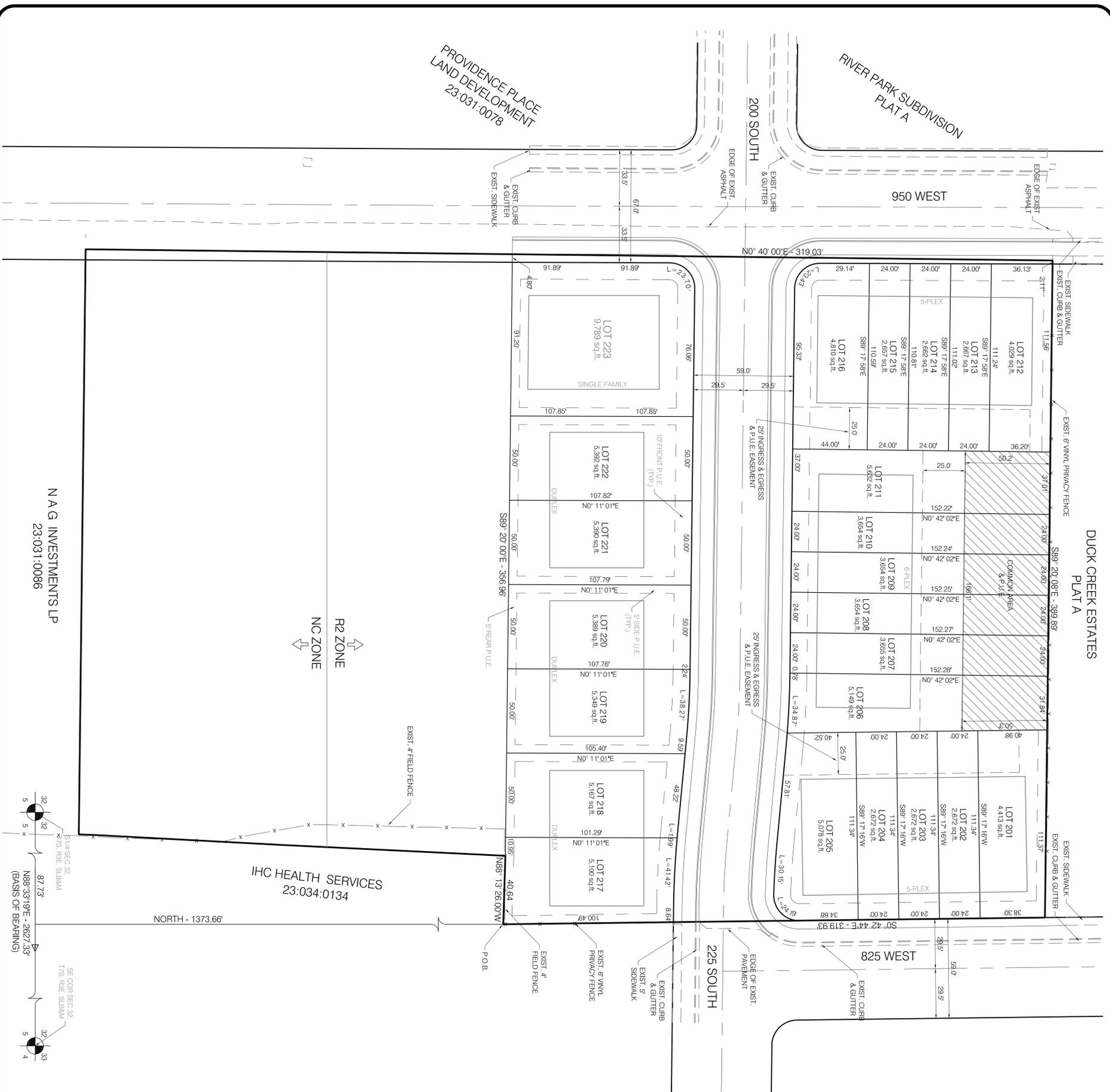
PROJECT NAME:

**DUCK CREEK ESTATES
PHASE 2
SPRINGVILLE CITY, UTAH**

PROJECT NO.: 13-438-02
DATE: June 30, 2014
HOR SCALE: As Noted
VER SCALE: As Noted
ENGINEER: VH
DRAWN: BS
CHECKED: VH

TITLE
COVER SHEET

SHEET
1 OF 8
C-01



- General Notes**
- The following items will be reviewed at the time of Final Plat review.
 - Plan and profiles
 - Public improvement construction drawings
 - All pipe details (bends, detector tape, etc.)
 - Blow-offs and automatic release valves
 - Manhole and box details
 - Water and sewer service details
 - Lot line utility easements
 - Street light/steel signs/traffic signs
 - Power line easements and dome/transformer locations
 - Lot addresses
 - CRB values and road sub-base
 - Subdivision monumentation and lot corner markers.

Boundary Description

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 7 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SPRINGVILLE CITY, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 63, PLAT "A," DUCK CREEK ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N88°33'19"E ALONG THE SECTION LINE 87.73 FEET, AND NORTH 1373.66 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 146426-2004 OF THE OFFICIAL RECORDS OF UTAH COUNTY, N88°13'26" W 40.64 FEET; THENCE N89°20'00" W 356.96 FEET TO THE EASTERY LINE OF 950 WEST STREET; THENCE N00°40'00" E ALONG SAID STREET 319.03 FEET TO THE SOUTH LINE OF DUCK CREEK ESTATE SUBDIVISION, PLAT "A," THENCE ALONG SAID PLAT THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE S89°20'08" E 389.89 FEET; (2) THENCE S00°42'44" E 319.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.884 ACRES, MORE OR LESS.

Development Summary

Current Zoning: R2-Westfield Overlay Zone

Development:
 Total Developed Area: 125,452 sq. ft.
 2.88 acres
 Total Number of Lots: 23 Lots
 1 Single Family
 6 Twin Homes
 16 Row Homes
 Density: 7.98 units/acre

Density:
 Min. Lot Size: 2,657 sq. ft.
 Max. Lot Size: 9,789 sq. ft.
 Average Lot Size: 4,407 sq. ft.
 Median Lot Size: 4,413 sq. ft.

Typical Building Construction

Type of Dwelling	Residential Duplex Construction
Type of Construction	Type 5, Unsprinkled
Occupancy Classification	R3

- Density Bonus**
- 20% Bonus for 75% Rock or Brick
 - 3% Bonus where 50% of homes are row homes
 - 3% Parks fee in lieu
 - 3% Porch improvements
 - 2% Window accents
 - 2% Projecting Dais
 - 33% Total Bonus

NAG INVESTMENTS LP
23:031:0086

IHC HEALTH SERVICES
23:034:0134



NO.	DATE	DESCRIPTION
2	8/20/2014	Irrigation Comments
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H&H ENGINEERING & SURVEYING, INC.

233 EAST MAIN STREET, SUITE 2
AMERICAN FORK, UTAH 84003

TEL: (801) 756-2488
FAX: (801) 756-3499

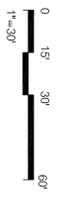
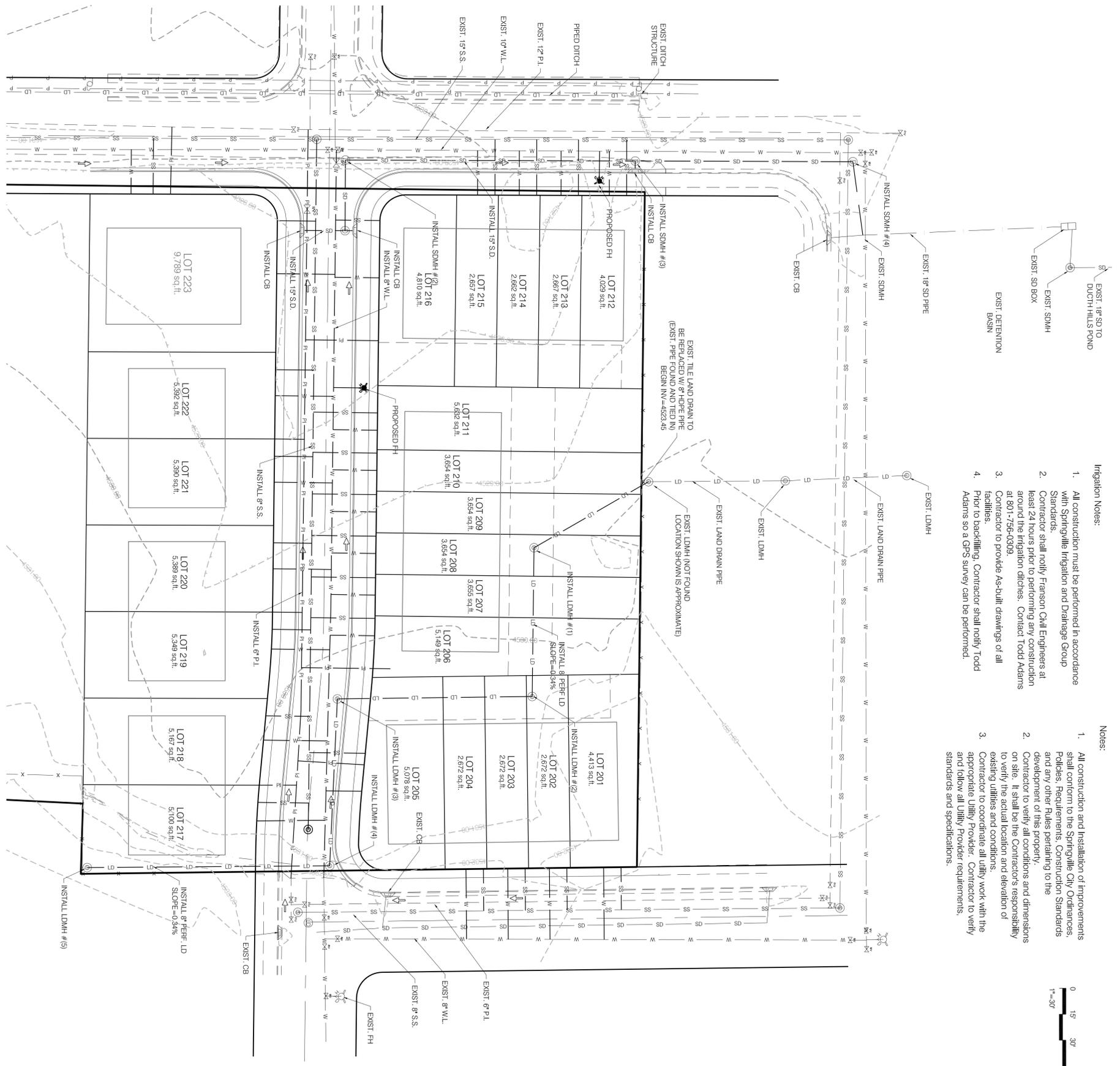
PROJECT NAME:
**DUCK CREEK ESTATES
PHASE 2
SPRINGVILLE CITY, UTAH**

PROJECT NO.: 13-438-02
 DATE: June 30, 2014
 HOR SCALE: As Noted
 VER SCALE: As Noted
 ENGINEER: AH
 DRAFTED: BS
 CHECKED: VH

TITLE
SITE PLAN

SHEET
2 OF 8
C-02

- Irrigation Notes:**
- All construction must be performed in accordance with Springville Irrigation and Drainage Group Standards.
 - Contractor shall notify Franson Civil Engineers at least 24 hours prior to performing any construction around the irrigation ditches. Contact Todd Adams at 801-756-0309.
 - Contractor to provide As-built drawings of all facilities.
 - Prior to backfilling, Contractor shall notify Todd Adams so a GPS survey can be performed.
- Notes:**
- All construction and installation of improvements shall conform to the Springville City Ordinances, Policies, Requirements, Construction Standards and any other Rules pertaining to the development of this property.
 - Contractor to verify all conditions and dimensions on site. It shall be the Contractor's responsibility to verify the actual location and elevation of existing utilities and conditions.
 - Contractor to coordinate all utility work with the appropriate Utility Provider. Contractor to verify and follow all Utility Provider requirements, standards and specifications.



Area Summary:

Description	Area (sf)	Area (acres)	C Factor
Buildings	43,600.0	1.0009	0.90
Hardscape	38,300.0	0.8792	0.90
Landscaping	43,552.0	0.9998	0.15
Total:	125,452.0	2.8900	0.6396

10 yr, 24 hr Storm - Calculations

Weighted C =	0.640	Area (acres) =	2.88	Discharge Rate =	0.43
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Time (min)	Intensity (in/hr)	Run Off (cfs)	Volume (c)	Discharge (c)	Storage (c)
5	3.12	5.747	1,724	129	1,595
10	2.40	4.421	2,653	258	2,395
15	2.04	3.738	3,382	387	2,995
30	1.40	2.579	4,642	774	3,868
60	0.89	1.639	5,902	1,548	4,354
120	0.52	0.956	6,897	3,096	3,801
180	0.40	0.737	7,958	4,644	3,314
360	0.23	0.424	9,151	9,288	-137
720	0.14	0.258	11,141	18,576	-7,435
1440	0.08	0.147	12,732	37,152	-24,420

25 yr, 24 hr Storm - Calculations

Weighted C =	0.640	Area (acres) =	2.88	Discharge Rate =	0.43
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Time (min)	Intensity (in/hr)	Run Off (cfs)	Volume (c)	Discharge (c)	Storage (c)
5	3.84	7.073	2,122	129	1,993
10	2.94	5.416	3,249	258	2,991
15	2.48	4.568	4,111	387	3,724
30	1.72	3.168	5,703	774	4,929
60	1.09	2.008	7,228	1,548	5,680
120	0.62	1.142	8,223	3,096	5,127
180	0.45	0.829	8,952	4,644	4,308
360	0.26	0.479	10,345	9,288	1,057
720	0.16	0.295	12,732	18,576	-5,844
1440	0.10	0.184	15,915	37,152	-21,237

Storm Water Design Summary:

Piping System Design:
 10 yr, 24 hr Storm
 0.15 cfs/acre = 0.43 cfs
 5,680 cubic feet

Detention Basin Design:
 Allowable Discharge Rate:
 Required Detention Storage:
 5,680 cubic feet

- SYMBOL LEGEND**
- Existing Curb Inlet Box
 - Existing Fire Hydrant
 - Existing Sanitary Sewer Manhole
 - Existing Storm Drain Manhole
 - Existing Storm Drain Catchbasin
 - Existing Water Valve
 - Existing Electrical Box
 - Existing Power Pole
 - Existing Street Light
 - Existing Street Sign
 - Existing Telephone Box
 - Proposed Curb Inlet Box
 - Proposed Fire Hydrant
 - Proposed Sanitary Sewer Manhole
 - Proposed Storm Drain Catchbasin
 - Proposed Storm Drain Catchbasin
 - Proposed Water Valve
 - Proposed Electrical Box
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- LEGEND**
- Section Line
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NO.	DATE	DESCRIPTION
2	8/20/2014	Irrigation Comments
1	7/18/2014	City Comments

H&H ENGINEERING & SURVEYING, INC.

233 EAST MAIN STREET, SUITE 2
 AMERICAN FORK, UTAH 84003

TEL: (801) 756-2488
 FAX: (801) 756-3499

PROJECT NAME:

**DUCK CREEK ESTATES
 PHASE 2
 SPRINGVILLE CITY, UTAH**

PROJECT NO.: 13-436-02
DATE: June 30, 2014
HOR SCALE: As Noted
VER SCALE: As Noted
ENGINEER: AS Noted
DRAWN: NH
CHECKED: BS
DATE: VH

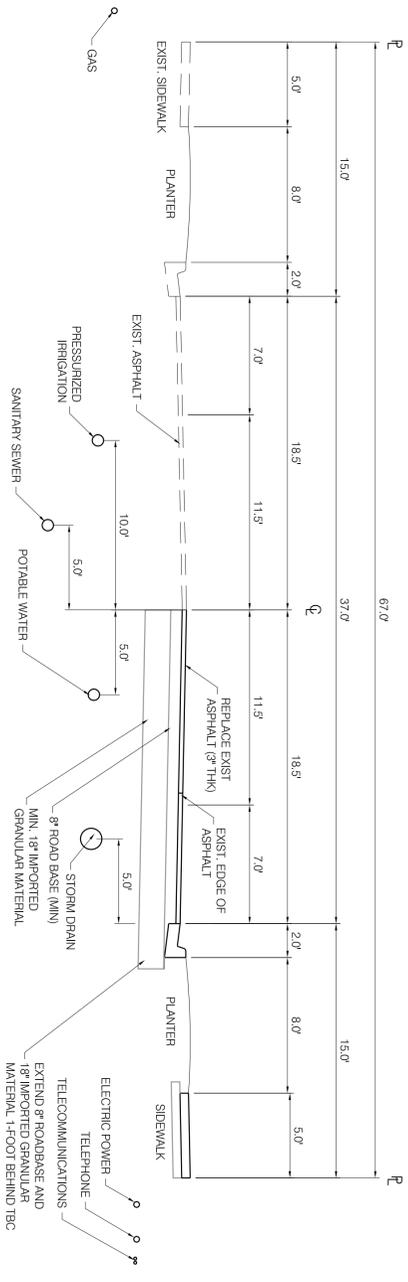
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UTILITY PLAN

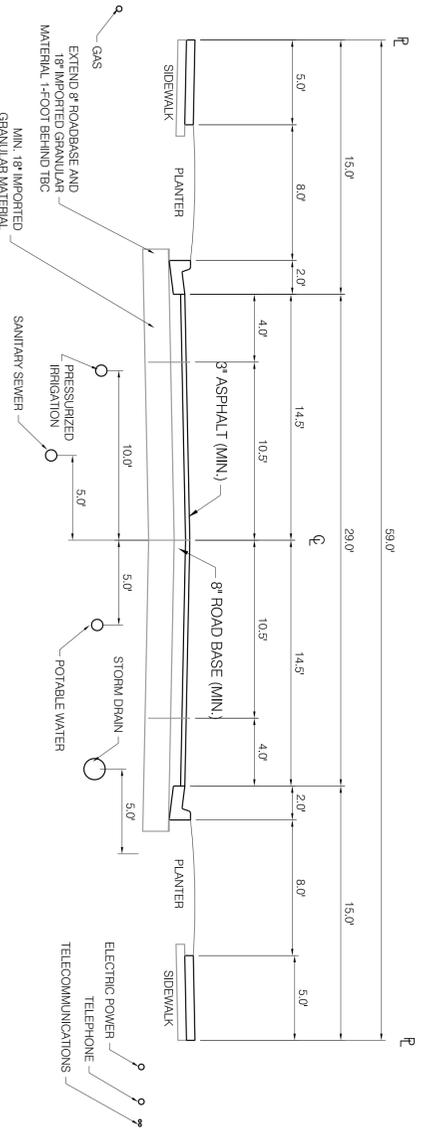
SHEET:

3 OF 8

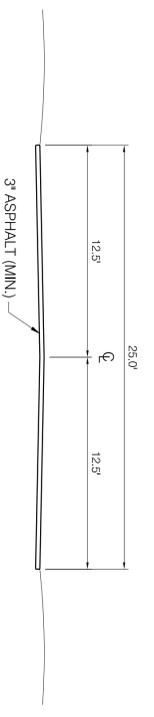
C-03



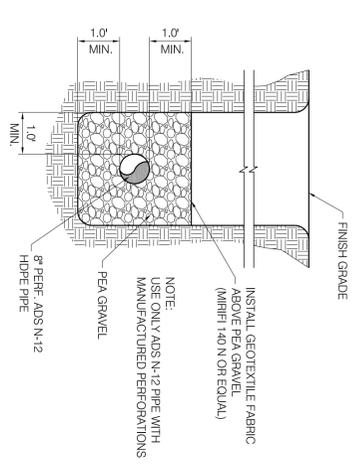
TYPICAL 67 STREET CROSS-SECTION
SECTION
SCALE 1"=5'



TYPICAL 59 STREET CROSS-SECTION
SECTION
SCALE 1"=5'



TYPICAL 25' DRIVEWAY CROSS-SECTION
SECTION
SCALE 1"=5'



TYPICAL LAND DRAIN TRENCH DETAIL
SECTION
SCALE 1"=2'

NO.	DATE	DESCRIPTION
2	8/20/2014	Irrigation Comments
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H&H
ENGINEERING & SURVEYING, INC.

233 EAST MAIN STREET, SUITE 2
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
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PROJECT NAME:
**DUCK CREEK ESTATES
PHASE 2
SPRINGVILLE CITY, UTAH**

PROJECT NO.: 13-438-02
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VER SCALE: As Noted
ENGINEER: JH
DRAWN: BS
CHECKED: JH

TITLE
**GENERAL
DETAILS**

SHEET
4 OF 8
CD-01



SPANISH FORK-SPRINGVILLE AIRPORT

Cris Child/Manager
2050 N 300 W
Spanish Fork, Utah 84660
(801) 420-8888

October 3, 2014

Staff Report

To: Honorable Mayors and City Councils

From: Cris Child Airport Manager on behalf of the Spanish Fork/Springville Airport Board

Subject: Armstrong Consultants Task Order 1 (Phase 3 Runway Shift)

Recommended Motion: Authorize the Mayor to execute the attached Task Order 1 with Armstrong Consultants

Background/Discussion: This is an addendum to the Engineering Agreement with Armstrong Consultants who is under contract with the two Cities to perform Engineering Services for the Airport. Please see the attached record of negotiations for more details.

Alternatives: Continue negotiations with Armstrong Consultants on the fee amount.

Fiscal Impact: The \$253,500.00 fee outlined in the attached record of negotiations is eligible for reimbursement from the Federal and State Grants associated with this project. The net effect will be a cost to the two cities of 5% of the above amount which will be covered by funds in the Airport Capital Improvement account.

Cris Child
Airport Manager



SPANISH FORK-SPRINGVILLE AIRPORT

Cris Child/Manager
2050 N 300 W
Spanish Fork, Utah 84660
(801) 420-8888

October 3, 2014

RECORD OF NEGOTIATION

Runway 12/30 Shift & Extend (6,500' x 100') Construction - Phase III (Paving, Roads, Fencing, Lighting, and Signage)

Location: Spanish Fork-Springville: Woodhouse Field
Spanish Fork, Utah

AIP Grant: 3-49-0034-022-2014

1. The consulting firm of Armstrong Consultants, Inc. was selected on September 24, 2009 from those consultants who submitted their qualifications for this project.
2. The scope of work and fee proposal was developed by Armstrong Consultants, Inc. on July 25, 2014. The Consultant's fee proposal for the work was as follows:

Phase 1 – Repackage Design	\$ 28,000
Phase 2 -- Bidding	\$ 12,000
Phase 3 – Construction Services	\$ 98,000
Aeronautical Survey	\$ 115,500
Engineering Total	\$ 253,500

3. An independent fee estimate was completed by Independent Kost Estimates on September 25, 2014. The independent fee estimate is \$238,840.
4. The fee proposal submitted by Armstrong Consultants, Inc. is within ten percent (10%) of the independent fee estimate and is therefore considered reasonable by the Sponsor. The scope of work, contract and Sponsor's independent fee estimate are attached to this record of negotiation and hereby submitted to the ADO for reasonableness of cost determination.
5. The negotiations were conducted in good faith to ensure the fees are fair and reasonable. The procedures outlined in AC 150/5100-14D have been followed.

Respectfully,

Cris Child
Airport Manager



Letter of Recommendation to City Council

Springville City Board Name: Airport Board

Applicant: Airport Board	Request: Recommend Approval of Armstrong Task Order.	Date of Meeting: 10-2-2014
------------------------------------	--	-----------------------------------

Motion by: Clair Anderson	Second by: Brian Park		
RECOMMENDATION	APPROVE	DISAPPROVE	OTHER:
CONDITIONS OF APPROVAL: None			

Voting Record:

Member Name	APPROVE	DENY	ABSTAIN
<i>Jan F. Olsen</i>	<input checked="" type="checkbox"/>		
<i>[Signature]</i>	<input checked="" type="checkbox"/>		
<i>Bug Ford</i>	<input checked="" type="checkbox"/>		
<i>Brian Park</i>	<input checked="" type="checkbox"/>		
<i>[Signature]</i>	<input checked="" type="checkbox"/>		

Bug Ford
Chair

10-2-2014
Date

**TASK ORDER I
ATTACHMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN OWNER AND ENGINEER,
DATED _____, 2014**

FURTHER DESCRIPTION OF SERVICES OF ENGINEER

1. This Attachment is made a part of and incorporated by reference into the Professional Services Agreement made on September 24, 2009 between the **CITIES of SPANISH FORK & SPRINGVILLE, UTAH (Owners)** and **ARMSTRONG CONSULTANTS, INC., (Engineer)** providing for professional engineering services. The Services of Engineer as described in Section 1 of the Agreement are amended or supplemented as indicated below and the time periods for the performance of certain services are stipulated as indicated below.

2. **WORK PROGRAM** - Attached
Project – Runway 12/30 Shift & Extend (6,500' x 100')
Construction - Phase III
(Paving, Roads, Fencing, Lighting, and Signage)

3. **FEES** - The fees will be as noted below. (All lump sums)

<u>Element 1</u>	
Phase 1 – Repackage Design	\$ 28,000
Phase 2 -- Bidding	\$ 12,000
Phase 3 – Construction Services	\$ 98,000
Attachment – Aeronautical Survey	\$ 115,500
<u>Element 1 Engineering Total</u>	\$ 253,500

**OWNERS:
SPRINGVILLE CITY**

By _____
Wilford W. Clyde, Mayor

**ENGINEER:
ARMSTRONG CONSULTANTS, INC.**

By _____
Dennis Corsi, President

Attest: _____

SPANISH FORK CITY

By _____
Steve Leifson, Mayor

Attest: _____

PHASE 1 - REPACKAGE DESIGN

The repackage design phase will provide well-defined construction requirements for the work items identified. Phase I and Phase II as-constructed information and comments will be implemented into Phase III Construction Documents. Work will also include responding as necessary to requests for additional information from FAA. The final design will take advantage of local knowledge and experience and utilize expertise from recent construction projects to provide a cost-effective project. The repackage will provide Phase III final design drawings, specifications, and detailed construction cost estimates for the project.

Activities include:

1. Coordinate with the Owner, FAA and local users to minimize impacts in day-to-day operations. This will include meeting with the Owner to determine critical dates, the feasibility of the proposed work and establish the timing of site-specific investigations. Various meetings during this phase will also be conducted to review the progress of the design and discuss construction details, proposed timeframe of the construction and special requirements of the project. It is anticipated that there will be one meeting with the Owner and the FAA.
2. Prepare project scope of work and contract. This includes establishing the scope of work through meeting with the Owner and the FAA. This also includes drafting the contract for work to be done by the Engineer for the Owner.
3. Design all improvements in accordance with FAA standards and guidelines.
4. Update the overall construction safety and phasing plan in order to maximize project constructability. The phasing plan will be submitted to the FAA for review and approval.
5. As part of the previous phase a Categorical Exclusion was completed.
6. Prepare construction plans. Construction plans will be prepared depicting the required work for Phase III.
7. Update contract documents. The Engineer will prepare the contract documents including invitation for bids, instructions to bidders, proposal, equal employment opportunity clauses and applicable wage rates, construction contract agreement, performance bond, payment bond, general and special provisions. Preparation will include establishing the location for the bid opening and description of the work schedule. Contract documents will be prepared as early as possible during the design phase and submitted to the FAA, State, and Owner for review. Davis Bacon wage rates will be included in the project specifications.
8. Prepare technical specifications. The Engineer will assemble the technical specifications necessary for the intended work. Standard FAA specifications will be utilized where possible. Additional specifications will be prepared to address work items or material that is not covered by the FAA specifications.
9. Calculate Estimated Quantities. The Engineer will calculate all necessary quantities for the various work items in each Element.
10. Prepare Estimate of Probable Construction Cost. Using the final quantities calculated following the completion of the plans and specifications, the Engineer will prepare the

construction cost estimate. The estimate will be based on information obtained from previous projects, contractors, material suppliers and other databases available.

11. Coordinate schedules for construction. This task involves dividing the construction work into schedules to assure minimum disruption of the airport aircraft operations. This item will also identify continuous working times or other unusual conditions that could affect the Contractor's normal progress of the work.
12. Solicit final Owner and FAA review and approval for Phase III.
13. Provide the FAA and Sponsor one set of contract documents and half size plans (11"x17") for Phase III.
14. Prepare and submit final plans and specifications. Copies will be submitted to the FAA and Owner. A final set of plans, specifications and contract documents will be prepared which incorporates revisions, modifications and corrections determined during the FAA, UDOT and Owner's review.
15. Prepare Federal Grant Application. This task consists of preparing the federal grant application. The application will be completed prior to the design phase. Preparation of the application will include the following:
 - a. Prepare Federal Form 424.
 - b. Prepare Project Sketch to be included in FAA Grant Application.
 - c. Prepare Program Narrative, discussing the purpose and need of the work and the method of accomplishment.
 - d. Prepare Preliminary Estimate.
 - e. Prepare the Sponsor's Certifications. This is to be included with the FAA Grant Application.
 - f. Attach the current Grant Assurances.

The Engineer will submit the application to the Owner for approval and signatures.

PHASE 2 – BIDDING

During the bidding phase of the project, the Engineer will assist the Airport in advertising and letting the project for bid. Construction schedules will be coordinated to attempt synchronizing good construction weather, least interference with airport operations, and appropriate timing relative to FAA and UDOT funding schedules. Engineer will assist in dialogue with potential bidders to quantify bidder questions assist Sponsor in attaining economic bids.

1. Assist the Owner with advertising and interpretation of Phase III project requirements. Plans and specifications will be available via the web site of Armstrong Consultants. The Owner and FAA will be given a hard copy set of the Phase III Plans and Specifications.
2. Provide technical assistance and recommendations to the Airport during construction bidding of Phase III.
3. Assist with pre-bid conference which will be conducted at the Spanish Fork-Springville Airport and bid opening which will be conducted at Spanish Fork City Hall at the date and time agreed by the Owner. Issue addenda, prepare an abstract of bids, and make recommendations for award.
4. Assist in award notification to successful bidder and notify and return bid bonds to the unsuccessful bidders. The DBE goal and all bidding requirements will be reviewed for responsiveness. Any issues or concerns that arise from the bidding documents will be brought to the attention of the Sponsor for clarification.

PHASE 3 – CONSTRUCTION SERVICES

During the construction phase of the project, the designer will assist the Airport to monitor and document progress for quality and cost control. Review contractor payment requests, quality control and acceptance testing, provide necessary survey control information, continually inform the Owner of project progress and problems, complete the quality assurance (QA) test summary, conduct the final project inspection and complete the final project report.

Activities include:

1. Prepare construction contract agreement, review bonds, insurance certificates, construction schedules, etc.
2. Review and accept the Contractor's Safety Plan Compliance Document prior to issuing the Notice to Proceed.
3. Submit a Construction Management Plan to the FAA prior to paving operations taking place. Armstrong will obtain all required information from the contractor and produce the CMP to be submitted to the FAA for acceptance.
4. Conduct pre-construction conference.
5. Provide base map depicting survey control points and proposed improvements located relative to established survey control.
6. Provide review of all submittals for materials to be used on the project. Review all shop drawings items as required during construction.
7. Provide technical assistance and recommendations to the airport during construction.
8. Provide a full-time resident inspector to monitor and document construction progress, confirm conformance with schedules, plans and specifications, measure and document construction pay quantities, document significant conversations or situations, document input or visits by local authorities, etc.
9. Prepare change orders and supplemental agreements, if required. All coordination of change orders will be provided by the Engineer.
10. Prepare and submit weekly inspection reports. Reports will be submitted to the FAA and Sponsor.
11. Prepare and confirm monthly payment requests. Payment requests will be reviewed for accuracy with contractor and project inspector. Armstrong will prepare FAA payment documents for the Owner. The Owner will be required to complete the payment reimbursement through the FAA e-invoicing system.
12. Prepare and submit the project QA test summary. The QA test summary will be required to be submitted to the FAA prior to scheduling a final inspection.

13. Conduct final project inspection with the Owner, FAA and UDOT Aeronautics and the contractor. Any punch list items will be noted and coordinated with the contractor for necessary action.
14. Update pavement strength survey to include the current project.
15. Prepare record drawings and a final project report. The final report will follow the current FAA Northwest Mountain Region AIP Final Report guidance. The FAA and Sponsor will each receive one copy of the record drawings in half size (11"x17") format as well as one in electronic format on a CD.
16. Prepare and/or assist with necessary forms:
 - a. Sponsor Quarterly Report
 - b. Strategic Event Coordination Form
 - c. Standard Form 271
 - d. Standard Form 425
17. Update ALP drawing sheets.

DATE: October 2, 2014

TO: Honorable Mayor and City Council

FROM: Bruce Riddle, Finance Director

**SUBJECT: 2008 SALES TAX REVENUE BOND REFUNDING – PARAMETERS
RESOLUTION**

RECOMMENDED MOTION

The Finance Department recommends adopting **RESOLUTION#2014-17**, AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$3,300,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE REFUNDING BONDS, SERIES 2014; 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; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL RESOLUTION, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

SUMMARY OF ISSUES/FOCUS OF ACTION

Adoption of this resolution authorizes the Designated Officers of the City (the Mayor and Finance Director) to take advantage of current bond market conditions and proceed with issuing refunding bonds associated with the 2006 Sales Tax Revenue bonds that were issued for park land acquisition and park improvements.

BACKGROUND

In 2006 the City of Springville issued Sales Tax Revenue Bonds in the amount of \$5,900,000 for the purpose of acquiring park land and making various park improvements. To date the proceeds of the bonds have been spent in their entirety for their intended purposes. The Series 2006 bonds have an average coupon of 4.27%; a call date of June 1, 2015; and a final maturity of June 2021.

DISCUSSION

With the call date (first allowable time for refinancing) of June 1, 2015 approaching, staff has been working with the City's financial advisor, John Crandall at George K. Baum and Co., to

explore opportunities to take advantage of the unusually low interest rates currently available in the bond market.

The intent of the refunding will be to place a request for proposal in the marketplace with the hopes of receiving offers for a direct placement. Current market conditions are such that, on the conservative side, the City should be able to expect interest rates in the range of 2.0%. At these rates, the refunding would generate net present value (NPV) savings of approximately \$160,000 and true interest costs (TIC) of 2.050%.

ALTERNATIVES

At its option, the City Council could consider any of the following alternatives:

- Do nothing and continue servicing the existing bonds
- Wait until the actual call date of the bonds (June 1, 2015), which would reduce up to approximately \$24,000 of negative arbitrage, but would also expose the city to interest rate risk and the potential of losing any savings on the refunding if interest rates rose significantly between now and the call date.

FISCAL IMPACT

Restructuring the bonds with the proposed amendment will result in a net present value savings of \$162,000 (nearly 5.6%, well in excess of the standard 3% rule of thumb for a restructuring). The refunding will result in annual debt service savings of approximately \$20k per year through final maturity (see attached Restructuring Analysis).

The City will need to pay costs of issuance of approximately \$24k, which was not budgeted and will require a budget amendment at a future date.

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

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SUMMARY

- Refunded Bonds: \$2,800,000
- NPV Savings: \$162,483/5.803%
- Average Annual NPV Savings: \$24,408
- Average Life: 3.983 years

ASSUMPTIONS

- Dated Date: 12/30/14
- Advance Refund Series 2006 STR (callabe 6/1/2015)
- Gross funded escrow

CITY OF SPRINGVILLE, UTAH
\$5,900,000 SALES TAX REVENUE BONDS
SERIES 2006
(Dated January 6, 2006; Issued to preserve open space in the City)

Total Refunded Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2015	-	4.750%	59,928.13	59,928.13	59,928.13
12/01/2015	-	-	59,928.13	59,928.13	-
06/01/2016	420,000.00	4.583%	59,928.13	479,928.13	539,856.26
12/01/2016	-	-	50,303.13	50,303.13	-
06/01/2017	435,000.00	4.125%	50,303.13	485,303.13	535,606.26
12/01/2017	-	-	41,331.25	41,331.25	-
06/01/2018	455,000.00	4.250%	41,331.25	496,331.25	537,662.50
12/01/2018	-	-	31,662.50	31,662.50	-
06/01/2019	475,000.00	4.250%	31,662.50	506,662.50	538,325.00
12/01/2019	-	-	21,568.75	21,568.75	-
06/01/2020	500,000.00	4.250%	21,568.75	521,568.75	543,137.50
12/01/2020	-	-	10,943.75	10,943.75	-
06/01/2021	515,000.00	4.250%	10,943.75	525,943.75	536,887.50
Total	\$2,800,000.00	-	\$491,403.15	\$3,291,403.15	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation.....	12/30/2014
Average Life.....	4.043 Years
Average Coupon.....	4.2559338%
Weighted Average Maturity (Par Basis).....	4.043 Years

Refunding Bond Information

Refunding Dated Date.....	12/30/2014
Refunding Delivery Date.....	12/30/2014

CITY OF SPRINGVILLE, UTAH
\$5,900,000 SALES TAX REVENUE BONDS
SERIES 2006
(Dated January 6, 2006; Issued to preserve open space in the City)

Prior Original Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/05/2006	-	-	-	-	-
06/01/2006	-	-	101,269.76	101,269.76	101,269.76
12/01/2006	-	-	124,853.13	124,853.13	-
06/01/2007	300,000.00	4.000%	124,853.13	424,853.13	549,706.26
12/01/2007	-	-	118,853.13	118,853.13	-
06/01/2008	300,000.00	4.000%	118,853.13	418,853.13	537,706.26
12/01/2008	-	-	112,853.13	112,853.13	-
06/01/2009	325,000.00	4.000%	112,853.13	437,853.13	550,706.26
12/01/2009	-	-	106,353.13	106,353.13	-
06/01/2010	330,000.00	4.000%	106,353.13	436,353.13	542,706.26
12/01/2010	-	-	99,753.13	99,753.13	-
06/01/2011	340,000.00	4.000%	99,753.13	439,753.13	539,506.26
12/01/2011	-	-	92,953.13	92,953.13	-
06/01/2012	350,000.00	4.000%	92,953.13	442,953.13	535,906.26
12/01/2012	-	-	85,953.13	85,953.13	-
06/01/2013	370,000.00	4.250%	85,953.13	455,953.13	541,906.26
12/01/2013	-	-	78,090.63	78,090.63	-
06/01/2014	385,000.00	4.500%	78,090.63	463,090.63	541,181.26
12/01/2014	-	-	69,428.13	69,428.13	-
06/01/2015	400,000.00	4.750%	69,428.13	469,428.13	538,856.26
12/01/2015	-	-	59,928.13	59,928.13	-
06/01/2016	420,000.00	4.583%	59,928.13	479,928.13	539,856.26
12/01/2016	-	-	50,303.13	50,303.13	-
06/01/2017	435,000.00	4.125%	50,303.13	485,303.13	535,606.26
12/01/2017	-	-	41,331.25	41,331.25	-
06/01/2018	455,000.00	4.250%	41,331.25	496,331.25	537,662.50
12/01/2018	-	-	31,662.50	31,662.50	-
06/01/2019	475,000.00	4.250%	31,662.50	506,662.50	538,325.00
12/01/2019	-	-	21,568.75	21,568.75	-
06/01/2020	500,000.00	4.250%	21,568.75	521,568.75	543,137.50
12/01/2020	-	-	10,943.75	10,943.75	-
06/01/2021	515,000.00	4.250%	10,943.75	525,943.75	536,887.50
Total	\$5,900,000.00	-	\$2,310,926.12	\$8,210,926.12	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation.....	12/30/2014
Average Life.....	3.590 Years
Average Coupon.....	4.2631499%
Weighted Average Maturity (Par Basis).....	3.590 Years

Refunding Bond Information

Refunding Dated Date.....	12/30/2014
Refunding Delivery Date.....	12/30/2014



CITY OF SPRINGVILLE, UTAH
\$5,900,000 SALES TAX REVENUE BONDS
SERIES 2006

(Dated January 6, 2006; Issued to preserve open space in the City)

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S	Fiscal Total
12/30/2014	-	-	-	-	-	-	-	-
06/01/2015	2,800,000.00	59,928.13	2,859,928.13	-	4.750%	59,928.13	59,928.13	59,928.13
12/01/2015	-	-	-	-	-	59,928.13	59,928.13	-
06/01/2016	-	-	-	420,000.00	4.583%	59,928.13	479,928.13	539,856.26
12/01/2016	-	-	-	-	-	50,303.13	50,303.13	-
06/01/2017	-	-	-	435,000.00	4.125%	50,303.13	485,303.13	535,606.26
12/01/2017	-	-	-	-	-	41,331.25	41,331.25	-
06/01/2018	-	-	-	455,000.00	4.250%	41,331.25	496,331.25	537,662.50
12/01/2018	-	-	-	-	-	31,662.50	31,662.50	-
06/01/2019	-	-	-	475,000.00	4.250%	31,662.50	506,662.50	538,325.00
12/01/2019	-	-	-	-	-	21,568.75	21,568.75	-
06/01/2020	-	-	-	500,000.00	4.250%	21,568.75	521,568.75	543,137.50
12/01/2020	-	-	-	-	-	10,943.75	10,943.75	-
06/01/2021	-	-	-	515,000.00	4.250%	10,943.75	525,943.75	536,887.50
Total	\$2,800,000.00	\$59,928.13	\$2,859,928.13	\$2,800,000.00	-	\$491,403.15	\$3,291,403.15	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation.....	12/30/2014
Average Life.....	4.043 Years
Average Coupon.....	4.2559338%
Weighted Average Maturity (Par Basis).....	4.043 Years

Refunding Bond Information

Refunding Dated Date.....	12/30/2014
Refunding Delivery Date.....	12/30/2014

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

Refunding Escrow

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
12/30/2014	-	-	-	-	-
06/01/2015	2,859,928.13	-	2,859,928.13	2,859,928.13	-
Total	\$2,859,928.13	-	\$2,859,928.13	\$2,859,928.13	-

Investment Parameters

Investment Model [PV, GIC, or Securities].....	Securities
Default investment yield target.....	Bond Yield
Cost of Investments Purchased with Bond Proceeds.....	2,859,928.13
Total Cost of Investments.....	\$2,859,928.13
Target Cost of Investments at bond yield.....	\$2,835,564.07
Yield to Receipt.....	-9.06E-11
Yield for Arbitrage Purposes.....	2.0501856%
State and Local Government Series (SLGS) rates for.....	9/30/2014

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/30/2014	-	-	-	-	-
06/01/2015	-	-	24,806.99	24,806.99	24,806.99
12/01/2015	-	-	29,571.25	29,571.25	-
06/01/2016	455,000.00	2.050%	29,571.25	484,571.25	514,142.50
12/01/2016	-	-	24,907.50	24,907.50	-
06/01/2017	465,000.00	2.050%	24,907.50	489,907.50	514,815.00
12/01/2017	-	-	20,141.25	20,141.25	-
06/01/2018	475,000.00	2.050%	20,141.25	495,141.25	515,282.50
12/01/2018	-	-	15,272.50	15,272.50	-
06/01/2019	485,000.00	2.050%	15,272.50	500,272.50	515,545.00
12/01/2019	-	-	10,301.25	10,301.25	-
06/01/2020	500,000.00	2.050%	10,301.25	510,301.25	520,602.50
12/01/2020	-	-	5,176.25	5,176.25	-
06/01/2021	505,000.00	2.050%	5,176.25	510,176.25	515,352.50
Total	\$2,885,000.00	-	\$235,546.99	\$3,120,546.99	-

Yield Statistics

Bond Year Dollars.....	\$11,490.10
Average Life.....	3.983 Years
Average Coupon.....	2.0500000%
Net Interest Cost (NIC).....	2.0500000%
True Interest Cost (TIC).....	2.0501856%
Bond Yield for Arbitrage Purposes.....	2.0501856%
All Inclusive Cost (AIC).....	2.2716046%

IRS Form 8038

Net Interest Cost.....	2.0500000%
Weighted Average Maturity.....	3.983 Years

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	OLD D/S	Savings	Fiscal Total
12/30/2014	-	-	-	-	-	-	-
06/01/2015	-	-	24,806.99	24,806.99	59,928.13	35,121.14	35,121.14
12/01/2015	-	-	29,571.25	29,571.25	59,928.13	30,356.88	-
06/01/2016	455,000.00	2.050%	29,571.25	484,571.25	479,928.13	(4,643.12)	25,713.76
12/01/2016	-	-	24,907.50	24,907.50	50,303.13	25,395.63	-
06/01/2017	465,000.00	2.050%	24,907.50	489,907.50	485,303.13	(4,604.37)	20,791.26
12/01/2017	-	-	20,141.25	20,141.25	41,331.25	21,190.00	-
06/01/2018	475,000.00	2.050%	20,141.25	495,141.25	496,331.25	1,190.00	22,380.00
12/01/2018	-	-	15,272.50	15,272.50	31,662.50	16,390.00	-
06/01/2019	485,000.00	2.050%	15,272.50	500,272.50	506,662.50	6,390.00	22,780.00
12/01/2019	-	-	10,301.25	10,301.25	21,568.75	11,267.50	-
06/01/2020	500,000.00	2.050%	10,301.25	510,301.25	521,568.75	11,267.50	22,535.00
12/01/2020	-	-	5,176.25	5,176.25	10,943.75	5,767.50	-
06/01/2021	505,000.00	2.050%	5,176.25	510,176.25	525,943.75	15,767.50	21,535.00
Total	\$2,885,000.00	-	\$235,546.99	\$3,120,546.99	\$3,291,403.15	\$170,856.16	-

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings.....	161,410.70
Contingency or Rounding Amount.....	1,071.87
Net Present Value Benefit.....	\$162,482.57
Net PV Benefit / \$2,800,000 Refunded Principal.....	5.803%
Net PV Benefit / \$2,885,000 Refunding Principal.....	5.632%

Refunding Bond Information

Refunding Dated Date.....	12/30/2014
Refunding Delivery Date.....	12/30/2014

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

Sources & Uses

Dated 12/30/2014 | Delivered 12/30/2014

Sources Of Funds

Par Amount of Bonds..... \$2,885,000.00

Total Sources..... \$2,885,000.00

Uses Of Funds

Costs of Issuance..... 24,000.00

Deposit to Current Refunding Fund..... 2,859,928.13

Rounding Amount..... 1,071.87

Total Uses..... \$2,885,000.00

CITY OF SPRINGVILLE, UTAH
\$2,885,000 SALES TAX REVENUE REFUNDING BONDS
SERIES 2014
(Advance Refunding of Series 2006 Sales Tax Bonds)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
06/01/2021	Term 1 Coupon	2.050%	2.050%	2,885,000.00	100.000%	2,885,000.00
Total	-	-	-	\$2,885,000.00	-	\$2,885,000.00

Bid Information

Par Amount of Bonds.....	\$2,885,000.00
Gross Production.....	\$2,885,000.00
Bid (100.000%).....	2,885,000.00
Total Purchase Price.....	\$2,885,000.00
Bond Year Dollars.....	\$11,490.10
Average Life.....	3.983 Years
Average Coupon.....	2.0500000%
Net Interest Cost (NIC).....	2.0500000%
True Interest Cost (TIC).....	2.0501856%

Springville, Utah

October 7, 2014

The City Council (the "Council") of Springville City, Utah (the "Issuer"), met in regular session at its regular meeting place in Springville, Utah on October 7, 2014, at 7:00 p.m., with the following members of the Council present:

Wilford W. Clyde	Mayor
Richard J. Child	Councilmember
Craig Conover	Councilmember
Chris Creer	Councilmember
Dean F. Olsen	Councilmember
Chris Sorensen	Councilmember

Also present:

Troy Fitzgerald	City Administrator
Bruce Riddle	Finance Director
Kim Rayburn	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this October 7, 2014, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF SPRINGVILLE CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$3,300,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE REFUNDING BONDS, SERIES 2014; 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; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL RESOLUTION, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) refund all or a portion of the Issuer's currently outstanding sales tax revenue bonds (the "Refunded Bonds"), (b) fund a debt service reserve fund, if necessary, and (c) pay costs of issuance with respect to the Series 2014 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales Tax Revenue Refunding Bonds, Series 2014 (to be issued in one or more series from time to time and with other series or title designations of the Issuer) (the "Series 2014 Bonds"), pursuant to (a) the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a Master Resolution adopted by the Issuer on December 13, 2005, as previously amended and supplemented, or a substantially similar general indenture (the "Master Resolution"), as further amended and supplemented by a Supplemental Resolution or a substantially similar supplemental indenture (the "Supplemental Resolution," and together with the Master Resolution, the "Bond Resolution"), in substantially the forms presented to the meeting at which this Resolution was adopted and which are attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity may give notice of its intent to issue such bonds and the Issuer desires to publish such notice in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the “Bond Purchase Agreement”) to be entered into between the Issuer and the purchaser of the Series 2014 Bonds (the “Purchaser”) as determined by the Designated Officers (defined below), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in order to allow the Issuer (in consultation with the Issuer’s Financial Advisor, George K. Baum & Company (the “Financial Advisor”)) flexibility in setting the pricing date of the Series 2014 Bonds to optimize debt service savings to the Issuer, the Council desires to grant to the Mayor or Mayor pro tem (collectively, the “Mayor”), and the Finance Director of the Issuer (collectively, the “Designated Officers”) the authority to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2014 Bonds shall be sold, and to set forth the final terms of the Series 2014 Bonds, and any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”).

NOW, THEREFORE, it is hereby resolved by the City Council of Springville City, Utah, as follows:

Section 1. For the purpose of (a) refunding the Refunded Bonds, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2014 Bonds, the Issuer hereby authorizes the issuance of the Series 2014 Bonds which shall be designated “Springville City, Utah Sales Tax Revenue Refunding Bonds, Series 2014” (to be issued in one or more series from time to time and with such other series or title designation(s) as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed \$3,300,000. The Series 2014 Bonds shall mature in not more than seven (7) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed 5.0% per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Section 2. The final interest rate or rates for the Series 2014 Bonds shall be set by the Designated Officers, in consultation with the Financial Advisor, at the rate or rates which will, taking into account the purchase price offered by the purchaser of the Series 2014 Bonds, in the opinion of the Designated Officers, result in a net present value savings for the refunding acceptable to the Issuer at the time of the sale of the Series 2014 Bonds and evidenced by execution by the Issuer of the Bond Purchase Agreement.

Section 3. The Supplemental Resolution and the Bond Purchase Agreement in substantially the forms presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and the City Recorder are hereby authorized to execute and deliver the Supplemental Resolution and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be

authorized by Section 4 hereof. The above described committee of the Designated Officers are hereby authorized to select the purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2014 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 4. The appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Bond Resolution, the Series 2014 Bonds, the Bond Purchase Agreement or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2014 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 5. The form, terms, and provisions of the Series 2014 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Bond Resolution. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2014 Bonds and to deliver said Series 2014 Bonds to the Purchaser. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 6. The appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Purchaser the Series 2014 Bonds in accordance with the provisions of the Bond Resolution.

Section 7. Upon their issuance, the Series 2014 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2014 Bonds and the Bond Resolution. No provision of this Resolution, the Bond Resolution, the Series 2014 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including but not limited to an escrow deposit agreement) and 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 the documents authorized and approved herein.

Section 9. After the Series 2014 Bonds are delivered to the Purchaser and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2014 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Bond Resolution.

Section 10. In accordance with the provisions of the Act, the Issuer shall cause the following “Notice of Bonds to be Issued” to be (i) published one (1) time in The Daily Herald, 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 Bond Resolution to be kept on file in the Springville City offices, for public examination during the regular business hours of the City until at least thirty (30) days from and 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 pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Act"), that on October 7, 2014, the City Council (the "Council") of Springville City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Sales Tax Revenue Refunding Bonds, Series 2014 (the "Series 2014 Bonds") (to be issued in one or more series from time to time and with such other series or title designation(s) as may be determined by the Issuer).

PURPOSE FOR ISSUING THE SERIES 2014 BONDS

The Series 2014 Bonds will be issued for the purpose of (a) refunding all or a portion of the Issuer's outstanding sales tax revenue bonds, (b) funding any required debt service reserve fund and (c) paying costs of issuance of the Series 2014 Bonds.

PARAMETERS OF THE SERIES 2014 BONDS

The Issuer intends to issue its Sales Tax Revenue Refunding, Series 2014, in the aggregate principal amount of not more than Three Million Three Hundred Thousand Dollars (\$3,300,000), to mature in not more than seven (7) 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, and bearing interest at a rate or rates not to exceed 5.0% per annum. The Series 2014 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, a Master Resolution adopted by the Issuer on December 13, 2005, as previously amended and supplemented or a substantially similar general indenture (the "Master Resolution"), as further amended and supplemented by a Supplemental Resolution or a substantially similar supplemental indenture (the "Supplemental Resolution" and collectively with the Master Resolution, the "Bond Resolution") which Bond Resolution was before the Council and attached to the Resolution in substantially final form at the time of the adoption of the Resolution and said Bond Resolution is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2014 Bonds will not exceed the maximums set forth above. No deposit on the Series 2014 Bonds is currently anticipated.

EXCISE TAXES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge 100% of the Local Sales and Use Tax revenues received by the Issuer pursuant to Title 59, Chapter 12, Part 2, Utah Code Annotated 1953, as amended, to the payment of the Series 2014 Bonds.

A copy of the Resolution and the Bond Resolution are on file in the office of the Springville City Recorder, 110 S. Main, Springville, Utah, where they may be examined during regular business hours of the City from 8:00 a.m. to 5:00 p.m., Monday through Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Bond Resolution (only as it relates to the Series 2014 Bonds), or the Series 2014 Bonds, or any provision made for the security and payment of the Series 2014 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this October 7, 2014.

/s/Kim Rayburn
City Recorder

Section 11. For purposes of and in accordance with Section 265 of the Code, the Issuer hereby designates the Series 2014 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 Issuer reasonably anticipates 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 Issuer and by any aggregated issuer during calendar year 2014 will not exceed \$10,000,000. For purposes of this section, "aggregated issuer" means any entity which (i) issues obligations on behalf of the Issuer, (ii) derives its issuing authority from the Issuer, or (iii) is subject to direct or indirect control by the Issuer within the meaning of Treasury Regulatory Section 1.150-1(e). The Issuer hereby represents that (a) it has not created and does not intend to create and does 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 Issuer, and all aggregated issuers for calendar year 2014 does not exceed \$10,000,000.

Section 12. 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 October 7, 2014.

(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

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

I, Kim Rayburn, the duly appointed and qualified City Recorder of Springville City, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Council held on October 7, 2014, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on October 7, 2014, and pursuant to the Resolution, there will be published a Notice of Bonds to be Issued (a) one time in The Daily Herald, a newspaper having general circulation within the City, with the affidavit of such publication attached hereto upon availability, (b) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this October 7, 2014.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Kim Rayburn, the undersigned City Recorder of Springville City, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the October 7, 2014, public meeting held by the City’s City Council (the “Council”), as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City’s principal offices on _____, 2014, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Daily Herald on _____, 2014, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1 to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2014 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the Issuer to be held during the year, by causing said Notice to be (i) posted on _____, at the principal office of the Issuer, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on _____, and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this October 7, 2014.

City Recorder

(SEAL)

SCHEDULE 1
NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

(attach Proof of Publication of
Notice of Bonds to be Issued)

EXHIBIT B

FORM OF SUPPLEMENTAL RESOLUTION

[See Transcript Document No. ____]

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

[See Transcript Document No. ____]