The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, June 18, 2019, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

A G E N D A

1. Call to Order

2. Roll Call

3. Opening Ceremony: Councilmember Tom Huynh

4. Special Recognitions

5. Approval of Minutes:

   A. June 11, 2019

6. Comment Period:

   (The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. Resolutions:

A. 19-61: Authorize the City to Revise Its Agreements with SelectHealth for FY 2018-2019 to Update Benefits Offered to Retired Employees

B. 19-62: Authorize the City to Enter into Agreements with SelectHealth to Provide Insurance Benefits and Services for City Employees for Fiscal Year 2019-2020

C. 19-63: Authorize the City to Renew a Policy with EMI Health to Provide Dental Benefits for City Employees for Fiscal Year 2019-2020

D. 19-64: Authorize the Purchase of Metal and Bomb Detection Equipment from CEIA USA, LTD, for Use at the Maverik Center

E. 19-65: Approve a Contract with Technology Providers, Inc. for Instllation of an Audio/Visual System at the West Valley City West Police Substation

F. 19-66: Award a Contract to Acme Construction for the Market Street Reconstruction Project

G. 19-67: Approve an Agreement with the Utah Department of Transportation for Highway Improvement Funding on 4100 South in West Valley City

H. 19-68: Approve Modification No. 2 to a Federal Aid Agreement Between the City and the Utah Department of Transportation for the Reconstruction of 4100 South

8. Consent Agenda:

   A. 19-69: Authorize the City to Approve and Execute a Perpetual Easement for an Oil and Grease Interceptor and Sampling Vault for the Parks Operation Building Located at 2729 South Parkway Court (6750 West)

   B. 19-70: Authorize the City to Approve and Execute a Perpetual Easement for a Water Line to be Used as a Fire Line to Service the Parks Operation Building Located at 2729 South Parkway Court (6750 West)

   C. 19-71: Authorize the City to Enter into a Right-of-Way Agreement with J2 PM, Inc., a Utah Corporation, and Accept Two Special Warranty Deeds and Two Temporary Construction Easements for Property Located at 6996 and 6998 West 3500 South

9. Motion for Closed Session (if necessary)

10. Adjourn

MINUTES OF COUNCIL REGULAR MEETING – JUNE 11, 2019
-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, JUNE 11, 2019, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT:

Wayne T Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/ HR Director
Nicole Cottle, Assistant City Manager/General Counsel/ CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Jacobs, Police Chief
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

OPENING CEREMONY
Mayor Bigelow conducted the Opening Ceremony. Nancy Day, Parks and Recreation Director, detailed events for the upcoming WestFest celebration to be held at Centennial Park.

APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 28, 2019
The Council considered the Minutes of the Regular Meeting held May 28, 2019. There were no changes, corrections or deletions.

DRAFT

Councilmember Lang moved to approve the Minutes of the Regular Meeting held May 28, 2019. Councilmember Huynh seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

COMMENT PERIOD

A. **PUBLIC COMMENTS**

John Edwards stated that he the 4100 South re-design has begun. He indicated that he is frustrated with the community mailbox issue and is very opposed to it, particularly for residents who are handicap or homebound and will have no way of accessing their mail. Mr. Edwards stated that he is very concerned about speed on 4100 South and indicated that he is worried a resident or contractor will get hurt. He added that he is appreciative of the contractor's efforts to not block both of his driveways.

Richard Nowak stated that he is here to address parking enforcement. He indicated he received a ticket for parking on the street in the wrong direction. He indicated he wanted to speak to a live person but had to appeal the ticket online. Mr. Nowak stated that he received an email back stating that the City decided to uphold the ticket and he feels this is unfair. He indicated that there are no curb, gutters, or sidewalks on the street where the citation was issued so there was no disruption of traffic patterns. He added that his vehicle was parked the wrong way for a period of 5 minutes. Mr. Nowak stated that he intends to file an appeal in district court.

Ben Rickett stated that he is enraged and has lost respect for members of the Council. He indicated that doesn't deal well with threats and he has been threatened, by the City, to become homeless with a $1500 fine because his grass was inches too high. Mr. Rickett said he understands reasonable fines and he intends to use his energy to get the law changed so that Code Enforcement violations are a reasonable fine. He indicated that he is being targeted and added that Code Enforcement pays more attention to his home because he lives on 4800 West. Mr. Rickett admitted to being impolite to the Code Enforcement officer who cited him. He stated that he took pictures of other homes in greater violation than his. Mr. Rickett stated that he has now been targeted for his carport which hasn't changed in years and indicated he feels the City is retaliating against him. He indicated that he is willing to work with the City but doesn't understand the need for the City to bully and demoralize him. Mr. Rickett stated that he wants to change the Code so that others don't feel the emotional trauma, targeting, and vague noticing he received. He indicated that there needs to be more clarity in the Code Enforcement reports. Mr. Rickett stated he doesn't like to feel angry.

DRAFT

Jennifer Parkin stated that she is here to support Mr. Rickett. She indicated that she has seen yards in worse condition that have received no violation notices. Ms. Parkin stated she feels the officer is simply trying to meet a quota. She indicated that Mr. Rickett has experienced significant stress as a result of these Code Enforcement efforts and has felt personally targeted by the City. Ms. Parkin indicated that she wants to understand how a Code Enforcement route is determined and which homes are issued citations.

Sattar Tabriz indicated that he is developing the Covington Subdivision and has enjoyed working with the City on the project.

Mike Markham suggest that electrical systems be added to Fairbourne Station so food trucks can operate on those instead of generators. Mr. Markham indicated he found a gun in November and has been working with Tracey in Evidence who has worked to find the original owner of the weapon. He thanked her for her efforts.

Jim Vesock stated that a $1500 fine for a Code Enforcement violation does not seem fair. He indicated that he feels Code Enforcement employees should not be called officers and should be called agents. He added that they shouldn't have badges because this is an intimidation factor that isn't necessary. Mr. Vesock stated that there should be proof of service before an abatement occurs, even if the resident denies service.

B. **CITY MANAGER COMMENTS**

Wayne Pyle, City Manager, stated that there is an upswing of Code Enforcement cases as is typical this time of year. Wayne stated that this process is necessary. He indicated that in 2007, when Code Enforcement underwent a revamping process, a survey of 5 specific complaints was conducted. 46% of homes in the City violated those complaints and it became clear that these issues needed to be addressed or West Valley would be overrun by unclean properties as a majority. Wayne stated that to this day, 12 years later, the violation rate is around 15% which is lower than average compared to other Cities in Salt Lake County. He indicated that this success has been achieved with a specific effort. Wayne stated that the process is fair. He indicated that there is a minimum of 4 steps before there is even a possibility of fine accrual. The first step is a courtesy notice where a resident is given time to take care of violations. 70% cases are resolved at that level. Wayne stated that by the time a case gets to a level 4, a Court appearance, 90% of compliance is met. He added that the vast majority of fines are then eliminated at the court level and if a fine remains it is typically around the cost of a speeding ticket. Wayne indicated that the City is always looking for ways to improve its system and will continue to find methods of improvement. He added that some people assume Code Enforcement is a money-making program or officers must meet some type of quota.

He indicated that this is not true and added that it costs the City around 1 million dollars a year to run the program while the total accumulation of fines only equal in the tens of thousands. Wayne concluded by indicating that the City is always willing to work with residents who want to clean and improve their properties and opportunity is given for compliance.

C. **CITY COUNCIL COMMENTS**

Councilmember Christensen thanked Mr. Markham for turning in a found gun and helping to find the original owner.

Mayor Bigelow requested that electrical hookups for food trucks be added to the Council agenda for next week.

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZSA-1-2019, FILED BY KEN MILNE, REQUESTING FINAL PLAT APPROVAL FOR CLEASTONE ESTATES PHASE 2- LOT 210 AMENDED AND VACATING A PORTION OF CLEARSTONE DRIVE**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled June 11, 2019, in order for the City Council to hear and consider public comments regarding application ZSA-1-2019, filed by Ken Milne, requesting final plat approval for Clearstone Estates Phase 2- Lot 210 Amended and Vacating a Portion of Clearstone Drive.

Written documentation previously provided to the City Council included information as follows:

> Ken Milne, is requesting a plat amendment for lot 210 of the Clearstone Estates Subdivision Phase 2. This plat amendment will also vacate a portion of Clearstone Drive where the existing stub street currently ends.
>
> The second phase of the Clearstone Estates Subdivision was recorded with the Salt Lake County Recorder's Office in October 2016. As part of this subdivision, a stub street was provided at the east end of Clearstone Drive. This stub street was intended to serve as an access point into the Defa property to the east.
>
> Mr. Milne recently acquired the Defa property and started design work on what will become phase 3 of the Newton Farm Subdivision. Mr. Milne approached the City about the possibility of eliminating the existing stub street in Clearstone Phase 2. There are three possible ways for this request to be handled:

1. The City would not vacate the ROW. Mr. Milne would modify the street and install a knuckle with corresponding improvements. The area that is part of the ROW, but outside of the street itself, would be improved with stamped colored concrete. This option would not impact lot 210 as the sidewalk could remain in place but leaves an awful lot of stamped concrete in front of lot 210. Although an option, the City Engineer does not like this approach.

2. Hallmark Homes, the owner of lot 210, could participate by supporting the proposed street vacation. This would allow the area that would otherwise be stamped concrete to be landscaped. Once the knuckle is completed, and the vacated portion of the street landscaped, no one would know that this was not the intended design of this lot. This approach does meet with the City Engineer's approval.

3. Require that Clearstone Drive extend to the east into the Defa property.

When discussing these options with Hallmark Homes, they believe the road should connect to the east. This is obvious as their entire frontage is improved and landscaped. The home is ready to sell. However, Hallmark explained to staff that if the second option is favored by the City Engineering Division, they would support that option as it would result in a better design without the stamped concrete. As a result, the application to amend lot 210, was signed by Hallmark Homes. To summarize that point, Hallmark Homes prefers the road to connect, but signed the application as the design meets with City Engineering approval.

While the City stresses the importance of connectivity, this situation does have special circumstances that factor into why Mr. Milne is making this request:

1. Clearstone Estates Phase 2 is zoned R-1-10. This zone allows for lots to be 10,000 square feet in size and is accompanied by setbacks that total 45 feet. In contrast, the Defa property is zoned RE and comes with setbacks that total 60 feet. Why does this matter? If the existing stub street were to extend to the east, there would only be 100 feet of lot depth to the property line of those existing properties along 3785 South. Given that larger homes are required in the RE Zone, it becomes difficult to place

these structures in a shallow lot.

If the Defa property was zoned R-1-10, this would not be a problem as the developer would be able to design homes up to 55-feet in depth. With the RE Zone requirements, the developer can only design a home that is 40 feet in depth. While you can design a home with a shallow depth, the design options are limited. According to the applicant, when people spend $600,000 to $800,000 dollars, they don't want a linear home plan. The average depth of the homes built in Newton Farms is 57 feet deep. In addition, Mr. Milne points out that if the lots were to be 100 feet deep, the width of the lots would need to increase to 140-150 feet to achieve the lot size requirements of the RE Zone.

2. There is an elevation difference between the Clearstone Estates and the Defa property. While the grade difference is approximately 3 feet on the south end of the stub street, it increases to approximately 5 feet on the north side. This would require that a substantial amount of fill be brought to the site. While that in and of itself may not be problematic, it could create grading problems for property owners on the downslope side of the road. While walk-out basements would be an option, the lots would be over 225 feet deep. The applicant does not believe this lot depth makes much sense.

   One design option would be to plat a cul-de-sac on the north side of the road to lessen the depth of the lots. However, the cul-de-sac would be rather shallow and would most likely create other grading problems from one lot owner to the next as walk-out basements would be more difficult to design.

The amendment of lot 210 is a direct result of vacating a portion of Clearstone Drive. Mr. Milne will then install a knuckle as opposed to extending the existing right-of-way to the east. If approved, the amended subdivision will accomplish the following:

1. The plat will vacate a small portion of Clearstone Drive at the east end of the stub street.
2. The amended lot 210 will receive approximately 828 square feet of property.
3. Mr. Milne will remove and replace all existing infrastructure

to meet West Valley City Engineering requirements and requirements of Granger Hunter Improvement District.

4. Hallmark Homes will provide a bid estimate for costs associated with the installation of new landscaping in the area that will be vacated. Mr. Milne will provide funds to Hallmark Homes to cover those costs. The two property owners will also need to coordinate a temporary construction easement for the work that needs to be done in front of lot 210.

Mayor Bigelow opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Bigelow closed the Public Hearing.

ACTION: ORDINANCE NO. 19-17, AMEND LOT 210 IN THE CLEARSTONE ESTATES SUBDIVISION PHASE 2 AND A PARTIAL STREET VACATION TO A PORTION OF CLEARSTONE DRIVE ALSO LOCATED WITHIN CLEARSTONE ESTATES PHASE 2 SUBDIVISION
The City Council previously held a public hearing regarding proposed Ordinance 19-15 that would amend lot 210 in the Clearstone Estates Subdivision Phase 2 and a partial street vacation to a portion of Clearstone Drive also located within Clearstone Estates Phase 2 Subdivision.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler moved to approve Ordinance 19-17.

Councilmember Fitisemanu seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSIDER APPLICATION SMI-4-2019, FILED BY SATTAR TABRIZ, REQUESTING FINAL PLAT APPROVAL FOR THE COVINGTON ESTATES SUBDIVISION LOCATED AT 4016 SOUTH 6000 WEST

Mayor Bigelow discussed proposed application SMI-4-2019, filed by Sattar Tabriz, requesting Final Plat Approval for the Covington Estates Subdivision located at 4016 South 6000 West.

Written documentation previously provided to the City Council included information as follows:

> Sattar Tabriz, representing the property owner, is requesting final plat approval for the Covington Estates Subdivision. The subject property is located at 4016 South 6000 West and was recently rezoned from the A zone to the R-1-7 zone. The subdivision will consist of 3 lots ranging in size from 7,000 to 14,385 square feet. The average lot size for the 3 lots is 9,133 square feet. Minimum lot sizes and frontage requirements, including the flag lot have been adequately addressed.
>
> Currently, there is an existing dwelling along with other outbuildings on the property. It is the property owner's intent to leave the existing dwelling on what will become lot 1. Other outbuildings will be removed to make room for two new single-family homes. During the rezoning process, the property owner entered into a development agreement with the City. The agreement addressed improvements to be made to the existing dwelling.
>
> Access to the subdivision will be gained from 6000 West. There are no improvements along the west side of the street at this location. The developer will install curb, gutter, sidewalk, and asphalt along this right-of-way. These improvements will connect with existing improvements to the north and to the south. In addition to these improvements, street trees will be installed along the frontage of lots 1 and 2.
>
> The flag lot is adjacent to the Utah Salt Lake Canal. As part of the development agreement, a wrought iron fence will be installed along the north side of the canal to provide transparency into this area.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler noted that while the Council agreed to review these types of applications, they have no legal basis for denial and acceptance is simply a formality.

> Councilmember Lang moved to approve application SMI-4-2019.

DRAFT

Councilmember Christensen seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

CONSIDER APPLICATION SMI-5-2019, FILED BY THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT), REQUESTING FINAL PLAT APPROVAL FOR THE ANNA CAROLINE SUBDIVISION LOCATED AT 2400 SOUTH 5700 WEST

Mayor Bigelow discussed proposed application SMI-5-2019, filed by the Utah Department of Transportation (UDOT), requesting final plat approval for the Anna Caroline Subdivision located at 2400 South 5700 West.

Written documentation previously provided to the City Council included information as follows:

> The Utah Department of Transportation is requesting final approval for the Anna Caroline Subdivision. The subject property is located at 2400 South 5700 West and is zoned Light Industrial. The proposed subdivision consists of 1 lot and 1 parcel. Lot 1 consists of 9 acres and Parcel A consists of 2.2 acres. Lot 1 will be used for a maintenance facility and salt shed, while Parcel A will be developed later.
>
> The subdivision plat will also dedicate portions of Anna Caroline and 2400 South. Anna Caroline will be dedicated to a 71-foot width. Previous developments to the south (WinCo & Cabco) have dedicated and built portions of Anna Caroline Drive. However, a connection to the south will not be made at this time. Anna Caroline has been constructed through the WinCo property, but not through the Cabco 5600 West property. Once the bridge over the Riter Canal has been constructed, the Cabco piece will be built to tie in with the WinCo piece and the portion that will be dedicated as part of this plat. This section of Anna Caroline will also have a wider sidewalk on the west side of the street to connect with the cross-town trail system.

2400 South will be dedicated to a 90-foot width. This road will align with the newly built intersection on 5600 West. Additional dedication will be provided along the west side of 5600 West per UDOT requirements.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Fitisemanu moved to approve Application SMI-5-2019.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION TO ADJOURN
Upon motion by Councilmember Lang, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, JUNE 11, 2019 WAS ADJOURNED AT 7:16 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, June 11, 2019.

_____
Nichole Camac, CMC
City Recorder

DRAFT

Item:_____
Fiscal Impact:_____
Funding Source:_____
Account#: _____
Budget Opening Required: ____

ISSUE:

Revised contracts with SelectHealth for medical benefits offered to Retired Employees.

SYNOPISIS:

Allows Public Employees to purchase retiree health insurance up to 15 years.

BACKGROUND:

A pre-65 retiree may be on the retiree plan for 10 years. If the employee becomes eligible to retire with 30 years of service by purchasing up to 5 years of service credits with the Utah State Retirement System, the employee may continue on the pre-65 retiree plan for up to an additional 5 years.

RECOMMENDATION:

Approve the resolution

SUBMITTED BY:

Aimee Tye Critchley, Human Resource Director

WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE CITY TO REVISE ITS AGREEMENTS WITH SELECTHEALTH FOR FY 2018-2019 TO UPDATE BENEFITS OFFERED TO RETIRED EMPLOYEES.

WHEREAS, West Valley City currently offers health insurance benefits and services to its employees through an Agreement with SelectHealth, Inc.; and

WHEREAS, the City desires to revise its Agreement with SelectHealth for FY 2018-2019 to allow pre-65 retirees the option to purchase up to 5 years of service through the Utah State Retirement System and continue the SelectHealth pre-65 plan for an additional five years; and

WHEREAS, a series of Revised Agreements have been prepared for execution by and between the City and SelectHealth. These Agreements, copies of which are attached hereto and entitled, "Select Value," "Select Med PLUS," and "Select Care PLUS," describe the rights, duties, and obligations of each of the parties with respect to the provision of health insurance benefits and services for City employees; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the employees and citizens of West Valley City to enter into the Revised Agreements with SelectHealth for employee health insurance benefits and services;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Revised Agreements between the City and SelectHealth are hereby approved in substantially the form attached, and that upon approval of the final form of the Agreements by the City Manager and the City Attorney's Office, the Mayor is hereby authorized to execute said Agreements for and on behalf of West Valley City.

PASSED, **APPROVED**, and **MADE EFFECTIVE** this _____day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item:_____
Fiscal Impact:_____
Funding Source:_____
Account#: _____
Budget Opening Required: ____

ISSUE:

Renew contracts with SelectHealth for medical benefits to the City's employees.

SYNOPISIS:

Renew the contracts for Fiscal Year 2019/2020.

BACKGROUND:

SelectHealth has been providing medical benefits for West Valley City for the past thirteen years. This year we incorporated our mental health benefits with SelectHealth as well. We negotiated a decrease of 3.8% in premiums.

RECOMMENDATION:

Approve the resolution

SUBMITTED BY:

Aimee Tye Critchley, Human Resource Director

WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH TO PROVIDE INSURANCE BENEFITS AND SERVICES FOR CITY EMPLOYEES FOR FISCAL YEAR 2019-2020.

WHEREAS, West Valley City currently offers health insurance benefits and services to its employees through an Agreement with SelectHealth, Inc.; and

WHEREAS, the City desires to continue to provide said health benefits and services to its employees; and

WHEREAS, a series of Agreements have been prepared for execution by and between the City and SelectHealth. These Agreements, copies of which are attached hereto and entitled, "Select Value," "Select Med PLUS," and "Select Care PLUS," describe the rights, duties, and obligations of each of the parties with respect to the provision of health insurance benefits and services for City employees; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the employees and citizens of West Valley City to enter into the Agreements with SelectHealth for employee health insurance benefits and services;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreements between the City and SelectHealth are hereby approved in substantially the form attached, and that upon approval of the final form of the Agreements by the City Manager and the City Attorney's Office, the Mayor is hereby authorized to execute said Agreements for and on behalf of West Valley City.

PASSED, **APPROVED**, and **MADE EFFECTIVE** this _____day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item:_____

Fiscal Impact:_____

Funding Source:_____

Account#: _____

Budget Opening Required: ____

ISSUE:

Renew contracts with EMI to provide dental benefits to the City employees.

SYNOPISIS:

Renew the contracts for Fiscal Year 2019/2020.

BACKGROUND:

EMI is the current provider for dental benefits for City employees. The dental premiums will not increase for fiscal year 2019/2020

RECOMMENDATION:

Approve the resolution

SUBMITTED BY:

Aimee Tye Critchley, Human Resource Director

WEST VALLEY CITY, UTAH

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE CITY TO RENEW A POLICY WITH EMI HEALTH TO PROVIDE DENTAL BENEFITS FOR CITY EMPLOYEES FOR FISCAL YEAR 2019-2020.

WHEREAS, West Valley City currently offers dental benefits to its employees through a policy with EMI; and

WHEREAS, the City desires to continue to provide said benefits to its employees; and

WHEREAS, a Renewal has been prepared for execution by the City, a copy of which is attached hereto, which allows the City to renew dental benefits for City employees; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the employees and citizens of West Valley City to renew the policy with EMI for employee dental benefits;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Renewal between the City and EMI is hereby approved in substantially the form attached, and that upon approval of the final form of the Renewal by the City Manager and the City Attorney's Office, the Mayor is hereby authorized to execute said Renewal for and on behalf of West Valley City.

PASSED, **APPROVED**, and **MADE EFFECTIVE** this _____day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

EMI HEALTH™ emihealth.com
5101 SOUTH COMMERCE DRIVE
MURRAY, UTAH 84107
TOLL FREE 800 662 5850
CORPORATE 801 262 7476
FAX 801 269 9734
TTY 888 236 4823

February 8, 2019

West Valley City
Attn: Robert Hale
3600 S Constitution Blvd
Salt Lake City, UT 84119

RE: Dental Renewal

Dear EMI Health Customer:

Thank you for choosing EMI Health as your Dental carrier. As the anniversary date for West Valley City approaches, we have completed our annual review and would like to propose renewal rates for the upcoming year.

Your Dental renewal rates, effective July 1, 2019 are listed below:

Choice PPO	Current ASO Rate	Renewal ASO Rate
	$4.50 PEPM	$4.50 PEPM

If you have questions regarding your benefits or would like to discuss other benefit options please contact your broker/consultant or your EMI Health account manager, Brooke Venemon Guido. We appreciate your business with EMI Health and look forward to providing your organization with affordable Dental coverage for the upcoming year.

Please sign below to acknowledge your acceptance of the terms, conditions and obligations of the renewal rates including any benefit or language changes (if applicable) for the 2019 plan year. Please return this signed signature page to EMI Health by May 31, 2019. If this signature page is not received by the previously mentioned date your first payment under the new rates will be deemed an acceptance of the new rates, benefits, and agreements.

Signature _____ Date _____

Sincerely,

Underwriting Department
EMI Health

Item: _____
Fiscal Impact: $90,104.00
Funding Source: US Bancorp Lease Sched. 17
Account #: _____

Budget Opening Required: No

ISSUE:

A resolution authorizing a purchase with CEIA USA, LTD (16) metal and bomb detection equipment for the Maverik Center in the amount of $90,104.00.

SYNOPSIS:

Approval is needed to purchase equipment to supplement and update the security equipment within the Maverik Center. The equipment proposed is (16) Metal and Bomb Detectors with the needed accessories and components as well as installation of said equipment for $90,104.00. This added equipment will facilitate a needed increase in security for the patrons and workers within the Maverik Center.

BACKGROUND:

CEIA USA, LTD is an authorized vendor through the General Services Administration (GSA) Federal Supply purchasing contract. Equipment purchased through CEIA USA, LTD will be funded by the approved US Bancorp Government Leasing and Finance Inc. agreement schedule 17.

RECOMMENDATION:

Approval of this equipment purchased through CEIA USA, LTD.

SUBMITTED BY:

James D. Welch, Director of Finance

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF METAL AND BOMB DETECTION EQUIPMENT FROM CEIA USA, LTD, FOR USE AT THE MAVERIK CENTER.

WHEREAS, the City desires to supplement and update the security equipment at the Maverik Center by purchasing 16 metal and bomb detectors, along with the needed accessories and components ("Equipment"); and

WHEREAS, the City desires to purchase the Equipment from CEIA USA, Ltd ("CEIA"); and

WHEREAS, CEIA is an authorized vendor through the General Services Administration (GSA) Federal Supply purchasing contract; and

WHEREAS, the funding for this purchase is authorized under US Bancorp Lease Schedule 17, approved by the City Council under Resolution 19-59; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the health, safety and welfare of the citizens of West Valley City to authorize the purchase of Equipment from CEIA for use at the Maverik Center.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to purchase Equipment from CEIA for an amount not to exceed $90,104.00, and that the Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase, subject to final approval of the form of said documents by the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

GENERAL SERVICES ADMINISTRATION (GSA)

FEDERAL SUPPLY SERVICE

AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST

47QSWA18D001Z

Effective Dates:

February 15, 2018 –

February 14, 2023

CEIA USA LTD
9155 Dutton Drive
Twinsburg, Ohio 44087 - USA
Telephone: + 1 330 405 3190
Facsimile: + 1 330 405 3196

On-line access to ordering is available on GSA Advantage
http://www.gsaadvantage.gov

Schedule Title:	FSC 084 (Total Solutions for Law Enforcement, Security, Facilities Management, Fire Rescue, Special Purpose Clothing, marine Craft and Emergency/Disaster response)
FSC/PSC Class:	6665 and 8415
Contract Number:	4 7 Q S W A 1 8 D 0 0 1 Z
Contract Period:	FEB 15, 2018 – FEB 14, 2023

CONTRACTOR INFORMATION

Address:	CEIA USA LTD 9155 DUTTON DRIVE TWINSBURG, OHIO 44087 – USA Tel.: +1 330 405 3190 Fax: +1 330 405 3196 Toll Free#: + 1 888 532 2342
Business Size:	Small Business
DUNS #:	1 7 6 – 3 2 – 9 7 9 5
CAGE CODE:	1 E 9 D 0
TAX ID#:	3 1 – 1 5 0 4 7 1 0
Website:	www.ceia-usa.com
Domestic Point Of Contact*:	Keith Poindexter
Telephone:	+1 330 405 3190
Toll-Free#:	+1 888 532 2342
Email:	kpoindexter@ceia-usa.com

CUSTOMER INFORMATION

1a. **Awarded Special Items:**	426-4K	Metal and Bomb Detection Equipment
	426 1000	Ancillary Services
1b. **Basic Discounts**	426-4K	9.22% - 32.71%
	426-1000	25%

2. **Maximum Order*:** **426-4K: $850,000** and **426-1000: $150,000**

* If the "best value" selection places your order over the maximum Order, you have an opportunity to request, from the contractor, a contract price reduction. The contractor may (1) offer contract pricing (2) offer reduced price (3) decline the order. A delivery order that exceeds the Maximum Order may be placed under the Schedule contract in accordance with FAR 8.404.

3. **Minimum Order:** None

4. **Geographic Coverage:** **World Wide -** 50 States; Latin America and the Caribbean, Europe, So. America, Central America / Mexico, Canada, Asia Pacific, Middle East and Africa.

5. **Point Of Production:** ITALY

6. **Basic Discounts:** Prices shown are net; Basic Discount has been applied and include IFF.

7. **Quantity Discount:** **Discounts determined by product and quantity at time of sale.**

8. **Payment Terms**: Net 30 days

9a. **Government Purchase Cards**: are accepted ***below*** the micro-purchase threshold of $ 10,000.00

9b. **Government Purchase Cards**: are accepted ***above*** the micro-purchase threshold of $10,000.00

10. **Foreign Items:** ITALY

11a. **Time Of Delivery**: 14 days ARO

11.b **Emergency Delivery**: Call +1 330 405 3190 for availability

11.c **Overnight & 2-day Delivery available**: Call +1 330 405 3190 for availability

11d. **Urgent Requirements**: Call +1 330 405 3190 for availability

12. **FOB Point:** Origin
CEIA USA LTD
9155 DUTTON DRIVE
TWINSBURG, OHIO 44087 - USA

13. **Ordering Address:**

CEIA USA LTD
9155 DUTTON DRIVE,
TWINSBURG, OHIO 44087 – USA
Tel.: +1 330 405 3190
Fax: +1 330 405 3196
Toll Free#: 1-888-532-2342

14. **Payment Address:**

CEIA USA LTD 9155
9155 DUTTON DRIVE,
TWINSBURG, OHIO 44087 – USA
Tel.: +1 330 405 3190
Fax: +1 330 405 3196
Toll Free#: + 1 888 532 2342

15. **Warranty:** Standard (24 months, parts)

16. **Export packing charges:** Please consult Contractor.

17. **Terms and Conditions of Government Purchase Card Acceptance**: Government Purchase Card is accepted above and below the micro-threshold level.

18. **Terms and Conditions of Rental, Maintenance and Repair:** N/A

19. **Terms and Conditions of Installation:**	N/A
20. **Terms and Conditions of Repair Parts indicating date of parts price list and any discounts from list prices if available:**	Please consult Contractor
21. **List of Service and Distribution Points (if applicable):**	Same as Contractors Address
22. **List of Participating Dealers (if applicable):**	N/A
23. **Preventive Maintenance (if applicable):**	N/A
24a. **Special Attributes (such as environmental attributes):**	N/A
24b. **Section 508 Compliance for EIT:**	N/A
25. **D-U-N-S #:**	1 7 6 – 3 2 – 9 7 9 5
26. **SAM Registration is current.**	

GSA Price List

SIN 426 – 4K METAL & BOMB DETECTION EQUIPMENT PRICES:

Please visit GSA Advantage:

https://www.gsaadvantage.gov/

SIN 426-1000 ANCILLARY SERVICES:

- Service Engineer $90.68 / Hour (includes IFF)
- Service Engineer (O/T) $136.02 / Hour (Includes IFF)

9155 Dutton Drive
Twinsburg, OH 44087

Quote 016234
Date: 6/3/2019
Page : 1 of 2

Bill To	Ship To
MAVERIK CENTER 3200 S. DECKER LAKE DRIVE WEST VALLEY CITY, UT 84119 US ATTN: RANDY MAYNE	MAVERIK CENTER 3200 DECKER LAKE DRIVE WEST VALLEY CITY, UT 84119 US ATTN: ACCOUNTS PAYABLE

PO Number	Customer No.	Salesperson ID	Shipping	Payment Terms	Req Ship	Master No.
	MAVCEN	MMICHARD	COMMON CARRIER	PREPAYMENT	06/24/2019	50,667

Quantity	Item Number	Description	Unit Price	Ext Price
13	PMD2PLUS/EZ-NFL	PMD2PLUS Elliptic Metal Detector Elliptic Walk-Through Metal Detector specifically designed for outdoor events. Its shape allows for clear line of sight for better guest experience (guests are able to see through and past the detectors) and higher security (screeners are better able to see guests on the non-secure side of the checkpoint). It comes complete with four multi zones display bars programmable as pacing lights and/or 60 localization zones with left and right indication, Met-Identity technology. low voltage DC power for increased safety, Chip-Card programming, One-Touch automatic self-installation, Bluetooth and RS-232 communication, anti-tamper on/off switch.	$4,600.00	$59,800.00
3	PMD2PLUS/EZ-0040	PMD2PLUS/EZ Elliptic Metal Detector, NFL Ver. 820mm	$4,600.00	$13,800.00
5	MBSU-2-0001	MBSU-2 Main & Battery Supply Unit w/o power supply Battery in waterproof stainless steel case, with embedded fast charger capable of 12+ hours of continuous operation	$490.00	$2,450.00
14	77318U	Transport Kit, Short-Range, Elliptical, WTMD	$320.00	$4,480.00
2	70569U	Transport Kit, Long-Range, Elliptical, WTMD	$672.00	$1,344.00
6	64228-Y-HD	Cable Assembly, WTMD, Y, 30ft, HD	$125.00	$750.00
12	70072-M-HD	Cable Assembly, WTMD, 5ft, Male, HD	$65.00	$780.00

*** Continued ****

	$87,404.00
	$2,700.00
	$0.00
	$0.00
	$90,104.00

All Amounts are in U.S. Dollars

TEL: 330-405-3190 Fax 330-405-3196

9155 Dutton Drive
Twinsburg, OH 44087

Quote 016234
Date: 6/3/2019
Page : 2 of 2

Bill To	Ship To
MAVERIK CENTER 3200 S. DECKER LAKE DRIVE WEST VALLEY CITY, UT 84119 US ATTN: RANDY MAYNE	MAVERIK CENTER 3200 DECKER LAKE DRIVE WEST VALLEY CITY, UT 84119 US ATTN: ACCOUNTS PAYABLE

PO Number	Customer No.	Salesperson ID	Shipping	Payment Terms	Req Ship	Master No.
	MAVCEN	MMICHARD	COMMON CARRIER	PREPAYMENT	06/24/2019	50,667

Quantity	Item Number	Description	Unit Price	Ext Price
16	S/L/I	SERVICE/LABOR	$250.00	$4,000.00

PrePayment Terms
Applicable State and Local Taxes Will Apply
Includes 2 Years Parts and Shop Labor Warranty
Shipping/Freight is Estimated Pre-Pay & Add - Valid 30 days

Subtotal	$87,404.00
Freight	$2,700.00
Sales Tax	$0.00
Trade Discount	$0.00
Total	$90,104.00

All Amounts are in U.S. Dollars

TEL: 330-405-3190 Fax 330-405-3196

Item: _____
Fiscal Impact: $34,758.15
Funding Source: Existing Budget
Account #: 45-9612-40750-65001

Budget Opening Required: No

ISSUE:

A resolution authorizing Audio / Visual system installation at the West Police Substation.

SYNOPSIS:

The remodel of the Police Substation was approved in a Budget Program Mod. This Audio / Visual System is part of that budget. The police will use it for training.

BACKGROUND:

Formal bidding will not be required since Technology Providers Inc. is on the State Contract. This system uses modern technology and will allow us to expand to use additional video input and video screens throughout our network as needed in the future.

RECOMMENDATION:

Approval of resolution

SUBMITTED BY:

Paul Isaac/Ken Cushing

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTRACT WITH TECHNOLOGY PROVIDERS, INC. ("TPI") FOR INSTALLATION OF AN AUDIO/VISUAL SYSTEM AT THE WEST VALLEY CITY WEST POLICE SUBSTATION.

WHEREAS, TPI is included on the State Contract, which allows the City to solicit services from them directly and without public solicitation of bids or proposals; and

WHEREAS, TPI has the professional expertise, capability, and resources to provide an audio/visual system at the West Police Substation at a reasonable price; and

WHEREAS, an agreement was prepared entitled "Proposal Document" (the "Agreement") for TPI's installation of an audio/visual system at the West Police Substation, which sets forth the rights and obligations of the each of the Parties thereto; and

WHEREAS, the Agreement meets all audio/visual system requirements and specifications; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Agreement for the audio/visual system for the West Police Substation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

The Mayor is hereby authorized to execute the Agreement, for an in behalf of West Valley City, in substantially the form attached, subject to approval of the final form of the Agreement by the City Manager and the City Attorney's Office.

PASSED, APPROVED, and **MADE EFFECTIVE** this _____ day of _____ _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

May 30, 2019

Submitted to:

Shaun Trujillo
City of West Valley City
3100 S 5400 W
West Valley City, UT 84120

Submitted by:

Danyelle Racine
Technology Providers, Inc.

PROPOSAL DOCUMENT

West Valley City PD - Rec Center Sub-Station Training Rooms

WVCIT19000

3739 West 2270 South, Suite E
West Valley City, UT 84120
www.tpi.cc

1. Project Summary Pricing

Equipment Cost	**$24,626.90**
Professional Services - Project Management	**$800.00**
Professional Services – Engineering	**$600.00**
Professional Services – Custom Programming	**$2,220.00**
Technician Labor – Shop and Assembly	**$1,029.17**
Technician Labor – Jobsite Installation & Integration	**$5,050.40**
Expenses - Freight	**$431.68**
Sales Tax	**$0.00**
Total Base Proposal	**$34,758.15**

2. Correspondence – Your Primary TPI Representative's Contact Information

Danyelle Racine

[V] (801) 573-0004 [F] (801) 883-9676

dracine@tpi.cc

3. Additional Services – Out of scope considerations

Our proposal is a complete package as defined in the Description of Services and is based on a set amount of time to complete the project. Any additional time and materials required to facilitate requested changes, required changes due to the actions of other trades, or required changes due to misinformation are considered to be out of the scope of this proposal. We will quote each instance as a change order and each will require written client approval prior to engagement. Each change order will be a separate transaction and will be scheduled, billed, and completed within its own timeline, bound by the terms and conditions of this proposal.

4. Exceptions and Exclusions

Our proposal is a complete package as defined in the Description of Services. Our services include installation of all proposed equipment and all associated cabling and labor unless otherwise directed by the owner. At a minimum, the client is responsible for the following items:

- Conduit and high-voltage work required for AV equipment
- Finish work including drywall, paint and wall/ceiling framing
- IT network connectivity, setup and configuration
- Furniture or millwork modification

5. Owner Furnished Equipment

Our proposal may include the use of owner furnished equipment which will be referenced in Section 20 of this proposal. The following restrictions are placed on this equipment.

- The client is responsible for shipping any designated equipment to the nearest TPI office for integration
- No additional warranties are applied to the owner furnished equipment allocated to this project

6. Network Connections

The majority of our systems are required to have network connections for functionality, communications, and diagnostics. In these cases, TPI requires physical connections and dedicated IP addresses in order for our systems to perform as designed. TPI will furnish the network requirements for this project and will coordinate with client IT personnel during the design and submittal phase of the project. Any delays or oversights in providing the network connectivity requirements as agreed upon during the submittal phase may cause additional services to be performed as described in Section 3.

7. Custom Control and Configuration Software

All custom control and configuration software required for this project is provided to the client as a site license copy and is authorized for the exclusive use on the system(s) defined in this proposal. TPI from time to time will incorporate proprietary software programs and modules in order to satisfy the budget, timeline, and design requirements of the project. The proposed cost for any custom control and configuration software reflects the use of these programs and modules.

Proprietary programs and modules are furnished by various manufacturers, including TPI, and as such are issued as compiled objects with no rights or access to the source code. The maintenance, use, and instructions for these programs and modules are provided by each manufacturer to ensure the client receives a complete and functional product.

At final written acceptance for the project, TPI will furnish the client with a compiled and protected version of the entire software package. TPI will furnish the client with all exclusive source code for this project as well as accompanying compiled programs and modules from the various manufacturers at the end of the system warranty period or at a time the client is comfortable releasing TPI of its system warranty obligations.

8. System Testing & Evaluation

Every integrated system is fully tested for optimum performance based on manufacturers' specifications and functionality outlined in the scope of work. Our process includes a comprehensive quality checklist to ensure reliable performance. Results of this process are formatted and may be submitted to the formal job record.

9. Closeout Documentation and Materials

In an effort to minimize the use of paper products and reduce the overall cost of this project, TPI will furnish closeout documentation and materials in electronic form where possible. Using the preferred delivery method of the client, TPI will deliver the electronic package upon final acceptance of the project. The client may request hard copies of this material at an additional charge.

10. Work Schedule

Unless otherwise noted, all work proposed will be conducted during regular business hours Monday through Friday, 8 a.m. – 5 p.m. Proposed work is based on a 40-hour work week having 8-hour work days. All work is scheduled at a minimum of one week in advance. Changes to the work schedule may be made by the customer with recognition and acceptance of any additional costs required to support overtime, weekend or holiday pay rates.

11. Job Quality

All personnel assigned to this project are required to meet strict guidelines for the purpose of professional conduct and exceptional workmanship. Our staff carries certifications and has completed training as required by our industry and the manufacturers we represent. Our engineering practices include the effective application of document control, shop/lab testing and validation, and exhaustive research conducted on new products, methodologies and materials. Project management processes feature real-time reporting of progress and exceptional record keeping and communications. TPI uses the best in quality integration materials from leading manufacturers and we feature one of the best inventories of high-performance test and measurement tools and the knowledge of effective use of this instrumentation. All primary systems are built and staged in our regional shops prior to site installation. Within these processes, we conduct a well-documented series of quality control checks.

12. Standards & Compliance

TPI is a licensed and bonded contractor with the capacity to carry project specific performance bonds at a reasonable market rate. All work is performed in accordance with the latest revisions of applicable codes and standards including the National Electric Code and local government codes and regulations for construction and building.

13. System Warranty

This proposal comes with a one year, all inclusive, system warranty unless otherwise directed by the client. The warranty period commences upon written acceptance of substantial completion or upon the client's first use of the system for its intended purpose.

Covered workmanship:

Should any part of the system fail due to faulty cable installation, faulty cable termination, or any other negligent act of labor by TPI, the company will repair the deficiency at no cost to the client during the warranty period.

Covered hardware and components:

Each manufacturer's warranty period is unique and will be honored by TPI for its entire term. Should any product need replacing during the system warranty period, we will repair or replace the defective product at no cost to the client unless the defect is caused by user negligence or misuse. Upon expiration of the system warranty period, TPI can process and handle a valid warranty claim charging the client for labor and expenses at the published rates.

Obligations:

During the system warranty period, TPI will provide on-site warranty coverage as required and as expediently as possible. As a first response, TPI will conduct remote diagnostics and troubleshooting to expedite a solution. Based on the outcome of the first response we may need to schedule and conduct an on-site visit to provide a resolution.

Handling a request for service:

Once a request for service has been established, our service department will process the request per the current terms of the system warranty. We maintain a full-service integration facility and our service department can be reached during normal business hours via telephone as well as our online service portal. Our normal business hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. For service outside of an active warranty period, labor and expenses will be charged at the published rates.

Exclusions to this warranty program:

This system warranty does not cover system or product defects resulting from user negligence, misuse, alterations, or modifications. Work performed on the system during the active warranty period by others terminates the system warranty and removes TPI from any continued obligations and liability.

14. Site Access

Costs proposed consider that jobsite access is unrestricted and can occur during regular business hours unless otherwise agreed and noted in this proposal. Unforeseen restrictions may affect the project schedule and proposed costs. Parking and delivery restrictions must be identified in advance to avoid disruption of the project schedule.

15. Unforeseen hazards

Costs included in the proposal do not account for any unforeseen hazards such as faulty existing wiring, dangerous structure, hazardous materials or any other issues that could affect safety and proposed costs. It is TPI's practice to avoid adding contingency costs to our proposed fees by accounting for elements that affect costs in a fair and equitable manner.

16. Use of this document

Concepts, ideas and details included in this document, developed by TPI, represent intellectual property and in whole or part are considered a product of a limited service engagement between TPI and the client. Both parties must provide consent or permission to use or share the content of this document and attached data with others.

17. Payment schedule

- Payments due Net30 days, 2% interest charge on overdue invoices
- Progress invoices will be submitted bi-weekly based on the percentage of completion for the project
- All invoices will be accompanied by supporting documentation
- Standard products and materials will be included in progress invoices upon receiving such items at TPI's facility or the project site

Please initial for acceptance of these terms: _____

18. Acceptance of Proposal

An authorized representative of the client and the principal representing TPI may indicate acceptance of this proposal in the designated areas below. Unless otherwise noted, this proposal is valid for 90 days from the date of submission. This proposal may serve as an attachment to other binding agreements. Instructions for submitting an accepted proposal are as follows:

Email digital agreement to: *accounting@tpi.cc*

Fax: (480) 857-2288

If not personally submitted to your TPI representative, mail a hardcopy to.

Contract Administration
Attn. Project Administrator
Technology Providers, Inc.
2020 W. Guadalupe Rd. Suite 1
Gilbert, AZ 85233

TPI will provide an immediate acknowledgement of receipt and will advise you of any time required to review and approve any supplemental documents such as sub-contractor agreements, purchase/work order terms & conditions or any other attachment exhibits required to successfully engage TPI as your contractor. During this process TPI reserves the right to amend and revise this proposal to account your additional cost or risk in a fair and equitable manner.

The above prices, specifications and conditions are hereby accepted. TPI is authorized to begin work on this project as outlined in this proposal. I understand that by signing this proposal I agree that TPI will be engaged as my systems integrator. ***I also agree that the project schedule will commence on the day that this executed agreement is delivered to the company.***

Agreed to on behalf of **Shaun Trujillo**
City of West Valley City

By: _____ *Date:* _____

Title: _____

Agreed to on behalf of **Technology Providers, Inc.**

By: _____ *Date:* _____

Title: _____

19. Parts & Equipment – Bill of Materials

Item Description	Qty	Price	Ext. Price
Common Items			
TPI Interconnect Cabling and Materials, Interconnect Cabling and Materials	1	$1,797.50	$1,797.50
Technical Services			
TPI Project Management, Project Management	1	$800.00	$800.00
TPI System Drawings, System Drawings	1	$400.00	$400.00
TPI System Engineering, System Engineering	1	$200.00	$200.00
TPI System DSP Programming, System DSP Programming	1	$720.00	$720.00
Line Upon Line AV Design Software On-Site Support, On-Site Software Development	1	$1,500.00	$1,500.00
Audio			
Atlas Soundolier FAP82T(white), 8 in. Coaxial Speaker System with 70.7V/100V-60W Transformer and 8O Bypass	4	$256.19	$1,024.76
Owner Furnished: Atlas Soundolier FAP82T(white), 8 in. Coaxial Speaker System with 70.7V/100V-60W Transforn and 8O Bypass	*4*	*$85.00*	*$340.00*
Crestron AMP-2210T, 2x210W Commercial Power Amplifier, 4/8 Ohm or 70/100V	1	$819.37	$819.37
Biamp TesiraFORTE DAN VT4, 4x4 Fixed I/O Server with VoIP and FXO Telephone; Dante	1	$2,016.25	$2,016.25
Audio Technica ATW-3211/831DE2, 3000 Series Wls Sys (4th gen)	1	$801.25	$801.25
Clock Audio C34E SR RF, 19.2 inch RF Friendly Condenser Microphone - XLR	1	$312.50	$312.50
Clock Audio SM70, ShockMountSurfaceFitting	1	$59.83	$59.83
Video			
Epson BrightLink 685Wi - (Touch), 3500 Lumen WXGA 3LCD Ultra Short-throw Interactive Display - (Touch)	2	$2,948.75	$5,897.50
Epson V12H777020, Epson Ultra-Short Throw Projector Mount	2	$281.88	$563.76
Da-Lite 25940, IDEA SCREEN 53 in. X84.75 in. VA 16:10	2	$1,457.75	$2,915.50
Crestron DM-NVX-350, DigitalMedia 4K60 4:4:4 HDR Network AV Encoder/Decoder	3	$1,097.50	$3,292.50
Crestron DM-NVX-352, DigitalMedia 4K60 4:4:4 HDR Network AV Encoder/Decoder w/Dante	2	$1,435.00	$2,870.00
Crestron TT-100-B-T, Connect It Presentation Interface (Black)	1	$232.50	$232.50
Crestron CBL-HD-THIN-HS-6, HDMI Cable, Thin, Type A Male-to-Male, 6 ft	4	$56.45	$225.80
Crestron CBL-HD-12, Crestron Certified HDMI Interface Cable, 12 ft	2	$60.63	$121.26
Liberty Wire DL-AR1916, DIGITALINX SECURE ADAPTER RING	2	$226.36	$452.72
Sony BDP-S3700, Blu-ray Disc Player	1	$138.75	$138.75
Covid W1114A-W, Single Gang Wall Plate - (1) Female HDMI Active Pigtail	1	$94.33	$94.33
Control			

Item Description	Qty	Price	Ext. Price
Crestron CP3N, 3-Series Control System	1	$1,605.00	$1,605.00
Crestron TSW-760-B-S, 7 Inch Touch Screen, Black Smooth	2	$851.25	$1,702.50
Crestron TSW-760-TTK-B-S, TableTop Kit for TSW-760, Black Smooth	1	$155.00	$155.00
Cisco WS-C2960L-16PS-LL, Managed Switch, 16 10/100 + 2 SFP, Rack-Mountable, PoE	1	$1,187.71	$1,187.71
Xantech 283D, Blink IR Designer Emitter	1	$19.48	$19.48
Equipment Racks			
Middle Atlantic ERK-1825LRD, 18SP/25D RACK, LESS RD W/	1	$577.44	$577.44
Middle Atlantic LVFD-18, 18SP LARGE PERF FR DOOR	1	$270.88	$270.88
Middle Atlantic ERK-RDC18, ERK,REAR CABLE DOOR,18SP	1	$177.44	$177.44
Middle Atlantic CBS-ERK-25R, FLR-FNDLY CBS,25 in. DP,ERK	1	$220.19	$220.19
Middle Atlantic ERK-RR18, 18SP ERK REAR RAIL OPTION	1	$99.75	$99.75
Middle Atlantic U1, 1SP RACKSHELF 11DP	1	$57.50	$57.50
Crestron PC-200, Energy Monitoring Power Conditioner & Controller 200	1	$657.50	$657.50
Lighting			
Optional: Crestron CLS-C6W, iLux Integrated Lighting System w/infiNEt, White	*1*	*$661.25*	*$661.25*
Optional: Crestron CLS-EXP-DIMFLV, iLux 0-10V Dimmer Expansion Module	*4*	*$168.75*	*$675.00*
Optional: Crestron CNX-B6-W-T, Designer Keypad, 6-Buttons, White Textured	*2*	*$245.00*	*$490.00*
		Total	*$34,326.47*

20. Owner Furnished Equipment

Item Description	Qty
Common Items : Atlas Soundolier FAP82T(white), 8 in. Coaxial Speaker System with 70.7V/100V-60W Transformer and 8O Bypass	8

Item:_____
Fiscal Impact: $435,000
Funding Source: RDA
Account No: 45-9610-40750-75221-0500

Budget Opening Required: Yes

ISSUE:

Award Contract for the Market Street Reconstruction Project

SYNOPSIS:

Lowest responsible bid was received by Acme Construction, in the amount of $397,058.25.

BACKGROUND:

Bids were opened for the project on June 4, 2019. A total of two (2) bids were received. The lowest responsible bidder was Acme Construction.

Market Street reconstruction is integral to all the new construction at Fairbourne Station. This project will install the new concrete paving on Market Street between Lehman Avenue and Weigh Station Road and along a portion of Lehman Avenue adjacent to the new Public Safety Building. The project is scheduled for completion in mid-September.

Acme Construction was the lowest responsible bidder. It is recommended that the project be awarded to Acme Construction

RECOMMENDATION:

Award the contract to Acme Construction in the amount of $397,058.25 and authorize the Public Works Department to spend no more than $435,000 on the project by change order.

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONTRACT TO ACME CONSTRUCTION FOR THE MARKET STREET RECONSTRUCTION PROJECT.

WHEREAS, proposals were solicited from qualified contractors for the Market Street Reconstruction Project; and

WHEREAS, Acme Construction (herein "Acme") submitted the lowest responsible bid for said work; and

WHEREAS, Acme meets all other requirements of the proposal specifications; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the citizens of West Valley City to award the Market Street Reconstruction Project to Acme;

NOW, THEREFORE, BE IT RESOLVED by the West Valley City Council as follows:

1. Acme is hereby awarded the contract to perform the Market Street Reconstruction Project.

2. Said contract shall be in an amount not to exceed $397,058.25, with authorization to spend an amount not to exceed $435,000 in potential change orders.

3. The Mayor is hereby authorized to execute a contract with Acme to perform the Market Street Reconstruction Project, subject to the final approval of the contract by the City Manager and the City Attorney's Office.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____ 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

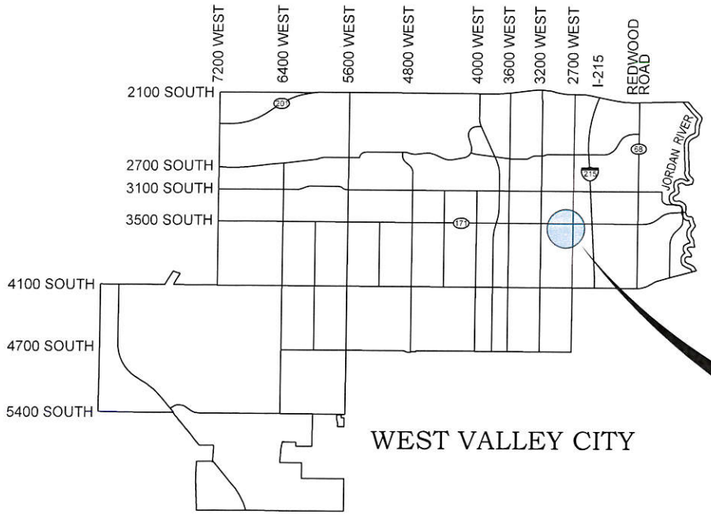
West Valley City, Utah - Bid Tabulation Summary
Project Name: Market Street Reconstruction
Bid Opening Date: 06/04/2019, 10:00am

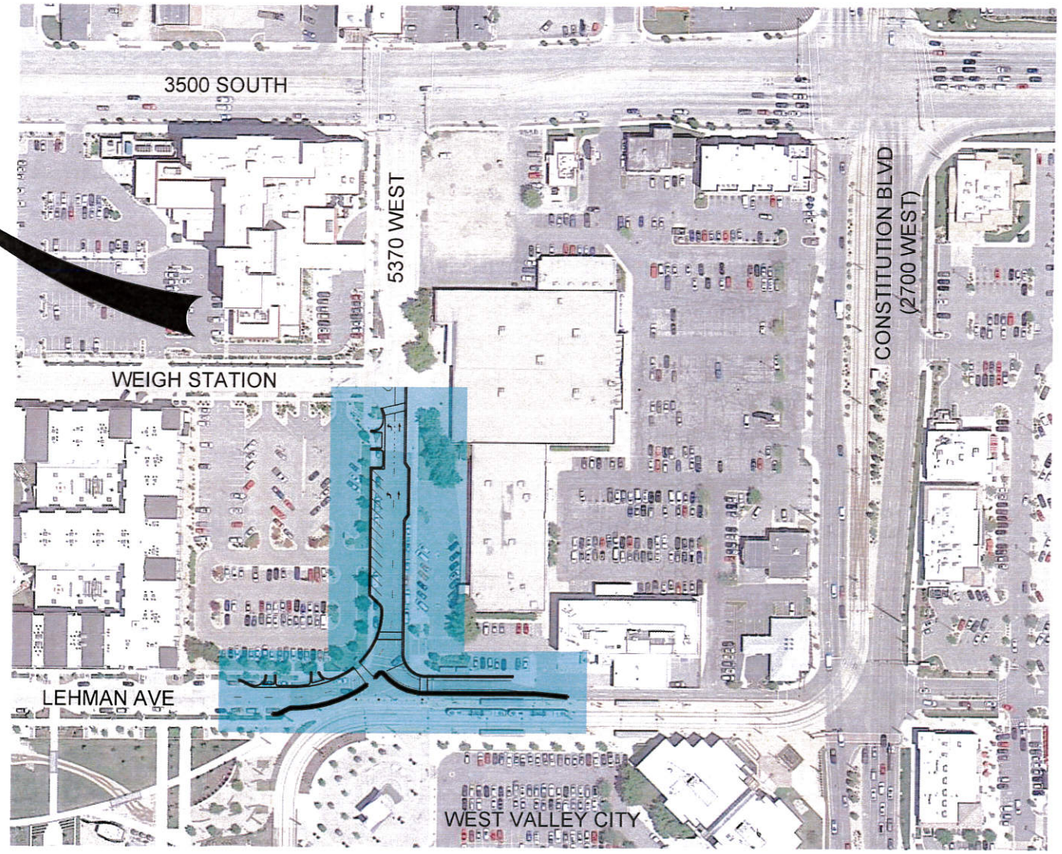
	Bid Totals	**City Provider Preference** (1%)	**Other Prefs.** (Veteran, Safety, Drug Testing, Job Training, Health Insurance, Non-Discrimination) (1%)	**Total Bid Evaluation Preference Reduction**	**Bid Evaluation Total with Preference Reduction** (Used Only for Determination of Low Bidder)
Engineer's Estimate	$ 366,329.25				
Response 1	$ 397,058.25	$0.00	$3,970.58	$3,970.58	***$401,028.83***
ACME Construction, Inc.		0%	1%		
Response 2	$ 416,541.25	$0.00	$4,165.41	$4,165.41	**$420,706.66**
Bowen Construction Co.		0%	1%		

WEST VALLEY CITY

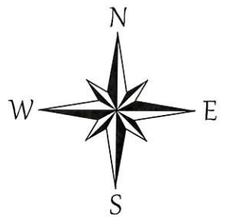
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

MARKET STREET RECONSTRUCTION
LEHMAN AVENUE TO WEIGH STATION ROAD
WVC ENG SP-400





PROJECT LOCATION



DRAWING INDEX	
SHEET No.	DESCRIPTION
	COVER SHEET
AB-1	ABBREVIATION, LEGEND, & NOTES SHEET
SC-1	SURVEY CONTROL & INDEX SHEET
TS-1	TYPICAL SECTION
DT-1 TO DT-3	DETAILS
DM-1	DEMOLITION PLAN
PP-1 TO PP-3	PLAN AND PROFILE
CP-1 TO CP-4	CONCRETE PAVING
SS-1 TO SS-2	SIGNING AND STRIPING
SN 11B TO SN 11C	STANDARD UDOT DRAWINGS

PROFESSIONAL ENGINEER
No. 8317629
COBY S. WILSON
5-15-19
ELECTRONIC SEAL
STATE OF UTAH

PROJECT ENGINEER

PROFESSIONAL ENGINEER
No. 4939787
DANIEL W. JOHNSON
5-15-19
ELECTRONIC SEAL
STATE OF UTAH

APPROVED

WEST VALLEY CITY ENGINEER

PASS THROUGH FUNDS AGREEMENT

This PASS THROUGH FUNDS AGREEMENT ("Agreement") is entered into between the Utah Department of Transportation ("UDOT"), an agency of the State of Utah and West Valley City ("City"), a political subdivision of the State of Utah.

RECITALS

Whereas, the 2019 S.B. 268, line 351, allocates a total of $2,000,000 to the City.

Whereas, Utah Code Section 63J-1-220(2) mandates that the state agency, UDOT, not provide the City with state pass through funding unless an agreement is executed. In addition, the agreement must require the City provide a written description and itemized report at least annually detailing the expenditure of the state money or the intended expenditure of any state money that has not been spent and a final written itemized report when all the state money is spent; and

Whereas, this Agreement is written to comply with Utah Code Section 63J-1-220(2).

AGREEMENT

The parties agree as follows:

1. By May 31, 2019 and for 2018-2019 fiscal year only, UDOT will transfer $2,000,000 for highway improvements to 4100 South to the City. UDOT will only transfer the funds after it has verified that the amount required under Subsection 72-2-121(4)(c) is available in the funds and after the transfer under Subsection (4)(e), the payment under subsection (4)(f), and the transfers under Subsections 4(j) through (l) have been made.

2. Upon spending all the state money, the City will provide UDOT with a final written itemized report detailing where the money has been spent. If the money is not spent in FY 2018-19, the City will provide a written description and an itemized report at least annually detailing the expenditure of the state money or the intended expenditure of any state money that has not been spent.

3. The City will only spend the money for the purposes as directed in paragraph one.

4. Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of this Agreement at the request of the other party.

5. The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

6. This Agreement constitutes the entire agreement between the parties and supersedes any prior understandings, agreements, or representations, verbal or written. No

subsequent modification or amendments will be valid unless in writing and signed by both parties.

7. Each party represents that it has the authority to enter into this Agreement and the Agreement may be signed in counterparts.

WEST VALLEY CITY

By: _____
Title: _____
Date: _____

Approved as to form:

_____

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Title: _____
Date: _____

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR HIGHWAY IMPROVEMENT FUNDING ON 4100 SOUTH IN WEST VALLEY CITY.

WHEREAS, S.B. 268 enacted in 2019 provided the City with two million dollars for highway improvements on 4100 South; and

WHEREAS, in order for the City to receive the funding under State law, it must be transferred by the Utah Department of Transportation ("UDOT") pursuant to an agreement that contains certain provisions; and

WHEREAS, an agreement entitled Pass Through Funds Agreement (the "Agreement") has been prepared which sets forth the required provisions as well as the rights, duties, and obligations of the City and UDOT; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the health, safety, and welfare of the citizens of West Valley City to execute the Agreement;

NOW, THEREFORE, BE IT RESOLVED by the West Valley City Council that the Mayor is hereby authorized to execute the Agreement in behalf of the City in substantially the form attached, subject to the final approval of the Agreement and any attachments by the City Manager and the City Attorney's Office.

PASSED, APPROVED and **MADE EFFECTIVE** this _____ day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item #:	
Fiscal Impact:	$2,000,000
Funding Source:	Revenue
Account #:	N/A
Budget Opening Required:	Yes

ISSUE:

Pass Through Funding Agreement with the Utah Department of Transportation (UDOT) for 4100 South highway improvements.

SYNOPSIS:

This agreement will transfer $2,000,000 from UDOT to West Valley City, for highway improvements to 4100 South. These funds will be used as partial funding for the 4100 S Reconstruction Project, Bangerter to 5460 W.

BACKGROUND:

During the 2019 legislative session, SB268 directed UDOT to transfer $2,000,000 for highway improvements to 4100 South, to the City. This agreement is the mechanism for UDOT to pass these funds through to the City.

As planned, these funds will be used in addition to federal Surface Transportation Funds, and Class C Road Funds for the 4100 South Reconstruction Project.

RECOMMENDATION:

Approve Pass Through Funds Agreement with the Utah Department of Transportation

SUBMITTED BY:

Russ Willardson
Public Works Director

Item #:	
Fiscal Impact:	$10,768,425 (total authorization)
Funding Source:	Class C Roads - Storm Water Utility State Transportation Funds
Account #:	45-9610-40750-75198-0600
Budget Opening Reqd:	Yes

ISSUE:
4100 South; Bangerter Highway to 5460 West– Federal Aid Agreement Supplement Modification No. 2 for Local Agency Project and additional funding authorization

SYNOPSIS:
Authorize the city to execute a federal aid agreement modification authorizing additional funding on the 4100 South reconstruction project. 4100 South; Bangerter Highway to 5460 West – PIN 14831 – UDOT Project No. F-LC35(294)

BACKGROUND:
The city has been working on a project to reconstruct 4100 South between Bangerter Highway and 5460 West for several years. On March 19, 2019, UDOT opened bids on the project. The engineer's estimate of construction costs was $15,063,237. The lowest bid received was from Geneva Rock in the amount of $19,389,875 nearly 29% over the estimate.

The West Valley City Council recently passed a resolution reaffirming the city's commitment to the project, which gave UDOT reassurance necessary to award the project and begin construction. This federal aid agreement formally obligates the City to pay all costs over the federal participation amount of $11,227,683. Granger Hunter Participation is estimated to be $4,122,371.25. Total project value is anticipated to be $26,118,479. Total WVC Cost $10,768,425 (Including a 9% construction contingency). (The City has previously paid $244,593.20).

The federal aid agreement allows for phased payment of city funds. Funds will be paid from the following sources:

Committed Funding Sources	
Original Matching Funds from Class C Roads	$ 815,311.69
Storm Drain Trunk Line Betterment	$ 1,000,000.00
SB 268 2019 Appropriation	$ 2,000,000.00
GHID Mobilization and Traffic Control	$ 681,082.89
GHID Public Involvement Proportional Share	$ 86,604.53
Class C Road Funds	$ 3,000,000.00
Total of Committed Funding Sources	**$ 7,582,999.11**
Potential Funding Sources	
New Legislative Appropriations	$ 2,000,000.00 +
Storm Water Utility Fund Balance	$ 1,000,000.00
Transportation Sales Tax (New Revenue)	$ 2,500,000.00
Total of Potential Funding Sources	**$ 5,500,000.00**
Total of Committed and Potential Funding Sources	**$ 13,082,999.11**

RECOMMENDATION:
Authorize the city to execute the federal aid agreement modification no 2 and authorize a total expenditure of $10,768,425 on the project.

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION APPROVING MODIFICATION NO. 2 TO A FEDERAL AID AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF 4100 SOUTH.

WHEREAS, on March 23, 2017, West Valley City (hereinafter, the "City") and the Utah Department of Transportation (hereinafter, "UDOT"), entered into Federal Aid Agreement No. 178813 (hereinafter, the "Agreement") to provide for the reconstruction of certain portions of 4100 South; and

WHEREAS, additional funding is required to complete the project; and

WHEREAS, a modification to the Agreement has been drafted by and between the parties to allocate additional funding to the project under the terms of the Agreement, a copy of which is attached hereto and entitled "Federal Aid Agreement Supplement for Local Agency Project – Modification No. 2" (hereinafter, the "Modification"), that sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve the Modification;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah as follows:

1. That the Modification is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Modification for and in behalf of West Valley City, subject to approval of the final form of the Modification by the City Manager and the City Attorney's Office.

2. That, in addition to prior approvals granted by the City Council, the City shall be authorized to spend up to $10,768,425 to complete the project as set forth in the Agreement, the Modification, and in other documents pertinent to the project.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Item #:	
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	No

ISSUE:

Approval and execution of a Perpetual Easement for an Oil and Grease Interceptor and Sampling Vault.

SYNOPSIS:

As part of the approval for the West Valley Parks Operations Building, Magna Water District is requiring an Easement for installation, maintenance and inspection of an Oil and Grease Interceptor and Sampling Vault on the West Valley Parks Operations Building site.

BACKGROUND:

The new Parks Operations Building to be located at 2729 S. Parkway Court (6750 West) on Lot 1 of the West Valley Parks Operations Subdivision (14-27-203-017).

RECOMMENDATION:

Approve Easement and authorize the Mayor to execute said Easement. Authorize City Recorder to record said Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO APPROVE AND EXECUTE A PERPETUAL EASEMENT FOR AN OIL AND GREASE INTERCEPTOR AND SAMPLING VAULT FOR THE PARKS OPERATION BUILDING LOCATED AT 2729 SOUTH PARKWAY COURT (14-27-203-017)

WHEREAS, as part of the approval for the West Valley City Parks Operations Building, Magna Water District requires an easement for the installation, maintenance and inspection of an Oil and Grease Interceptor and Sampling Vault; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve and execute a Perpetual Easement for an Oil and Grease Interceptor and Sampling Vault on the Parks Operation Building site located at 2729 South Parkway Court (14-27-203-017);

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Perpetual Easement is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Easement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office;

BE IT FURTHER RESOLVED that the City Recorder is authorized to record the Perpetual Easement for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WHEN RECORDED, MAIL TO:
Magna Water District
8885 West 3500 South
Magna, Utah 84044

Easement

(CORPORATION)
Salt Lake County

Parcel #14-27-203-017

West Valley City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to the MAGNA WATER DISTRICT, at 8885 West 3500 South, Magna, Utah 84044, Grantee, for the sum of $10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a, **Oil and Grease Interceptor and Sampling Vault**, situate in the **NE** 1/4 of Section **27**, Township **1** South, Range **2** West, SLB&M. The boundaries of said easement are described as follows:

A part of Lot 1, West Valley Parks Operations Subdivision, according to the official plat thereof as recorded in Book 2019P at page 168 in the office of the Salt Lake County Recorder being more particularly described as follows:

Beginning at a point 2172.46 feet North 89°57′53″ West along the Quarter Section line and 165.24 feet South 00°15′00″ West from the Northeast Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah; and running thence South 00°15′00″ West 18.14 feet; thence North 89°47′38″ West 38.01 feet; thence North 17.76 feet; thence North 89°37′54″ East 38.08 feet to the Point of Beginning. Encompassing 683 square feet.

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

Continued on Page 2

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

WITNESSED the hands of said GRANTOR this _____ day of _____, 2019.

GRANTOR
WEST VALLEY CITY

_____
Ron Bigelow, Mayor

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 2019, personally appeared before me Ron Bigelow, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Mayor of West Valley City, a municipal corporation of the State of Utah, and that said document was signed by him in said capacity, and said Ron Bigelow acknowledged to me that in said capacity he executed the same.

_____
Notary Public

WEST VALLEY PARKS OPERATIONS SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	51.00'	263°11'00"	234.26'	S48°24'32"E	76.29'
C2	24.00'	83°11'10"	34.84'	S41°35'28"W	31.86'
C3	20.00'	97°28'40"	34.03'	S48°44'22"E	30.07'
C4	51.00'	102°25'50"	91.17'	N31°58'04"E	79.51'
C5	51.00'	160°45'10"	143.09'	S80°22'36"W	100.56'

WITNESS CORNER FOR THE SOUTH 1/4 CORNER OF SEC. 22, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W222A)

MAGNA WATER COMPANY
TAX ID: 14-22-376-021

WEST VALLEY CITY
TAX ID: 14-22-400-006
BOOK 8910 PAGE 3462

WEST VALLEY CITY
TAX ID: 14-22-400-015
BOOK 8593 PAGE 315

S02°34'57"E 61.57' (C/M)

NORTH 1/4 SECTION 27 (NOT FOUND)
CALCULATED AT MIDPOINT ON SECTION LINE

S89°57'53"E 2657.30' (C/M)

160.40' (R)

19.60' (R)

S89°57'53"E 2657.30' (C/M)

150.00' (R)

NORTHWEST CORNER OF SEC. 27, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W2101)

BASIS OF BEARING
N.89°57'53"W. (M)(ARP) 5314.60' (M) 5315.56' (ARP) (MONUMENT TO MONUMENT)
S89°57'53"E 587.00'

15' PUBLIC UTILITY EASEMENT

50' WIDE INGRESS/EGRESS ACCESS EASEMENT IN FAVOR OF MAGNA WATER CO. BOOK 6981 PAGE 2025-2027

16' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4176 PAGE 518

RIGHT OF WAY EASEMENT HEREBY CONVEYED IN FAVOR OF ROCKY MOUNTAIN POWER

PUBLIC UTILITY EASEMENT, ALSO A PERPETUAL EASEMENT HEREBY CONVEYED IN FAVOR OF MAGNA WATER DISTRICT FOR CULINARY WATER, PRESSURIZED IRRIGATION AND SANITARY SEWER

LOT 1
145,273 SQ. FT. OR 3.34 ACRES
IN AREA, MORE OR LESS
2729 SOUTH 6750 WEST

NORTH 242.50'

S89°57'53"E 262.47'

NORTH 46.45'

S89°57'53"E 162.85'

N70°45'11"E 22.72'

STREET MONUMENT TO BE SET

EAST 4.09'

EAST 35.09'

NORTH 752.86'

PARKWAY COURT

10' PUBLIC UTILITY EASEMENT

16' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

50' WIDE INGRESS/EGRESS ACCESS EASEMENT IN FAVOR OF MAGNA WATER CO. BOOK 6981 PAGE 2028-2030

LOT 2
225,745 SQ. FT. OR 5.18 ACRES
IN AREA, MORE OR LESS
6702 WEST PARKWAY BOULEVARD

ELOY PEREZ
TAX ID: 14-27-200-036
BOOK 10260 PAGE 8939

ARBEC HALLDORSON
TAX ID: 14-27-200-004
BOOK 9799 PAGE 582

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

SEE DETAIL "A"

DEDICATED ROADWAY (6750 WEST & PARKWAY BOULEVARD)
47,360 SQ. FT. OR 1.09 ACRE
IN AREA, MORE OR LESS

10' PUBLIC UTILITY EASEMENT

S82°31'15"W 528.90'

PARKWAY BOULEVARD

S82°15'00"W 592.41'

2815 SOUTH
6750 WEST

PARCEL A

PARCEL B

HUNTER VILLAGE PHASE 15 SUBDIVISION
BOOK 2004 PAGE 312

LOT 1506

LOT 1507

LOT 1508

LOT 1509

HUNTER CREST DRIVE (6730 WEST)

HUNTER CREST CIRCLE (2835 SOUTH)

313.33'

439.53'

293.89'

368.36' NORTH

293.89' (6750 WEST)

632.31'

SOUTH 672.61'

N89°57'53"W (M) WEST (R) 1723.00' (M&R)

POINT OF BEGINNING

37.00'

40.30'

40.0'

40.0'

S.85°26'07"W. 1159.26' (ARP)
S.85°26'32"W. 1159.44' (M)

MONUMENT LINE S82°30'49"W 1208.42' (ARP)
S82°31'15"W 1039.31' (M) (MON TO MON)

S.00°02'43"E. 504.94' (M)
S.00°02'48"E. 505.25' (ARP)

WEST VALLEY CITY
TAX ID: 14-27-200-007
BOOK 8363 PAGE 4191

NORTHEAST CORNER OF SEC. 27, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W2201)

STREET MONUMENT FOUND BRASS CAP (1S2W269A)

STREET MONUMENT FOUND BRASS CAP (14272056)

SLC SURVEYOR MONUMENT PERMIT REQUIRED UNLAWFUL TO DISTURB

LEGEND

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS
- FOUND MONUMENT (AS NOTED)
- SEARCHED FOR MONUMENT NOT FOUND
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- FOUND SECTION CORNER
- NOT FOUND SECTION CORNER

NOTES:
OFF-SET PINS TO BE PLACED IN TOP BACK OF CURB AND 5/8 X 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315".

0 60 120
SCALE 1"=60'

DETAIL "A"

20.00' 20.00'

STREET MONUMENT TO BE SET

STREET MONUMENT NOT FOUND. LOCATION REFERENCED FROM SLC AREA REFERENCE PLAT

S.82°31'15"W. 43.72'

2.78' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

2.62' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

S.82°31'15"W. 28.73'

39.65'

STREET MONUMENT TO BE SET

S82°31'15"W 96.45' (MON. TO MON.)

56.80'

2.17' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

STREET MONUMENT FOUND BRASS CAP 6730 W & PARKWAY BLVD. (14272009)

N.07°28'45"W. 19.20' (MON. TO MON)

40.00'

PARKWAY BOULEVARD

(6750 WEST)

C3

NOTES:
(M) BEARING AND/OR DISTANCE DATA FROM ACTUAL SURVEYED MEASUREMENTS.
(R) RECORD BEARING AND/OR DISTANCE DATA FROM WARRANTY DEEDS IN BOOK 10271 AT PAGE 8632, AND BOOK 9854 AT PAGE 6257.
(C/M) BEARING AND/OR DISTANCE DATA CALCULATED FROM SURVEYED MEASUREMENTS.
(ARP) BEARING AND/OR DISTANCE DATA FROM SALT LAKE COUNTY SURVEYOR AREA REFERENCE PLAT.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "WEST VALLEY PARKS OPERATIONS SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MICHAEL W. NADEAU
PLS NO. 4938744
DATE OF PLAT: APRIL 18, 2019

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH SECTION LINE OF SECTION 27, SAID POINT IS 1723.00 FEET N.89°57'53"W. ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NOTE: BASIS OF BEARING IS N.89°57'53"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE SOUTH 672.61 FEET; THENCE S.82°15'00"W. 592.41 FEET; THENCE NORTH 752.86 FEET TO SAID NORTH LINE OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE S.89°57'53"E. 587.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 418,375 SQUARE FEET OR 9.60 ACRES, MORE OR LESS. 2 LOTS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCELS DESCRIBED HEREON AS REQUESTED BY WEST VALLEY CITY FOR A 2-LOT SUBDIVISION. THE BASIS OF BEARING IS N.89°57'53"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN OCTOBER OF 2018.

IN ORDER TO UNDERSTAND THE RELATIONSHIP OF THE OCCUPATION IMPROVEMENTS RELATIVE TO THE SUBDIVISION BOUNDARY LINES AND CORNERS REPRESENTED HEREON, REFERENCE AND NOTICE IS HEREBY MADE AND GIVEN TO PURCHASERS, USERS, AND THOSE RELIANT ON THIS PLAT TO THE OFFICIAL RECORD OF SURVEY PLAT, OF THE SUBJECT PROPERTY, ON FILE WITHIN THE OFFICE OF THE COUNTY SURVEYOR FILED AS S2018-12-0774.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

WEST VALLEY PARKS OPERATIONS SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC. ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS 21ST DAY OF MAY A.D. 2019.

STEVE BUHLER, MAYOR PRO-TEM, WEST VALLEY CITY — DATE: May 21, 2019

ACKNOWLEDGMENT
(CORPORATE, WVC)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 21 DAY OF MAY, 2019, PERSONALLY APPEARED BEFORE ME STEVE BUHLER SIGNER OF THE HEREON OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MAYOR PRO-TEM OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH AND THAT HE SIGNED THIS PLAT ENTITLED "WEST VALLEY PARKS OPERATIONS SUBDIVISION" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR PRO-TEM ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

March 16, 2022 — MY COMMISSION EXPIRES
699519 — Notary Number
TERA SMITH — NOTARY PUBLIC

VICINITY MAP (NTS)

HWY 201
2100 S
SCHULER AVE
2550 S
WATER CANAL
2550 S
6750 W
7200 W
6400 W
PROJECT LOCATION
2700 S (PARKWAY BLVD)

PREPARED FOR:
WEST VALLEY CITY
Unity Pride Progress
WEST VALLEY CITY
3600 SOUTH CONSTITUTION BLVD
WEST VALLEY CITY, UT 84150

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 22 DAY OF May A.D. 2019
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

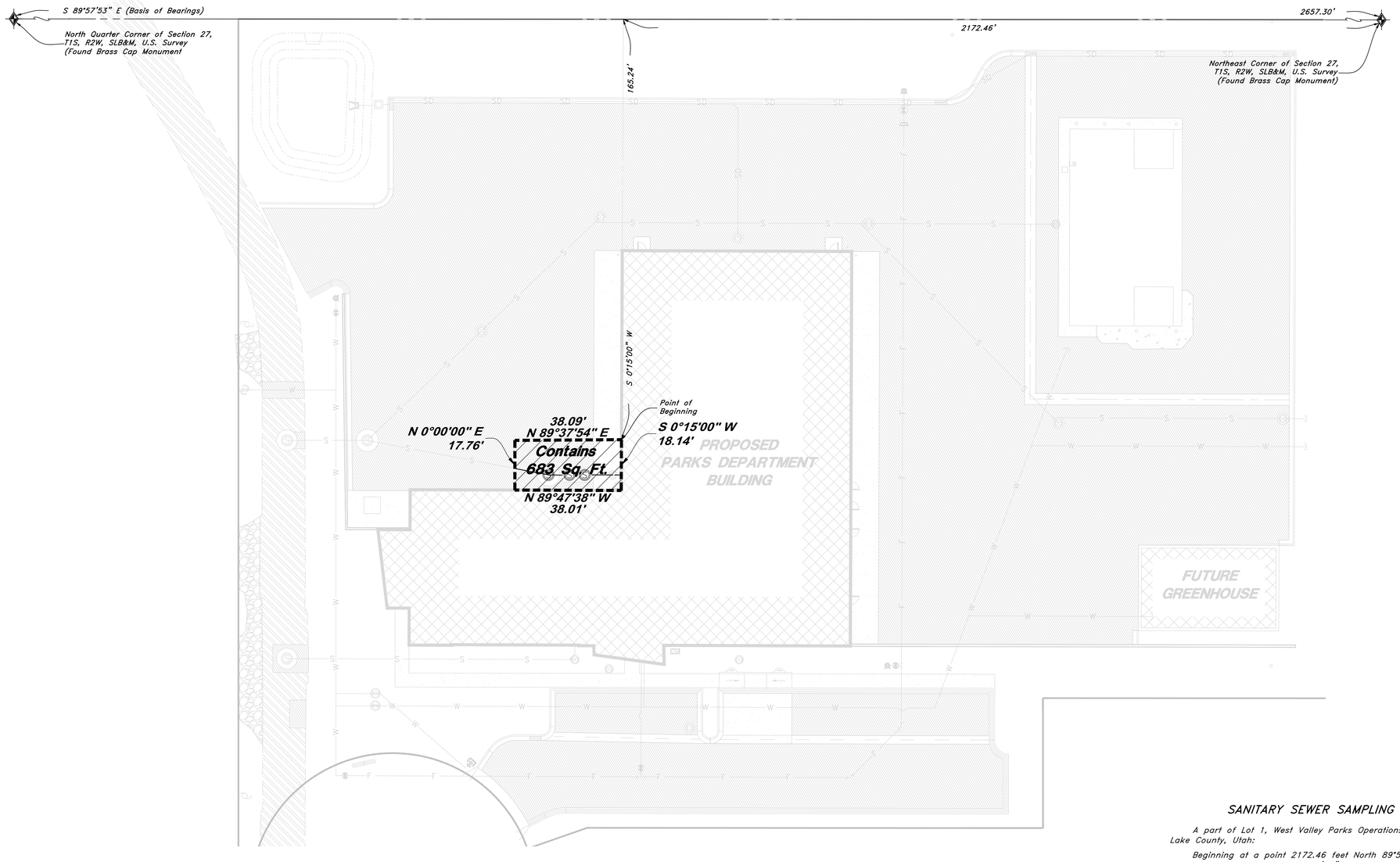
WEST VALLEY PARKS OPERATIONS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE 18076 FINAL PLAT	PREPARED BY: MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 5691319	**WEST VALLEY CITY PLANNING COMMISSION** APPROVED THIS 1ST DAY OF MAY A.D. 2019 BY THE WEST VALLEY CITY PLANNING COMMISSION. CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION — DATE 5/1/19	**MAGNA WATER DISTRICT** APPROVED THIS 30TH DAY OF March A.D. 2019 BY THE MAGNA WATER DISTRICT. MAGNA WATER DISTRICT — Terry L. Pollock PRINT NAME	**WEST VALLEY CITY ENGINEERING DIVISION** I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. RECORD OF SURVEY NO. S2018-12-0774. WEST VALLEY CITY ENGINEER — 15 May 2019 DATE	**CITY ATTORNEY** APPROVED THIS 16th DAY OF May A.D. 2019 BY THE WEST VALLEY CITY ATTORNEY. WEST VALLEY CITY ATTORNEY	**WEST VALLEY CITY COUNCIL** PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 21ST DAY OF MAY, 20 19 AND IS HEREBY APPROVED. WEST VALLEY CITY MANAGER — ATTEST: WEST VALLEY CITY RECORDER	**SALT LAKE COUNTY RECORDER** RECORDED AND FILED AT THE REQUEST OF West Valley City RECORDED AS ENTRY NUMBER 12993048 05/22/2019 DATE; 10:59AM TIME; 2019P BOOK; 168 PAGE; $54.00 FEE $; SALT LAKE COUNTY RECORDER — Deputy	COMP. FILE 18076 FINAL PLAT; PROJECT NO. 18076; SHEET NO. 1 OF 1
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PROJECT NO. 18076 — SHEET NO. 1 OF 1

$54.00 14-27-21 14-27-200-003, 006

U:\Projects\2018\18076-WWK-S-WVC-PP20 West Point Sch\18076.dwg\18076_Final Plat.dwg Apr 18, 2019 - 7:43am



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

SANITARY SEWER SAMPLING MANHOLE EASEMENT

A part of Lot 1, West Valley Parks Operations Subdivision, West Valley City, Salt Lake County, Utah:

Beginning at a point 2172.46 feet North 89°57'53" West along the Quarter Section Line and 165.24 feet South 0°15'00" West from the Northeast Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah; and running thence South 0°15'00" West 18.14 feet; thence North 89°47'38" West 38.01 feet; thence North 17.76 feet; thence North 89°37'54" East 38.09 feet to the Point of Beginning.

PROFESSIONAL LAND SURVEYOR
05/16/2019
No. 6242920
ANDY HUBBARD
STATE OF UTAH

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Easement Exhibit

West Valley City Parks

2820 South 6750 West
West Valley City, Salt Lake County, Utah
A part of Section 27, T1S, R2W, SLB&M, U.S. Survey

18 Apr, 2019

SHEET NO.
EX.2

16N009 – Exhibit

Item #:	
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	No

ISSUE:

Approval and execution of a Perpetual Easement for a fire line.

SYNOPSIS:

As part of the approval for the West Valley Parks Operations Building, Magna Water District is requiring an Easement for a water line to be used as a fire line to serve the West Valley Parks Operations Building site.

BACKGROUND:

The new Parks Operations Building to be located at 2729 S. Parkway Court (6750 West) on Lot 1 of the West Valley Parks Operations Subdivision (14-27-203-017).

RECOMMENDATION:

Approve Easement and authorize the Mayor to execute said Easement. Authorize City Recorder to record said Easement for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO APPROVE AND EXECUTE A PERPETUAL EASEMENT FOR A WATER LINE TO BE USED AS FIRE LINE TO SERVICE THE PARKS OPERATION BUILDING LOCATED AT 2729 SOUTH PARKWAY COURT (14-27-203-017)

WHEREAS, as part of the approval for the West Valley City Parks Operations Building, Magna Water District requires an easement for a water line to be used as a fire line; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to approve and execute a Perpetual Easement for a fire line to service the Parks Operation Building located at 2729 South Parkway Court (14-27-203-017);

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Perpetual Easement is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Easement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office;

BE IT FURTHER RESOLVED that the City Recorder is authorized to record the Perpetual Easement for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WHEN RECORDED, MAIL TO:
Magna Water District
8885 West 3500 South
Magna, Utah 84044

Easement

(CORPORATION)
Salt Lake County

Parcel #14-27-203-017

West Valley City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to the MAGNA WATER DISTRICT, at 8885 West 3500 South, Magna, Utah 84044, Grantee, for the sum of $10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a, **Oil and Grease Interceptor and Sampling Vault**, situate in the **NE** 1/4 of Section **27**, Township **1** South, Range **2** West, SLB&M. The boundaries of said easement are described as follows:

A part of Lot 1, West Valley Parks Operations Subdivision, according to the official plat thereof as recorded in Book 2019P at page 168 in the office of the Salt Lake County Recorder being more particularly described as follows:

Beginning at a point 2172.46 feet North 89°57′53″ West along the Quarter Section line and 165.24 feet South 00°15′00″ West from the Northeast Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah; and running thence South 00°15′00″ West 18.14 feet; thence North 89°47′38″ West 38.01 feet; thence North 17.76 feet; thence North 89°37′54″ East 38.08 feet to the Point of Beginning. Encompassing 683 square feet.

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

Continued on Page 2

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

WITNESSED the hands of said GRANTOR this _____ day of _____, 2019.

GRANTOR
WEST VALLEY CITY

_____
Ron Bigelow, Mayor

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 2019, personally appeared before me Ron Bigelow, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Mayor of West Valley City, a municipal corporation of the State of Utah, and that said document was signed by him in said capacity, and said Ron Bigelow acknowledged to me that in said capacity he executed the same.

_____
Notary Public

WEST VALLEY PARKS OPERATIONS SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	51.00'	263°11'00"	234.26'	S48°24'32"E	76.29'
C2	24.00'	83°11'10"	34.84'	S41°35'28"W	31.86'
C3	20.00'	97°28'40"	34.03'	S48°44'22"E	30.07'
C4	51.00'	102°25'50"	91.17'	N31°58'04"E	79.51'
C5	51.00'	160°45'10"	143.09'	S80°22'36"W	100.56'

WITNESS CORNER FOR THE SOUTH 1/4 CORNER OF SEC. 22, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W222A)

MAGNA WATER COMPANY
TAX ID: 14-22-376-021

WEST VALLEY CITY
TAX ID: 14-22-400-006
BOOK 8910 PAGE 3462

WEST VALLEY CITY
TAX ID: 14-22-400-015
BOOK 8593 PAGE 315

S02°34'57"E 61.57' (C/M)

NORTH 1/4 SECTION 27 (NOT FOUND)
CALCULATED AT MIDPOINT ON SECTION LINE

S89°57'53"E 2657.30' (C/M)

160.40' (R)

19.60' (R)

S89°57'53"E 2657.30' (C/M)

150.00' (R)

NORTHWEST CORNER OF SEC. 27, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W2101)

BASIS OF BEARING
N.89°57'53"W. (M)(ARP) 5314.60' (M) 5315.56' (ARP) (MONUMENT TO MONUMENT)
S89°57'53"E 587.00'

15' PUBLIC UTILITY EASEMENT

50' WIDE INGRESS/EGRESS ACCESS EASEMENT IN FAVOR OF MAGNA WATER CO. BOOK 6981 PAGE 2025-2027

16' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4176 PAGE 518

RIGHT OF WAY EASEMENT HEREBY CONVEYED IN FAVOR OF ROCKY MOUNTAIN POWER

PUBLIC UTILITY EASEMENT, ALSO A PERPETUAL EASEMENT HEREBY CONVEYED IN FAVOR OF MAGNA WATER DISTRICT FOR CULINARY WATER, PRESSURIZED IRRIGATION AND SANITARY SEWER

LOT 1
145,273 SQ. FT. OR 3.34 ACRES
IN AREA, MORE OR LESS
2729 SOUTH 6750 WEST

NORTH 242.50'

S89°57'53"E 262.47'

NORTH 46.45'

S89°57'53"E 162.85'

N70°45'11"E 22.72'

STREET MONUMENT TO BE SET

EAST 4.09'

EAST 35.09'

NORTH 752.86'

SOUTH 672.61'

N89°57'53"W (M) WEST (R) 1723.00' (M&R)

POINT OF BEGINNING

37.00'

632.31'

S.00°02'43"E. 504.94' (M)

S.00°02'48"E. 505.25' (ARP)

NORTHEAST CORNER OF SEC. 27, T1S, R2W, SLB&M FOUND BRASS CAP (1S2W2201)

WEST VALLEY CITY
TAX ID: 14-27-200-007
BOOK 8363 PAGE 4191

ELOY PEREZ
TAX ID: 14-27-200-036
BOOK 10260 PAGE 8939

ARBEC HALLDORSON
TAX ID: 14-27-200-004
BOOK 9799 PAGE 582

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

50' WIDE INGRESS/EGRESS ACCESS EASEMENT IN FAVOR OF MAGNA WATER CO. BOOK 6981 PAGE 2028-2030

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

10' WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY CO. BOOK 4177 PAGE 1

LOT 2
225,745 SQ. FT. OR 5.18 ACRES
IN AREA, MORE OR LESS
6702 WEST PARKWAY BOULEVARD

PARKWAY COURT

(6750 WEST)

313.33'

439.53'

368.36'

293.89'

NORTH

SEE DETAIL "A"

DEDICATED ROADWAY (6750 WEST & PARKWAY BOULEVARD)
47,360 SQ. FT. OR 1.09 ACRE
IN AREA, MORE OR LESS

10' PUBLIC UTILITY EASEMENT

S82°31'15"W 528.90'

40.0'

40.30'

PARKWAY BOULEVARD

S82°15'00"W 592.41'

MONUMENT LINE S82°30'49"W 1208.42' (ARP)
S82°31'15"W 1039.31' (M) (MON TO MON)

S.85°26'07"W. 1159.26' (ARP)
S.85°26'32"W. 1159.44' (M)

STREET MONUMENT FOUND BRASS CAP (1S2W269A)

STREET MONUMENT FOUND BRASS CAP (14272056)

2815 SOUTH 6750 WEST

PARCEL A

PARCEL B

HUNTER VILLAGE PHASE 15 SUBDIVISION
BOOK 2004 PAGE 312

LOT 1506

LOT 1507

LOT 1508

LOT 1509

HUNTER CREST DRIVE (6730 WEST)

HUNTER CREST CIRCLE (2835 SOUTH)

NOTES:
OFF-SET PINS TO BE PLACED IN TOP BACK OF CURB AND 5/8 X 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315".

0 60 120
SCALE 1"=60'

DETAIL "A"

20.00' 20.00'

(6750 WEST)

STREET MONUMENT TO BE SET

STREET MONUMENT NOT FOUND. LOCATION REFERENCED FROM SLC AREA REFERENCE PLAT

N.07°28'45"W. 19.20' (MON. TO MON.)

40.00'

PARKWAY BOULEVARD

STREET MONUMENT FOUND BRASS CAP 6730 W & PARKWAY BLVD. (14272009)

S.82°31'15"W. 43.72'

S.82°31'15"W. 28.73'

39.65'

56.80'

S82°31'15"W 96.45' (MON. TO MON.)

2.78' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

STREET MONUMENT TO BE SET

2.17' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

2.62' BETWEEN ROAD CENTERLINE & BOUNDARY LINE

LEGEND

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- STREET MONUMENT TO BE SET PER SALT LAKE COUNTY SURVEYOR STANDARDS
- FOUND MONUMENT (AS NOTED)
- SEARCHED FOR MONUMENT NOT FOUND
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- FOUND SECTION CORNER
- NOT FOUND SECTION CORNER

NOTES:
(M) BEARING AND/OR DISTANCE DATA FROM ACTUAL SURVEYED MEASUREMENTS.
(R) RECORD BEARING AND/OR DISTANCE DATA FROM WARRANTY DEEDS IN BOOK 10271 AT PAGE 8632, AND BOOK 8854 AT PAGE 6257.
(C/M) BEARING AND/OR DISTANCE DATA CALCULATED FROM SURVEYED MEASUREMENTS.
(ARP) BEARING AND/OR DISTANCE DATA FROM SALT LAKE COUNTY SURVEYOR AREA REFERENCE PLAT.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S), I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE SUBDIVIDED SAID PARCEL(S) OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "WEST VALLEY PARKS OPERATIONS SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MICHAEL W. NADEAU
PLS NO. 4938744
DATE OF PLAT: APRIL 18, 2019

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH SECTION LINE OF SECTION 27, SAID POINT IS 1723.00 FEET N.89°57'53"W. ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NOTE: BASIS OF BEARING IS N.89°57'53"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE SOUTH 672.61 FEET; THENCE S.82°15'00"W. 592.41 FEET; THENCE NORTH 752.86 FEET TO SAID NORTH LINE OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE S.89°57'53"E. 587.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 418,375 SQUARE FEET OR 9.60 ACRES, MORE OR LESS. 2 LOTS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCELS DESCRIBED HEREON AS REQUESTED BY WEST VALLEY CITY FOR A 2-LOT SUBDIVISION. THE BASIS OF BEARING IS N.89°57'53"W. BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN OCTOBER OF 2018.

IN ORDER TO UNDERSTAND THE RELATIONSHIP OF THE OCCUPATION IMPROVEMENTS RELATIVE TO THE SUBDIVISION BOUNDARY LINES AND CORNERS REPRESENTED HEREON, REFERENCE AND NOTICE IS HEREBY MADE AND GIVEN TO PURCHASERS, USERS, AND THOSE RELIANT ON THIS PLAT TO THE OFFICIAL RECORD OF SURVEY PLAT, OF THE SUBJECT PROPERTY, ON FILE WITHIN THE OFFICE OF THE COUNTY SURVEYOR FILED AS S2018-12-0774.

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WEST VALLEY PARKS OPERATIONS SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC. ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS 21ST DAY OF MAY A.D. 2019.

STEVE BUHLER, MAYOR PRO-TEM, WEST VALLEY CITY — DATE: May 21, 2019

ACKNOWLEDGMENT
(CORPORATE, WVC)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 21 DAY OF MAY, 2019, PERSONALLY APPEARED BEFORE ME STEVE BUHLER SIGNER OF THE HEREON OWNER'S DEDICATION, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MAYOR PRO-TEM OF WEST VALLEY CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH AND THAT HE SIGNED THIS PLAT ENTITLED "WEST VALLEY PARKS OPERATIONS SUBDIVISION" ON BEHALF OF WEST VALLEY CITY, BY AUTHORITY OF A RESOLUTION OF THE WEST VALLEY CITY COUNCIL, AND SAID MAYOR PRO-TEM ACKNOWLEDGED TO ME THAT SAID WEST VALLEY CITY EXECUTED THE SAME.

March 16, 2022 — MY COMMISSION EXPIRES
699519 — Notary Number
NOTARY PUBLIC TERA SMITH

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2100 S
SCHULER AVE
2550 S
WATER CANAL
6750 W
7200 W
6400 W
PROJECT LOCATION
2700 S (PARKWAY BLVD)

PREPARED FOR:
WEST VALLEY CITY
Unity Pride Progress
WEST VALLEY CITY
3600 SOUTH CONSTITUTION BLVD
WEST VALLEY CITY, UT 84150

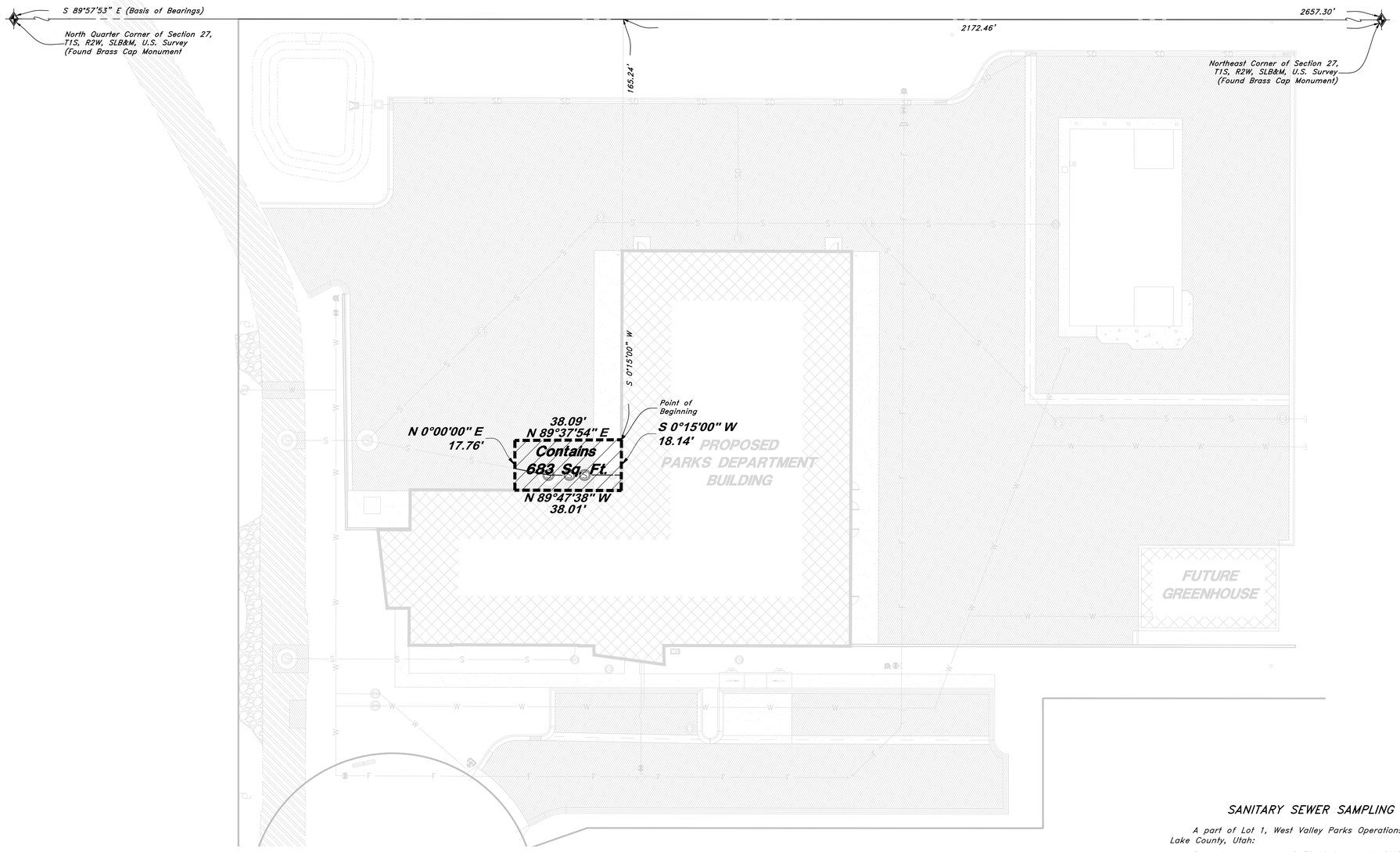
SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 22 DAY OF May A.D. 2019
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

WEST VALLEY PARKS OPERATIONS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH

COMP. FILE 18076 FINAL PLAT	PREPARED BY: MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 5691319	**WEST VALLEY CITY PLANNING COMMISSION** APPROVED THIS 1ST DAY OF MAY A.D. 2019 BY THE WEST VALLEY CITY PLANNING COMMISSION. CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION — 5/1/19 DATE	**MAGNA WATER DISTRICT** APPROVED THIS 30TH DAY OF March A.D. 2019 BY THE MAGNA WATER DISTRICT. MAGNA WATER DISTRICT — Terry L. Pollock PRINT NAME	**WEST VALLEY CITY ENGINEERING DIVISION** I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND HAVE FOUND IT TO BE CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. RECORD OF SURVEY NO. S2018-12-0774. WEST VALLEY CITY ENGINEER — 15 May 2019 DATE	**CITY ATTORNEY** APPROVED THIS 16th DAY OF May A.D. 2019 BY THE WEST VALLEY CITY ATTORNEY. WEST VALLEY CITY ATTORNEY	**WEST VALLEY CITY COUNCIL** PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 21ST DAY OF MAY, 20 19 AND IS HEREBY APPROVED. WEST VALLEY CITY MANAGER — ATTEST: WEST VALLEY CITY RECORDER	**SALT LAKE COUNTY RECORDER** RECORDED AND FILED AT THE REQUEST OF West Valley City RECORDED AS ENTRY NUMBER 12993048 05/22/2019 DATE; 10:59AM TIME; 2019P BOOK; 168 PAGE; $54.00 FEE $ — SALT LAKE COUNTY RECORDER	COMP. FILE 18076 FINAL PLAT / PROJECT NO. 18076 / SHEET NO. 1 OF 1

$54.00 14-27-21 14-27-200-003, 006

U:\Projects\2018\18076-wwk-S-WVC-PP20 West Point Sch\18076.dwg\18076_Final Plat.dwg Apr 18, 2019 - 7:43am



Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

SANITARY SEWER SAMPLING MANHOLE EASEMENT

A part of Lot 1, West Valley Parks Operations Subdivision, West Valley City, Salt Lake County, Utah:

Beginning at a point 2172.46 feet North 89°57'53" West along the Quarter Section Line and 165.24 feet South 0°15'00" West from the Northeast Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah; and running thence South 0°15'00" West 18.14 feet; thence North 89°47'38" West 38.01 feet; thence North 17.76 feet; thence North 89°37'54" East 38.09 feet to the Point of Beginning.

PROFESSIONAL LAND SURVEYOR
05/16/2019
No. 6242920
ANDY HUBBARD
STATE OF UTAH

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Easement Exhibit

West Valley City Parks

2820 South 6750 West
West Valley City, Salt Lake County, Utah
A part of Section 27, T1S, R2W, SLB&M, U.S. Survey

18 Apr, 2019

SHEET NO.
EX.2

16N009 – Exhibit

Item #:	
Fiscal Impact:	$6,500.00
Funding Source:	Class C Road Fund
Account #:	11-7582-40750-75129-0000
Budget Opening Required:	No

ISSUE:

Authorization, acceptance and execution of a Right-of-way Purchase Agreement, and acceptance of two Special Warranty Deeds and two Temporary Construction Easements.

SYNOPSIS:

J2 PM, Inc., a Utah corporation has signed a signed a Right-of-way Purchase Agreement, two Special Warranty Deed, and two Temporary Construction Easement for properties located at 6996 and 6998 West 3500 South (14-27-376-001 and 14-27-276-005).

BACKGROUND:

These portions of the J2 PM, Inc. parcels located at 6996 and 6998 West 3500 South are being acquired as part of the 3500 South Safe Sidewalks Project (2019 UDOT) scheduled to be constructed in the summer of 2019. This project is a joint effort between West Valley City and the Utah Department of Transportation (UDOT) wherein the City has acquired the needed right-of-way and Temporary Construction Easements, and UDOT will construct the improvements. Construction will include approximately 72 lineal feet of curb, gutter, sidewalk along with textured colored concrete park strip and tie-ins to existing landscaping and driveways. The new improvements will connect with existing curb, gutter and sidewalk on either side of the subject property. The descriptions shown in the owner's deeds extend to the centerline of 3500 South, however street paving has occupied the south 27.5 feet of the underlying property for more than 10 years, resulting in the underlying property becoming public right-of-way through use. The acquisition includes two Special Warranty Deeds to acquire the south 40.00 feet of the subject parcels to clean up the existing record information for the subject properties. Compensation is only for the remaining 12.5 feet of right-of-way width. Compensation for the two Special Warranty Deeds, Temporary Construction Easement and existing improvements in the amount of $6,500.00 based upon the appraisal report prepared by the Integra Realty Resources.

RECOMMENDATION:

Accept Special Warranty Deeds and Temporary Construction Easements and authorize Mayor to execute Right-of-way Purchase Agreement. Authorize City Recorder to record said Special Warranty Deeds and Temporary Construction Easements for and in behalf of West Valley City.

SUBMITTED BY:

Steven J. Dale, P.L.S., Right-of-way and Survey Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A RIGHT-OF-WAY AGREEMENT WITH J2 PM, INC., A UTAH CORPORATION, AND TO ACCEPT TWO SPECIAL WARRANTY DEEDS AND TWO TEMPORARY CONSTRUCTION EASEMENTS FOR PROPERTY LOCATED AT 6996 AND 6998 WEST 3500 SOUTH (14-27-376-001 AND 14-27-276-005).

WHEREAS, J2 PM, Inc., a Utah Corporation, (herein "J2 PM") has entered into a Right of Way Agreement for property located at 6996 and 6998 West 3500 South (14-27-376-001 and 14-27-276-005) as part of the 3500 South Safe Sidewalks Project (herein "Project"); and

WHEREAS, J2 PM has also signed two Special Warranty Deeds and two Temporary Construction Easements, as required for the Project; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to enter into the Right-of-Way Agreement with J2 PM, and to accept the Warranty Deeds and the Temporary Construction Easements;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the above-referenced document entitled "West Valley City Right-of-Way Purchase Agreement" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute said Agreement, and any other documents necessary to complete the transaction, for and on behalf of West Valley City, subject to final approval of the documents by the City Manager and the City Attorney's Office.

2. The Mayor is hereby authorized to accept, and the City Recorder is authorized to record, two Special Warranty Deeds and two Temporary Construction Easements for and on behalf of West Valley City.

PASSED, APPROVED and **MADE EFFECTIVE** this _____day of _____ _____, 2019.

WEST VALLEY CITY

_____
MAYOR

ATTEST:

_____
CITY RECORDER

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO.: **14-27-376-001**

SPECIAL WARRANTY DEED

J2 PM, Inc., a Utah corporation, GRANTOR, for the sum of ten dollars ($10.00) and other good and valuable consideration, hereby conveys, warrants, transfers, and assigns, against all claiming by through or under it, to WEST VALLEY CITY, a municipal corporation of the State of Utah, having an address of 3600 South Constitution Blvd., West Valley City, Utah 84119, GRANTEE, the land and all the improvements thereon, located in Salt Lake County, State of Utah, as more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 27, Township 1 South, Range 2 West, Salt Lake Meridian, being more particularly described as follows:

Beginning South 89°52' East 1392.1 feet from the Southwest Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence West 60.00 feet; thence North 40.00 feet; thence East 60.00 feet to the east line of Grantor's property; thence South 40.00 feet to the Point of Beginning.

The above described parcel of land contains 2,400 square feet in area of which 1,650 square feet are currently occupied by the existing 3500 South roadway improvements. Balance is 750 square feet.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record and taxes for the year 2019, and thereafter.

WITNESSED the hand of said GRANTOR this 30TH day of MAY, 2019.

GRANTOR
J2 PM, Inc., a Utah corporation

Jacqueline Amelia Schwartz Heman, President

State of Utah)
:ss
County of Salt Lake)

On this 30TH day of MAY, 2019, personally appeared before me **Jacqueline Amelia Schwartz Heman**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the **President** of **J2 PM, Inc., a Utah corporation,** and that said document was signed by her in behalf of said entity.

NOTARY PUBLIC
STEVEN J. DALE
Commission No. 705426
Commission Expires
MARCH 27, 2023
STATE OF UTAH

Notary Public

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO.: **14-27-376-005**

SPECIAL WARRANTY DEED

J2 PM, Inc., a Utah corporation, GRANTOR, for the sum of ten dollars ($10.00) and other good and valuable consideration, hereby conveys, warrants, transfers, and assigns, against all claiming by through or under it, to WEST VALLEY CITY, a municipal corporation of the State of Utah, having an address of 3600 South Constitution Blvd., West Valley City, Utah 84119, GRANTEE, the land and all the improvements thereon, located in Salt Lake County, State of Utah, as more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 27, Township 1 South, Range 2 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at a point being North 89°56'46" East 1320.00 feet along the section line from the Southwest Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 00°00'01" East 40.00 feet along the east line of Thomasville Manor Subdivision according to the official plat thereof as recorded in Book 2015P at page 242 in the office of the Salt Lake County Recorder; thence North 89°56'46" East 12.00 feet, more or less to the east line of Grantor's property; thence South 0°03'14" East 40.00 feet along said east line; thence South 89°56'46" West 12.04 feet, more or less to the Point of Beginning.

The above described parcel of land contains 481 square feet in area of which 331 square feet are currently occupied by the existing 3500 South roadway improvements. Balance is 150 square feet.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record and taxes for the year 2019, and thereafter.

WITNESSED the hand of said GRANTOR this 30TH day of MAY, 2019.

GRANTOR
J2 PM, Inc., a Utah corporation

Jacqueline Amelia Schwartz Heman, President

State of Utah)
:ss
County of Salt Lake)

On this 30TH day of MAY, 2019, personally appeared before me **Jacqueline Amelia Schwartz Heman**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the **President** of **J2 PM, Inc., a Utah corporation,** and that said document was signed by her in behalf of said entity.

NOTARY PUBLIC
STEVEN J. DALE
Commission No. 705426
Commission Expires
MARCH 27, 2023
STATE OF UTAH

Notary Public

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **14-27-376-001**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **J2 PM, Inc., a Utah corporation**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **6998 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

> A tract of land, being part of an entire tract of property located in the Southwest Quarter of Section 27, Township 1 South, Range 2 West, Salt Lake Meridian, Salt Lake County, Utah. The boundaries of said tract of land are more particularly described as follows:
>
> Commencing at the Southwest Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°52' East 1392.1 feet; thence North 40.00 feet to the Point of Beginning; thence West 60.00 feet; North 11.00 feet; thence East 60.00 feet to the east line of Grantor's property; thence South 11.00 feet along said east line to the Point of Beginning. Encompassing 660 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 30TH day of MAY, 2019.

GRANTOR
J2 PM, Inc., a Utah corporation

Jacqueline Amelia Schwartz Heman, President

State of Utah)
:ss
County of Salt Lake)

On this 30TH day of MAY, 2019, personally appeared before me **Jacqueline Amelia Schwartz Heman**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the **President** of **J2 PM, Inc., a Utah corporation,** and that said document was signed by her in behalf of said entity.

NOTARY PUBLIC
STEVEN J. DALE
Commission No. 705426
Commission Expires
MARCH 27, 2023
STATE OF UTAH

Notary Public

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use

PARCEL ID NO: **14-27-376-005**

TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **J2 PM, Inc., a Utah corporation**, GRANTOR, hereby grants and conveys to WEST VALLEY CITY, a Municipal Corporation, of the State of Utah, 3600 South Constitution Blvd., West Valley City, Utah, 84119, GRANTEE, its successors and assigns, a temporary construction easement on, over, across and through GRANTOR'S land located at **6998 West 3500 South**, for construction and replacement of improvements, said easement being described as follows:

> A tract of land, being part of an entire tract of property located in the Southwest Quarter of Section 27, Township 1 South, Range 2 West, Salt Lake Meridian, Salt Lake County, Utah. The boundaries of said tract of land are more particularly described as follows:
>
> Commencing at the Southwest Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°56'46" East 1320.00 feet along the section line; thence North 00°00'01" East 40.00 feet along the east line of Thomasville Manor Subdivision according to the official plat thereof as recorded in Book 2015P at page 242 in the office of the Salt Lake County Recorder to the Point of Beginning; thence North 00°00'01" East 11.00 feet along said east line; thence North 89°56'46" East 11.99 feet, more or less to the east line of Grantor's property; thence South 0°03'14" East 11.00 feet along said east line; thence South 89°56'46" West 12.00 feet, more or less to the Point of Beginning. Encompassing 132.00 square feet.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.

WITNESSED the hand of said GRANTOR this 30TH day of MAY, 2019.

GRANTOR
J2 PM, Inc., a Utah corporation

Jacqueline Amelia Schwartz Heman, President

State of Utah)
:ss
County of Salt Lake)

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NOTARY PUBLIC
STEVEN J. DALE
Commission No. 705426
Commission Expires
MARCH 27, 2023
STATE OF UTAH

Notary Public



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

Prepared and published by
Salt Lake County Recorder
Gary Ott
2001 S. State Street #N1600
Salt Lake City, Utah 84190
801-468-3391
http://slcorecorder.siredocs.com/

W 1/2 SW 1/4 Sec 27 T1S R2W

SALT LAKE COUNTY, UTAH

8/9/2016

Scale 1"=100'

0 100' 200'

Feet

14-27-31

Area

Section

Page