



**NOTICE OF A WORK SESSION AND REGULAR
MEETING OF THE VINEYARD CITY COUNCIL
May 24, 2017 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a Work Session, and Regular meeting on Wednesday, May 24, 2017, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

WORK SESSION

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

- 3. OPEN SESSION – Citizens’ Comments** (15 minutes)
“Open Session” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

4. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL – Planning Commission Chair Chris Judd

5. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

6. STAFF REPORTS

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Deputy Collin Gordon
- Community Development Director – Morgan Brim
- City Recorder – Pamela Spencer
- Building Official – George Reid
- Water/Sewer Operator – Sullivan Love

7. DISCUSSION ITEMS

7.1 Flashing School Zone Signs for Vineyard Elementary

Public Works Director/Engineer Don Overson will present for discussion the requirements for flashing lights in school zones.

8. ITEMS REQUESTED FOR FUTURE AGENDAS

(Requests for future agenda items are to be submitted to the City Clerk/Recorder the Friday before a City Council meeting. If there will be a cost to the city, project and event requests must be submitted with a fiscal impact analysis or report.)

Item

Requested by

No items were submitted.

REGULAR SESSION

9. MAYOR'S APPOINTMENTS

No appointments were submitted.

10. CONSENT ITEMS

- a) Approval of the May 10, 2017 City Council minutes
- b) Final Plat approval for the Homesteads Pod 1 Phases 1 and 2
- c) Final Plat approval for the Homesteads Pod 7 Phases 1 and 2
- d) Contract Inspector – WC³

11. BUSINESS ITEMS

11.1 PUBLIC HEARING – 2017-2018 Fiscal Year Budget (Res 2017-)

The mayor and City Council will hear public comment regarding the proposed Final 2017-2018 Fiscal Year Budget. The mayor and City Council may vote to approve by resolution the 2017-2018 Fiscal Year Budget.

11.2 DISCUSSION AND ACTION – Interlocal Cooperative Agreement with Utah County (Res 2017-)

(15 minutes)

This is a request by the Election Official for the City Council to authorize the Mayor by resolution to enter into an interlocal cooperation agreement between Utah County and Vineyard for the administration of the 2017 Municipal Elections. The mayor and City Council will take appropriate action.

11.3 DISCUSSION AND ACTION – Public Safety Building Basement Finish

(15 minutes)

Building Official George Reid will present the proposed design for finishing the public safety building.

12. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual

- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

13. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is June 14, 2017.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard City Hall, the Vineyard website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: May 23, 2017

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY CLERK/RECORDER

COMMUNITY DEVELOPMENT

DATE: May 24, 2017
FROM: Elizabeth Hart, Community Development Technician
TO: City Council
ITEM: The Orchards Pod 1, Phases 1 & 2
ADDRESS: 450 E Gammon Rd
APPLICANT: Vineyard Homesteads Development

INTRODUCTION:

The proposed applications for final plat approval is in regards to a portion of POD 1, Phases one and two of the Homesteads development. The subject phases contain approximately six acres of land and will include 67 building units. The city council approved the preliminary plat and site plan for this development on April 27, 2016. This item is before the council for a determination of whether the proposal is consistent with the subdivision ordinance, zoning ordinance and approved preliminary plat.

ANALYSIS:

These final plats include approximately six acres of land with 67 buildable units. The property is zoned RE-20. The final plats are found to be in compliance with the approved preliminary plat and zoning ordinance. All homes shall comply with the architectural standards in the Homestead Development Agreement. All roads comply with the Town's standard cross section.

Standard	Phase 1	Phase 2	Notes
# of Units	47	20	Total units: 67
# of Street Parking Stalls	16	7	The parking stalls meet the standards set forth in the zoning ordinance
Unit Parking	2 Car Garage	2 Car Garage	All units have a 2 car garage.
Setback from Public Streets	20'	No public streets	The plat shows a 20' setback from Center Street for Phase 1.
Min. Net Floor Area	900 sq. ft.	900 sq. ft.	This requirement will be checked by staff during the building permit process. Staff has discussed this with the developer.

FINDINGS:

With the proposed conditions, the proposed plat meets the following findings:

- It is in conformance with the Preliminary Plat, Approved Construction Plans, and Subdivision Regulations.

RECOMMENDATION:

Staff recommends the Town Council approve the final plat subject to the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The final plat be in conformance to the approved preliminary plat and construction plans.

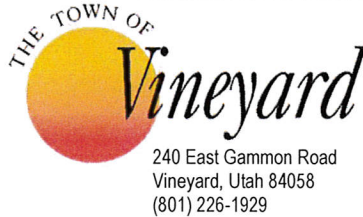
PROPOSED MOTION:

"I move to approve the proposed Final Plats for the Orchards POD 1, Phases 1 and 2 in the Homesteads Development with the proposed conditions."

ATTACHMENTS:

Final Subdivision Application

Proposed final plat



FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application. POD 1 (THE ORCHARDS) PHASE 1

APPLICATION DATE: _____

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT, 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, W. JORDAN, UT 84088

BUSINESS PHONE #: _____ CELL PHONE #: MIKE OLSEN (801) 550-4133

EMAIL ADDRESS: molsen@aimtecgroup.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: MULTI-FAMILY

NUMBER OF PROPOSED NEW LOTS: 47 UNITS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 450 E. GAMMON ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.15 ACRES

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☒	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Applicant Signature

Date

Co-Applicant Signature

Date

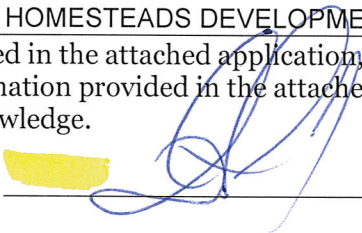
OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal 5/11/2017	Complete Submittal —	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due \$ 2,231.40	Date Paid 5/11/2017	Amount Paid \$2,231.40	Check # 1005.

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012; GLEN PETTIT, MGR., as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.



(Property Owner)

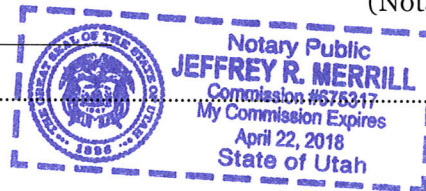
(Property Owner)

Subscribed and sworn before me, JEFFREY R. MERRILL, a Notary Public, on this 11th day of May, 20 17.



(Notary Public)

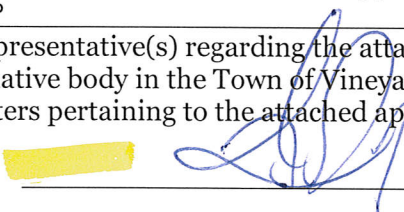
My commission expires: 4-22-2018



AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012, as owner(s) of the real property described in the attached application, do authorize the following:

AIMTEC GROUP, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.



(Property Owner)

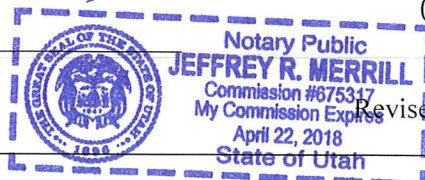
(Property Owner)

Dated this 11th day of May, 20 17, personally appeared before me, Glen R. Pettit, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



(Notary Public)

My commission expires: 4-22-2018

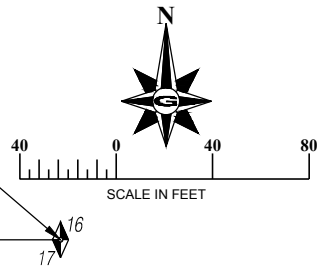


THE ORCHARDS PUD PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

WEST QUARTER CORNER
OF SECTIONS 17,
TOWNSHIP 6 SOUTH,
RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
FOUND UTAH COUNTY
BRASS CAP IN CONCRETE
BENCH MARK ELEVATION 4518.08
N 100,000.00 E 200,000.00

EAST QUARTER CORNER
OF SECTIONS 17,
TOWNSHIP 6 SOUTH,
RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN.
N 100,034.24 E 205,362.64



CENTER STREET

POINT OF BEGINNING

Point Table			
Point #	Northing	Easting	Description
1	99944.25	202672.28	A1
2	99879.75	202672.77	A2
3	99832.81	202715.40	B1
4	99930.31	202780.42	B2
5	99934.95	202803.94	C1
6	99937.42	202853.92	C2
7	99837.04	202575.35	D1
8	99840.54	202640.33	D2
9	99836.02	202692.70	E1
10	99814.25	202744.87	E2
11	99814.63	202794.10	F1
12	99837.19	202845.93	F2
13	99738.78	202858.02	G1
14	99735.29	202793.05	G2
15	99734.93	202746.22	H1
16	99737.43	202681.19	H2
17	99724.04	202641.30	I1
18	99721.58	202591.31	I2
19	99596.24	202693.43	J1
20	99596.75	202759.93	J2
21	99599.38	202783.91	K1
22	99600.06	202872.57	K2
23	99612.26	202898.99	L1
24	99678.75	202898.40	L2
25	99937.79	202896.43	M1
26	99851.76	202947.08	M2
29	99857.74	202693.03	MON-4
30	99860.36	202877.02	MON-2
31	99620.12	202878.85	MON-1
32	99618.46	202662.02	MON-3

NOTES

- ALL STREET ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- ALL OPEN SPACE AREA'S CONTAIN A PUBLIC UTILITY EASEMENT FOR SERVICES REQUIRED FOR THIS DEVELOPMENT.
- ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP.

LEGEND

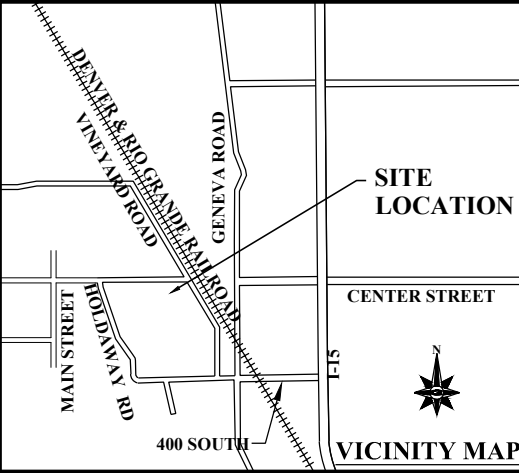
	FOUND UTAH COUNTY BRASS CAP MONUMENT AS DESCRIBED HEREON
	MONUMENT TO BE SET
	STREET CENTERLINE
	ROAD RIGHT OF WAYS
	SECTION LINE

Lot Drainage

- As approved and required by the Town of Vineyard

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.
- See drainage plan for grading and elevations.

TOTAL UNITS 47
PARKING STALLS 20
ALL STREETS IN PHASE 1 ARE
PRIVATE AND CONTAIN PUBLIC
UTILITY EASEMENTS.



UNIT	ADDRESS	UNIT	ADDRESS
A1	8 SOUTH COBALT COURT	H1	43 SOUTH TUNGSTEN WAY
A2	14 SOUTH COBALT COURT	H2	45 SOUTH TUNGSTEN WAY
A3	18 SOUTH COBALT COURT	H3	49 SOUTH TUNGSTEN WAY
B1	13 SOUTH COBALT COURT	H4	437 EAST NICKEL LANE
B2	17 SOUTH COBALT COURT	H5	439 EAST NICKEL LANE
C1	12 SOUTH ROCKWELL LANE	H6	441 EAST NICKEL LANE
C2	16 SOUTH ROCKWELL LANE	I1	44 SOUTH TUNGSTEN WAY
D1	24 SOUTH TUNGSTEN WAY	I2	48 SOUTH TUNGSTEN WAY
D2	28 SOUTH TUNGSTEN WAY	I3	52 SOUTH TUNGSTEN WAY
D3	34 SOUTH TUNGSTEN WAY	I4	54 SOUTH TUNGSTEN WAY
D4	38 SOUTH TUNGSTEN WAY	J1	436 EAST NICKEL LANE
E1	29 SOUTH TUNGSTEN WAY	J2	438 EAST NICKEL LANE
E2	31 SOUTH TUNGSTEN WAY	J3	444 EAST NICKEL LANE
E3	35 SOUTH TUNGSTEN WAY	K1	452 EAST NICKEL LANE
F1	26 SOUTH ROCKWELL LANE	K2	454 EAST NICKEL LANE
F2	32 SOUTH ROCKWELL LANE	K3	458 EAST NICKEL LANE
F3	36 SOUTH ROCKWELL LANE	K4	462 EAST NICKEL LANE
G1	451 EAST NICKEL LANE	L1	51 SOUTH ROCKWELL LANE
G2	453 EAST NICKEL LANE	L2	53 SOUTH ROCKWELL LANE
G3	457 EAST NICKEL LANE	L3	57 SOUTH ROCKWELL LANE
G4	50 SOUTH ROCKWELL LANE	M1	11 SOUTH ROCKWELL LANE
G5	46 SOUTH ROCKWELL LANE	M2	15 SOUTH ROCKWELL LANE
G6	42 SOUTH ROCKWELL LANE	M3	19 SOUTH ROCKWELL LANE
		M4	21 SOUTH ROCKWELL LANE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.54	20.00	90°21'20"	S45° 10' 53"E	28.37
C2	31.30	35.00	51°13'55"	S25° 15' 01"W	30.26
C3	128.76	72.00	102°27'51"	S0° 21' 57"E	112.28
C4	31.30	35.00	51°13'55"	S25° 58' 54"E	30.26
C5	62.94	120.90	29°49'33"	S15° 17' 20"W	62.23
C6	18.40	30.00	35°08'42"	S47° 47' 00"W	18.11
C7	20.37	56.00	20°50'41"	S75° 46' 41"W	20.26
C8	21.96	63.00	19°58'20"	S76° 12' 51"W	21.85
C9	31.06	56.00	31°46'31"	S82° 06' 57"W	30.66
C10	25.71	184.00	8°00'16"	N85° 59' 56"W	25.68
C11	57.28	43.00	76°19'26"	N37° 43' 29"E	53.14
C12	10.26	43.00	13°40'34"	N82° 43' 29"E	10.24

SURVEYOR'S CERTIFICATE

I, JOSHUA F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152657 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°38'03" EAST ALONG THE CENTER SECTION LINE OF SECTION 17 2529.73 FEET FROM THE WEST QUARTER OF SAID SECTION 17, AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE EAST AND THE WEST QUARTER CORNERS OF SECTION 17, (BASIS OF BEARING) AND SOUTH 50.84 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°37'50" EAST 120.63 FEET; THENCE SOUTH 86°33'19" EAST 120.27 FEET; THENCE NORTH 89°37'50" EAST 179.97 FEET TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.54 FEET (CHORD =SOUTH 45°10'53" EAST 28.37 FEET); THENCE SOUTH 0°00'13" EAST 4.06 FEET; THENCE EAST 4.48 FEET; THENCE SOUTH 0°21'57" EAST 99.23 FEET TO A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.30 FEET (CHORD=SOUTH 25°15'01" WEST 30.26 FEET) TO A 72.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 128.76 FEET (CHORD=SOUTH 0°21'57" EAST 112.28 FEET) TO A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.30 FEET (CHORD=SOUTH 25°58'54" EAST 30.26 FEET); THENCE SOUTH 0°21'57" EAST 61.63 FEET TO A 120.90 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 62.94 FEET (CHORD=SOUTH 15°17'20" WEST 62.23 FEET) TO A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 18.40 FEET (CHORD=SOUTH 47°47'00" WEST 18.11 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 20.37 FEET (CHORD=SOUTH 75°46'41" WEST 20.26 FEET) TO A 63.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 21.96 FEET (CHORD=SOUTH 76°12'51" WEST 21.85 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.06 FEET (CHORD=SOUTH 82°06'57" WEST 30.66 FEET) TO A 184.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 25.71 FEET (CHORD=NORTH 85°59'56" WEST 25.68 FEET); THENCE SOUTH 89°59'56" WEST 212.47 FEET; THENCE NORTH 25°28'41" EAST 15.72 FEET; THENCE NORTH 0°26'14" WEST 68.67 FEET; THENCE NORTH 89°59'56" WEST 114.45 FEET; THENCE NORTH 0°00'05" EAST 358.99 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX 4.151 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE ORCHARDS PUD PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS ____ DAY OF _____ A.D. 20 ____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC BY PRO MANAGEMENT UTAH, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSED HEREIN MENTIONED.

VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC.
BY PRO MANAGEMENT UTAH, LLC
ITS MANAGER: _____
GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE TOWN OF VINEYARD, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS ____ DAY OF ___, A.D. 20 ____.

Mayor City Recorder (See Seal Below)

**VINEYARD HOMESTEAD
DEVELOPMENT 2012, LLC**
2284 WILLIAMSBURG CRT.
WEST JORDAN, UT 84047

THE ORCHARDS PUD PHASE 1
LOCATED IN SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

Recorded

State of Utah, County of UTAH, recorded and filed at the request of _____

Date ____ Time ____ Book ____ Page ____

Fee \$ _____ Utah County Recorder

AIM.020

1 OF 3

VINEYARD ENGINEER

APPROVED AS TO FORM THIS ____ DAY

OF _____ A.D. 20 ____

VINEYARD TOWN ENGINEER

PLANNING COMMISSION CHAIR

APPROVED AS TO FORM THIS ____ DAY

OF _____ A.D. 20 ____

VINEYARD PLANNING COMMISSION CHAIR

TOWN ATTORNEY

APPROVED AS TO FORM THIS ____ DAY

OF _____ A.D. 20 ____

VINEYARD TOWN ATTORNEY

VINEYARD MAYOR

APPROVED AS TO FORM THIS ____ DAY

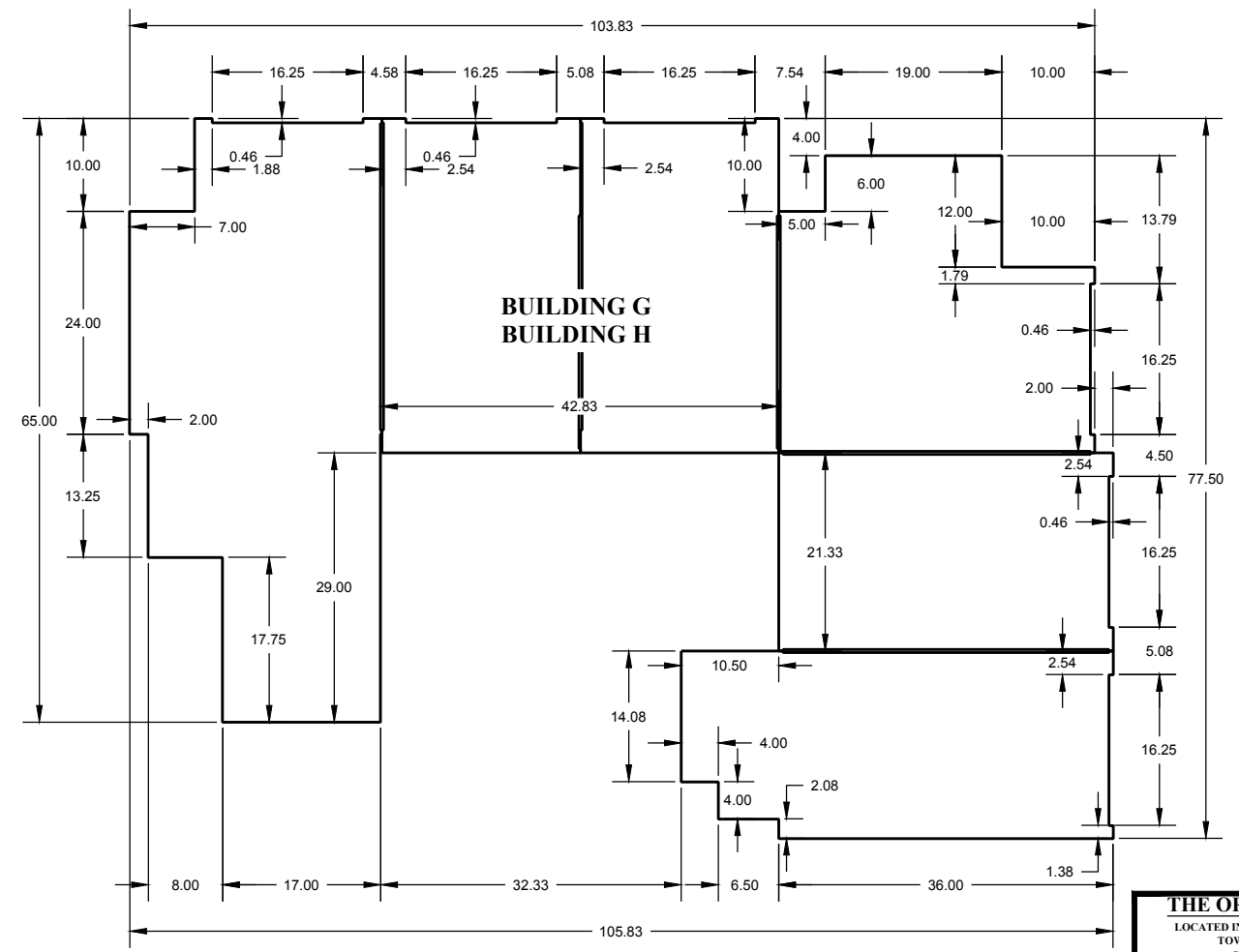
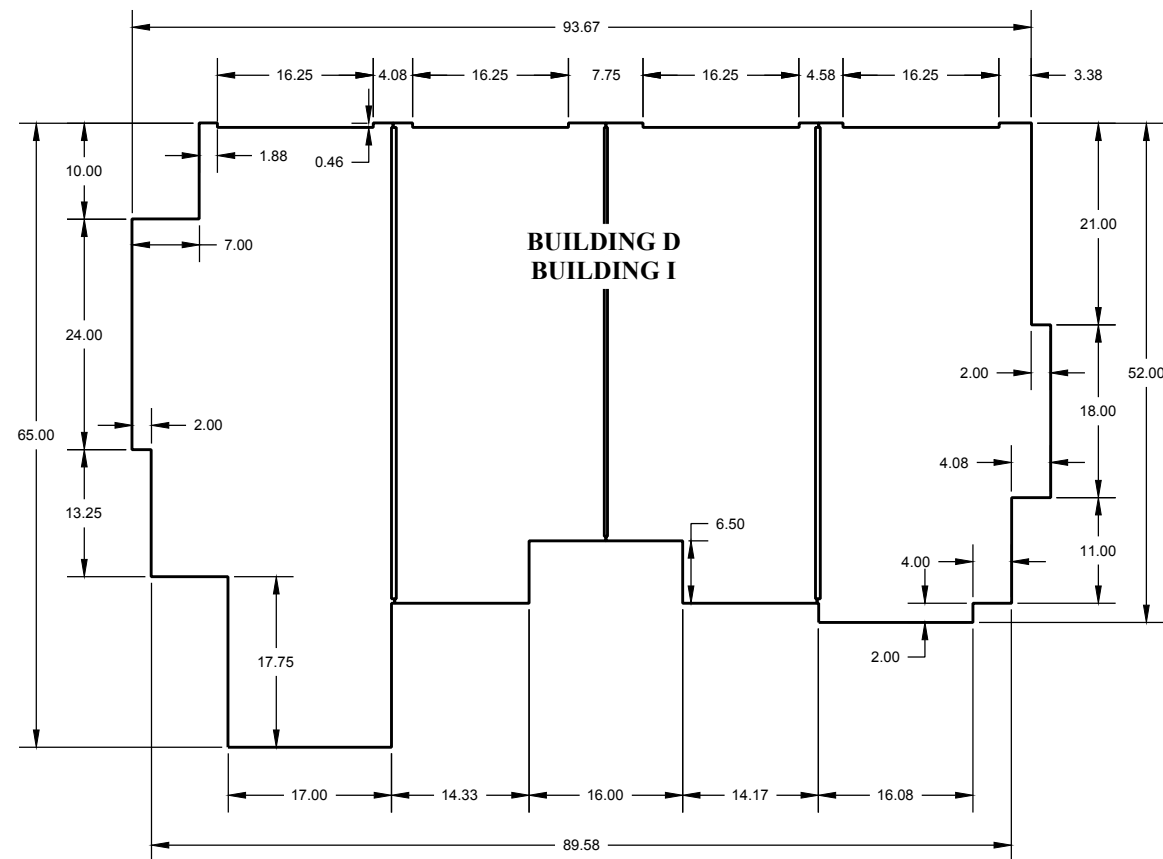
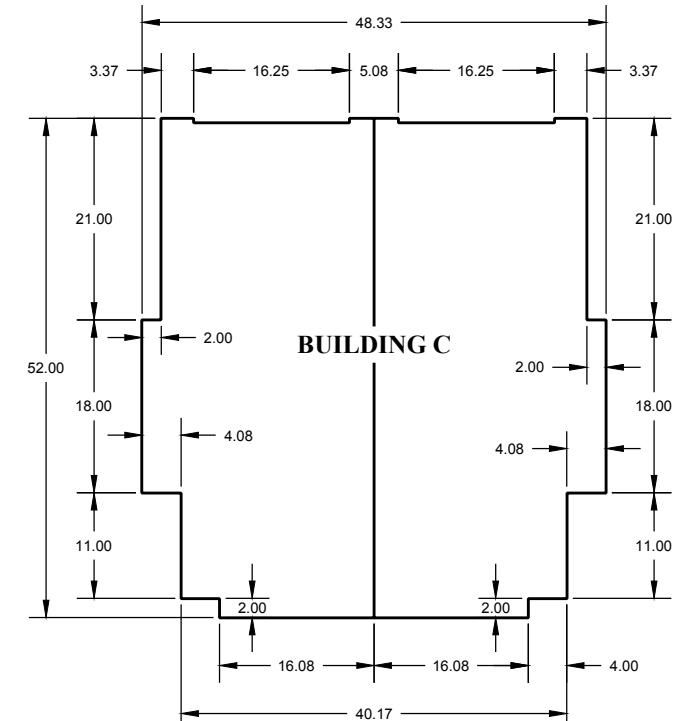
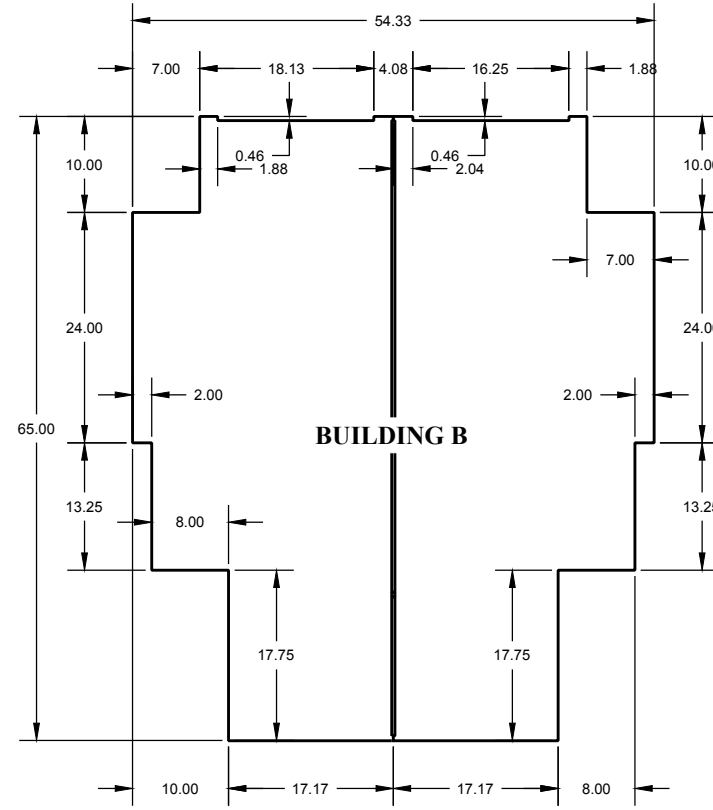
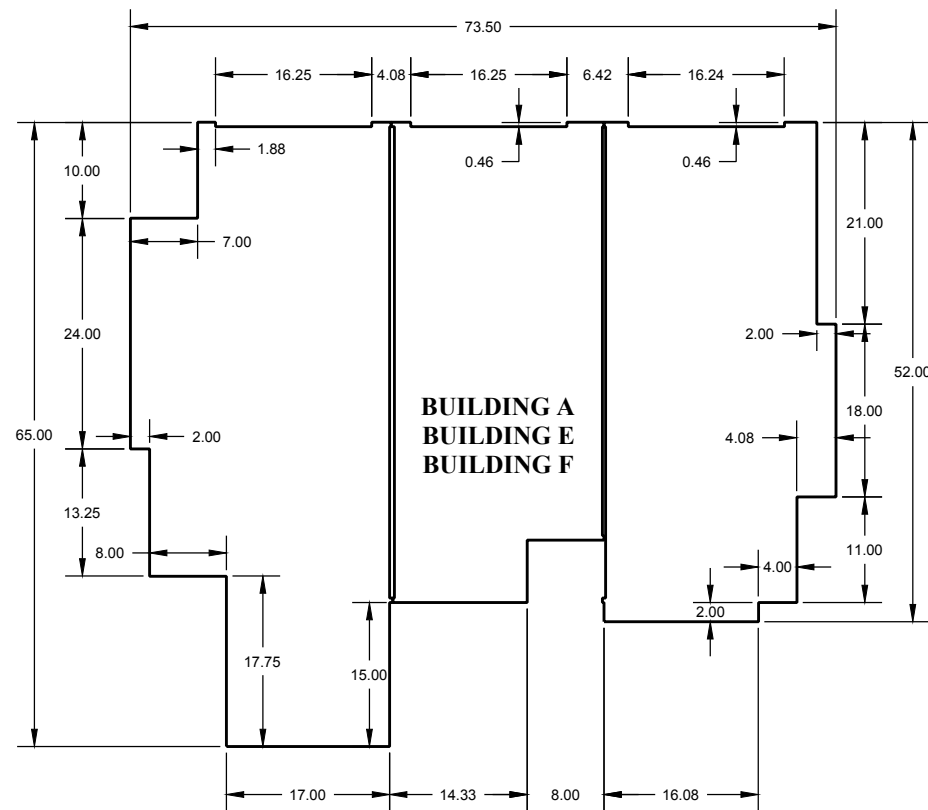
OF _____ A.D. 20 ____

VINEYARD TOWN MAYOR

12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449



CONSULTING ENGINEERS AND SURVEYORS



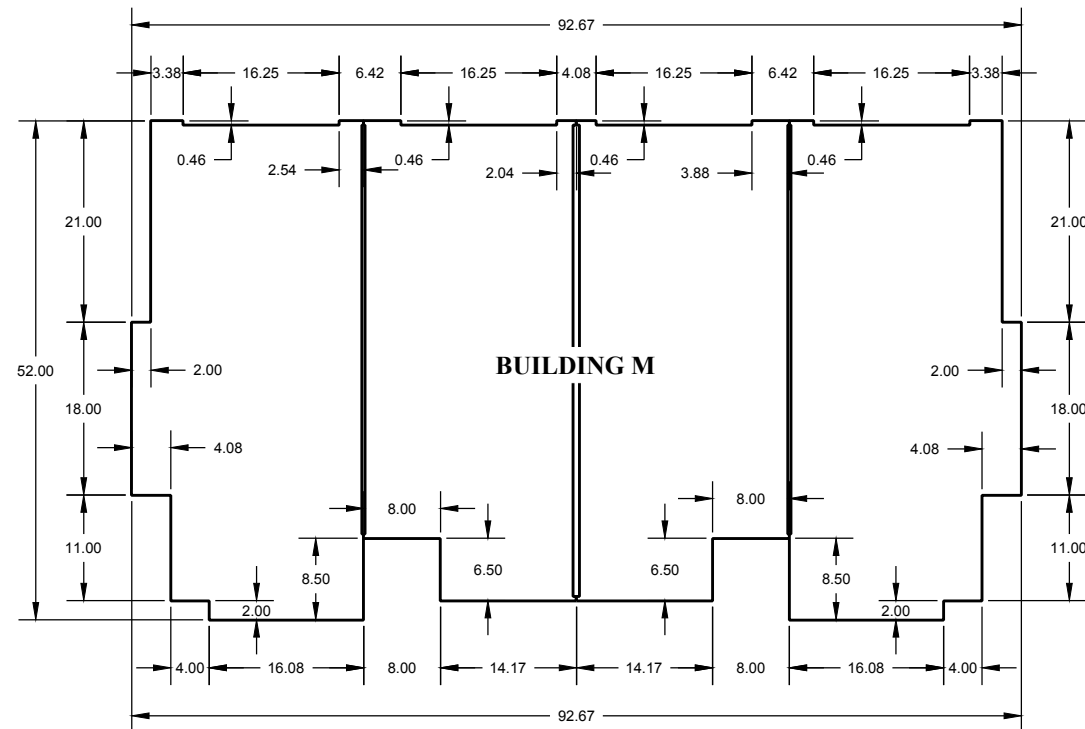
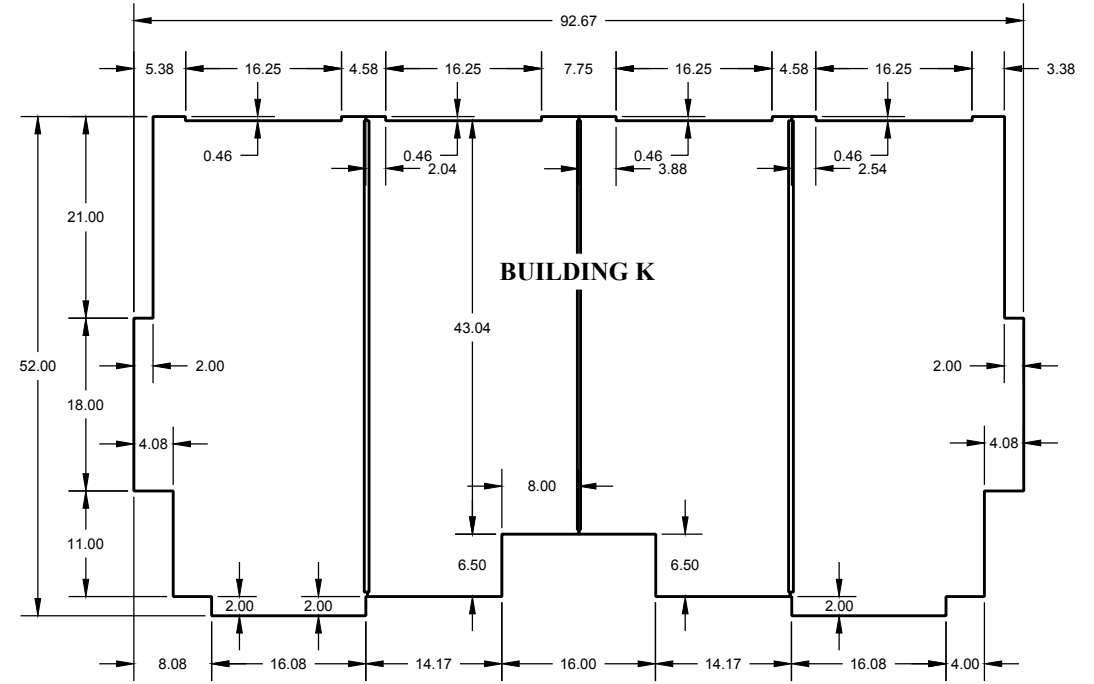
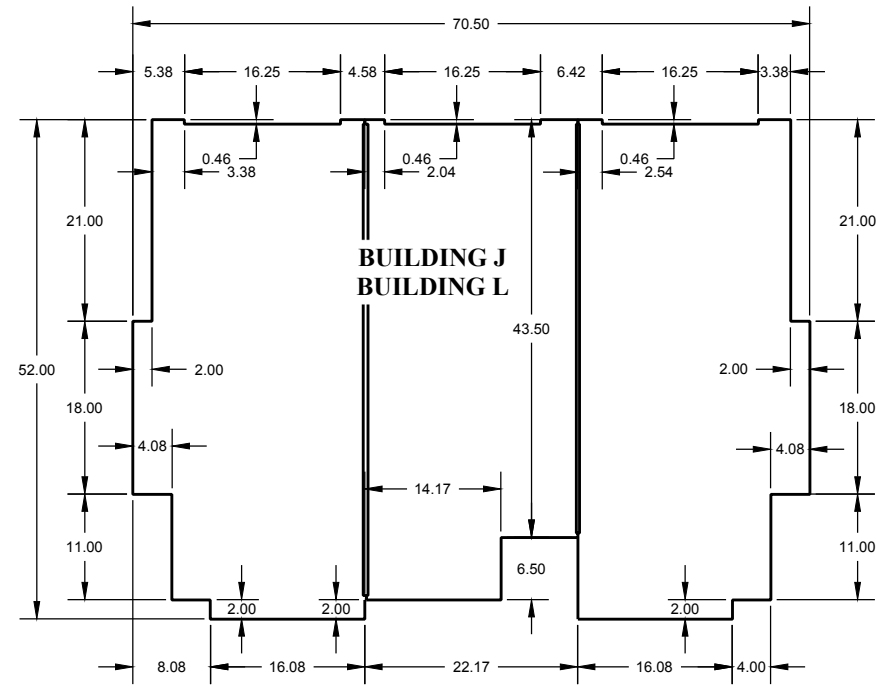
THE ORCHARDS PUD PHASE 1
LOCATED IN SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449



AIM.020

2 OF 3



THE ORCHARDS PUD PHASE 1
LOCATED IN SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449



AIM.020

3 OF 3



FINAL SUBDIVISION APPLICATION

POD 1 (THE ORCHARDS) PHASE 2

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: _____

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT, 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, W. JORDAN, UT 84088

BUSINESS PHONE #: _____ CELL PHONE #: MIKE OLSEN (801) 550-4133

EMAIL ADDRESS: molsen@aimtecgroup.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: MULTI-FAMILY

NUMBER OF PROPOSED NEW LOTS: 20 UNITS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 450 E. GAMMON ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 1.87 ACRES

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☒	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Applicant Signature

Date

5/11/17

Co-Applicant Signature

Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal 5/11/17	Complete Submittal —	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due \$2,064.00	Date Paid 5/11/2017	Amount Paid \$2,064.00	Check # 1006

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012; GLEN PETTIT, MGR., as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

[Signature]

(Property Owner)

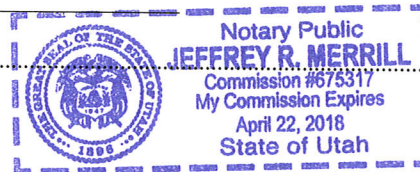
(Property Owner)

Subscribed and sworn before me, JEFFREY R. MERRILL, a Notary Public, on this 11th day of MAY, 20 17.

[Signature]

(Notary Public)

My commission expires: 4-22-2018



AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012, as owner(s) of the real property described in the attached application, do authorize the following:

AIMTEC GROUP

, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

[Signature]

(Property Owner)

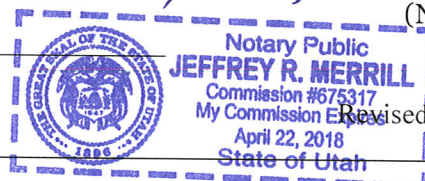
(Property Owner)

Dated this 11th day of MAY, 20 17, personally appeared before me, Glen R. Pettit, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

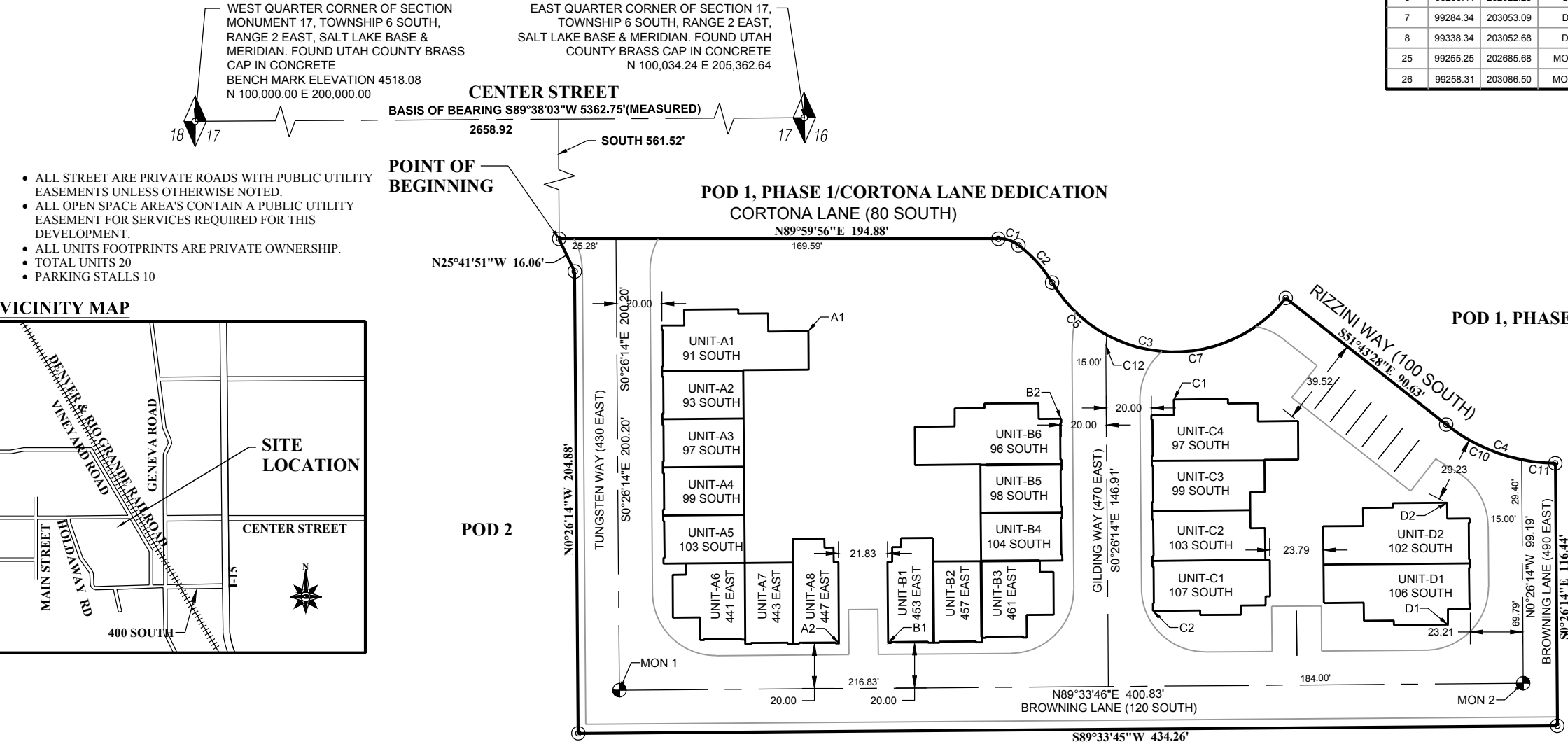
[Signature]

(Notary Public)

My commission expires: 4-22-2018



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	9.53	15.00	36°24'07"	4.93	9.37	S71°48'02"E
C2	22.38	56.00	22°53'50"	11.34	22.23	S42°09'04"E
C3	122.08	63.00	111°01'19"	91.70	103.85	S86°12'49"E
C4	52.30	80.00	37°27'32"	27.12	51.38	S70°27'14"E
C5	34.03	63.00	30°56'48"	17.44	33.62	S46°10'33"E
C7	88.05	63.00	80°04'31"	52.93	81.05	N78°18'47"E
C10	37.18	80.00	26°37'38"	18.93	36.84	S65°02'15"E
C11	15.12	80.00	10°49'56"	7.58	15.10	S83°46'02"E
C12	8.97	80.00	6°25'29"	4.49	8.97	S2°46'26"W



QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A603(4)C(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____, 20__.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR DATE ____/____/____	VINEYARD ATTORNEY DATE ____/____/____
VINEYARD ENGINEER DATE ____/____/____	VINEYARD CITY MANAGER DATE ____/____/____
CLERK/RECORDER DATE ____/____/____	Recorded # _____ State of Utah, County of UTAH, recorded and filed at the request of _____ Date ____ Time ____ Book ____ Page ____ Fee \$ _____ Utah County Recorder

SURVEYORS CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS NEW VINEYARD SUBDIVISION AND ROAD.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°38'03" EAST 2658.92 FEET AND SOUTH 561.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'56" EAST 194.88 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 9.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'07" (CHORD=SOUTH 71°48'02" EAST 9.37 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 22.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°53'50" (CHORD=SOUTH 42°09'04" EAST 22.23 FEET) TO A 63.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 122.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°01'19" (CHORD=SOUTH 86°12'49" EAST 103.85 FEET); THENCE SOUTH 51°43'28" EAST 90.63 FEET TO A 80.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 52.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°27'32" (CHORD=SOUTH 70°27'14" EAST 51.38 FEET); THENCE SOUTH 0°26'14" EAST 116.44 FEET; THENCE SOUTH 89°33'45" WEST 434.26 FEET; THENCE NORTH 0°26'14" WEST 204.88 FEET; THENCE NORTH 25°41'51" WEST 16.06 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.875 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

NEW VINEYARD SUBDIVISION & ROAD

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.
IN WITNESS WHEREOF ____ HAVE HEREUNTO SET THIS ____ DAY OF ____ A.D. 20__

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF ____, A.D. 20__, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS POD 1 LLC, AND VINEYARD HOMESTEADS POD 2 LLC BY PRO MANAGEMENT UTAH, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

VINEYARD HOMESTEADS POD 1, LLC, AND
VINEYARD HOMESTEADS POD 2, LLC
BY PRO MANAGEMENT UTAH, LLC

ITS MANAGER: _____
GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT _____

VINEYARD HOMESTEAD DEVELOPMENT 2012, LLC

2284 WILLIAMSBURG CIR.
WEST JORDAN, UT 84047

THE ORCHARDS PUD PHASE 2

LOCATED IN SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

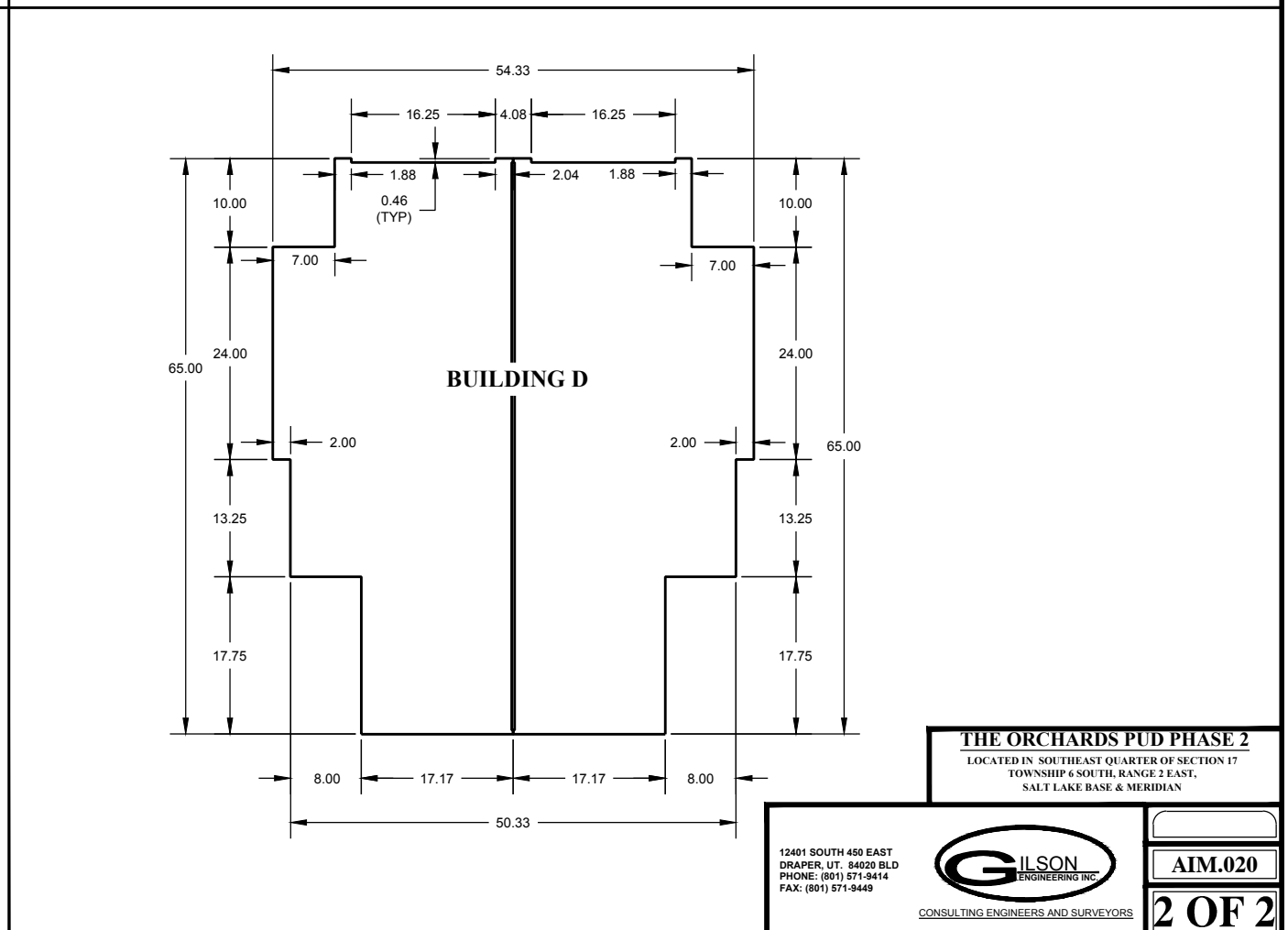
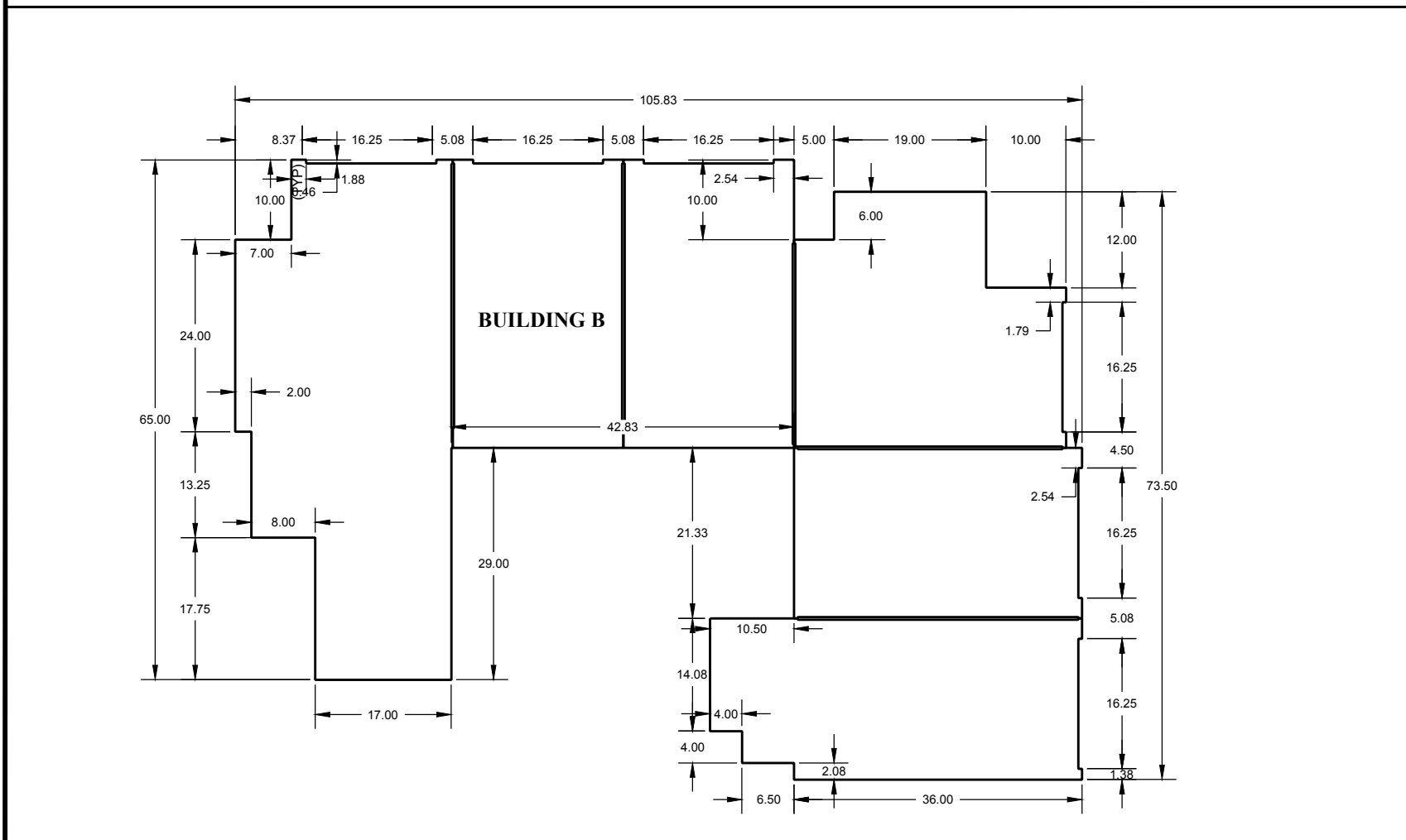
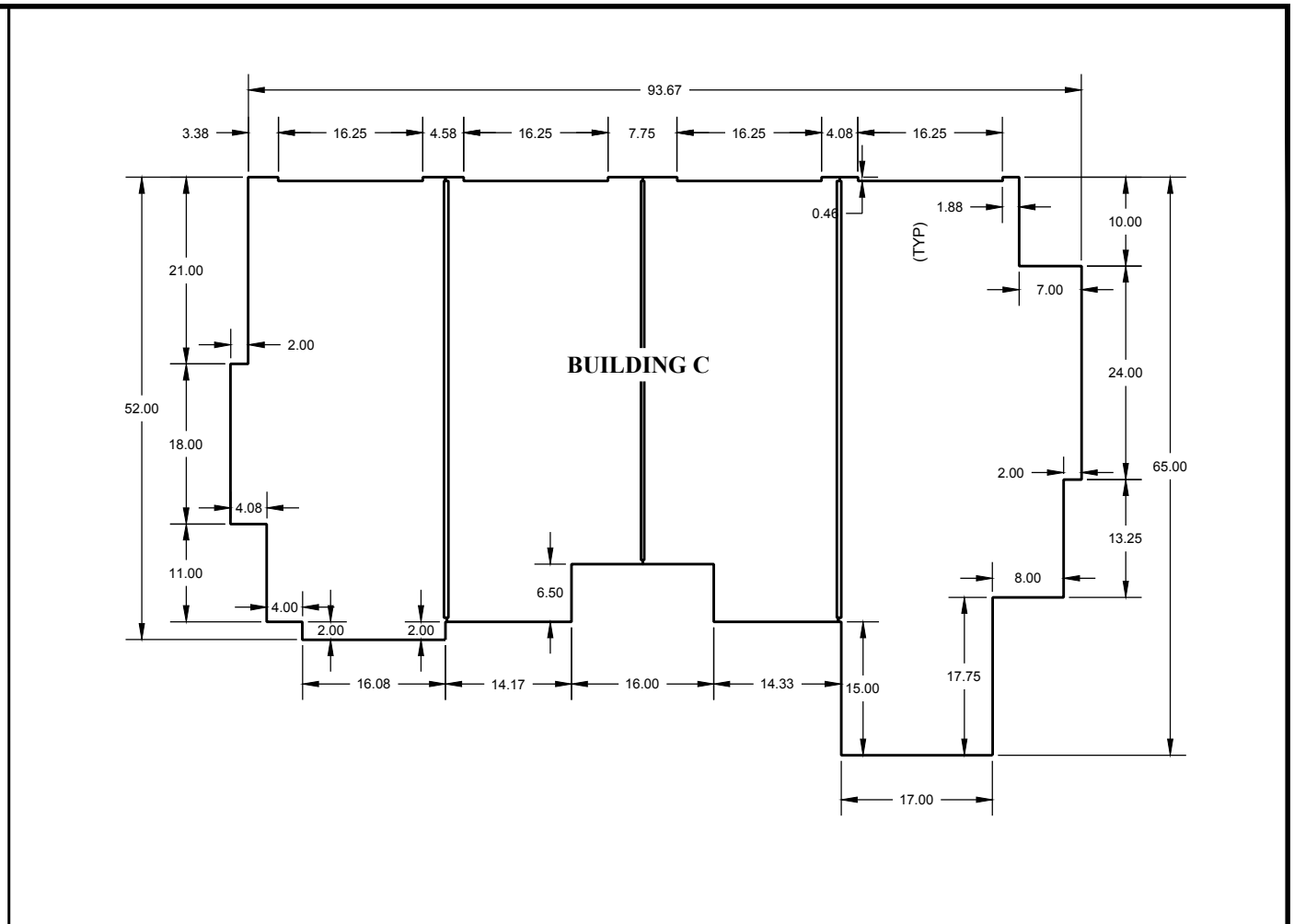
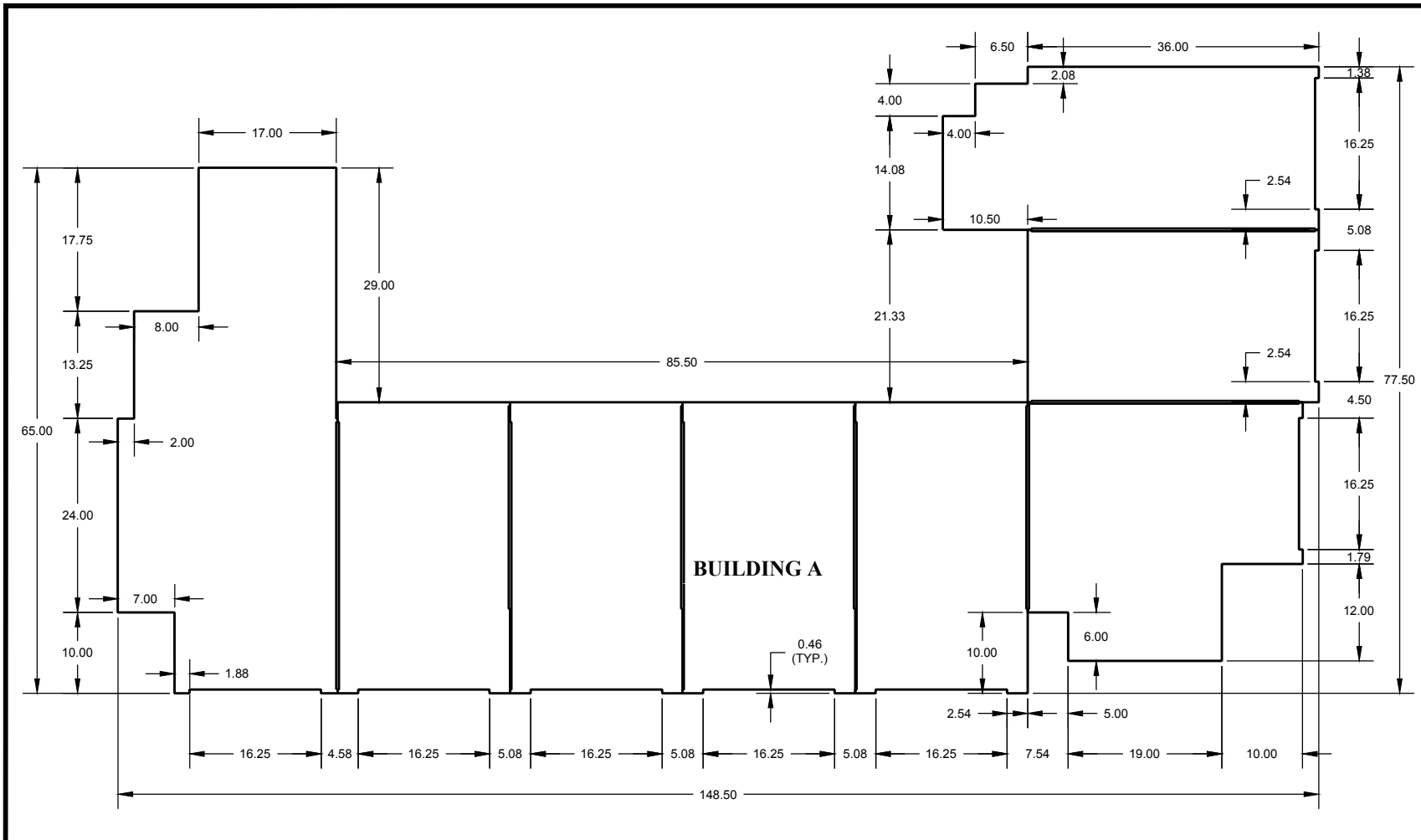
12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449



CONSULTING ENGINEERS AND SURVEYORS

AIM.020

1 OF 2



THE ORCHARDS PUD PHASE 2
LOCATED IN: SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

12401 SOUTH 450 EAST
DRAPER, UT. 84020 BLD
PHONE: (801) 571-9414
FAX: (801) 571-9449

GILSON
ENGINEERING INC.
CONSULTING ENGINEERS AND SURVEYORS

AIM.020

2 OF 2



Community Development

Date: May 24, 2017
From: Morgan Brim, Community Development Director
To: City Council
Item: The Sycamores Pod 7, Phases 1 & 2
Address: Southwest corner of Main Street and 170 South Street
Applicant: Vineyard Homesteads Development

INTRODUCTION:

The proposed applications are for final plat approval for phases one and two of Pod seven, The Sycamores of the Homesteads Development. In total, the subject property contains 17.44 acres. Phase one consists of 10.06 acres and phase two consists of 7.38 acres. The city council approved the preliminary plat and site plan for this development on August 14, 2013. This item is before the council for a determination of whether the proposal is consistent with the subdivision ordinance, zoning ordinance and approved preliminary plat.

ANALYSIS:

The development of these two final plats include 61 total buildable lots for single-family homes. One lot on the southwest corner of phase 2 will be dedicated to the city for a storm water pond. The final plats are found to be in compliance with the approved preliminary plat, zoning ordinance and density requirements of the development agreement. All roads comply with the City's standard cross section.

FINDINGS:

With the proposed conditions, the proposed plats meet the following findings:

- It is in conformance with the Preliminary Plat, Approved Construction Plans, and Subdivision Regulations.

RECOMMENDATION:

Staff recommends the City Council approve the final plat subject to the following conditions:

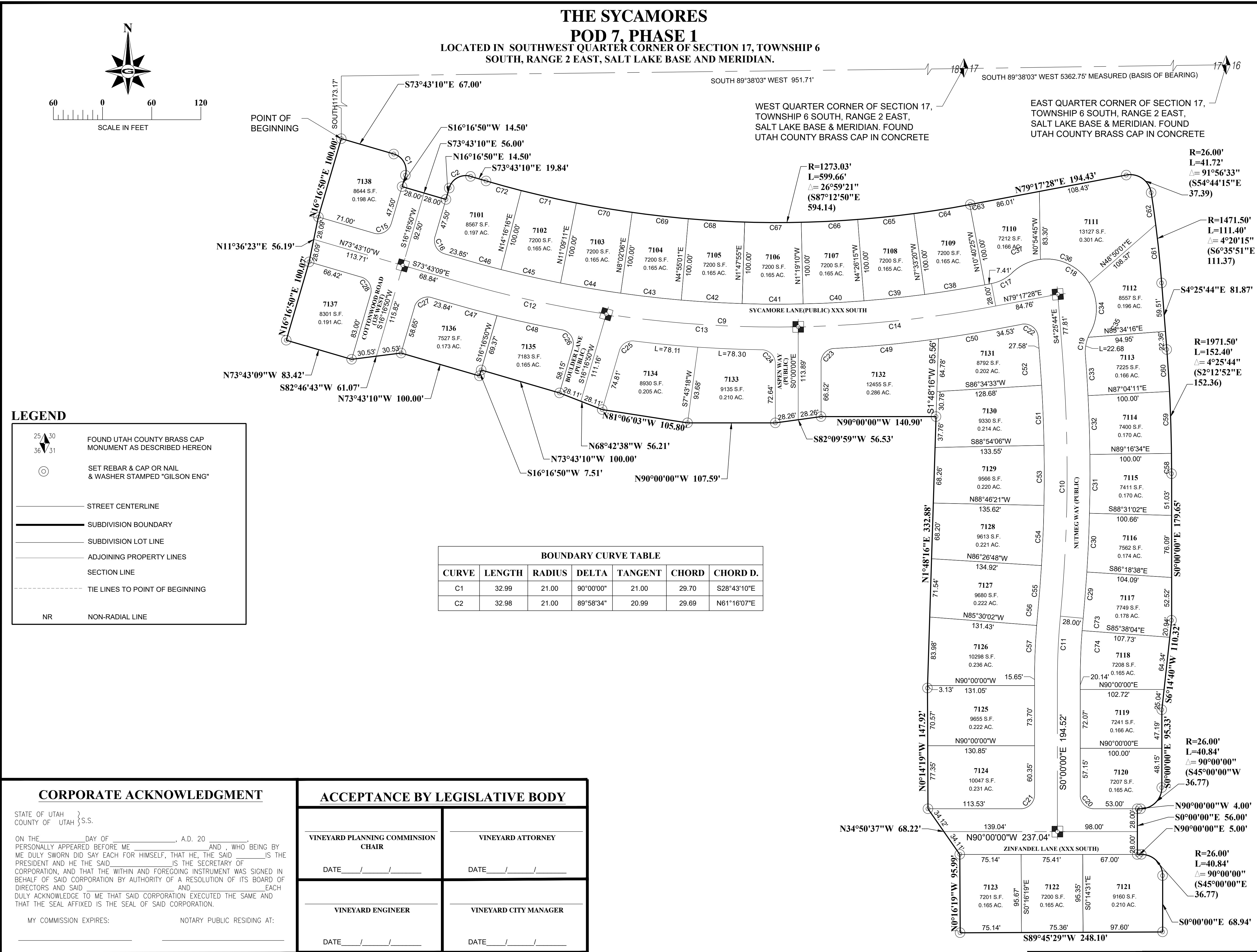
1. The applicant pays any outstanding fees and makes any redline corrections.
2. The final plat be in conformance to the approved preliminary plat and construction plans.

PROPOSED MOTION:

"I move to approve the proposed Final Plats for the Sycamores, Pod 7, Phases 1 and 2 in the Homesteads Development with the proposed conditions.

Attachments:

Proposed final Plat



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SYCAMORES SUBDIVISION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 951.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1173.17 FEET; THENCE SOUTH 73°43'10" EAST 67.00 FEET; TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.99 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 28°43'10" EAST 29.70 FEET); THENCE SOUTH 16°16'50" WEST 14.50 FEET; THENCE SOUTH 73°43'10" EAST 56.00 FEET; THENCE NORTH 16°16'50" EAST 14.50 FEET; TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 32.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'34" (CHORD BEARING NORTH 61°16'07" EAST 29.69 FEET); THENCE SOUTH 73°43'10" EAST 19.84 FEET; TO A POINT OF A 1273.03 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 599.66 FEET THROUGH A CENTRAL ANGLE OF 26°59'21" (CHORD BEARING SOUTH 87°12'50" EAST 594.14 FEET); THENCE NORTH 79°17'28" EAST 194.43 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 41.72 FEET THROUGH A CENTRAL ANGLE OF 91°56'33" (CHORD BEARING SOUTH 54°44'15" EAST 37.39 FEET); TO A POINT OF A 1471.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 111.40 FEET THROUGH A CENTRAL ANGLE OF 4°20'15" (CHORD BEARING SOUTH 6°35'51" EAST 111.37 FEET); THENCE SOUTH 4°25'44" EAST 81.87 FEET; TO A POINT OF A 1971.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 152.40 FEET THROUGH A CENTRAL ANGLE OF 4°25'44" (CHORD BEARING SOUTH 2°12'52" EAST 152.36 FEET); THENCE SOUTH 179.65 FEET; THENCE SOUTH 6°14'40" WEST 110.32 FEET; THENCE SOUTH 95.33 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'00" WEST 36.77 FEET); THENCE WEST 4.00 FEET; THENCE SOUTH 56.00 FEET; THENCE EAST 5.00 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'00" EAST 36.77 FEET); THENCE SOUTH 68.94 FEET; THENCE SOUTH 89°45'29" WEST 248.10 FEET; THENCE NORTH 0°16'19" WEST 95.99 FEET; THENCE NORTH 34°50'37" WEST 68.22 FEET; THENCE NORTH 0°14'19" WEST 147.92 FEET; THENCE NORTH 1°48'16" EAST 332.88 FEET; THENCE WEST 140.90 FEET; THENCE SOUTH 82°09'59" WEST 56.53 FEET; THENCE WEST 107.59 FEET; THENCE NORTH 81°06'03" WEST 105.80 FEET; THENCE NORTH 68°42'38" WEST 56.21 FEET; THENCE NORTH 73°43'10" WEST 100.00 FEET; THENCE SOUTH 82°46'43" WEST 61.07 FEET; THENCE NORTH 73°43'09" WEST 100.00 FEET; THENCE SOUTH 82°46'43" WEST 61.07 FEET; THENCE NORTH 73°43'09" WEST 83.42 FEET; THENCE NORTH 16°16'50" EAST 100.00 FEET; THENCE NORTH 11°36'23" EAST 56.16 FEET; THENCE NORTH 16°16'50" EAST 100.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 438,195 sq.ft. 10.06 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE SYCAMORES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS _____ DAY OF _____, A.D. 20.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT: _____

DATE PREPARED 12-6-16

Recorded # _____
State of Utah, County of UTAH, recorded and filed at the request of _____

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Utah County Recorder

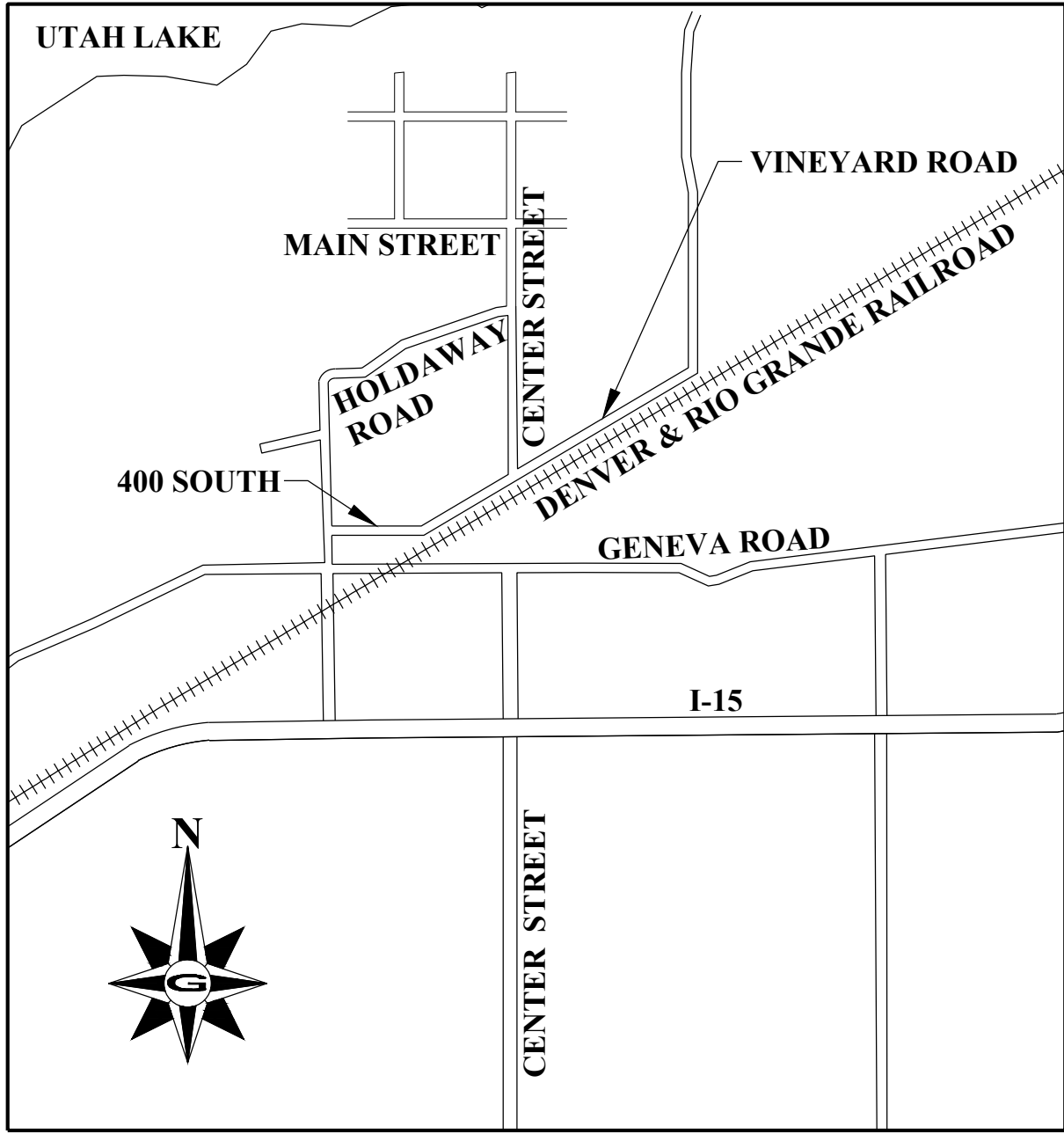
FINAL

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1 OF 2

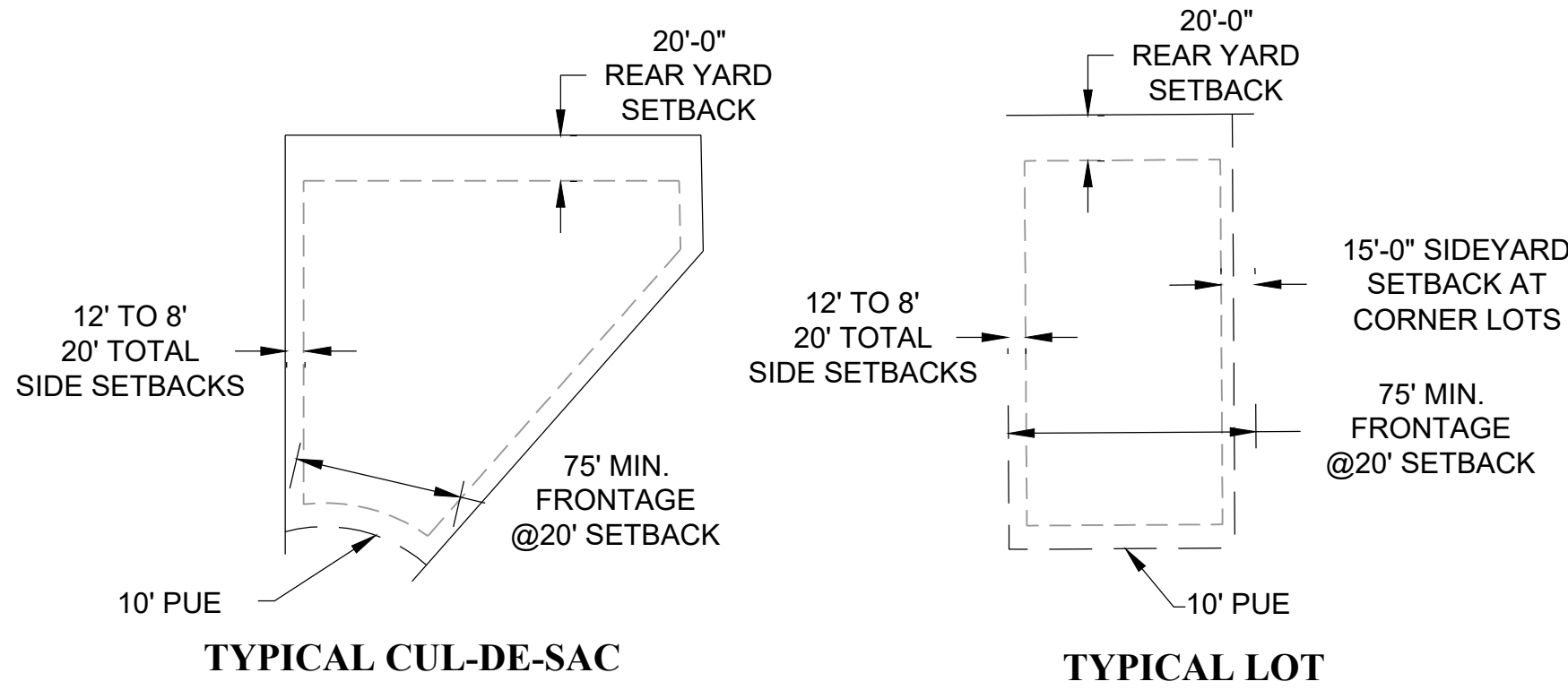
THE SYCAMORES
POD 7, PHASE 1
LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	32.99	21.00	90°00'00"	21.00	29.70	S28°43'10"E
C2	32.98	21.00	89°58'34"	20.99	29.69	N61°16'07"E
C9	659.95	1401.00	26°59'22"	336.22	653.87	S87°12'51"E
C10	317.29	1843.50	9°51'40"	159.04	316.89	S0°30'06"W
C11	69.72	841.62	4°44'46"	34.88	69.70	S3°03'33"W
C12	187.72	1401.00	7°40'38"	94.00	187.58	S77°33'29"E
C13	235.94	1401.00	9°38'56"	118.25	235.66	S86°13'16"E
C14	236.29	1401.00	9°39'48"	118.43	236.01	S84°07'22"W
C15	26.70	17.00	90°00'00"	17.00	24.04	S61°16'50"W
C16	26.71	17.00	90°00'39"	17.00	24.04	S28°42'49"E
C17	28.90	50.00	33°06'54"	14.87	28.50	N62°44'01"E
C18	173.02	61.00	162°30'36"	396.55	120.58	S52°34'08"E
C19	28.91	50.00	33°07'43"	14.87	28.51	S12°07'18"W
C20	26.70	17.00	90°00'00"	17.00	24.04	S45°00'00"E
C21	26.70	17.00	90°00'00"	17.00	24.04	S45°00'00"W
C22	28.57	17.00	96°16'48"	18.97	25.32	S52°34'08"E
C23	25.87	17.00	87°12'11"	16.19	23.45	N43°36'05"E
C24	26.48	17.00	89°13'47"	16.77	23.88	N44°36'54"W
C25	23.96	17.00	80°45'39"	14.46	22.03	S56°39'40"W
C26	28.38	17.00	95°38'32"	18.76	25.20	N31°32'25"W
C27	26.70	17.00	90°00'01"	17.00	24.04	S61°16'51"W
C28	26.70	17.00	90°00'00"	17.00	24.04	N28°43'10"W
C29	56.93	1871.50	1°44'34"	28.47	56.93	N4°33'39"E
C30	72.08	1871.50	2°12'24"	36.04	72.07	N2°35'10"E
C31	72.08	1871.50	2°12'24"	36.04	72.07	N0°22'46"E
C32	72.08	1871.50	2°12'24"	36.04	72.07	N1°49'38"W
C33	49.39	1871.50	1°30'44"	24.70	49.39	N3°41'11"W
C34	63.95	61.00	60°04'07"	35.27	61.06	N1°20'54"W
C35	6.23	50.00	7°08'10"	3.12	6.22	S25°07'05"W
C36	70.02	61.00	65°46'14"	39.44	66.24	N64°16'04"W
C37	39.04	61.00	36°40'15"	20.22	38.38	S64°30'42"W
C38	74.72	1373.00	3°07'05"	37.37	74.71	N80°53'07"E
C39	74.72	1373.00	3°07'05"	37.37	74.71	N84°00'12"E
C40	74.72	1373.00	3°07'05"	37.37	74.71	N87°07'18"E
C41	74.72	1373.00	3°07'05"	37.37	74.71	S89°45'37"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C42	74.72	1373.00	3°07'05"	37.37	74.71	S86°38'32"E
C43	74.72	1373.00	3°07'05"	37.37	74.71	S83°31'27"E
C44	74.72	1373.00	3°07'05"	37.37	74.71	S80°24'22"E
C45	74.72	1373.00	3°07'05"	37.37	74.71	S77°17'16"E
C46	48.15	1372.99	2°00'34"	24.08	48.15	S74°43'27"E
C47	59.18	1429.01	2°22'22"	29.59	59.17	S74°54'21"E
C48	81.54	1429.01	3°16'09"	40.78	81.53	S77°43'37"E
C49	128.35	1429.01	5°08'46"	64.22	128.30	N84°37'48"E
C50	68.98	1429.01	2°45'57"	34.50	68.98	N80°40'27"E
C51	73.70	1815.50	2°19'33"	36.86	73.69	N2°15'40"W
C52	31.84	1815.50	1°00'17"	15.92	31.84	N3°55'36"W
C53	73.70	1815.50	2°19'33"	36.85	73.69	N0°03'53"E
C54	73.70	1815.50	2°19'33"	36.85	73.69	N2°23'26"E
C55	59.54	1815.50	1°52'44"	29.77	59.54	N4°29'34"E
C56	14.16	869.62	0°55'58"	7.08	14.16	S4°57'57"W
C57	58.05	869.62	3°49'29"	29.04	58.04	S2°35'14"W
C58	24.90	1971.50	0°43'26"	12.45	24.90	N0°21'43"W
C59	75.93	1971.50	2°12'24"	37.97	75.92	N1°49'38"W
C60	51.56	1971.50	1°29'55"	25.78	51.56	N3°40'47"W
C61	71.73	1471.50	2°47'35"	35.87	71.72	N5°49'31"W
C62	39.66	1471.50	1°32'40"	19.83	39.66	N7°59'39"W
C63	0.78	1273.04	0°02'07"	0.39	0.78	N79°18'32"E
C64	69.28	1273.03	3°07'05"	34.65	69.27	N80°53'08"E
C65	69.28	1273.03	3°07'05"	34.65	69.27	N84°00'13"E
C66	69.28	1273.03	3°07'05"	34.65	69.27	N87°07'18"E
C67	69.28	1273.03	3°07'05"	34.65	69.27	S89°45'37"E
C68	69.28	1273.03	3°07'05"	34.65	69.27	S86°38'32"E
C69	69.28	1273.03	3°07'05"	34.65	69.27	S83°31'27"E
C70	69.28	1273.03	3°07'05"	34.65	69.27	S80°24'22"E
C71	69.28	1273.03	3°07'05"	34.65	69.27	S77°17'17"E
C72	44.66	1273.03	2°00'35"	22.33	44.65	S74°43'27"E
C73	15.15	813.62	1°04'00"	7.57	15.15	S4°53'56"W
C74	52.08	813.62	3°40'04"	26.05	52.07	S2°31'54"W



DATE PREPARED 12-6-2016

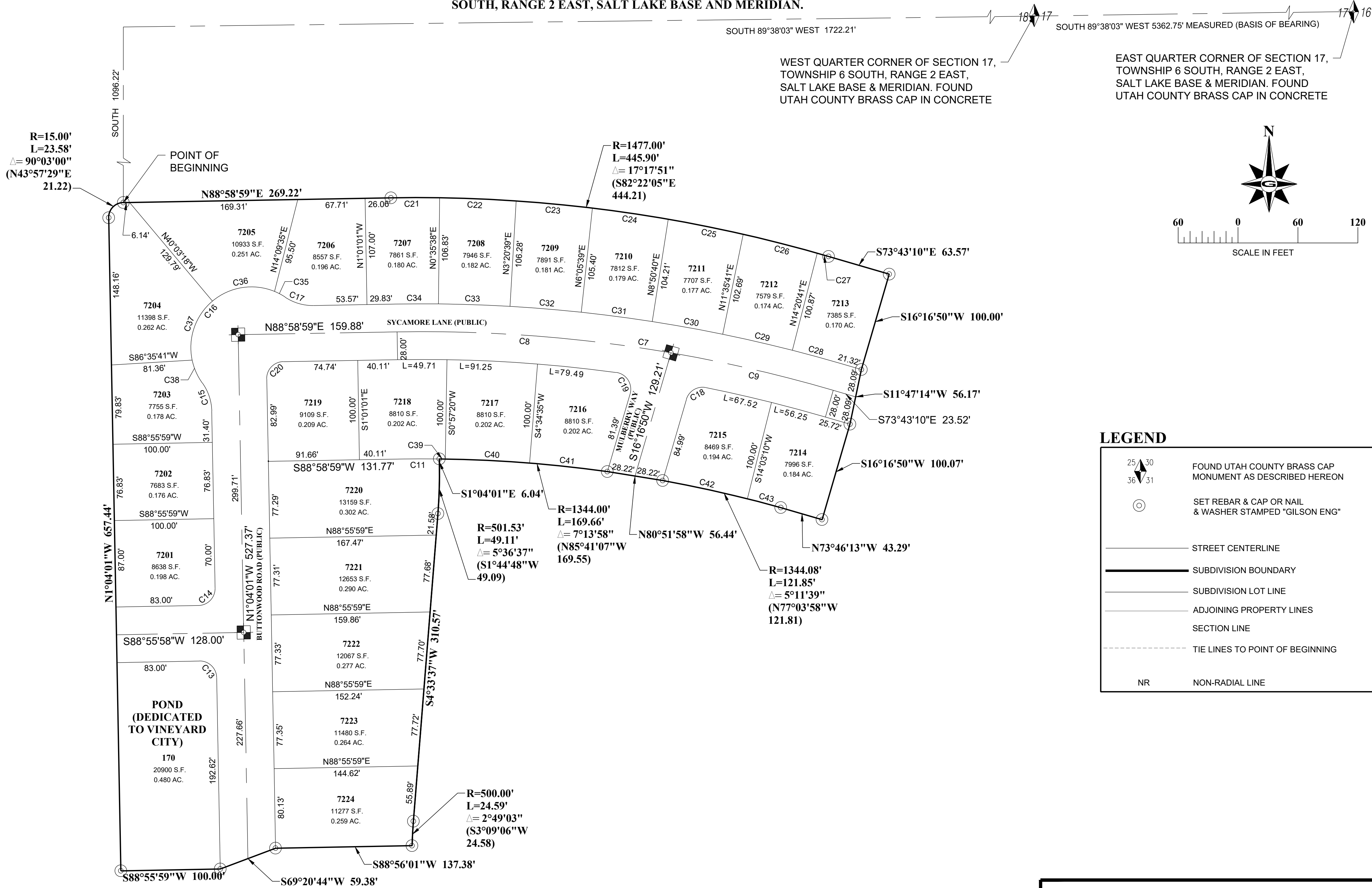
THE SYCAMORES
POD 7, PHASE 1
LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FINAL

AIM.024

2 OF 2

THE SYCAMORES
POD 7, PHASE 2
LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SYCAMORES SUBDIVISION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 1722.21 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1096.22 FEET; THENCE NORTH 88°58'59" EAST 269.22 FEET; TO A POINT OF A 1477.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 445.90 FEET THROUGH A CENTRAL ANGLE OF 17°17'51" (CHORD BEARING SOUTH 82°22'05" EAST 444.21 FEET); THENCE SOUTH 73°43'10" EAST 63.57 FEET; THENCE SOUTH 16°16'50" WEST 100.00 FEET; THENCE SOUTH 11°47'14" WEST 56.17 FEET; THENCE SOUTH 16°16'50" WEST 100.07 FEET; THENCE NORTH 73°46'13" WEST 43.29 FEET; TO A POINT OF A 1344.08 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 121.85 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 5°11'39" (CHORD BEARING NORTH 77°03'58" WEST 121.81 FEET); THENCE NORTH 80°51'58" WEST 56.44 FEET; TO A POINT OF A 1344.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 169.66 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'58" (CHORD BEARING NORTH 85°41'07" WEST 169.55 FEET); THENCE SOUTH 1°04'01" EAST 6.04 FEET; TO A POINT OF A 501.53 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 49.11 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 5°36'37" (CHORD BEARING SOUTH 1°44'48" WEST 49.09 FEET); THENCE SOUTH 4°33'37" WEST 310.57 FEET; TO A POINT OF A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 24.59 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'03" (CHORD BEARING SOUTH 3°09'06" WEST 24.58 FEET); THENCE SOUTH 88°56'01" WEST 137.38 FEET; THENCE SOUTH 69°20'44" WEST 59.38 FEET; THENCE SOUTH 88°55'59" WEST 100.00 FEET; THENCE NORTH 1°04'01" WEST 657.44 FEET; TO A POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 23.58 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00" (CHORD BEARING NORTH 43°57'29" EAST 21.22 FEET) TO THE POINT OF BEGINNING. CONTAINS: 321,578 sq.ft. 7.38 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE SYCAMORES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF _____ HAVE HERUNTO SET THIS _____ DAY OF _____, A.D. 20.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. 20_____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT: _____

DATE PREPARED 12-6-16

Recorded #

State of Utah, County of UTAH, recorded and filed at the request of

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Utah County Recorder

FINAL

AIM.024

1 OF 2

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR	VINEYARD ATTORNEY
DATE ____/____/____	DATE ____/____/____
VINEYARD ENGINEER	VINEYARD CITY MANAGER
DATE ____/____/____	DATE ____/____/____
CLERK/RECORDER	
DATE ____/____/____	

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20_____,
PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, IT, _____ IS THE PRESIDENT, AND HE, SHE, IT, _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT: _____

THE SYCAMORES
POD 7, PHASE 2

-PLANNED UNIT DEVELOPMENT-
LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

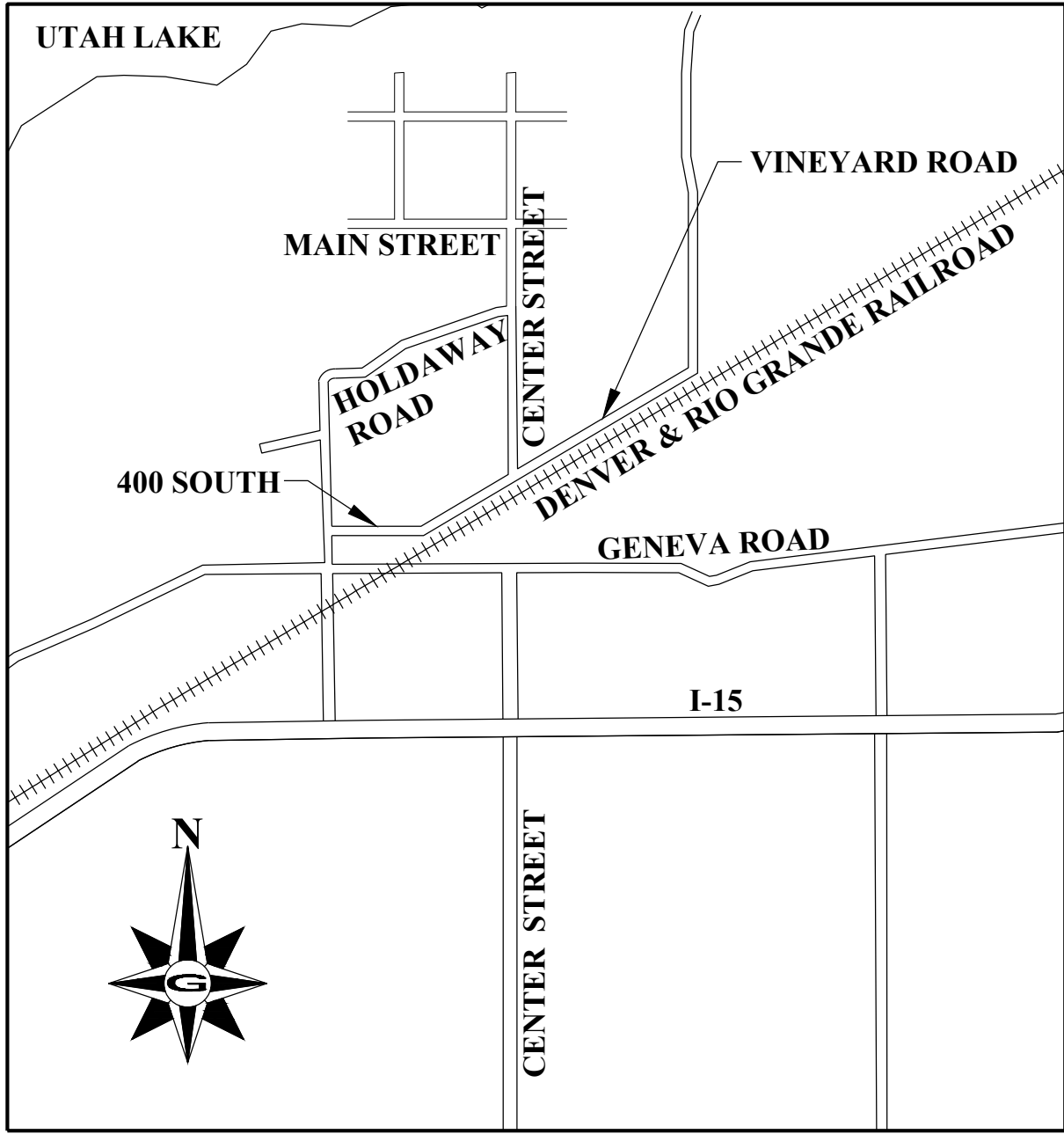


ENGINEERS-GILSON ENGINEERING
12401 SOUTH 450 EAST C2
DRAPER, UTAH 84020
801-571-9414
SURVEYORS-GILSON ENGINEERING
P.L.S.- CERTIFICATE NO. 0103687
12401 SOUTH 450 EAST C2
DRAPER, UTAH 84020
801-571-9414

THE SYCAMORES
POD 7, PHASE 2

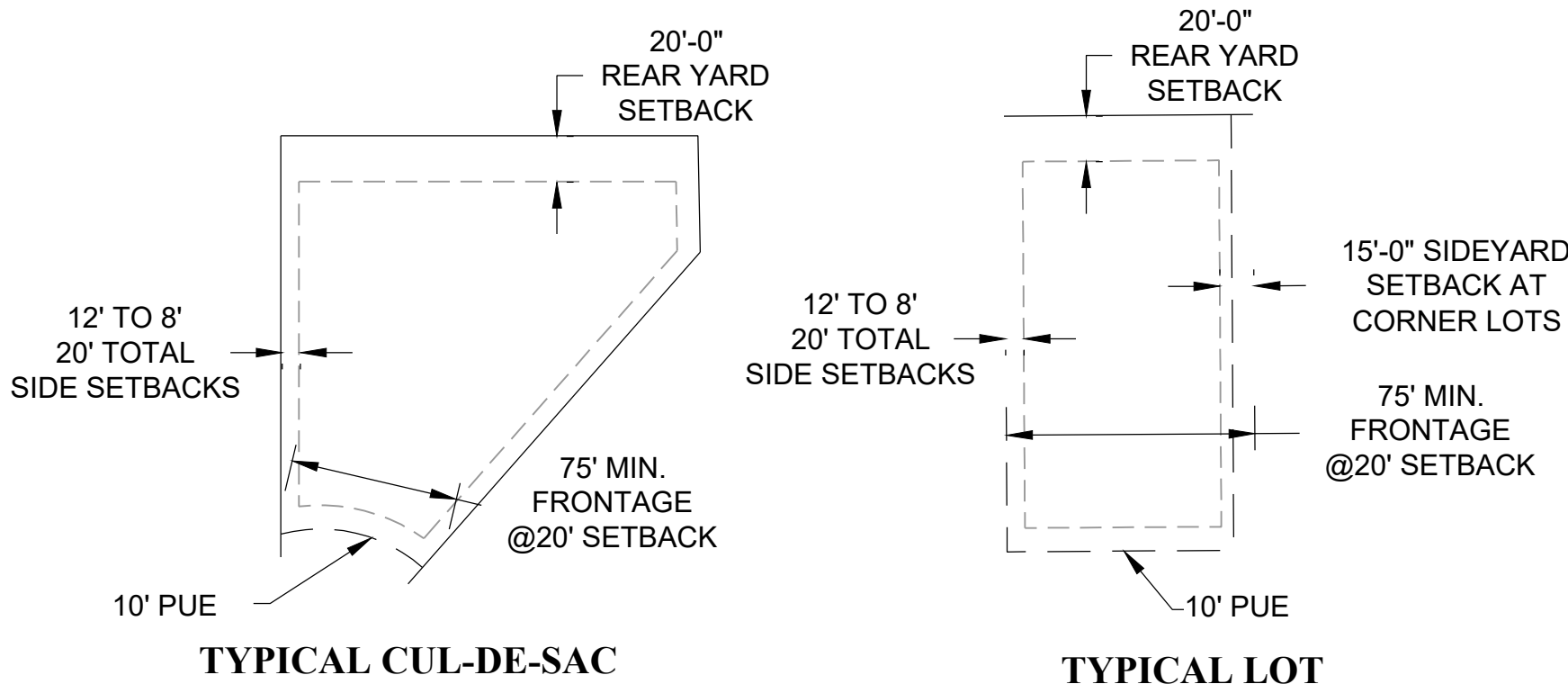
LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C7	444.40	1472.00	17°17'51"	223.90	442.71	N82°22'05"W
C8	276.87	1472.00	10°46'37"	138.84	276.46	N85°37'42"W
C9	167.53	1472.00	6°31'15"	83.85	167.43	N76°58'47"W
C11	40.23	1344.00	1°42'55"	20.12	40.23	S89°50'27"W
C13	26.70	17.00	90°00'01"	17.00	24.04	N46°04'02"W
C14	26.70	17.00	89°59'58"	17.00	24.04	N43°55'58"E
C15	30.33	50.00	34°45'29"	15.65	29.87	N18°26'45"W
C16	169.88	61.00	159°33'57"	338.44	120.07	S43°57'29"W
C17	30.33	50.00	34°45'29"	15.65	29.87	S73°38'17"E
C18	25.25	17.00	85°05'20"	15.60	22.99	S58°49'31"W
C19	29.24	17.00	98°33'01"	19.75	25.77	N32°59'40"W
C20	26.72	17.00	90°03'00"	17.01	24.05	S43°57'29"W
C21	48.94	1477.00	1°53'55"	24.47	48.94	S89°55'56"W
C22	77.12	1477.00	2°59'30"	38.57	77.11	N87°37'21"W
C23	77.09	1477.00	2°59'25"	38.55	77.08	N84°37'54"W
C24	77.04	1477.00	2°59'19"	38.53	77.03	N81°38'32"W
C25	76.98	1477.00	2°59'11"	38.50	76.97	N78°39'17"W
C26	76.91	1477.00	2°59'00"	38.46	76.90	N75°40'12"W
C27	11.83	1477.00	0°27'32"	5.91	11.83	N73°56'56"W
C28	50.68	1500.00	1°56'09"	25.34	50.68	N74°41'14"W
C29	72.00	1500.00	2°45'01"	36.01	71.99	N77°01'49"W
C30	72.00	1500.00	2°45'01"	36.01	71.99	N79°46'50"W
C31	72.00	1500.00	2°45'01"	36.01	71.99	N82°31'50"W
C32	72.00	1500.00	2°45'01"	36.01	71.99	N85°16'51"W
C33	72.00	1500.00	2°45'01"	36.01	71.99	N88°01'52"W
C34	42.17	1500.00	1°36'39"	21.09	42.17	S89°47'19"W
C35	12.19	61.00	11°26'52"	6.11	12.17	N61°58'58"W
C36	66.38	61.00	62°20'54"	36.91	63.15	S81°07'09"W
C37	65.91	61.00	61°54'37"	36.59	62.75	S18°59'23"W
C38	25.40	61.00	23°51'34"	12.89	25.22	S23°53'42"E
C39	6.03	1344.00	0°15'26"	3.02	6.03	N89°10'23"W
C40	84.94	1344.00	3°37'15"	42.48	84.92	N87°14'03"W
C41	78.70	1344.00	3°21'17"	39.36	78.68	N83°44'47"W
C42	87.15	1344.08	3°42'55"	43.59	87.14	N77°48'20"W
C43	34.69	1344.08	1°28'44"	17.35	34.69	N75°12'30"W



DATE PREPARED 12-6-2016

THE SYCAMORES
POD 7, PHASE 2

LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FINAL

AIM.024

2 OF 2



VINEYARD TOWN COUNCIL STAFF REPORT

Date: 5/19/2017
Agenda Item: Consent d) Contract Building Inspector
From: George Reid
Department: Building
Subject: Addition of a Contract Inspector

Recommendation:

It is the recommendation of Building Official to add an additional WC-3 contract inspector under the existing inspection contract.

Background/Discussion:

The Building Department has issued 79 permits for single family dwellings and townhouses in March, 171 in April, and is on track to issue over 100 in May. This influx of permits will create a demand for inspections in excess of 800 hours per month for June, July and August. With the current staff and contract inspector the Building Department is able to accommodate 640 hours of inspections per month. Additional staff is needed in order to fill the demand.

Alternatives:

As an alternative the City may hire an additional inspector as a Vineyard employee. This would be very difficult due to the lack of certified and trained individuals.

Fiscal Impact:

The fiscal impact will be as noted in "Exhibit A" of the "Agreement for Combination Inspection Services". The following is an example of the weekly impact:

40 hours X \$65 per hour	\$2,600
\$50 trip fee X 4 days	\$ 200
\$.535/mile X 60 miles (average)	\$ 32
Total Weekly Charge	<u>\$2,832</u>

Attachments: Please see the attached existing inspection contract titled:
AGREEMENT FOR COMBINATION INSPECTION SERVICES

RESOLUTION 2017-

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR 2017-2018.

WHEREAS, the City Manager/Finance Director of Vineyard, Utah, on May 10, 2017 presented a tentative budget for fiscal year 2017-2018 to the City Council; and

WHEREAS, the City Council, on due public notice, held a public hearing on May 24, 2017 in the Council Chambers of the Vineyard City Hall to receive input regarding the budget prior to adopting the final 2017-2018 budget; and

WHEREAS, the City Council has considered the budget as submitted and all information presented at the public hearing and has made all changes and amendments which the City Council desires to make; and

WHEREAS, the City Council will appropriate sufficient revenues to finance and balance this budget; now

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

- Section 1. The City Council hereby adopts the budget for fiscal year 2017-2018, effective July 1, 2017 which is attached hereto and incorporated herein by reference.
- Section 2. A copy of the Vineyard City Budget shall be placed in the Vineyard City Offices and be available for review.
- Section 3. This resolution shall take effect immediately upon passage.
- Section 4. All other resolutions, ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and ADOPTED by the City Council of Vineyard, Utah this 24th day of May 2017.

Randy Farnworth, Mayor

ATTEST:

Pamela Spencer, City Recorder

May 10, 2017

To Vineyard Mayor, City Council, & Citizens of Vineyard

It is my privilege to present the Fiscal Year (FY) 2017 – 2018 Budget to you for your review. The budget process is completed in stages. The acceptance of this tentative budget will be followed by a public hearing proposed for May 24, 2017, and then the adoption of the final budget is scheduled for June 14, 2017. The following budget message is a brief overview of the highlights of this budget. Additional information about the budget is available from the finance department.

The budget is a financial plan for the fiscal year running July 1, 2017 to June 30, 2018. The budget is a guiding document to assist in the implementation of the goals and priorities of the Mayor and City Council. As the one of the fastest growing municipalities in the state, Vineyard is going through significant changes each year, and the budget reflects many of these changes. The highlights in this budget message are presented in three categories:

1. Revenues
2. Expenditures
3. Budget Challenges

Revenues

There are no tax increases requested in this year's budget. There are no increases in any of the utility rates. However, base rate coverages will continue to decrease year after year for both the water and sewer fees. The tax revenues of the city are anticipated to grow due to a thriving local economy and the rapid growth in the city. The tax revenues are projected to increase just over \$300,000 or 14%. We anticipate continued development throughout the city, which is shown in the budget with projected increases in both building and development fee revenue. We continue to make conservative revenue estimates as many of the revenues are volatile and will respond to changes in the market.

Expenditures

The budgeted expenditures show significant changes when compared to previous years. The most notable changes are growth in many of the departments as well as the addition of a few capital projects to be completed in the coming year.

The building department budget is proposed to grow by just over \$200,000, or 28%. The public safety budget is proposed to grow by almost \$450,000, or 63%. This increase is due to contract costs for fire services and the addition of two Utah County Sheriff Deputies. The parks budget is proposed to grow by nearly \$85,000, or 65%. This growth is due to the maintenance costs of the additional parks opening in the summer of 2017. The growth rate we are projecting for the enterprise funds is 25%. This growth is based on building permit data for the past 12 months.

Budget Challenges

The greatest challenge that is facing the city is growth. The rapid growth impacts all aspects of the budget and presents unique budgetary challenges. Much of the growth projected in the coming year will occur within the boundaries of the Geneva Urban Renewal Area (RDA). The RDA is a separate taxing entity that encompasses a large portion of the city. The RDA receives 75% of the property taxes that would normally be received by the city. As a greater percentage of the development in the city is within the RDA, the city will continue to see an impact on the general fund property tax revenues.

Vineyard is one of the fastest growing communities in the state, this growth is represented throughout the budget. The revenue projections presented in this budget are both conservative and attainable. The expenditures presented provide the resources necessary to continue offering a high level of service to the residents. I believe the budget presented addresses the challenges we face, and will prepare the city for continued growth. Please reach out to me for additional information.

Sincerely,

Jacob McHargue
City Manager

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAXES	810,050	1,124,352	1,495,805	1,309,300	0	1,540,600	1,540,600	
3120 MOTOR VEHICLE	0	0	0	0	0	0	0	
3130 SALES TAXES	181,778	310,548	430,619	542,100	0	561,200	561,200	
3138 FRANCHISE TAX	224,372	281,701	245,595	306,000	0	357,600	357,600	
Total Taxes	1,216,200	1,716,601	2,172,019	2,157,400	0	2,459,400	2,459,400	
Licenses and permits								
3210 BUSINESS LICENSES AND PERMITS	6,510	10,130	13,196	10,000	0	12,000	12,000	
3221 BUILDING PERMITS	675,566	903,601	1,740,768	829,300	0	1,150,000	1,150,000	
Total Licenses and permits	682,076	913,731	1,753,964	839,300	0	1,162,000	1,162,000	
Intergovernmental revenue								
3356 CLASS "C" ROAD FUND ALLOTMENT	19,582	26,251	45,780	25,000	0	50,000	50,000	
3358 STATE LIQUOR FUND ALLOTMENT	0	0	0	0	0	0	0	
Total Intergovernmental revenue	19,582	26,251	45,780	25,000	0	50,000	50,000	
Charges for services								
3410 DEVELOPMENT FEES	245,269	361,688	428,763	250,000	0	312,500	312,500	
3510 SANITATION FEES	43,694	85,160	105,270	119,800	0	163,500	163,500	
3520 INSPECTION FEES	177,044	202,116	165,092	150,000	0	150,000	150,000	
Total Charges for services	466,007	648,964	699,125	519,800	0	626,000	626,000	
Fines and forfeitures								
3710 LAW ENFORCEMENT FINES & FEES	7,018	17,863	27,938	10,000	0	25,000	25,000	
Total Fines and forfeitures	7,018	17,863	27,938	10,000	0	25,000	25,000	
Interest								
3660 INTEREST EARNINGS	18,941	37,545	91,393	20,000	0	75,000	75,000	
Total Interest	18,941	37,545	91,393	20,000	0	75,000	75,000	
Miscellaneous revenue								
3620 RENTS AND CONCESSIONS	1,050	1,125	1,075	3,000	0	3,000	3,000	
3640 HISTORY BOOK	30	210	240	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	2,825	3,300	726	3,000	0	1,000	1,000	
3690 SUNDRY REVENUES	1,188	168	1,328	0	0	0	0	
Total Miscellaneous revenue	5,093	4,803	3,369	6,000	0	4,000	4,000	
Contributions and transfers								
3695 EXCESS BEG FUND CLASS C	0	0	0	0	0	0	0	
3699 EXCESS BEG. FUND APPROPRIATION	0	0	0	0	0	0	0	
3825 TRANSFER FROM RDA	0	0	0	0	0	0	0	
Total Contributions and transfers	0	0	0	0	0	0	0	
Total Revenue:	2,414,917	3,365,758	4,793,588	3,577,500	0	4,401,400	4,401,400	
Expenditures:								
General government								
Administrative								
4311 Admin SALARIES AND WAGES	272,415	371,373	307,960	420,000	0	389,400	389,400	

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
4313 Admin EMPLOYEE BENEFITS	49,714	82,462	63,981	100,700	0	101,600	101,600	
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHP	5,939	6,746	6,516	12,100	0	9,600	9,600	
4322 Admin PUBLIC NOTICES	2,111	1,285	1,474	2,500	0	3,000	3,000	
4323 Admin TRAVEL	5,694	6,974	12,479	15,100	0	19,800	19,800	
4324 Admin OFFICE SUPPLIES AND EXPENSE	8,480	15,559	37,287	13,500	0	24,500	24,500	
4325 Admin EQUIPMENT-SUPPLIES & MAINT	5,417	3,222	43,877	55,000	0	11,000	11,000	
4326 Admin INFORMATION SYSTEMS	11,355	35,374	69,865	39,500	0	50,500	50,500	
4327 Admin UTILITIES	26,082	33,260	48,625	66,800	0	75,900	75,900	
4328.0 Admin ADMINISTRATIVE COSTS	56,349	112,288	31,380	40,000	0	54,000	54,000	
4331 Admin PROF & TECHNICAL SERVICES	0	0	0	0	0	0	0	
4333 Admin EDUCATION & TRAINING	6,355	15,907	6,673	13,200	0	16,000	16,000	
4342 Admin BANK CHARGES	3,720	5,292	6,629	6,400	0	8,700	8,700	
4349 Admin ELECTIONS	393	1,606	0	0	0	4,000	4,000	
4351 Admin INSURANCE AND SURETY BONDS	14,855	20,628	35,401	43,500	0	41,500	41,500	
4374 Admin Capital Outlay	0	0	0	0	0	0	0	
Total Administrative	468,879	711,976	672,147	828,300	0	809,500	809,500	
Non-Departmental								
5031 Prof & Tech Services GENERAL	0	0	0	0	0	0	0	
5031.1 Prof & Tech Services PLANNER	31,372	39,610	6,773	5,000	0	7,500	7,500	
5031.2 Prof & Tech Services ENGINEER	285,775	288,606	224,030	275,000	0	100,000	100,000	
5031.3 Prof & Tech Services FIN PLAN	0	0	0	0	0	0	0	
5031.4 Prof & Tech Services AUDITOR	7,600	7,600	7,600	7,600	0	7,600	7,600	
5032.0 Prof & Tech Services LEGAL	14,400	14,160	13,200	15,000	0	15,000	15,000	
5051.0 Prof & Tech Services LIBRARY REIM FEES	3,656	6,330	8,176	10,000	0	18,000	18,000	
5061.0 Prof & Tech Services MISCELLANEOUS SUPP	0	0	0	0	0	0	0	
Total Non-Departmental	342,803	356,306	259,779	312,600	0	148,100	148,100	
Buildings and grounds								
5125.0 Buildings & Grounds EQUIPMENT MAINT	2,390	22,753	13,812	24,000	0	25,000	25,000	
5126.0 Buildings & Grounds SUPPLIES & MAINT	242	4,787	6,546	11,500	0	13,000	13,000	
51740 Public Works Capital Outlay	0	51,055	58,435	77,000	0	45,000	45,000	
Total Buildings and grounds	2,632	78,595	78,793	112,500	0	83,000	83,000	
Inspections								
5311 Building SALARIES & WAGES	86,990	79,057	375,966	512,400	0	581,300	581,300	
5313 Building EMPLOYEE BENEFITS	0	0	70,722	143,900	0	170,400	170,400	
5321 Building BOOKS & MEMBERSHIPS	0	135	3,648	2,900	0	3,500	3,500	
5323 Building TRAVEL	0	0	4,190	3,000	0	7,200	7,200	
5324 Building EDUCATION & TRAINING	0	0	5,108	5,800	0	11,700	11,700	
5325 Building OFFICE SUPPLIES	0	0	26,396	4,500	0	6,400	6,400	
5326 Building EQUIPMENT & MAINT	0	42	1,270	2,000	0	3,500	3,500	
5327 Building CONTRACT LABOR	0	0	78,906	110,000	0	217,200	217,200	
Total Inspections	86,990	79,234	566,206	784,500	0	1,001,200	1,001,200	
Total General government	901,304	1,226,111	1,576,925	2,037,900	0	2,041,800	2,041,800	
Public safety								
Police								
5431.0 Police LAW ENFORCEMENT	49,553	119,128	203,314	298,000	0	577,200	577,200	

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
5431.1 Police FIRE SERVICES	178,750	284,685	379,084	403,000	0	596,900	596,900	
5431.2 Police DISPATCH	8,480	9,989	9,569	15,000	0	20,000	20,000	
Total Police	236,783	413,802	591,967	716,000	0	1,194,100	1,194,100	
Total Public safety	236,783	413,802	591,967	716,000	0	1,194,100	1,194,100	
Highways and public improvements								
Highways								
6011.0 Public Works SALARIES AND WAGES	1,464	61,022	92,033	119,000	0	115,000	115,000	
6013.0 Public Works EMPLOYEE BENEFITS	0	3,893	13,607	34,000	0	37,000	37,000	
6023.0 Public Works TRAVEL	0	0	0	0	0	8,300	8,300	
6024.0 Public Works EDUCATION & TRAINING	0	0	0	0	0	10,000	10,000	
6025.0 Public Works EQUIPMENT-SUPPLIES & MAIN	7,154	15,361	10,894	36,000	0	36,900	36,900	
6031.0 Streets PROF & TECHNICAL SERVICES	28,300	32,380	57,709	103,500	0	103,500	103,500	
6032.0 Public Works REPAIRS & MAINTENANCE	16,583	134,373	24,416	35,000	0	40,000	40,000	
Total Highways	53,501	247,029	198,659	327,500	0	350,700	350,700	
Sanitation								
5235.0 Sanitation SERVICES	36,886	71,611	98,250	122,500	0	146,100	146,100	
Total Sanitation	36,886	71,611	98,250	122,500	0	146,100	146,100	
Total Highways and public improvements	90,387	318,640	296,909	450,000	0	496,800	496,800	
Parks, recreation, and public property								
Recreation								
7211 Parks SALARIES AND WAGES	0	0	0	0	0	52,300	52,300	
7213 Parks EMPLOYEE BENEFITS	0	0	0	0	0	7,100	7,100	
7248.0 Public Works DEPT SUPPLIES	3,802	1,229	24,965	7,500	0	7,500	7,500	
7260.0 Parks SUPPLIES	4,872	7,927	3,721	10,000	0	13,000	13,000	
7270.0 Parks MAINTENANCE	41,572	37,847	54,757	100,000	0	120,000	120,000	
7276.0 YOUTH COUNCIL	8,728	8,413	6,908	13,000	0	15,000	15,000	
Total Recreation	58,974	55,416	90,351	130,500	0	214,900	214,900	
Total Parks, recreation, and public property	58,974	55,416	90,351	130,500	0	214,900	214,900	
Transfers								
9505.0 TRANSFER TO CAPITAL PROJ FUND	711,850	800,000	0	243,100	0	453,800	453,800	
9510.0 TRANSFER TO PARK PROJECT FUND	0	0	0	0	0	0	0	
9580 Budgeted Increase in Fund Balance	0	0	0	0	0	0	0	
Total Transfers	711,850	800,000	0	243,100	0	453,800	453,800	
Total Expenditures:	1,999,298	2,813,969	2,556,152	3,577,500	0	4,401,400	4,401,400	
Total Change In Net Position	415,619	551,789	2,237,436	0	0	0	0	

Vineyard City
Budgeting Worksheet
23 Impact Fees - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3810.0 INTEREST EARNINGS - PUBLIC SAF	500	367	0	0	0	0	0	
3820.0 INTEREST EARNINGS - ROADWAY	505	4,716	14,280	6,000	0	6,000	6,000	
3830.0 INTEREST EARNINGS - PARK FACIL	0	0	0	0	0	0	0	
3840.0 INTEREST EARNINGS - STORM SYST	3	4	5	0	0	0	0	
3850.0 INTEREST EARNINGS - STORM & GR	0	0	0	0	0	0	0	
Total Interest	1,008	5,087	14,285	6,000	0	6,000	6,000	
Miscellaneous revenue								
3110.0 PUBLIC SAFETY FACILITIES	0	0	0	0	0	0	0	
3120.0 ROADWAY FACILITIES	639,264	887,385	1,294,548	487,200	0	487,200	487,200	
3130.0 PARK FACILITIES	0	0	0	0	0	0	0	
3140.0 STORM SYSTEM	0	0	0	0	0	0	0	
3150.0 STORM & GROUND WATER FACILITIES	44,682	67,499	39,429	50,000	0	50,000	50,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	0	0	706,800	706,800	
Total Miscellaneous revenue	683,946	954,884	1,333,977	537,200	0	1,244,000	1,244,000	
Total Revenue:	684,954	959,971	1,348,262	543,200	0	1,250,000	1,250,000	
Expenditures:								
Miscellaneous								
4060.0 PUBLIC SAFETY FACILITIES	0	0	0	0	0	0	0	
4061.0 ROADWAY FACILITIES	95,880	117,240	246,515	350,000	0	1,200,000	1,200,000	
4062.0 PARK FACILITIES	0	0	0	0	0	0	0	
4063.0 STORM SYSTEM	0	0	0	0	0	0	0	
4064.0 STORM & GROUND WATER FACILITIE	43,136	66,389	33,363	50,000	0	0	0	
4980 Budgeted Increase in Fund Balance	0	0	0	0	0	0	0	
Total Miscellaneous	139,016	183,629	279,878	400,000	0	1,200,000	1,200,000	
Total Expenditures:	139,016	183,629	279,878	400,000	0	1,200,000	1,200,000	
Total Change In Net Position	545,938	776,342	1,068,384	143,200	0	50,000	50,000	

Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAX INCREMENT	4,605,741	3,758,914	5,703,340	5,534,760	0	6,152,200	6,152,200	
3111 DELINQUENT PROP TAX INCREMENT	0	0	0	0	0	0	0	
3112 PROPERTY TAX HOUSING	0	1,029,840	0	0	0	0	0	
3113 PROPERTY TAX ADMIN	0	360,444	364,043	353,283	0	323,800	323,800	
Total Taxes	4,605,741	5,149,198	6,067,383	5,888,043	0	6,476,000	6,476,000	
Interest								
3660 INTEREST INCOME	62,010	162,581	257,455	37,000	0	37,000	37,000	
Total Interest	62,010	162,581	257,455	37,000	0	37,000	37,000	
Miscellaneous revenue								
3430 ADMINISTRATIVE COSTS	0	67,035	34,875	34,864	0	0	0	
3690 MISCELLENEOUS REVENUE	0	0	0	0	0	0	0	
3820 BOND PROCEEDS	0	16,157,372	13,907,000	0	0	30,000,000	30,000,000	
Total Miscellaneous revenue	0	16,224,407	13,941,875	34,864	0	30,000,000	30,000,000	
Contributions and transfers								
3610 TRANSFER FROM GENERAL FUND	0	0	0	0	0	0	0	
3810 GRANT REVENUE	0	0	0	0	0	0	0	
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,560,793	0	0	0	
Total Contributions and transfers	0	0	0	1,560,793	0	0	0	
Total Revenue:	4,667,751	21,536,186	20,266,713	7,520,700	0	36,513,000	36,513,000	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	69,180	80,615	145,497	122,300	0	179,700	179,700	
5510 Employee Benefits	15,883	19,105	27,318	57,400	0	52,400	52,400	
5520 PUBLIC NOTICES	90	1,523	0	2,000	0	2,000	2,000	
5531 PROF & TECH - GENERAL	20,202	74,729	58,727	26,400	0	57,600	57,600	
5532 PROF & TECH - PLANNER	6,068	3,746	1,272	0	0	0	0	
5533 PROF & TECH - ENGINEER	11,801	119,849	236,651	170,000	0	100,000	100,000	
5534 PROF & TECH - FIN PLAN	28,700	153,500	140,580	30,000	0	30,000	30,000	
5535 PROF & TECH - AUDITOR	2,400	2,400	2,400	2,400	0	2,400	2,400	
5536 Engineering Project Costs	0	0	0	0	0	0	0	
5537 ADMINISTRATIVE FEE	68,940	72,226	0	0	0	0	0	
5540 HOUSING FUND	0	0	221,957	400,000	0	280,000	280,000	
5541 SCHOOL DISTRICT MITIGATION	0	0	0	0	0	0	0	
5542 TIFF PAYMENTS	216,646	27,208	700,313	963,200	0	1,253,100	1,253,100	
5561 MISCELLENEOUS EXPENSES	0	0	229,210	0	0	0	0	
5600 Bond issuance costs	0	0	0	0	0	100,000	100,000	
8010 DEBT PRINCIPAL PAYMENTS	670,000	688,000	11,005,000	708,000	0	3,371,000	3,371,000	
8020 DEBT INTEREST PAYMENT	615,737	597,636	915,087	1,012,000	0	1,516,900	1,516,900	
9070 CAPITAL PROJECTS	2,602,070	2,881,806	2,661,519	4,027,000	0	28,700,000	28,700,000	
Total Miscellaneous	4,327,717	4,722,343	16,345,531	7,520,700	0	35,645,100	35,645,100	
Transfers								

Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
9520 TRANSFER TO GENERAL FUND	0	0	0	0	0	0	0	
9552 TRANSFER TO SEWER FUND	889,931	0	0	0	0	0	0	
9680 Budgeted Increase in Fund Balance	0	0	0	0	0	867,900	867,900	
Total Transfers	889,931	0	0	0	0	867,900	867,900	
Total Expenditures:	5,217,648	4,722,343	16,345,531	7,520,700	0	36,513,000	36,513,000	
Total Change In Net Position	(549,897)	16,813,843	3,921,182	0	0	0	0	

Vineyard City
Budgeting Worksheet
45 Park Capital Projects - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3060.0 INTEREST	0	0	0	0	0	0	0	
Total Interest	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Miscellaneous revenue								
3030.0 GRANT PROCEEDS	0	0	0	0	0	0	0	
Total Miscellaneous revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Contributions and transfers								
3010.0 TRANSFER FROM GENERAL FUND	0	0	0	0	0	0	0	
Total Contributions and transfers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total Revenue:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Expenditures:								
Miscellaneous								
4031.0 ARCHITECHTURE/ENGINEERING	0	0	0	0	0	0	0	
4032.0 CONSTRUCTION	0	0	0	0	0	0	0	
4033.0 MATERIALS	0	0	0	0	0	0	0	
Total Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total Expenditures:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total Change In Net Position	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	

Vineyard City
Budgeting Worksheet
49 Capital Projects - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3060.0 INTEREST	0	0	0	0	0	0	0	
Total Interest	0	0	0	0	0	0	0	
Miscellaneous revenue								
3030.0 GRANT PROCEEDS	0	0	0	0	0	0	0	
Total Miscellaneous revenue	0	0	0	0	0	0	0	
Contributions and transfers								
3010.0 TRANSFER FROM GENERAL FUND	711,850	800,000	0	133,300	0	332,000	332,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,440,000	0	521,800	521,800	
Total Contributions and transfers	711,850	800,000	0	1,573,300	0	853,800	853,800	
Total Revenue:	711,850	800,000	0	1,573,300	0	853,800	853,800	
Expenditures:								
Miscellaneous								
4031.0 PROF & TECHINAL SERVICES	0	0	0	0	0	0	0	
4032.0 CONSTRUCTION	169,667	489,167	1,344,922	1,440,000	0	782,000	782,000	
4033.0 MATERIALS	0	0	0	0	0	0	0	
Total Miscellaneous	169,667	489,167	1,344,922	1,440,000	0	782,000	782,000	
Transfers								
4095.0 TRANSFER TO CAPITAL PROJECTS	0	0	0	0	0	0	0	
4096.0 TRANSFER TO WATER FUND	0	0	0	32,800	0	0	0	
4097.0 TRANSFER TO SEWER FUND	0	91,851	0	90,900	0	46,800	46,800	
4098.0 TRANSFER TO STORM WATER FUND	0	0	0	17,500	0	25,000	25,000	
4890 Budgeted Increase in Fund Balance	0	0	0	101,800	0	0	0	
Total Transfers	0	91,851	0	243,000	0	71,800	71,800	
Total Expenditures:	169,667	581,018	1,344,922	1,683,000	0	853,800	853,800	
Total Change In Net Position	542,183	218,982	1,344,922	(109,700)	0	0	0	

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3925 TRANSFER FROM RDA	0	0	0	0	0	0	0	
Total Contributions and transfers	0	0	0	0	0	0	0	
Total Revenue:	0	0	0	0	0	0	0	
Total Change In Net Position	0	0	0	0	0	0	0	
Income or Expense								
Income From Operations:								
Operating income								
3710.0 WATER FEES	216,415	390,882	527,791	451,900	0	692,500	692,500	
3720.0 CONNECTION FEES	109,732	115,952	228,133	150,000	0	109,500	109,500	
3730.0 RECONNECTION FEES	0	0	0	1,000	0	1,000	1,000	
Total Operating income	326,147	506,834	755,924	602,900	0	803,000	803,000	
Operating expense								
4011.0 SALARIES AND WAGES	0	52,291	74,792	97,600	0	203,400	203,400	
4013.0 EMPLOYEE BENEFITS	0	2,265	13,021	29,400	0	57,900	57,900	
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	705	975	1,000	0	1,000	1,000	
4023.0 TRAVEL	0	0	0	1,800	0	2,700	2,700	
4025.0 EQUIPMENT-SUPPLIES & MAINT	49,253	93,596	137,453	123,000	0	113,000	113,000	
4026.0 BLDG SUPPLIES & MAINTENANCE	0	0	0	0	0	0	0	
4027.0 UTILITIES	741	857	5,076	3,900	0	8,700	8,700	
4031.0 PROF & TECHNICAL SERVICES	27,551	5,748	13,265	5,000	0	5,000	5,000	
4031.1 OREM CARRIAGE FEES	0	0	30	0	0	0	0	
4031.2 CUWD PROJECT WATER ALLOT FEE	15,874	20,148	5,323	30,000	0	30,000	30,000	
4031.3 OREM - FISCAL YEAR -WATER BILL	179,343	217,588	224,390	264,000	0	272,600	272,600	
4031.4 CUWD - WATER TREATMENT	0	0	0	0	0	0	0	
4031.5 LINDON - WATER BILL	8,249	9,241	6,050	9,000	0	9,000	9,000	
4031.6 CUWCD - WATER BILL	23,856	37,560	86,280	75,000	0	100,000	100,000	
4035.0 EQUIPMENT LEASE	0	0	0	0	0	0	0	
4051.0 INSURANCE	0	0	0	0	0	0	0	
4061.0 MISCELLANEOUS	0	0	0	0	0	0	0	
4067.0 DEPRECIATION	69,041	68,530	0	0	0	0	0	
Total Operating expense	373,908	508,529	566,655	639,700	0	803,300	803,300	
Total Income From Operations:	(47,761)	(1,695)	189,269	(36,800)	0	(300)	(300)	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-CULINARY & IRRIGATIO	288,234	290,245	575,301	174,600	0	0	0	
3770 ADMINISTRATIVE COSTS	0	0	0	0	0	0	0	
3810.0 INTEREST EARNINGS	4,159	4,298	5,595	4,000	0	4,000	4,000	
3830.0 GRANT REVENUE	0	0	0	0	0	0	0	
3910 Transfer from general fund	0	0	0	82,800	0	0	0	
Total Non-operating income	292,393	294,543	580,896	261,400	0	4,000	4,000	
Non-operating expense								

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
4066.0 IMPACT FEE-CULINARY & IRRIGATI	0	0	0	45,800	0	0	0	
4082.0 DEBT SERVICE - INTEREST	0	0	0	0	0	0	0	
Total Non-operating expense	0	0	0	45,800	0	0	0	
Total Non-Operating Items:	292,393	294,543	580,896	215,600	0	4,000	4,000	
Total Income or Expense	244,632	292,848	770,165	178,800	0	3,700	3,700	

Vineyard City
Budgeting Worksheet
52 Sewer Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710.0 SEWER FEES	68,886	173,175	305,859	257,270	0	427,000	427,000	
3720.0 CONNECTION FEES	0	0	0	0	0	0	0	
Total Operating income	68,886	173,175	305,859	257,270	0	427,000	427,000	
Operating expense								
4011.0 SALARIES AND WAGES	600	38,422	59,928	80,700	0	101,600	101,600	
4013.0 EMPLOYEE BENEFITS	0	2,265	10,177	23,900	0	30,500	30,500	
4023.0 TRAVEL	0	0	0	600	0	900	900	
4025.0 EQUIPMENT-SUPPLIES & MAINT	5,555	19,215	11,823	7,000	0	89,500	89,500	
4027.0 UTILITIES	9,237	10,287	5,668	13,000	0	13,000	13,000	
4031.0 PROF & TECHNICAL SERVICES	14,862	0	0	0	0	0	0	
4031.1 LINDON - SEWER BILL	3,798	2,685	1,228	5,000	0	5,000	5,000	
4031.2 OREM - SEWER BILL	27,197	33,185	35,361	42,000	0	42,000	42,000	
4031.3 TSSD- SEWER BILL	0	123,869	156,801	176,000	0	192,000	192,000	
4036.0 EQUIPMENT RENTAL	0	0	0	0	0	0	0	
4051.0 INSURANCE	0	0	0	0	0	0	0	
4061.0 MISCELLANEOUS	0	0	0	0	0	0	0	
4067.0 DEPRECIATION	262,775	262,772	0	0	0	262,800	262,800	
4069.0 TSSD IMPACT FEE	0	0	0	0	0	0	0	
Total Operating expense	324,024	492,700	280,986	348,200	0	737,300	737,300	
Total Income From Operations:	(255,138)	(319,525)	24,873	(90,930)	0	(310,300)	(310,300)	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-SEWER	980,547	580,383	475,814	478,200	0	478,200	478,200	
3769.0 TSSD IMPACT FEE	0	0	2,784	0	0	0	0	
3770.0 ADMINISTRATIVE COSTS	0	0	0	0	0	0	0	
3810.0 INTEREST EARNINGS	0	0	0	0	0	0	0	
3830.0 GRANT REVENUE	0	0	0	0	0	0	0	
3910 Transfer from general fund	0	91,851	0	90,930	0	46,800	46,800	
3925 TRANSFER FROM RDA	889,931	0	0	0	0	0	0	
Total Non-operating income	1,870,478	672,234	478,598	569,130	0	525,000	525,000	
Non-operating expense								
4066.0 IMPACT FEE-SEWER	0	0	0	0	0	0	0	
4082.0 DEBT SERVICE - INTEREST	0	0	0	0	0	0	0	
Total Non-operating expense	0	0	0	0	0	0	0	
Total Non-Operating Items:	1,870,478	672,234	478,598	569,130	0	525,000	525,000	
Total Income or Expense	1,615,340	352,709	503,471	478,200	0	214,700	214,700	

Vineyard City
Budgeting Worksheet
53 Storm Water Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710 STORM WATER FEES	0	57,038	56,532	64,600	0	79,300	79,300	
3760 IMPACT FEE-STORM WATER	0	0	2,688	0	0	0	0	
3770 ADMINISTRATIVE COSTS	0	0	0	0	0	0	0	
Total Operating income	0	57,038	59,220	64,600	0	79,300	79,300	
Operating expense								
4011 SALARIES AND WAGES	0	40,455	46,492	60,700	0	67,200	67,200	
4013 EMPLOYEE BENEFITS	0	5,230	8,374	19,700	0	22,100	22,100	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	0	537	0	0	0	0	
4023 TRAVEL	0	0	0	0	0	0	0	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	0	1,200	0	15,000	15,000	
4026 BLDG SUPPLIES & MAINTENANCE	0	0	0	0	0	0	0	
4027 UTILITIES	0	0	0	0	0	0	0	
4031 PROF & TECHNICAL SERVICES	0	500	550	500	0	0	0	
4035 EQUIPMENT LEASE	0	0	0	0	0	0	0	
4051 INSURANCE	0	0	0	0	0	0	0	
4061 MISCELLANEOUS	0	0	0	0	0	0	0	
4067 DEPRECIATION	0	0	0	0	0	0	0	
Total Operating expense	0	46,185	55,953	82,100	0	104,300	104,300	
Total Income From Operations:	0	10,853	3,267	(17,500)	0	(25,000)	(25,000)	
Non-Operating Items:								
Non-operating income								
3810 INTEREST EARNINGS	0	0	0	0	0	0	0	
3830 GRANT REVENUE	0	0	0	0	0	0	0	
3910 Transfer from general fund	0	0	0	17,500	0	25,000	25,000	
3925 TRANSFER FROM RDA	0	0	0	0	0	0	0	
Total Non-operating income	0	0	0	17,500	0	25,000	25,000	
Non-operating expense								
4082 DEBT SERVICE - INTEREST	0	0	0	0	0	0	0	
Total Non-operating expense	0	0	0	0	0	0	0	
Total Non-Operating Items:	0	0	0	17,500	0	25,000	25,000	
Total Income or Expense	0	10,853	3,267	0	0	0	0	

Vineyard City
Budgeting Worksheet
54 Tansportation Utility Fund - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3710 TRANSPORTATION UTILITY FEES	0	23,069	27,098	27,500	0	36,900	36,900	
3720 CONNECTION FEES	0	0	0	0	0	0	0	
3730 RECONNECTION FEES	0	0	0	0	0	0	0	
3760 IMPACT FEE-CULNARY & IRRIGATIO	0	0	0	0	0	0	0	
3770 ADMINISTRATIVE COSTS	0	0	0	0	0	0	0	
Total Operating income	0	23,069	27,098	27,500	0	36,900	36,900	
Operating expense								
4011 SALARIES AND WAGES	0	4,268	5,910	6,700	0	5,400	5,400	
4013 EMPLOYEE BENEFITS	0	471	1,085	2,100	0	1,700	1,700	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	0	0	0	0	0	0	
4023 TRAVEL	0	0	0	0	0	0	0	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	0	0	0	0	0	
4026 BLDG SUPPLIES & MAINTENANCE	0	0	0	700	0	0	0	
4027 UTILITIES	0	0	0	0	0	0	0	
4031 PROF & TECHNICAL SERVICES	0	0	0	0	0	51,000	51,000	
4035 EQUIPMENT LEASE	0	0	0	0	0	0	0	
4051 INSURANCE	0	0	0	0	0	0	0	
4061 MISCELLANEOUS	0	0	0	0	0	0	0	
4066 IMPACT FEE-TRANSPORTATION	0	0	527	0	0	0	0	
4067 DEPRECIATION	0	0	0	0	0	0	0	
Total Operating expense	0	4,739	7,522	9,500	0	58,100	58,100	
Total Income From Operations:	0	18,330	19,576	18,000	0	(21,200)	(21,200)	
Non-Operating Items:								
Non-operating income								
3810 INTEREST EARNINGS	0	0	0	0	0	0	0	
3830 GRANT REVENUE	0	0	0	0	0	0	0	
3910 Transfer from general fund	0	0	0	0	0	50,000	50,000	
3925 TRANSFER FROM RDA	0	0	0	0	0	0	0	
Total Non-operating income	0	0	0	0	0	50,000	50,000	
Non-operating expense								
4082 DEBT SERVICE - INTEREST	0	0	0	0	0	0	0	
Total Non-operating expense	0	0	0	0	0	0	0	
Total Non-Operating Items:	0	0	0	0	0	50,000	50,000	
Total Income or Expense	0	18,330	19,576	18,000	0	28,800	28,800	

Vineyard City
Budgeting Worksheet
91 General Fixed Assets - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4100 Depn exp general government	17,036	0	0	0	0	0	0	
4400 Depn exp highway and public works	311,974	0	0	0	0	0	0	
4500 Depn exp parks and recreation	2,597	0	0	0	0	0	0	
Total Miscellaneous	331,607	0	0	0	0	0	0	
Total Expenditures:	331,607	0	0	0	0	0	0	
Total Change In Net Position	331,607	0	0	0	0	0	0	

Vineyard City
Budgeting Worksheet
95 Governmental Long-term Liabilities - 07/01/2017 to 06/30/2018
100.00% of the fiscal year has expired

	2015 Actual	2016 Actual	2017 Actual	2017 Budget	2018 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4101 Pension expense	(21,859)	(18,393)	0	0	0	0	0	
Total Miscellaneous	(21,859)	(18,393)	0	0	0	0	0	
Total Expenditures:	(21,859)	(18,393)	0	0	0	0	0	
Total Change In Net Position	(21,859)	(18,393)	0	0	0	0	0	



VINEYARD CITY COUNCIL STAFF REPORT

Date: 5.24.2017

Agenda Item: 11.2

From: Election Officer Pamela Spencer

Department: Election Office/City Recorder's Office

Subject: Contracting with Utah County to run an all vote-by-mail election.

Background/Discussion:

In 2015 the Town Council supported my decision to administer the Municipal Election as all vote by mail (VBM). I as the Election Officer ran the Primary Election. We contracted with Utah County for the General Election because they had a tax proposition on the ballot.

While we had frustrations and concerns with how the county ran the election we still had a 61% voter turnout compared to 58% in 2013, which means the vote by mail did not adversely affect the results. One of the concerns with the county administering our election was that they did not release the results from the ballots I turned into them on election night until the canvass. With the changes in the laws in 2016 they are now allowed to count the ballots and post updated results before the canvass. I would be working closely with the county to receive all allowed updates.

The all vote-by-mail election option is designed to make it easier for voters by allowing them to vote from home and avoid waiting in lines. From home, they can look up information about the candidates while they are voting, make an informed decision and then drop the ballot in the mail. Voters may also drop off their ballots at the office into a secure ballot box. There would also be a service center on Election Day to allow voters to drop off their ballots, or vote provisionally if they have misplaced their ballots or have not changed their voter registration.

Fiscal Impact:

Cost to the city would be:

- Pay the County \$277.54 for ballot programing, voting system support and operation.
- Pay the County \$2893.25 for ballot printing and mailing. This includes both Primary and General Elections.
- Pay Utah County for all return ballot postage. The estimated cost is 46.9 cents per piece. Return ballot postage cost for 15% turnout in the Primary and 30% in the



VINEYARD CITY COUNCIL STAFF REPORT

General election would be \$304.36.

- Pay all reasonable costs associated with recounts, re-canvassing, election contests and any other extraordinary expenses that may arise in connection with this Agreement.
- These costs could change slightly because of the Special Election called by the Governor.

Recommendation:

It is my recommendation that we contract with Utah County to administer our election. They would take care of mailing at their discounted postage rate. They would also count the ballots (prices are included in the costs above). I would remain the Election Officer and we would take care of the candidate filings, mailing of any literature, the canvass, and any other necessary election duties.

Alternatives: N/A

Attachments:

Resolution

Interlocal Agreement

RESOLUTION NO. 2017-

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN UTAH COUNTY AND VINEYARD, UTAH FOR THE ADMINISTRATION OF THE 2017 MUNICIPAL ELECTIONS BY VOTE BY MAIL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative actions; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and Vineyard, Utah; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Act; and

WHEREAS, Utah County and Vineyard, Utah desire to successfully conduct the 2017 Vineyard Municipal Primary (August 15, 2017) and General (November 7, 2107) Elections by Vote by Mail (VBM); and

WHEREAS, on May 24, 2017, the City Council held a duly noticed public meeting wherein they considered this matter; and

WHEREAS, it is to the mutual benefit of both Utah County and Vineyard, Utah to enter into an agreement providing for the parties' joint efforts to administer the 2017 Vineyard Municipal Elections.

WHEREAS, after considering the Agreement, the City Council finds the Agreement attached hereto as Exhibit "A" reasonably furthers the health, safety, and general welfare of the citizens of Vineyard, Utah.

NOW, THEREFORE, be it resolved by the Vineyard City Council as follows:

SECTION 1

1. The Mayor of Vineyard, Utah is hereby authorized to sign the Interlocal Cooperative Agreement between Utah County and Vineyard, Utah for the administration of the 2017 Municipal Elections by Vote by Mail which is attached hereto as Exhibit A

SECTION 2

1. This resolution is effective immediately.

THIS RESOLUTION APPROVED AND ADOPTED this 24th day of May, 2017 by the City Council of Vineyard, Utah.

Randy Farnworth, Mayor

ATTEST:

(SEAL)

Pamela Spencer, City Recorder

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN UTAH COUNTY AND VINEYARD
FOR THE ADMINISTRATION OF THE 2017 MUNICIPAL ELECTIONS**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (Agreement), made and entered into by and between Utah County, a political subdivision of the State of Utah, and VINEYARD City, a Utah municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act (Act) , Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY.

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Act.

WHEREAS, Utah County and CITY desire to successfully conduct the 2017 CITY Municipal Primary (August 15, 2017) and General (November 7, 2017) Elections; and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties' joint efforts to administer the 2017 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until the completion of the parties' responsibilities associated with the 2017 municipal elections or until terminated, but is no longer than 3 years from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office and the attorney for CITY. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, Utah County, by and through the Utah County Clerk/Auditor Elections Office, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as Utah County shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real or personal property pursuant to this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2017 CITY Municipal Elections. This Agreement contemplates only a basic, traditional election for the 2017 CITY Municipal Elections; any and all other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by both parties.

Section 4. PARTIES RESPONSIBILITIES

Utah County agrees to:

1. Provide manpower and equipment to count all ballots for the 2017 CITY Municipal Election. Equipment in this case means mail processing and optical scan ballot equipment.
2. Provide manpower and equipment to process all voter registration applications, prepare and mail all official ballots, and process/count them upon return and include these ballots in the official election return.
3. Provide manpower and equipment to program and test the tabulation programming for said elections.
4. Provide manpower and equipment to program, prepare and mail official ballots.
5. Provide the needed postal permits for both outbound and return mail.
6. Provide manpower and equipment to canvass all election returns. This includes only one count and one canvass. As it is not possible to predict the scale and scope of a recount, reasonable costs will be billed for recounts and re-canvassing.
7. On Election Night, provide the official Election results through the standardized reports and/or data feeds as generated by the Election programming and management program

and system used by the County.

8. Provide final, canvassed report of Official Election Results. Such results will constitute the final Official Results of the Election.
9. Acknowledge that this Interlocal Agreement relates to a municipal ballot and election and as required by state statute, the municipal clerk is the election officer.

CITY agrees to:

1. Provide manpower, facilities and equipment for Candidate Filings.
2. Provide manpower, facilities and equipment for receiving and processing of all financial disclosures required by state code and/or city code.
3. Accept responsibility to keep candidates and the public up to date and current on all legal requirements governing candidates and campaigns, including candidate filing, campaign finance disclosures and all local ordinances governing campaigns
4. Provide a single voter service center within the City. Such a center is not intended to be a polling place, rather it is a place for voters with issues to go and receive help. Said service center will operate during traditional voting hours (7 am to 8 pm) on Election Day only.
5. Recruit, train and staff the required voter service center with an adequate number of poll workers.
6. Order and provide all materials needed to run the service center mentioned above. Any and all ballots used will be ordered from K&H, the printing and mailing contractor for the 2017 Election.
7. When needed use Utah County's poll worker training contractor and pay any and all expenses for vote center worker training should it be needed.

8. Pay Utah County up to \$277.54 for ballot programming, voting system support and operation.
9. Pay Utah County up to \$2893.25 for ballot printing and mailing. This includes both Primary and General Elections.
10. Pay Utah County for all return ballot postage. The estimated cost is 46.9 cents per piece. Return ballot postage cost for 15% turnout in the Primary and 30% in the General election would be \$304.36.
11. Thoroughly examine and proof all election programming done for the 2017 CITY Municipal Election. The City will examine and complete all proofs to ensure programming is complete and correct for all of their own ballot styles. Final approval of ballots and programming will rest with the City.
12. Pay all reasonable costs associated with recounts, re-canvassing, election contests and any other extraordinary expenses that may arise in connection with this Agreement.
13. Host on the official CITY web site a link to or copy of the official reported results as hosted on the County Elections web page.
14. CITY will not change the format or otherwise alter the official reported results, only displaying them in the form and format as provided by the County.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty (60) days after providing written notice of termination to the other parties. Should the Agreement be terminated prior to the end of the stated term, CITY will be responsible for any

costs incurred through the time of termination. The Parties of this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Section 63G-7-604.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County and with the official keeper of records of CITY, and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 9. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at the addresses of

the City Mayor or County Commission, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2017-____, authorized and passed on the _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
WILLIAM C. LEE, Chairman

ATTEST: BRYAN E. THOMPSON
Utah County Clerk/Auditor

By: _____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
JEFFREY R. BUHMAN, Utah County Attorney

By: _____
Deputy County Attorney

VINEYARD CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of
August, 2017.

Mayor, VINEYARD CITY

ATTEST:

NAME
VINEYARD CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH
City Attorney

By: _____



VINEYARD TOWN COUNCIL STAFF REPORT

Date: 5/22/2017
Agenda Item: 11.3 Public Safety Building Basement Finish and Parking Lot Addition
From: George Reid
Department: Building
Subject: Proposal to Finish the Basement and Add Parking at the Vineyard Public Safety Building

Recommendation:

It is the recommendation of Building Official to consider the approval to finish the basement in the Vineyard Public Safety Building. The proposed plans and cost breakdown are attached for your review. If approved the basement finish would be a Change Order to the existing contract, with Wade Payne Construction, for the Public Safety Building.

It is also the recommendation of the Building Official to consider the approval of adding asphalt and parking spaces to the Vineyard Public Safety Building's parking lot.

Background/Discussion:

The growth in Vineyard employees has exceeded the capacity of the current office and work spaces in the finished portion of the Public Safety Building. In order to accommodate the growth the addition of office and work spaces is needed. There are currently twenty-one (21) employees that need an office or work station and only twenty (20) are provided.

If the office portion of the basement finish is approved there will be two (2) offices and six (6) work stations provided. The Building Department or the Engineering/Public Works Department would be able to relocate to the new office area.

As Vineyard grows it will be necessary to provide a larger Council Chambers to accommodate an increasing number of attendees to meetings. The basement, as proposed, includes the finish of a Council Chambers on the north portion of the basement. If approved, with the addition of the exterior stairs from the Council Chambers, the room would provide an occupant load greater than 50 and not to exceed 150. The current Council Chambers maximum occupant load is 49 due to the number of exits provided.



VINEYARD TOWN COUNCIL STAFF REPORT

The parking lot at the Public Safety Building currently has nineteen (19) standard asphalt parking stalls, two (2) accessible asphalt parking stalls and ten (10) gravel parking stalls. There are currently twenty-three (23) Vineyard employees leaving very little parking for patrons.

Alternatives:

The cost breakdown has been divided between the finishing of the Council Chambers and the office area. Within these two areas there are options that may be deleted for cost savings. There are also numerous alternatives for providing work stations such as moving a department to the original offices at Gammon Road.

The additional parking area may be expanded as a gravel lot or City vehicles may be parked offsite.

Fiscal Impact:

Please see the attached Cost Breakdown from Wade Payne Construction for the fiscal impact of the basement finish. The cost breakdown is a not to exceed amount. The not to exceed amount for the entire basement finish, with all options, is \$243,750.

The fiscal impact for the expanded parking area is an estimated \$50,000.

All fiscal impacts combined and approved without deductions is \$293,750.

Attachments: Please see the attached:

Exhibit A) Cost Breakdown- Wade Payne Construction

Exhibit B) Proposed Basement Finish Plan

Exhibit C) Proposed Parking Lot Plan

VINEYARD BASEMENT
ENTRY & FINISH

4/17/2017

Wade Payne Construction, Inc.
P.O. Box 1539
Orem, UT 84059
COST BREAKDOWN

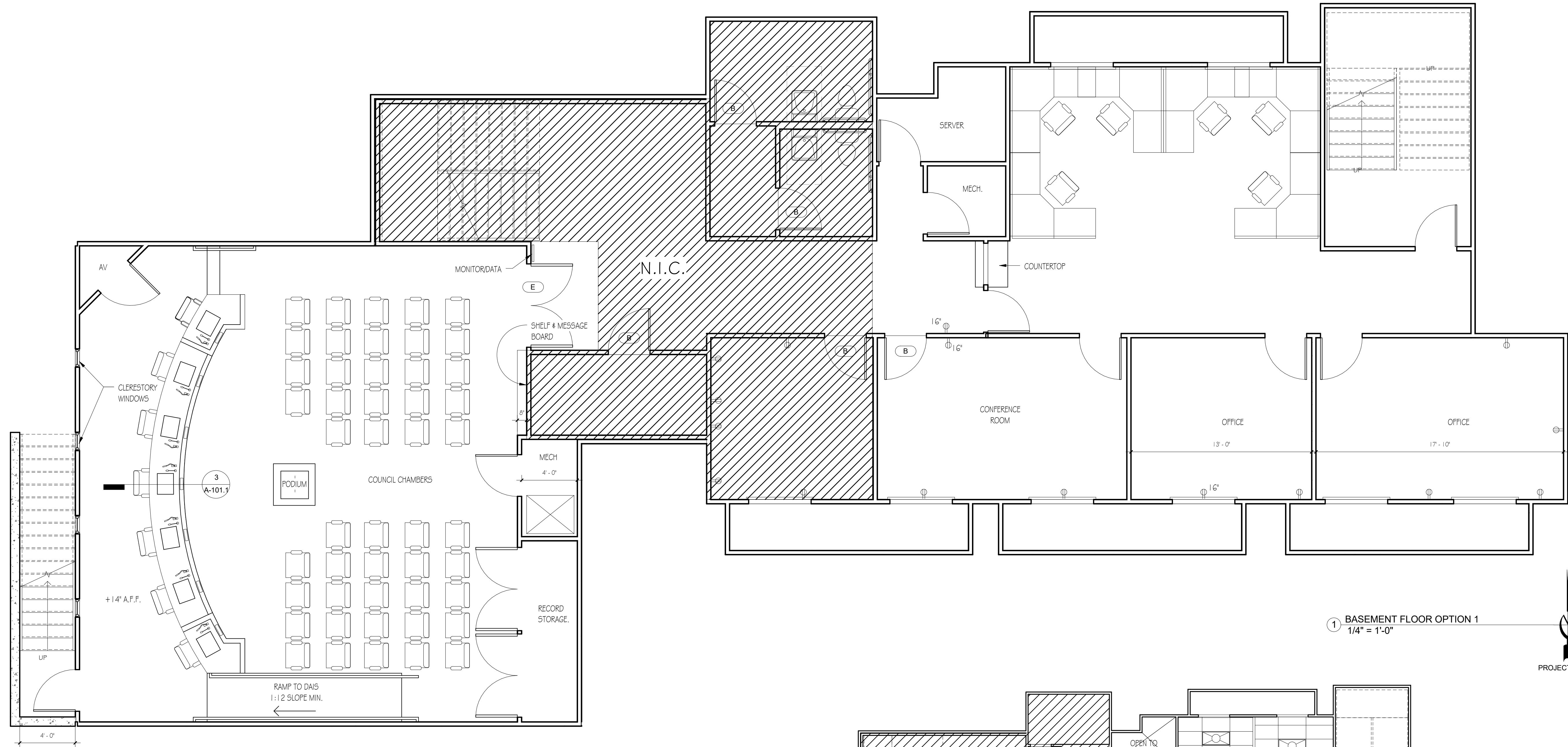


	DESCRIPTION	AMOUNT	Council Chambers		Offices				BALANCE
1	DEMOLITION	2,000.00		800.00	1,200.00				0.00
2	CUT & REMOVE CONC	3,500.00		3,500.00					0.00
3	LAY OUT	300.00		150.00	150.00				0.00
4	FOOTING LABOR	700.00		700.00					0.00
5	FOOTING MATERIALS	550.00		550.00					0.00
6	FOUNDATION LABOR	5,500.00		5,500.00					0.00
7	FOUNDATION MATERIALS	3,000.00		3,000.00					0.00
8	REBAR	800.00		800.00					0.00
9	CONCRETE PUMPS	2,000.00		2,000.00					0.00
10	EXCAVATION	4,500.00		4,500.00					0.00
11	STRUCT FILL	1,500.00		1,500.00					0.00
12	GRAVEL	800.00		800.00					0.00
13	DRAINS	1,500.00		1,500.00					0.00
14	CHAMFER & BLOCK OUTS	800.00		800.00					0.00
15	LANDSCAPE REPAIRS	3,500.00		3,500.00					0.00
16	STRUCT STEEL & INSTALL	2,500.00		2,500.00					0.00
17	METAL FRAMING	6,500.00		3,500.00	3,000.00				0.00
18	PLATFORM	3,500.00		3,500.00					0.00
19	STOREFRONT & WINDOWS	4,500.00		4,500.00					0.00
20	DOORS FRAMES ETC	9,500.00		6,000.00	3,500.00				0.00
21	INSTALL DOORS ETC	1,200.00		800.00	400.00				0.00
22	HVAC	18,000.00		9,000.00	9,000.00				0.00
23	ELECTRICAL	17,500.00		10,000.00	7,500.00				0.00
24	DRYWALL	6,200.00		4,000.00	2,200.00				0.00
25	STAIR CONCRETE & LABOR	2,500.00		2,500.00					0.00
26	RAILINGS	4,500.00		4,500.00					0.00
27	CANOPY	11,200.00		11,200.00					0.00
28	CANOPY BACKING	500.00		500.00					0.00
29	BACKING REPAIRS	1,500.00		1,500.00					0.00
30	PAINTING	5,800.00		3,600.00	2,200.00				0.00
31	ACOUSTIC CEILINGS	6,000.00		3,200.00	2,800.00				0.00
32	INTERIOR RAILS	1,200.00		1,200.00					0.00
33	INTERIOR MOLDINGS	8,500.00		7,300.00	1,200.00				0.00
34	MILLWORK	22,000.00		21,000.00	1,000.00				0.00
35	WOOD FRAMING	3,700.00		3,000.00	700.00				0.00
36	FRAMING MATERIALS	2,800.00		2,000.00	800.00				0.00
37	ROLL UP DOOR	2,800.00			2,800.00				0.00
38	GLAZING	600.00		400.00	200.00				0.00
39	PLASTER	3,000.00		3,000.00					0.00
40	WAINSCOT	3,500.00		3,500.00					0.00
41	INSULATION	1,700.00		700.00	1,000.00				0.00
42	CONCRETE PATCH	200.00		200.00					0.00
43	MOW STRIP	600.00		600.00					0.00
44	FLOORING & BASE	11,600.00		5,900.00	5,700.00				0.00
87	PROTECTION	700.00		400.00	300.00				0.00
88	INSURANCE								0.00
89	BOND	3,500.00		3,000.00	1,200.00				700.00

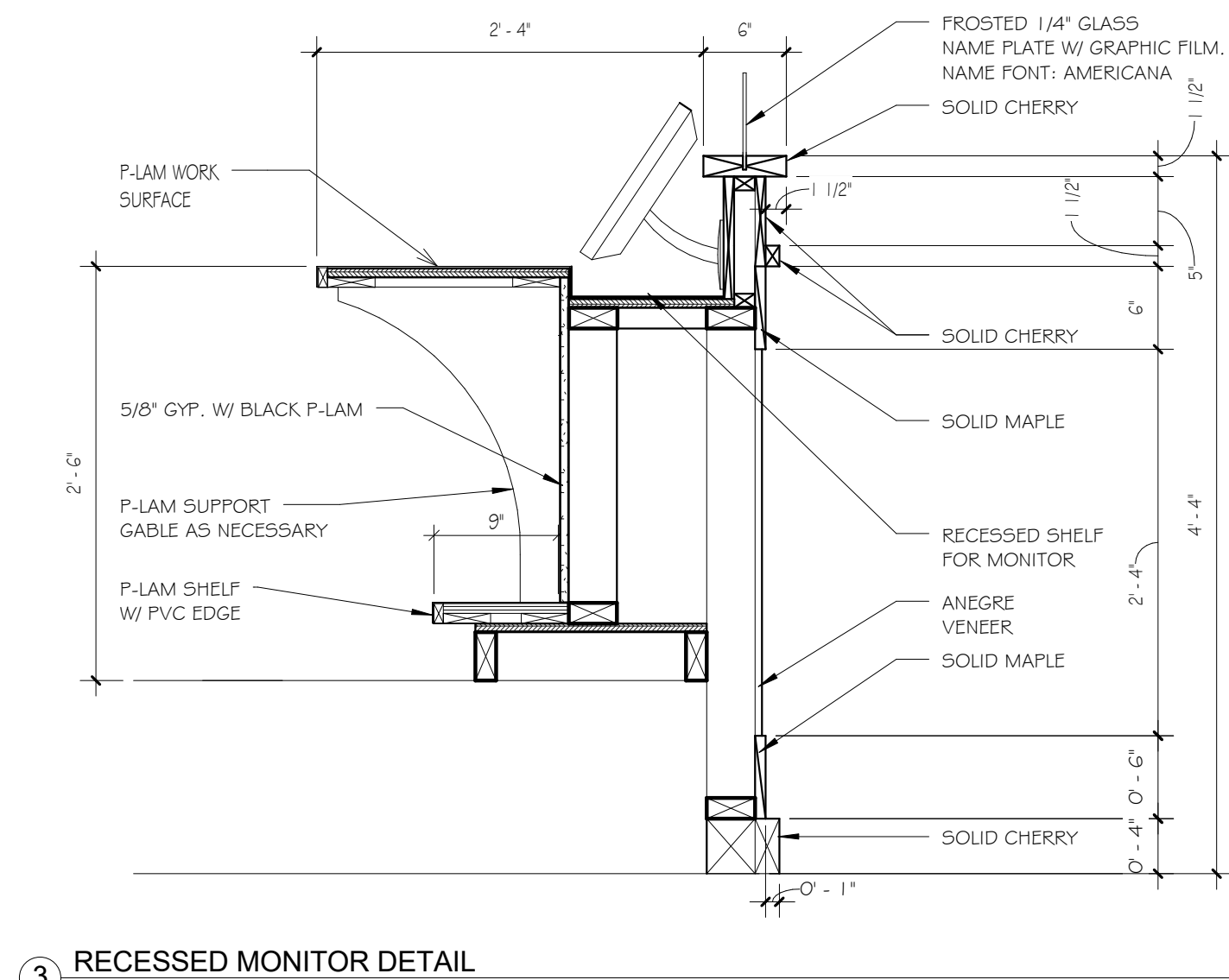
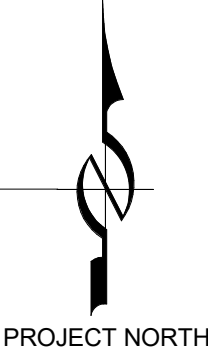
	DESCRIPTION	AMOUNT	Council Chambers			Offices				BALANCE
90	TEMP TOILET									0.00
91	GENERAL CLEAN UP	500.00		400.00		300.00				200.00
92	FINAL CLEANING	1,500.00		1,000.00		500.00				0.00
93	DUMPSTER	1,200.00		700.00		600.00				100.00
94	SUPERVISION	10,000.00		10,000.00		5,000.00				5,000.00
95	CONTRACTOR FEES 15%	31,800.00		25,000.00		10,000.00				3,200.00
96	CONTINGENCY									0.00
97	MISC									0.00
98										0.00
99	TOTAL	243,750.00	0.00	189,700.00	0.00	63,250.00	0.00	0.00	0.00	-9,200.00

Council Chambers	\$189,700
Exterior Stairs	-\$29,600
HVAC	-\$9,000
Canopy	-\$17,700
Dais	-\$21,000
Wainscot	-\$3,500
Deductions	-\$80,800
Total Without Options	<u>\$108,900</u>

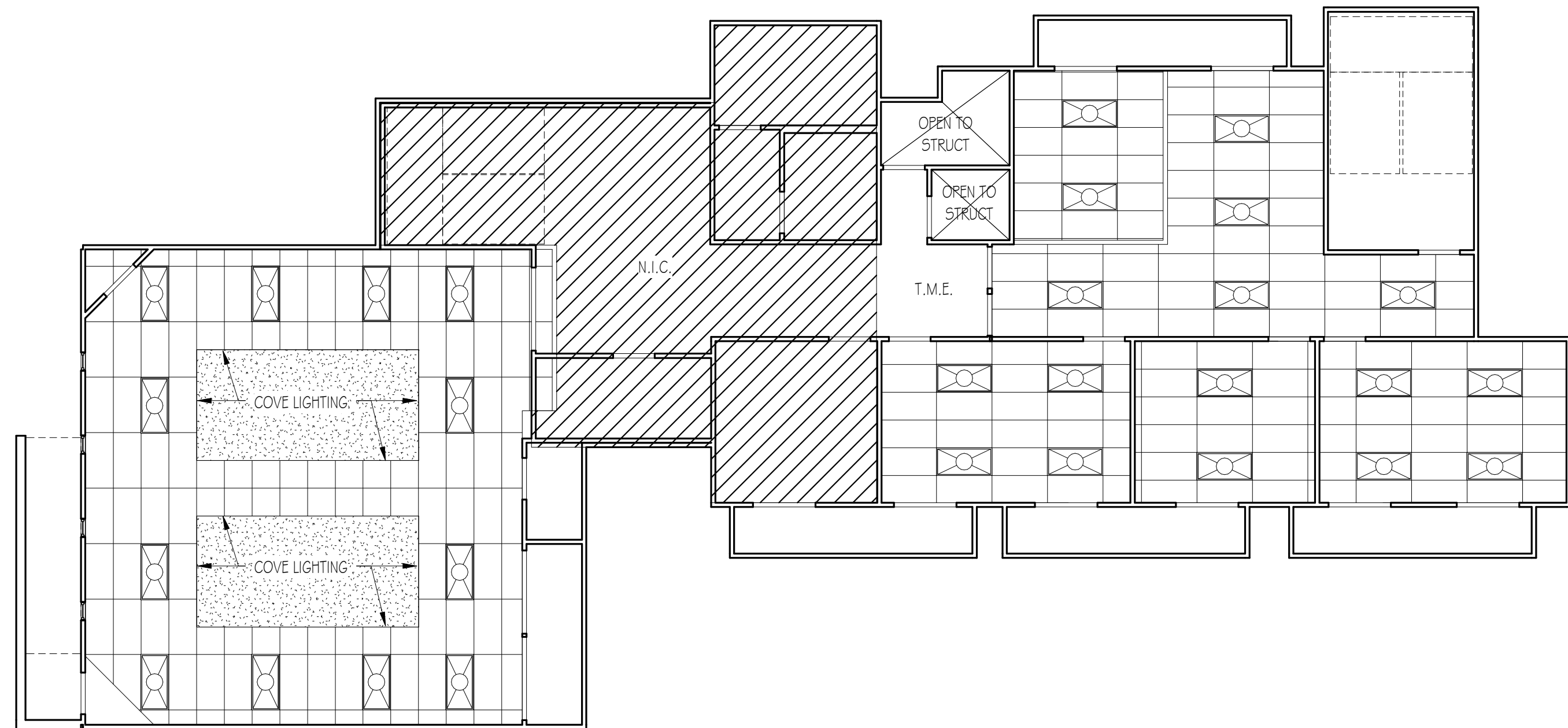
Office Finish	\$63,250
HVAC	-\$9,000
Millwork	-\$1,000
Roll Up Door	-\$2,800
Glazing	-\$200
Deductions	-\$13,000
Total Without Options	<u>\$50,250</u>



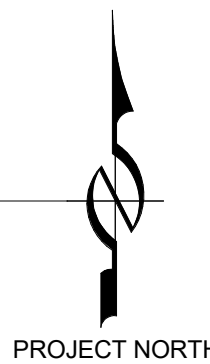
① BASEMENT FLOOR OPTION 1
1/4" = 1'-0"



③ RECESSED MONITOR DETAIL
1" = 1'-0"



② BASEMENT FLOOR RCP OPTION 1
1/8" = 1'-0"



VINEYARD PSB BASEMENT IMPROVEMENTS

125 SOUTH MAIN STREET
VINEYARD, UT. 84058
VINEYARD

1201 MARINWOOD AVE
TAYLORSVILLE
UTAH 84123
TEL 801.205.4928



**URBAN
LEGEND**
STUDIOS

www.UI-Studios.com

BASEMENT DESIGN OPTION 1 & RCP

JOB NO.	Project Number
Description	Date

Issue Date

A-101.1

5/8/2017 10:32:32 AM

