

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

October 21, 2014

Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Dave Norman, Public Works Director; Chris Trusty, City Engineer; Adam Ferre, Energy Department Director; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Rand Andrus, Fire Chief; Eric McDowell, Sheriff's Deputy.

1. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

Boy Scout Troops 1250 and 1652 presented a flag ceremony.

3. INFORMATION ITEMS/UPCOMING EVENTS

- **Bag the Leaf** – The City's Storm Drain Department is once again offering a free bagged leaf disposal service for residents. Bags are available at City Hall or The Ranches HOA office through the end of November. For program details, please visit the City website, News section or read the News item in The Eagle's View.
- **Early Voting** – Early voting for the General Election will be held at City Hall from Tuesday, October 21 through Friday, October 31. Hours are 1 p.m. to 5 p.m. most days. On Tuesdays (the 21st and 28th) the hours are 8 a.m. to 1 p.m. Valid ID is required to vote. Polling hours on Election Day, November 4, are 7 a.m. to 8 p.m. Please see the link to the County website on the City website, News section for a map of districts and polling places.
- **Road Closure – Porter's Crossing** – Porter's Crossing between Golden Eagle and Clark St. will be closed from 7 a.m. to 5 p.m. on Wednesday, October 22 for construction. The same detour as used previously will be in place. Please plan for extra time, watch speed and follow signs in this area.
- **Trick or Treat Village** – Saturday, October 25 from 10 a.m. to 2 p.m. at Nolan Park. Come dressed in your Halloween best! Admission is free. Animal costume contest. PTA Scarecrow Contest. Monster Mash by Gotta Dance Studio. Come decorate a cookie with our wonderful friends of our Eagle Mountain City Senior Citizens Council. Take home a FREE pumpkin! (while supplies last).
- **Immunization Clinic** -- The Utah County Health Department will hold an immunization clinic at City Hall on Thursday, October 30 from 4 p.m. to 5:30 p.m. Information on insurance plans accepted and available vaccines is on the City website, events calendar.

1
2 4. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns
3 and comments.

4
5 None.

6
7 5. CITY COUNCIL/MAYOR’S ITEMS – Time has been set aside for the City Council and Mayor to
8 make comments.

9
10 Councilmember Steinkopf

11 Councilmember Steinkopf welcomed all the residents who attended the meeting. He asked
12 everyone to be safe on Halloween.

13
14 Councilmember Burnham

15 Councilmember Burnham asked everyone to be educated voters. She reminded voters that there
16 are three constitutional amendments on the ballot.

17
18 Councilmember Ireland

19 Councilmember Ireland appreciated all the Scouts who attended in uniform and those who
20 presented the flag ceremony.

21
22 Councilmember Westmoreland

23 Councilmember Westmoreland welcomed everyone. He looked forward to the presentation on the
24 proposed utility sale and to hearing the everyone’s comments.

25
26 Councilmember Bradley

27 Councilmember Bradley was excited to hear everyone’s input and answer questions. He
28 appreciated their attendance.

29
30 Mayor Pengra

31 Mayor Pengra said the presentation about the utility sale is meant to be a starting point for a
32 conversation. The point of the meeting is to make sure that everyone’s questions will be answered.

33
34 **CONSENT AGENDA**

35
36 6. MINUTES

37 A. October 7, 2014 – Regular City Council Meeting

38
39 7. FINAL PAYMENT

40 A. Pony Express Parkway Rotomill and Overlay – Morgan Asphalt, Inc.

41
42 8. BOND RELEASE – Into Warranty

43 A. Valley View Ranch, Plat A-4

44 B. Valley View Ranch, Plat A-6

45
46 **MOTION:**

47 *Councilmember Ireland moved to approve the Consent Agenda.*
48 *Councilmember Bradley seconded the motion. Those voting aye: Adam*
49 *Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom*
50 *Westmoreland. The motion passed with a unanimous vote.*

1 **SCHEDULED ITEMS**

2
3 **9. PUBLIC HEARING**

4 Ballot Proposition 8 – Shall Eagle Mountain City, Utah, be Authorized to Sell its Electric
5 Distribution System and Related Equipment and Facilities (the “Electric System”) and Transfer
6 Electric Service for Residents in Eagle Mountain City to Rocky Mountain Power?
7

8 In accordance with Section 59-1-1605 of Utah State Code, the City Council is required to hold a
9 public meeting to allow equal time for the presentation of arguments in favor of and against Ballot
10 Proposition 8, for the Sale of the Electric System.
11

12 City Administrator Ifo Pili explained why the City proposes to sell the electric and natural gas
13 utilities, stating that the primary reason the City wants to sell the utility system is uncertainty in the
14 energy market. The question is whether Eagle Mountain or a professional power company is
15 better able to serve the residents, and which will be able to keep rates lower. The City doesn't
16 generate any power and doesn't own any power sources, other than a share in a wind power
17 project. That makes Eagle Mountain entirely subject to the energy market, based on agreements
18 which are about to expire. One has already expired. The City either needs to make new
19 agreements to purchase power or find ways to generate power. The Environmental Protection
20 Agency (EPA) is enacting new regulations which may result in a 20% reduction in coal power
21 production in the U.S. Much of the City's power and gas supply comes from coal-powered plants.
22

23 Utility rates will go up whether the City or private companies provide power and gas. However,
24 Rocky Mountain Power (RMP) generates 93% of its own power. Questar produces 50% of its
25 power. They are somewhat immune from energy market fluctuations. Over the past ten years,
26 Eagle Mountain residents have paid an average of 18% more than RMP and Questar customers.
27

28 Mr. Pili said that selling the gas and electric systems will discharge approximately half of the
29 City's bond debt.
30

31 The City will lose \$670,000 in General Fund revenue if the utility system is sold. The budget has
32 been cut \$380,000 in the past couple of years in anticipation of possibly selling the system, leaving
33 a \$290,000 impact. Selling will bring in additional sales tax revenue, as will ongoing City growth.
34 With the revenue estimates on those sources, the City will still need to make up a \$25,000 loss,
35 which will be covered by additional budget reductions. The water and sewer systems will have to
36 pay about \$567,000 in annual power and gas bills. Those expenses are already accounted for in
37 this year's budget. There's a remaining revenue shortfall that is projected to be covered by
38 growth, based on the number of building permits being issued.
39

40 Eagle Mountain's financial advisors have said that refinancing the remaining bonds will save the
41 City about \$63,000 per year.
42

43 In economic development, the City will lose the ability to provide utility rate incentives to new
44 businesses considering locating in Eagle Mountain. However, large companies have indicated that
45 they believe professional companies can provide more power, better redundancy and more
46 reliability than City-owned utilities. The City will gain access to more resources to serve large-
47 scale users. RMP and Questar also offer development fee programs and rebate programs.
48 Another question residents need to answer with this decision is whether running a power business
49 is part of the role of government.
50

1 Mayor Pengra thanked Mr. Pili for creating this presentation. He said that it's a very broad
2 overview of a detailed issue.

3
4 *Mayor Pengra opened the public hearing at 7:35 p.m.*

5
6 Bruno Hunziker, a resident of White Hills, stated that White Hills, which was annexed into the
7 City a few years ago against the residents' wishes, is served by Rocky Mountain Power. He stated
8 that a substation will need to be constructed to serve the additional 4,000 homes that are planned
9 for the annexed area. If RMP builds the substation, the cost will be spread over all of its
10 customers, not just the residents of Eagle Mountain. Mr. Hunziker said that White Hills residents
11 like the service they receive from RMP.

12
13 Mayor Pengra stated that the transmission line will cost approximately \$1.2 million. Mr. Pili said
14 the substation will cost about \$5 million. The Mayor noted that State law allows RMP to turn over
15 that service area to the City, which would require a transmission line and substation funded by the
16 City.

17
18 Donovan Largent, a resident of Highlands on the Green subdivision, asked who would assume the
19 \$27 million in bond debt which was taken out in 2001. He asked who would take over the debt if
20 the electrical system is sold.

21
22 Mayor Pengra answered that the City has issued more than one gas and electric bond, beginning in
23 1996. Over the years, bond debt has fluctuated. The sale would completely retire the gas and
24 electric debt. Asst. City Administrator Paul Jerome said there are two bonds, both of which will be
25 paid by RMP at a cost of \$33 million, so there would be money left over.

26
27 Mayor Pengra said the principle is what is best for Eagle Mountain, followed by whether the City
28 can get over the hurdles created by a difficult decision. There are enough funds in the cash from
29 the sale and in the General Fund to take care of the financial obligations that might result from the
30 sale.

31
32 Mark Johnson, a resident of City Center, asked whether Eagle Mountain had ever lost a big
33 business opportunity because of owning its own utilities. He also wanted to know whether Eagle
34 Mountain's lower growth rate has been caused in part by a lack of a business revenue base. He
35 also wanted to be able to take advantage of the rebate programs offered by RMP and Questar. He
36 was in support of selling the utilities.

37
38 Mr. Pili stated that Eagle Mountain has been visited by a number of major companies over the last
39 seven years. Some of them wanted 50-100 megawatts of power. Eagle Mountain's system peaks
40 at 20 megawatts. RMP has about 9,000 megawatts available in their system.

41
42 Mr. Pili pointed out that the sale will not pay off all of the City's utility debt. There will still be
43 water and sewer bonds.

44
45 Dan Walker asked why rates will go up even though the bonds will be paid off. He also wanted to
46 know if anyone had considered constructing a wind power facility on the mountain.

47
48 Mr. Pili said rates will go up because Eagle Mountain residents will pay the same rates as other
49 customers of those utilities. Mayor Pengra explained that the City's rates are low because the
50 market rate was low last year. The market is higher this year.

1
2 Matt Visser felt that residents should base their decision about whether to sell the power system on
3 what is best for the City, not what's best for individuals' utility bills.
4

5 Mayor Pengra said the two aren't mutually exclusive. Long-term, the sale benefits both the
6 residents and the City as a whole.
7

8 Ryan Hart asked whether selling the utilities would reduce impact fees, and whether the transition
9 would cause any interruption in power.
10

11 Mayor Pengra said there wouldn't be any interruption in power if the ownership changes.
12

13 Lucky Morse of Rocky Mountain Power explained that RMP offers an allowance towards
14 residential connections. RMP offers extension allowances to commercial and industrial customers.
15 It doesn't charge impact fees. Brad Marcus of Questar explained that the company shares 50% of
16 the line extension costs. The builders and developers pay the other 50%.
17

18 In answer to Mr. Walters' question about wind power, Mayor Pengra said that the City has a share
19 in a wind power project in Idaho. The contract rate the City is paying right now exceeds the
20 market value of the power.
21

22 Mayor Pengra read a question from Larry Peterson, asking whether the gas and electric debt is per
23 capita, and is the per capita debt in a better position to service the debt? Mr. Jerome responded
24 that the City is currently in a good position to pay its debt, but continued growth will require
25 bonding for additional substations.
26

27 Linda Shumway asked if Rocky Mountain Power restricts the use of solar power.
28

29 Lucky Morse said that RMP has close to 3,000 customers in Utah who use solar power. The
30 company does have some requirements to allow customers to use solar safely. RMP's net
31 metering program allows customers to feed excess power generated by their solar systems into
32 RMP's network. If the customer's power generation exceeds their usage, they forfeit the excess
33 power.
34

35 Steven Fife asked who votes on whether the system is actually sold, the residents or the Council,
36 and how each Council member plans to vote. Mayor Pengra stated that the decision will be made
37 by the residents who vote on the ballot proposition. The State only requires the electric system to
38 be voted on; however, the gas and electric systems share revenue bonds, so they have to be either
39 sold or retained together.
40

41 Mayor Pengra gave each Councilmember the opportunity to say how they will vote on the utility
42 sale. Councilmember Steinkopf said he will vote against the sale. Councilmembers Burnham and
43 Ireland said they will vote for the sale. Councilmember Westmoreland explained that he will vote
44 for the sale because of the volatility of the whole power industry. Councilmember Bradley said he
45 will vote for the sale. Mayor Pengra also said that he will vote for the sale.
46

47 Christian Judd didn't want the City to grow too much. He moved here to live in a rural, residential
48 community. He wondered why the City wants to sell the utilities now when the City budget is in
49 good condition. He felt that the budget has an uncertain future just as the utilities do.
50

1 Mayor Pengra answered that the City will inevitably grow. Landowners have the right to sell their
2 property. However, the City can put policies in place to protect the City's future. The reason for
3 selling now rather than later is that this is the time that the power and gas contracts have to be
4 renewed or allowed to lapse.

5
6 Robert Feldt asked what effect the sale would have on the City's other utilities, such as pump
7 maintenance. He said his family doesn't like large cities, but growth is inevitable. He felt that it
8 was important for people to cut their own utility rates by conserving them.

9
10 Mr. Pili explained that the Water and Sewer Departments will have to pay power & gas bills of
11 about \$567,000 a year.

12
13 Nathan Hatch said he's heard a rumors that the State Prison might relocate to Eagle Mountain,
14 partially based on the City's ability to provide power.

15
16 Mayor Pengra responded that Eagle Mountain is no longer on the list of communities being
17 considered.

18
19 Tyler Shimakonis asked how the sale would affect impact fees and administrative transfer fees.

20
21 Mr. Pili said that impact fees can only be used for future facilities, so they don't affect the General
22 Fund. Administrative transfer fees pay the General Fund for the costs of administering the
23 utilities. The General Fund budget has been adjusted to absorb the loss of those fees.

24
25 Mayor Pengra read a question asking if the sale would require residents to upgrade their green-
26 stickered gas appliances. Mayor Pengra said the green sticker program was created to address
27 previous gas supply issues. Appliances are now built to run on any natural gas supplied by a
28 utility.

29
30 Matt Harward asked several questions: Are the utilities the City's main source of revenue? Won't
31 the substation need to be built whether the City or RMP builds it? What is the current fund
32 balance? Won't property taxes go up once the profit from the sale is spent? Will selling to RMP
33 put Eagle Mountain back on the list for the prison relocation? Who will the City have to pay to get
34 out of the power contracts now in place?

35
36 Mr. Jerome said the main source of revenue for the General Fund is property tax. Utility fund
37 revenues can't be tied to the General Fund, except for a small amount of administrative transfer
38 fees. The Gas Fund has approximately \$6.5M to \$7M. The Electric Fund owes the Gas Fund
39 about \$1.75M.

40
41 Energy Director Adam Ferre stated that RMP has a distribution line serving White Hills. No
42 matter who provides power to White Hills, a substation will have to be built. Right now there is a
43 phased plan to run a distribution line to White Hills. If the City keeps the utilities, it will have to
44 pay for that. Lucky Morse said that the State allows RMP to transfer White Hills to City service.

45
46 Mayor Pengra stated that the City has budgeted as though \$380,000 is already gone, so the impact
47 of lost revenues will be reduced.

48

1 Mr. Jerome said that the City has budgeted very conservatively since 2011, based on four-year tax
2 projections. The State is considering changing the tax revenue formula, which would improve the
3 City's tax revenue stability.
4

5 Mayor Pengra said the only contract that will cost money to get out of will be the Horse Butte
6 wind power project. It will cost the difference between market value and what the City is paying.
7

8 Mayor Pengra read a question from a resident, who asked whether the City approached the
9 companies or they approached the City, and whether the utilities can be sold in the future if the
10 residents vote "no."
11

12 Mr. Pili explained that the City approached all of the companies, because of the uncertainty
13 coming in the energy market. As to whether the opportunity will become available again, it
14 depends on whether anyone would be interested in buying in the future. However, the City needs
15 to deal with the expiring energy contracts now. Power contracts are five to ten year commitments.
16

17 Mayor Pengra read a question asking whether there are other cities that have been in similar
18 circumstances and what the result was.
19

20 Mr. Pili said that other city utility systems own generating facilities. They also don't have to deal
21 with Eagle Mountain's growth rate.
22

23 Mack Allred asked whether the City would try to expand enough to service other communities, if it
24 retains the system.
25

26 Mayor Pengra responded that State law only allows municipalities to provide utility service to their
27 own residents.
28

29 Mark Johnson asked whether rates will go up if the City retains the utility system. He felt that
30 keeping the system will create more uncertainty than selling it.
31

32 Mayor Pengra listed costs that the City will have to pay if the power and gas systems are not sold:
33

- 34 • Employees to fill positions that have gone unfilled
- 35 • Vehicles and capital improvements that were not approved in the last budget cycle
- 36 • A full-time analyst to manage rates
37

38 Energy Director Adam Ferre said he found out today that Kern River upgraded its meter today, so
39 that won't be an expense if the City retains the utility system.
40

41 Mr. Pili said a rider determines what the fixed costs are and adds it to the variable costs of power
42 and gas. Questar uses that system and RMP has a tiered rate.
43

44 Dan Walker asked if the rider includes other costs.
45

46 Mayor Pengra said rates are set by resolution. Riders allow for the variable portion of the rate, so
47 the City Council doesn't have to approve a new resolution every month.
48

49 Brad Marcus announced that Questar and RMP will hold a public meeting tomorrow evening at
50 6:30 at the middle school to answer the public's questions.

1
2 Jim Shumway stated that several months ago he was entirely opposed to the utility sale. Based on
3 the information he's reviewed since then, he plans to vote yes. He was the mayor of a small town
4 for eight years. Owning a utility system worked for them because the town wasn't growing. It
5 won't work for a growing city like Eagle Mountain.
6

7 Jared Frost asked how much of a rate increase could be expected if the system isn't sold. Mr. Pili
8 said he doesn't know for sure. However, power and gas supplies will definitely become more
9 expensive. He believes that the rates will increase more if the City retains the system.
10

11 Councilmember Steinkopf said that, although he plans to vote against the sale, he will support the
12 result of the vote. However, he felt that the City could have made a better deal with the utility
13 companies. He was concerned that there were unresolved issues when the Council voted to accept
14 Rocky Mountain Power's bid. He also felt that Rocky Mountain Power and Questar had only
15 given vague descriptions of what offers they would make to the City's energy employees. Mayor
16 Pengra said that the companies have since made specific offers to all of the affected employees.
17

18 Brian Smith asked what costs RMP will absorb in buying the utility system. Mr. Pili responded
19 that there are three contracts involved. RMP has agreed to absorb two of them. The Horse Butte
20 contract will cost at least \$3 million to terminate. RMP has agreed to pay \$2M towards that and
21 the City will pay at least \$1M and possibly \$1.8M. Mr. Smith wanted to be clear that RMP is
22 actually offering to pay more than they originally agreed to.
23

24 Councilmember Burnham said that she would vote for the sale because she felt that there is too
25 much uncertainty with remaining in the power business. She also felt that large companies will be
26 more likely to locate in Eagle Mountain if their power will be provided by a large utility company.
27

28 Mayor Pengra stated that the concern the large companies have isn't the quality of the system or
29 the employees. It's where the City gets its power from and whether it can provide the amount of
30 power required by large users.
31

32 Councilmember Ireland pointed out that if the City retains the system, the Council will continue to
33 be its board of directors. They aren't professional utility managers. Questar and RMP have
34 professional management. Without the power and gas systems, the Mayor and Council will have
35 more time to focus on City government. He encouraged residents to call Councilmembers or email
36 council@emcity.org, contact the Mayor or talk to City employees to have their questions
37 answered.
38

39 Councilmember Westmoreland asked how the City's budget billing program will be transitioned to
40 the new system. Mr. Jerome said those who are on budget billing will have to pay the deficit or
41 receive a credit for excess paid. On the question of "if things are so good, why sell now?" he felt
42 that selling now seems to be the safest decision.
43

44 Councilmember Bradley said he plans to vote for the sale because it's something the private sector
45 can and should do. He commended City officials and employees for building a system that is good
46 enough to attract buyers. Since the Councilmembers aren't utility professionals, it would be better
47 to have professionals do the job. He also felt that this is an opportunity to reduce the size of the
48 government. He was more concerned about the unknowns of keeping the system than the
49 unknowns of selling it.
50

1 *Mayor Pengra closed the public hearing at 9:41 p.m.*

- 2
3 10. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and
4 Mayor’s comments on City business.

5
6 None.

- 7
8 11. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to
9 report on the boards they are assigned to as liaisons to the City Council.

10
11 None.

- 12
13 12. COMMUNICATION ITEMS
14 a. Upcoming Agenda Items

- 15
16 13. ADJOURNMENT

17
18 **MOTION:** *Councilmember Burnham moved to adjourn the meeting at 9:43 p.m.*
19 *Councilmember Ireland seconded the motion. Those voting aye: Adam Bradley,*
20 *Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The*
21 *motion passed with a unanimous vote.*
22
23



EAGLE
M O U N T A I N

Engineering Division
2545 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, November 05, 2014

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Meadow Ranch 7 into warranty Bond Release

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Glen Allred



BOND RELEASE REQUEST LETTER
Meadow Ranch Plat 7-Updated

Engineering Division
2645 North Pony Express Pkwy
Eagle Mountain City, Utah 84005
(801) 789-6671

5th Bond Release	
Original Bond Amount:	\$ 540,693.12
Previous Release Amount:	\$ 387,474.95
Amount to Release this Period:	\$ 104,064.25
Amount Remaining in Bond :	\$ 49,153.92

Bond Releases Summary	
#1	\$ 101,982.00
#2	\$ 119,895.40
#3	\$ 19,484.35
#4	\$ 146,113.20
#5	\$ 104,064.25
TOTAL	\$ 491,539.20

10/28/2014

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	ROADWAY IMPROVEMENTS									
a	3 inch Surface Course	54116	SF	\$1.30	\$70,350.80	54,116	54116	100%	\$0.00	\$70,350.80
b	6 inch Aggregate Base	54116	SF	\$0.50	\$27,058.00	54,116	0	100%	\$0.00	\$27,058.00
c	9 inch E-Fill	54116	SF	\$0.90	\$48,704.40	54,116	0	100%	\$0.00	\$48,704.40
d	3 inch course in roadway swales	30369	SF	\$0.50	\$15,184.50	0	30369	100%	\$15,184.50	\$15,184.50
e	8 foot Sidewalk w/base	1943	LF	\$20.00	\$38,860.00	0	1943	100%	\$38,860.00	\$38,860.00
f	Asphalt patch	2	EA	\$1,000.00	\$2,000.00	0	2	100%	\$2,000.00	\$2,000.00
g	Street Signs	2	EA	\$250.00	\$500.00	0	2	100%	\$500.00	\$500.00
h	Stop Signs	2	EA	\$250.00	\$500.00	0	2	100%	\$500.00	\$500.00
2	CULINARY WATER									
a	8 inch Water Main	2006	LF	\$22.00	\$44,132.00	2,006	2006	100%	\$0.00	\$44,132.00
b	8 inch Gate Valve	6	EA	\$1,350.00	\$8,100.00	6	6	100%	\$0.00	\$8,100.00
c	1 inch Water Lateral	32	EA	\$1,700.00	\$54,400.00	32	32	100%	\$0.00	\$54,400.00
d	Fire Hydrant w/ Valve	5	EA	\$4,000.00	\$20,000.00	5	5	100%	\$0.00	\$20,000.00
3	SEWER IMPROVEMENTS									
a	8 inch PVC Sewer	1879	LF	\$22.50	\$42,277.50	1,691	1879	100%	\$4,227.75	\$42,277.50
b	48 inch Manhole	9	EA	\$3,600.00	\$32,400.00	8	9	100%	\$3,240.00	\$32,400.00
c	4 inch Sewer Lateral	32	EA	\$1,500.00	\$48,000.00	29	32	100%	\$4,800.00	\$48,000.00
d	60 inch Manhole	1	EA	\$4,800.00	\$4,800.00	1	1	100%	\$480.00	\$4,800.00
4	STORM DRAIN									
a	15 inch RCP	102	LF	\$26.00	\$2,652.00	0	102	100%	\$2,652.00	\$2,652.00
b	18 inch RCP	54	LF	\$30.00	\$1,620.00	0	54	100%	\$1,620.00	\$1,620.00
5	OFFSITE									
a	Offsite water connection	1	LS	\$30,000.00	\$30,000.00	0	1	100%	\$30,000.00	\$30,000.00
TOTAL CONSTRUCTION COST					\$491,539.20					
10% Bond Coverage					\$49,153.92					
TOTAL BOND AMOUNT:					\$540,693.12				Released this Period	\$104,064.25

APPROVED BY EAGLE MOUNTAIN:

Christopher T. Trusty P.E.
Engineering Director

11/3/14
Date

Marty Bahr
Eagle MTN City Inspector

10/31/14
Date



BOND RELEASE REQUEST LETTER
Meadow Ranch Phase 7

Energy Department
2585 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 780-8884

Bond Releases Summary	
#1	\$162,000.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 162,000.00

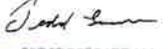
10/29/2014

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
i	Energy Onsite Utilities									
a	Power	1	LS	\$78,000.00	\$78,000.00	0	100%	100%	\$78,000.00	\$78,000.00
b	Gas	1	LS	\$84,000.00	\$84,000.00	0	100%	100%	\$84,000.00	\$84,000.00
TOTAL CONSTRUCTION COST					\$162,000.00					
10% Bond Coverage					\$18,200.00					
Original Bond Amount:					\$178,200.00					
Amount Previously Released:					\$0.00				Released this Period	\$162,000.00
Amount Released this Period:					\$162,000.00					
Amount Remaining in Bond:					\$16,200.00					



Adam Ferris
Energy Director

10-28-14
Date

DocuSigned by:


53D68C65C1BD411...
Todd Lower
Energy Inspector

11/11/2014
Date



EAGLE
M O U N T A I N

Engineering Division
2545 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, November 05, 2014

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Meadow Ranch 5 phase 3 into warranty Bond Release

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Monte Kingston, Ames Construction



Engineering Division
 2545 North Pony Express Parkway
 Eagle Mountain City, Utah 84005
 (801) 789-6671

Thursday, November 6, 2014

Mayor Christopher Pengra
 Eagle Mountain City
 1650 East Stage Coach Run
 Eagle Mountain, Utah 84005

Subject: **Meadow Ranch 5 plat 3** Bond Letter Requirements

Dear Mayor Pengra:

I have reviewed the improvement requirements for **Meadow Ranch 5 plat 3** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	SITE PREP.					
a	Mobilization	1	0	LS	\$5,000.00	\$0.00
b	Clear & Grub	1	0	LS	\$10,000.00	\$0.00
c	Site Grading	47796	0	CY	\$4.00	\$0.00
2	ROADWAY IMPROVEMENTS					
a	3 inch Surface Course	216762	0	SF	\$1.20	\$0.00
b	6 inch Roadbase	216762	0	SF	\$1.05	\$0.00
c	9 inch sub-base(e-fill)	216762	0	SF	\$0.95	\$0.00
d	6ft 3" Asphalt trail w/6" base	28800	0	SF	\$2.25	\$0.00
3	CULINARY WATER					
a	Tie to existing 8" waterline stub	4	0	EA	\$1,000.00	\$0.00
b	8" PVC waterline	1810	0	LF	\$35.00	\$0.00
c	8" gate valve w/collar	4	0	EA	\$2,500.00	\$0.00
d	8" Bends	9	0	EA	\$1,250.00	\$0.00
e	8" Tees	1	0	EA	\$3,500.00	\$0.00
f	12" PVC waterline	2312	0	LF	\$35.00	\$0.00
g	12" Bends	8	0	EA	\$1,250.00	\$0.00
h	12" Tees	2	0	EA	\$3,500.00	\$0.00
i	12" Valves	4	0	EA	\$2,500.00	\$0.00
j	8x12 reducer	1	0	EA	\$2,500.00	\$0.00
k	Fire Hydrant	7	0	EA	\$4,500.00	\$0.00
l	1 inch Water Service	40	0	EA	\$800.00	\$0.00
4	SEWER					
a	8" Sewer Pipe main	3424	0	LF	\$35.00	\$0.00
b	48" Sewer Manholes	17	0	EA	\$2,850.00	\$0.00

c	60" Sewer Manholes	2	0	EA	\$3,500.00	\$0.00
d	Sewer main connection	3	0	EA	\$1,000.00	\$0.00
e	Sewer laterals	40	0	EA	\$1,000.00	\$0.00
5	STORM DRAIN					
a	15" RCP w/bedding	258	0	LF	\$55.00	\$0.00
b	Inlet Box	2	0	EA	\$3,000.00	\$0.00
c	Flared end section & rip rap	6	0	EA	\$500.00	\$0.00
6	MISC					
a	No parking signs	13	0	EA	\$300.00	\$0.00
b	Stop signs & stop bars	3	0	EA	\$500.00	\$0.00
c	Street signs	3	0	EA	\$300.00	\$0.00
d	ADA detectable warning	6	0	EA	\$150.00	\$0.00
e	Silt fence	8041	0	LF	\$5.00	\$0.00
f	Construction entrance	5	0	EA	\$300.00	\$0.00
	TOTAL CONSTRUCTION COST					\$0.00
	Original 10% Bond Coverage					\$152,102.74
	TOTAL BOND AMOUNT:					\$152,102.74

A total of 10 percent of the total construction cost shall be guaranteed in the form of a performance bond totaling **\$152,102.74** (If Power and Gas are installed by the developers own contractor then a bond will need to be placed for the Energy items, if installed by Eagle Mountain City Energy Division then no bond needs to be placed), the above estimate is for determining the required bond amount only. The developer is fully responsible to comply with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder
Steve Mumford, Eagle Mountain City Planner



BOND RELEASE REQUEST LETTER
Meadow Ranch V Phase 3

Energy Department
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6684

Bond Release	
Original Bond Amount:	\$303,600.00
Previous Release Amount:	\$0.00
Amount to Release this Period:	\$276,000.00
Amount Remaining in Bond :	\$ 27,600.00

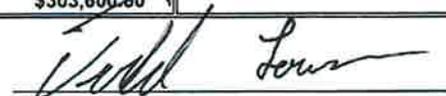
Bond Releases Summary	
#1	\$276,000.00
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 276,000.00

10/15/2014

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	Energy Onsite Utilities									
a	Power	1	LS	\$185,000.00	\$185,000.00	0	100%	100%	\$185,000.00	\$185,000.00
b	Gas	1	LS	\$91,000.00	\$91,000.00	0	100%	100%	\$91,000.00	\$91,000.00
TOTAL CONSTRUCTION COST					\$276,000.00					
10% Bond Coverage					\$27,600.00				Released this Period	\$276,000.00
TOTAL BOND AMOUNT:					\$303,600.00					


Adam Ferre
Energy Director

10-15-14
Date


Todd Lower
Energy Inspector

10-25-2014
Date



Engineering Division
2545 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, November 06, 2014

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Arrival into warranty Bond Release

Dear Mayor Pengra:

The above referenced subdivision has completed the all required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Scot Hazard, The Real Estate Group



Engineering Division
2545 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, October 23, 2014

Mayor Christopher Pengra
 Eagle Mountain City
 1650 East Stage Coach Run
 Eagle Mountain, Utah 84005

Subject: **Arrival phase 1** Reduced Bond Letter Requirements

Dear Mayor Pengra:

I have reviewed the improvement requirements for **Arrival phase 1** Subdivision, and recommend the following bonding amount for this concept:

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL
1	EARTH WORK PHASE 1					
a	Construction Entrance	2400	0	SF	\$2.16	\$0.00
b	Erosion Control	1460	0	LF	\$2.13	\$0.00
c	Select import under road	1771	0	TON	\$9.33	\$0.00
d	Cut & Grade pond	30550	0	SF	\$0.52	\$0.00
2	ROADWAY IMPROVEMENTS					
a	Place 30" curb & gutter	7156	0	LF	\$1.88	\$0.00
b	6" compacted road base	101750	0	SF	\$0.48	\$0.00
c	9" compacted sub base-e-fill	101750	0	SF	\$0.48	\$0.00
d	3" asphalt	101750	0	SF	\$1.07	\$0.00
e	8' asphalt trail on base	29504	0	SF	\$1.67	\$0.00
f	ADA ramps	5	0	EA	\$570.00	\$0.00
3	CULINARY WATER					
a	12" C900 water line	1065	0	LF	\$30.50	\$0.00
b	12" water fittings	9	0	EA	\$952.00	\$0.00
c	12" butterfly valve	2	0	EA	\$2,251.00	\$0.00
d	8" C900 water line	3150	0	LF	\$17.60	\$0.00
e	8" gate valve	7	0	EA	\$1,235.00	\$0.00
f	8" water fittings	9	0	EA	\$552.00	\$0.00
g	1" water service	32	0	EA	\$1,387.00	\$0.00
h	Fire hydrant w/8x6 tee	10	0	EA	\$4,670.00	\$0.00
i	Air Vac	1	0	EA	\$1,647.00	\$0.00
4	SEWER					
a	8" Sewer Pipe main	456	0	LF	\$26.10	\$0.00
b	48" Sewer Manholes	3	0	EA	\$2,297.00	\$0.00

d	manhole collar adjust	7	0	EA	\$322.00	\$0.00
5	STORM DRAIN					
a	36" RCP storm drain pipe	127	0	LF	\$83.80	\$0.00
b	24" RCP storm drain pipe	913	0	LF	\$43.50	\$0.00
c	18" RCP storm drain pipe	385	0	LF	\$36.30	\$0.00
d	15" RCP storm drain pipe	459	0	LF	\$32.50	\$0.00
e	Curb inlet box 2x3x4	6	0	EA	\$1,533.00	\$0.00
f	Combo box	4	0	EA	\$3,885.00	\$0.00
g	Catch Basin 4x4 in pond	1	0	EA	\$3,306.00	\$0.00
h	60" Storm Drain Manhole	2	0	EA	\$3,007.00	\$0.00
	TOTAL CONSTRUCTION COST					\$0.00
	10% Bond Coverage					\$65,452.29
	TOTAL BOND AMOUNT:					\$65,452.29

A total of 10 percent of the total outstanding construction costs shall be guaranteed in the form of a performance bond totaling **\$65,452.29**. The developer is fully responsible to comply with the Eagle Mountain City Construction Standards and Ordinances.

Please call me if you have any questions.
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, Eagle Mountain City Recorder



BOND RELEASE REQUEST LETTER
Arrival Phase 1

Energy Department
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6684

Bond Release	
Original Bond Amount:	\$72,807.13
Previous Release Amount:	\$0.00
Amount to Release this Period:	\$66,188.30
Amount Remaining in Bond :	\$ 6,618.83

Bond Releases Summary	
#1	\$66,188.30
#2	\$ -
#3	\$ -
#4	\$ -
TOTAL	\$ 66,188.30

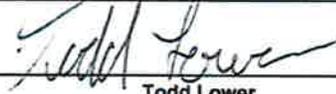
9/15/2014

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	Energy Onsite Utilities									
a	Power	1	LS	\$0.00	\$0.00	0	100%	100%	\$0.00	\$0.00
b	Gas	1	LS	\$66,188.30	\$66,188.30	0	100%	100%	\$66,188.30	\$66,188.30
TOTAL CONSTRUCTION COST					\$66,188.30					
10% Bond Coverage					\$6,618.83				Released this Period	\$66,188.30
TOTAL BOND AMOUNT:					\$72,807.13					



Adam Ferre
Energy Director

10-22-14
Date



Todd Lower
Energy Inspector

10-22-2014
Date



Engineering Division
2545 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, November 13, 2014

Mayor Christopher Pengra
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Ranches Golf Club Tee Box 12 Relocation & Improvement Bond Release

Dear Mayor Pengra:

The above referenced location has completed the required improvements according to the terms of the Donation Agreement. After performing a walkthrough of the property, I recommend that the City accepts the project as complete, and release all bonds still held by the developer for the project.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder
Monte Kingston, Ames Construction



MEMORANDUM

DATE: November 13, 2014
TO: Honorable Mayor and City Council
FROM: Fionnuala B. Kofoed, City Recorder
RE: Canvass Report

A copy of the canvass report, generated by Utah County, will be provided on Tuesday evening. According to Utah County, they have 4084 (for the entire County) provisional ballots that will be counted and included in the final canvassed totals. This will impact the final numbers for Eagle Mountain's ballot question on the sale of the electric utility but will not impact the outcome. I didn't get a final count but I estimate that we had about 200-300 provisional ballots from Election Day. A copy of the unofficial results for Eagle Mountain City is attached.

Please feel free to call or email me with any questions.

Election Summary Report

Utah County, Utah

General Election

November 4, 2014

Summary For Jurisdiction Wide, All Counters, All Races

UNOFFICIAL RESULTS

Date:11/04/14

Time:23:00:16

Page:6 of 6

Registered Voters 249074 - Cards Cast 81749 32.82%

Num. Report Precinct 364 - Num. Reporting 364 100.00%

JUSTICE COURT-Parkin			
	Total		
Number of Precincts	364		
Precincts Reporting	364	100.0 %	
Times Counted	81749/249074	32.8 %	
Total Votes	68059		
Yes	55187	81.09%	
No	12872	18.91%	

EAGLE MT QUESTION			
	Total		
Number of Precincts	9		
Precincts Reporting	9	100.0 %	
Times Counted	3520/9968	35.3 %	
Total Votes	3487		
For	2548	73.07%	
Against	939	26.93%	

AMENDMENT A			
	Total		
Number of Precincts	364		
Precincts Reporting	364	100.0 %	
Times Counted	81749/249074	32.8 %	
Total Votes	73724		
For	32576	44.19%	
Against	41148	55.81%	

PLEASANT GROVE GO BOND			
	Total		
Number of Precincts	16		
Precincts Reporting	16	100.0 %	
Times Counted	6539/15908	41.1 %	
Total Votes	6442		
For	3055	47.42%	
Against	3387	52.58%	

AMENDMENT B			
	Total		
Number of Precincts	364		
Precincts Reporting	364	100.0 %	
Times Counted	81749/249074	32.8 %	
Total Votes	74537		
For	44978	60.34%	
Against	29559	39.66%	

PROVO SCHOOL DIST BOND			
	Total		
Number of Precincts	45		
Precincts Reporting	45	100.0 %	
Times Counted	12086/44447	27.2 %	
Total Votes	11793		
For	8332	70.65%	
Against	3461	29.35%	

AMENDMENT C			
	Total		
Number of Precincts	364		
Precincts Reporting	364	100.0 %	
Times Counted	81749/249074	32.8 %	
Total Votes	74531		
For	28690	38.49%	
Against	45841	61.51%	

AM FORK RAMP TAX			
	Total		
Number of Precincts	16		
Precincts Reporting	16	100.0 %	
Times Counted	5627/13843	40.6 %	
Total Votes	5563		
Yes	3080	55.37%	
No	2483	44.63%	

**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2014**

TITLE:	Pony Express Parkway Chip Seal Final Payment		
FISCAL IMPACT:	\$52,452.25 GL# 47-81-44100-7016 Capital Projects		
APPLICANT:	David Norman, Public Works Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Notice to newspapers

REQUIRED FINDINGS:

Public Works Board Recommendation
Vote: N/A

Prepared By: Jeff Weber Assistant Public Works Director

NOTES/COMMENTS:

RECOMMENDATION:

Staff recommends that the City Council approves the final payment to Advanced Paving and Construction LLC for the 2015 Pony Express Parkway Chip Seal project in the amount of \$52,452.25 and authorizes the Mayor to sign the agreement.

BACKGROUND:

The total amount billed for this project was \$209,809.00; the original contract amount was \$209,809.00.

EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2014

TITLE:	Final Payment for 2014 Cemetery Landscape Irrigation Project		
FISCAL IMPACT:	\$53,699.00 GL# 47-81-45100-7027 Cemetery		
APPLICANT:	Brad Hickman, Parks & Recreation Director		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Notice to newspapers

REQUIRED FINDINGS:

Cemetery Board
Vote: N/A

Prepared By: Brad Hickman

NOTES/COMMENTS:

RECOMMENDATION:

Staff recommends that the City Council approves final payment in the amount of \$53,699.00 to Great Western Landscape for completion of the 2014 Landscape Irrigation Project, and that the City Council releases the 5% retainage of \$2,684.95 for the project.

BACKGROUND:

The City purchased and supplied all irrigation supplies and the contractor installed them according the irrigation plan. The alternate bid included grading, hauling, spreading, leveling of all topsoil throughout the cemetery.

The City Council approved the original contract of \$48,889.00 for the 2014 Landscape Irrigation Project. There is an additional cost of \$4,810.00 for extra topsoil needed to be placed on site for completion of the project. The total cost of the original contract plus the added topsoil cost totals \$53,699.00.

EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
NOVEMBER 18, 2014

TITLE:	Final Payment for 2014 Cemetery Landscape Sod Project		
FISCAL IMPACT:	\$35,615.00 GL# 47-81-45100-7027 Cemetery		
APPLICANT:	Brad Hickman, Parks & Recreation Director		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Notice to newspapers

REQUIRED FINDINGS:

Cemetery Board
Vote: N/A

Prepared By: Brad Hickman

NOTES/COMMENTS:

RECOMMENDATION:

Staff recommends that the City Council approves final payment in the amount of \$35,615.00 to Great Western Landscape for completion of the 2014 Cemetery Landscape Sod Project and release the 5% retainage of \$1,780.75 for the project.

BACKGROUND:

The City chose not to include the cemetery landscaping sod project within the same contract as waterline extension and asphalt for Pony Express Memorial Cemetery. Instead the City solicited bids for the project, which were brought before the City Council on September 2, 2014. This bid was for the installation of 90,000 SF of sod in the Pony Express Memorial Cemetery.