

## NOTICE

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, August 4, 2020, 275 W Main, at 7:00 pm, room Court Room/Council Chambers (2<sup>nd</sup> Floor).

**All Santaquin City Public Meetings Will Be Held Both Online and In-Person** (Temporary Restrictions on In-Person Attendees while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - All Santaquin City public meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:  
[https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw)  
or by searching for Santaquin City Channel on YouTube.
- **Public Comment & Public Hearing Participation** – As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We will also continue to hold Public Hearings, as needed and required on specific issues. We invite the public to provide comment in the following ways:
  - **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org)
  - **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) providing us your Telephone Number. When it is your turn to speak, a Santaquin City staff member will call you and put you on speakerphone so that you can personally share your comments within the meeting.
  - **In Person** – For those who would like to attend in person, we welcome you but ask that you follow all public health guidelines regarding hygiene as outline by the Utah Health Department

## AGENDA - AMENDED

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **DECLARATION OF ANY CONFLICT OF INTEREST**
5. **CONSENT AGENDA**
  - a. Minutes:
    1. July 21, 2020 – City Council Work Meeting Minutes
    2. July 21, 2020 – City Council Regular Meeting Minutes
  - b. Bills:
    1. \$556,548.46
  - c. Consent Action Items:
    1. Resolution 08-01-2020 “A Resolution of the City Council of Santaquin City, Utah (The “Issuer”), Authorizing a Preliminary Official Statement, An Official Statement, and Other Documents Required in Connection with the Issuance and Sale of Not More Than \$7,100,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2020; and Related Matters.”
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Employee of the Month Award – Shannon Hoffman, Administrative Services Director & City Treasurer
7. **FORMAL PUBLIC HEARING**
8. **BUILDING PERMIT & BUSINESS LICENSE REPORT**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding the Proposed 2021 Santaquin City Calendar
  - b. Discussion and Possible Action Regarding Preliminary Approval of the Heelis Farms Development
  - c. Resolution 08-02-2020 “A Resolution of Support of Congressman John Curtis’ Proposed Amendment to Title VI of the Social Security Act to Provide a Limitation of the Recoupment of Corona Virus Relief Fund Amounts”
  - d. Resolution 08-03-2020 “A Resolution Requesting the Utah Division of Natural Resources (DNR) Immediately Address the Public, Health and Life Safety Issue Caused by the Irresponsible Shooting at the DNR Range near I-15 Exit 242; Accompanied by a Commitment of Support and Invitation for Partnership with Santaquin City for the Development of a Replacement Shooting Range Designed to Provide a Safe Venue for Responsible Gun Use”

- e. Resolution 08-04-2020 "A Resolution Authorizing a Partial Spending Plan for the Use of Santaquin City's Allocation of CARES Act Funding"

**10. CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY**

**11. CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY**

**12. CONVENE OF THE SANTAQUIN WATER DISTRICT**

**13. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

- a. City Manager Benjamin Reeves
- b. Assistant City Manager Norman Beagley
- c. Community Development Director Jason Bond

**14. REPORTS BY MAYOR AND COUNCIL MEMBERS**

- a. Council Members
- b. Mayor Hunsaker

**15. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

**16. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

**17. ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

**CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY: \_\_\_\_\_  
K. Aaron Shirley, City Recorder

## **NOTICE**

Notice is hereby given that the Mayor and City Council will hold a Work Session on Tuesday, August 4, 2020 in the Public Safety Training Room (Lower Level), 275 West Main, from 5:30-6:30 pm.

### **DISCUSSION ITEMS**

1. Wayfinding Signs
2. City Council Training
3. Upcoming Agenda Items
4. Other

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

### **CERTIFICATE OF MAILING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651.

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By: K. Aaron Shirley, City Recorder



The meeting was called to order by Mayor Kirk Hunsaker at 7:00 p.m.

**Council Members Attending:** Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member David Hathaway, Council Member Jennifer Bowman

**Other's Attending:** City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Legal Counsel Brett Rich

### PLEDGE OF ALLEGIANCE

Led by Council Member Betsy Montoya.

### INVOCATION/INSPIRATIONAL THOUGHT

Jason Bond offered an invocation.

### CONSENT AGENDA

#### **Minutes:**

July 21, 2020 – City Council Work Meeting Minutes  
July 21, 2020 – City Council Regular Meeting Minutes

#### **Bills:**

\$556,548.46

#### **Other:**

Resolution 08-01-2020 "A Resolution of the City Council of Santaquin City, Utah (The "Issuer"), Authorizing a Preliminary Official Statement, An Official Statement, and Other Documents Required in Connection with the Issuance and Sale of Not More Than \$7,100,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2020; and Related Matters."

City Manager Reeves clarified that the first years of the debt service payment will be the highest simply because each year the sales tax proceeds go up it becomes smaller percentage of the overall revenue source.

Motion: Council Member Miller motioned to approve the consent agenda.

Council Member Montoya seconded the motion.

#### **Roll Call:**

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0



## **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

*Employee of the Month Award – Shannon Hoffman, Administrative Services Director & City Treasurer*

Penny Reeves read the following:

“Shannon Hoffman is our Administrative Services Director and City Treasurer and has been employed by Santaquin City for nearly 21 years. She has direct responsibility over all aspects of human resources from personnel recruitment to payroll and benefits administration and everything in-between. She also has supervisory and budgetary responsibility over the administration, utility billing, cemetery, and government building departments; as well as the Santaquin, Genola, and Goshen Justice Courts.

During her time with Santaquin City, Shannon has worked for five mayors and numerous council members. She has been, and continues to be, a voice of wisdom, integrity, and institutional knowledge for our elected leaders as they have assumed their leadership roles on the council. She is truly respected as a leader within our organizations in her quiet and humble way. She is always willing to serve, always willing to volunteer, and always willing to share her voice in support of each and every member of our city staff.

Shannon is greatly appreciated by the clerks she supervises, and she backfills her staff as needed. Her personnel work, and her departmental administrative support, makes the work of every other department of the city possible. All the employees in the city know they can turn to her with human resource questions, and that their problems will be kept confidential. Shannon works tirelessly to ensure the needs of every member of our city staff and their families, from our police officers to firefighters and from our building inspectors to recreational staff. Each are taken care of with the utmost professionalism.

Shannon started her career in government at Spanish Fork City as a utility billing clerk and then receptionist in the engineering department. A little more than five years later, she joined Santaquin City as our City Treasurer. During that time, she has worked in various supervisory roles and has grown in her career as she consistently exhibited a strong work ethic and servant leadership style.

Shannon shared that the best part of her job is the people she works with. She genuinely likes her fellow employees and the residents of the city. Shannon and her high school sweetheart husband Drew have lived in Santaquin for the past 21 years and they have three beautiful daughters.

Thank you, Shannon, for being a great example to all our staff and citizens with your dedicated service. You deserve this recognition.”

A photo was taken with the Mayor and the award was presented.



*Public Forum*

**Name(s):** Stefanie & Mark Ray

**Comment:** We are writing to register our support for adoption of ranked choice voting in municipal elections.

**Name(s):** Karen Christensen

**Comment:** What do we have to offer to warrant putting something like this in Santaquin? We are nothing like Park City. We don't even have a canyon opened to be enjoyed. We are not ready for something like this yet. I feel like they have really put the cart before the horse on a lot of these projects here in town. I have lived here almost all my life and I do realize we were one day going to grow but the way it is being done is wrong. This that is being done is taking away the feel that Santaquin has always had. With the way townhouses and things are being thrown up on any piece of property that can be bought and other things that are planned to be built it has made our town look like a unplanned thrown together mess. And it looks to me like it is going to continue to be done that way.

**Name(s):** Marianne Evans

**Comment:** Dear Mayor and City Council Members

I am writing to say I DO NOT SUPPORT the adoption of ranked choice voting in municipal elections.

**Name(s):** Jeffrey Siddoway

**Comment:** Esteemed Council Members:



After having viewed the City Council Meeting from July 21, 2020 I have a few thoughts I'd like to share regarding the presentations conducted during that meeting.

First of all, the Ranked Choice Voting presentation, while appearing to be a very polished argument for RCV, did not properly represent all aspects of the system. It seemed to be a simple regurgitation of the many blogs, podcasts, and online videos that have popped up since the 2016 election to argue why it should be the future voting system in this country, while ignoring the counter arguments that exist. A presentation that only provides one side of the issue can be considered either propaganda or a poorly thought out presentation. Looking into this system over the past year has brought many questions to my mind, and this presentation has forced me to look into the other side. Luckily, it only took about 5 minutes online to find valid resources to do so. Please allow me to provide some counter arguments to the points presented:

1) He claims that using RCV "you would never ever not have 50% or higher" in voting. That is actually not true. In 2014 political scientists Craig Burnett and Vladimir Kogan (Electoral Studies 2015, Vol. 37 pp. 41-49) analyzed RCV ballots from four elections in California and Washington - making up around 600,000 ballots. They found that in those four races, not once did the winner receive a majority of votes cast. His "never ever" scenario can ONLY occur if every ballot ranks every single candidate, but many voters don't want to give some candidates any ranking at all, thus RCV often results in a winner with less than 50%.

2) He claims that there "never ever is an opportunity for your ballot to not count in a meaningful way." Again, that simply isn't true based on the study mentioned above. This is for the same reasoning that winners don't always achieve 50%. It's called Ballot Exhaustion. If there are 5 candidates and I only rank my top three, because the last two are not viable options from my political position, in the 4th and 5th rounds of counting, I don't have a vote. That happens very often; in those four elections mentioned above, between 9.6 and 27% of first round ballots didn't make it through all of the rounds of counting.

3) You'll notice when he talks of the "mock RCV election" for the GOP gubernatorial election, he specifically repeats that it was an unscientific process. That clearly needed to be said because in Australia, where RCV has been used for nearly a century, nearly 90% of the candidates who win the first round go on to winning the election. Very rarely are end results much different than the first round. Why revamp an entire system just to get the same result?

4) No primaries mean a cheaper election. Well, possibly in the long run, but every new system comes with costs to educate the voters how it works and to effectively count the ballots and votes in this system. Also, keeping track of these ballots naturally infuses the process to the follies of human error. I personally know people whose recent mail-in and in-person ballots have not been recorded by the State. We have enough human error in these elections as it is, we shouldn't add elements that would exploit that more than resolve it.

5) Finally, the idea that this will remove negative campaigning might be a good argument for State and National elections (though Australia proves that isn't the case,) but that is not a problem with small municipalities. When was the last time anyone in Santaquin witnessed a negative campaign from one candidate to another? I've seen



only respect between candidates, whereas negativity only comes when addressing issues, which is an election aspect that we need to remain in place so that we fully understand the position of our candidates.

To be clear, regardless of whether or not Santaquin adapts RCV as the system of choice, I will continue to vote in every election and do all I can to promote voting among my neighbors. However, from my point of view here, it seems RCV is a solution looking for a problem, and the problems it has found are not solved by the solution it has proposed.

I fear that I've spent my time on RCV, but I'd like to make a quick comment on Grey Cliffs. The presentation stated that they want to use this to help with some economic development in the area. I guess they own more land around that development, because it seems like the map shows only housing, most of which is high-density housing, with a large portion for the "eco-lodge" houses, or colloquially known as Tiny Homes. I question the demand for either of those, knowing that Santaquin already has a much higher percentage of our housing as developed as high-density housing than the State or Federal regulations require (also considering Federal benefits for such housing has recently been revoked,) and dozens of townhomes are currently vacant while hundreds more are being constructed and planned. Perhaps we should help them develop that economical portion before these novel aspects of the area?

Thank you for your time and attention, I know I can get long-winded at times.

**Name(s):** Jody Reid

**Comment:** Dear Mayor and members of the City Council,

I was excited to hear that developer Steve Larsen of the Grey Cliffs development at the old gravel pit (Sumsion mine site, I think the city calls it), was soliciting input regarding the evolution of the site plan to add approximately 475 units of housing to our city. It is apparent that he is thinking outside of the box, and I am a huge supporter of creativity in addressing problems.

In addition to a huge area of apartments and townhomes, the latest concept involves a shift to a resort-like feel--a bike in, bike out lifestyle for apparently wealthy people willing to spend \$200,000 for a 400-600 square foot "Eco-lodge." No garages, with distant, consolidated parking beyond two spaces per unit on 26-foot-wide roads bordered by rough paths. The artist's rendering shows a lush redwood forest enveloping lovely cottages on a hillside. But unfortunately, the reality for the future of this Eco-themed area might not be so picturesque for the residents of Santaquin. Please don't get me wrong. I do all I can to embrace a sustainable lifestyle in a home adorned by solar panels and organic gardens. But I feel that it would be enormously beneficial for the city to research experience with this type of project in another area similar to Santaquin, versus a comparison to Park City. Additionally, if it is a viable option for an area like Park City, what has their experience been with comparable projects and how successful have they been, along with where and why? What data supports approval and implementation of such a project here?



The location proposed seems ill-suited to such a project for many reasons. That doesn't make the idea bad, but location--as with any real estate endeavor--is key. The entire development is much more easily visualized, for example, on the west side of town, which would enhance access to Utah Lake and future recreational opportunities sure to grow there. Issues like highway congestion and wildland fire vulnerability would be mitigated. A biking lifestyle for seniors would be more plausible among gently rolling hills, rather than on a steep mountainside. The "Harvest View" project on the south end of the city shows great promise as a significant asset to our community and can perhaps be aligned with a broader future push toward promoting tourism

Another concern with the Eco-lodge concept is the mixed message it gives regarding wildland fire safety. Residents nearby have been counseled to clear vegetation from proximity to their homes and yet now this new development is promoting the opposite? The highly congested nature of the entire project is a red flag to neighbors to the south. When a fire does inevitably come, protection of whose structures will be prioritized? The ones that house one family or those that shelter many?

And speaking of fires--or toxic spills on the freeway, or other unforeseen events--how will the residents of close to 500 units have sufficient avenues of escape?

But back to the Eco-Lodges, it is interesting to note that planning commissioner Lance registered her concern regarding the square footage minimums being proposed by Mr. Larsen. She mentioned a minimum of 800 square feet, which seems much more in line with housing that would feel less like a motel room and more like a home. There will also be no garages, in order to keep the resort-type feel strong but this requirement is certainly a downside, especially for residents who might wish to spend the winter there. Who is the targeted demographic?

Another observation that a current resident of Santaquin might make is that in other areas of the city where inviting hills already exist that would be a draw for kids, the only bikes one primarily sees being used make a lot of noise. Even very, very young kids in Santaquin go racing around town on these instead of on human powered ones. Is it possible that the Draper demographic differs from that of Santaquin? Shouldn't we check and see? There appears to be a great deal of support voiced for the bike park, but what about what we are actually seeing in practice? What might the city be doing to promote safe practice of the currently most popular activities involving OHVs and ATVs? The recent letter issued by the Police Department identifies violation of current statutes as a problem. Due to the popularity of such vehicles, it seems that providing venues for these activities would also be welcome, perhaps even more so than a mountain biking park.

I applaud Mr. Larsen for his creativity and originality. I think that what he has proposed could be a tremendous asset to a community and is, in many respects, a possible nod to the future. But not now, and not in this location.

Thank you, Mayor Hunsaker and City Council Members for your sacrifice and service to our community.

**Name(s):** Clint Ercanbrack



**Comment:** Is building a house for his grandson and there is a conflict with his current water infrastructure and the recent change to city code that says there must be two or more water accesses in an area of five-hundred feet or more. Assistant City Manager Beagley said he would look into it and present that to the Council at a future date.

**Name(s):** Katie Madsen

**Comment:** Katie read a statement she prepared:

"On the evening of Thursday July 23<sup>rd</sup>, my family was at Pole Canyon Pond. Some of my family were fishing and three of us were sitting on one of the benches, when we heard a bullet whiz right past our heads. It was loud and did not miss us by much. We heard continued gunfire coming from the west. We called 911 and we drove over to the area we believed the shooting was coming from and found three groups shooting from the Summit Ridge exit area. We would love to see shooting prohibited in this area. Now that we know first-hand how dangerous it is, we would be partly responsible if someone were to get hurt or killed if we didn't speak up. We don't want someone getting shot to be the reason we make a change. Rather we want to make a change so that no one gets shot"

## **BUILDING PERMIT & BUSINESS LICENSE REPORT**

Community Development Director Bond showed that there were 197 additional units this year with 14 new units since the last Council Meeting. Community Development Director Bond reported there were two new business licenses issued.

## **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

*Resolution 08-03-2020 "A Resolution Requesting the Utah Division of Natural Resources (DNR) Immediately Address the Public, Health and Life Safety Issue Caused by the Irresponsible Shooting at the DNR Range near I-15 Exit 242; Accompanied by a Commitment of Support and Invitation for Partnership with Santaquin City for the Development of a Replacement Shooting Range Designed to Provide a Safe Venue for Responsible Gun Use"*

City Manager Reeves gave background to the issue when in May shots were being fired causing property damage to both homes and vehicles to the extent that it was reported in KSL news. As the property where the shooting is taking place is outside city limits the city must work with its partners at the Department of Natural Resources (DNR) to try and regulate shooting in the area. The city recognizes the need for venues for responsible gun owners to recreate but in talking with DNR the current problem area has been determined to not be an appropriate venue for a formal shooting range and therefore not appropriate for an informal shooting range that currently has no regulations and being recreated by irresponsible gun owners.

Council Member Hathaway said he believes that DNR needs to close this area right away.

**Motion:** Council Member Montoya motioned to approve Resolution 08-03-2020 "A Resolution Requesting the Utah Division of Natural Resources (DNR) Immediately Address the Public, Health and Life Safety Issue Caused by the Irresponsible Shooting at the DNR Range near I-15 Exit 242; Accompanied by a Commitment of Support and Invitation for Partnership with Santaquin City for the



Development of a Replacement Shooting Range Designed to Provide a Safe Venue for Responsible Gun Use”.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

*Discussion and Possible Action Regarding the Proposed 2021 Santaquin City Calendar*

Penny Reeves presented three different cost points from both Pioneer Press and J-Mart Printing and asked whether the Council wanted to move forward with a Santaquin Calendar.

The Council agreed that the calendar was great last year and wanted to do it with Pioneer Press to support local businesses.

Penny then asked whether the Council wanted the calendar to feature sponsors from the local business community. Council Member Montoya asked if staff could look into having a calendar that features not just the sponsor but also coupons for that business to better support them.

Motion: Council Member Montoya motioned to approve moving forward with a Santaquin Calendar in an amount of \$5,487.

Council Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

*Discussion and Possible Action Regarding Preliminary Approval of the Heelis Farms Development*

Community Development Director Bond showed the Preliminary Plans for the Heelis Farms Development.

Motion: Council Member Montoya motioned to approve the Heelis Farm Townhomes Preliminary Plan with the following conditions: That a unit be removed from the plans to be consistent with the development agreement and that all planning and engineering redlines be addressed.

Council Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
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Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

*Resolution 08-02-2020 "A Resolution of Support of Congressman John Curtis' Proposed Amendment to Title VI of the Social Security Act to Provide a Limitation of the Recoupment of Corona Virus Relief Fund Amounts"*

City Manager Reeves explained that this resolution would support cities in Utah County that would allow cities to retain their share of the funds and not be recouped by Utah County essentially making the inter-local agreement provisions for returning unused funds by the cities from the Corona Virus Relief Funds to Utah County null and void.

Motion: Council Member Montoya motioned to approve Resolution 08-02-2020 "A Resolution of Support of Congressman John Curtis' Proposed Amendment to Title VI of the Social Security Act to Provide a Limitation of the Recoupment of Corona Virus Relief Fund Amounts".

Council Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

*Resolution 08-04-2020 "A Resolution Authorizing a Partial Spending Plan for the Use of Santaquin City's Allocation of CARES Act Funding"*

City Manager Reeves explained the plan for the city to allocate 25% of its Corona Virus Relief Funds to every residence in Santaquin for the support of local businesses. Every residence would receive four \$10 coupons for use at participating Santaquin businesses and an additional coupon if a residence spends their coupons at four separate Santaquin businesses. The city would collect all of the coupons collected by participating businesses and they would be reimbursed accordingly.

For the remaining funds, the County has provided extensive guidelines for the use of these funds and categorized expenditures into green, yellow, orange, and red designations. The city has categorized their COVID-19 related expenditures in good faith according to said designations and recommends that Council approve all green designated expenditures and wait for all other expenditures if and when federal law changes to allow more free use of the COVID-19 funds.

Motion: Council Member Miller motioned to approve Resolution 08-04-2020 "A Resolution Authorizing a Partial Spending Plan for the Use of Santaquin City's Allocation of CARES Act Funding"

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
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Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

## REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

*City Manager Benjamin Reeves –*

- Orchard week went well and thanked staff, the community, and the Council for their participation and support.
- City Hall Bond funding is moving forward.
- Financial audit coming up in October.
- Wanted to clarify to the public that developments that come before the Council are proposed by *property owners*, not staff or Council and they have property rights. Nobody wants to be told what to do with their property but everyone wants to tell other people what to do with their property and there is that balance that comes with every Ordinance that comes before the Council.

*Assistant City Manager Norman Beagley –*

- Paving is finishing up on the frontage road tonight and will be open next Wednesday.
- Out to bid on road overlays on Center Street and the Basketball Court.
- Irrigation source went down and is being supplemented by another source – there are some issues with pressure and flows and also a problem with a booster pump that went down and is being replaced with well water.

*Community Development Director Jason Bond –*

- RFP is out for the General Plan and there is a meeting tomorrow for any interested parties to ask questions and get information from the city.
- Position for a new building inspector has been posted and closes next Friday.
- Public Hearings coming up for ordinances that would make changes to the MSR zone.

## REPORTS BY MAYOR AND COUNCIL MEMBERS

*Mayor Hunsaker –*

- Had a meeting with the Forest Service in regards to Santaquin Canyon road. Luke Decker from the Spanish Fork ranger district told them that the project won't be completed until 2021.
- In regards to the Ranked Choice Voting comments from the public forum the Council is not leaning towards it.

*Council Member Miller –*

- Community Services is getting ready for fall soccer.

*Council Member Montoya –*

- Wanted to thank the comments that came in from residents and for the respectful manner that they gave their comments. Again, thanked the residents for all of their research into their comments. Thanked City Manager Reeves for his comments on land use and property rights and wanted the public to understand that if a property owner comes in with a proposal and it meets the zoning and city code then it is against city law to deny the property owner their proposal *but* the city can work with them to make it more advantageous to the city.

- Wanted to recognize the KSL Public Service award that City Manager Ben Reeves received recently.
- Youth City Council is helping with Art in the Park and Summer in the Park programs.

*Council Member Hathaway –*

- Nothing to report.

*Council Member Bowman –*

- Next week the Beautification Board will be holding its first meeting.

## **ADJOURNMENT**

At 8:58 p.m. Council Member Miller moved to adjourn.

Council Member Bowman seconded the motion.


The vote was as follows:

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

Attest:

  
Kirk F. Hunsaker, Mayor

  
K. Aaron Shirley, City Recorder



The meeting was called to order by Mayor Kirk Hunsaker at 7:00 p.m.

**Council Members Attending:** Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member David Hathaway, Council Member Jennifer Bowman

**Other's Attending:** City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Legal Counsel Brett Rich

### **PLEDGE OF ALLEGIANCE**

Led by Jason Bond.

### **INVOCATION/INSPIRATIONAL THOUGHT**

Jennifer Bowman offered an invocation.

### **CONSENT AGENDA**

#### ***Minutes:***

June 16, 2020 – City Council Work Meeting Minutes  
July 7, 2020 – City Council Work Meeting Minutes  
July 7, 2020 – City Council Regular Meeting Minutes

#### ***Bills:***

\$682,289.25

#### ***Other:***

Certification of the 500 West Nebo School District Annexation Petition

Motion: Council Member Miller motioned to approve the consent agenda.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

*Payson-Santaquin Chamber of Commerce Business of the Month: Magnolia Blooms*

Michelle lines, the representative from the Payson-Santaquin Chamber of Commerce presented the award to the owner of Magnolia Blooms Melissa Carter. Melissa spoke a few words about her business and a picture was taken with the Mayor as the award was presented.

## **BUILDING PERMIT & BUSINESS LICENSE REPORT**

Community Development Director Bond showed that there were 182 additional units this year with 17 new units since the last Council Meeting. Community Development Director Bond did not have any business license information.

## **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

### *Presentation – Rank Choice Voting – Kory Holdaway*

Kory Holdaway gave a presentation about ranked choice voting for the Council's consideration.

### *Presentation Gray Cliffs Development – Steve Larsen*

Community Development Director Bond introduced Steve Larsen who has a preliminary plan for a planned subdivision which has been presented to the Recreation Board and Planning Commission for feedback and is now before the Council for feedback.

Steve Larsen gave his presentation on his subdivision focusing on the recreational components that included a bike park and eco-lodges to give the community more draw for tourism. The subdivision also contained commercial components with an emphasis on an outdoor resort feel with restaurants, bike shops, RV storage, and trails. The eco-lodges are not currently allowed under city code so this would require a code change or a new zone. Council Member Montoya asked for an explanation of the color coding of the trail system and Steve Larsen answered that it was varying grades of steepness in the mountain.

Council Member Hathaway was concerned that owners of the eco-lodges might not abide by the standards of the HOA. Steve Larsen responded that there would be little to no land owned immediately outside of the eco-lodges that would help hedge any potential troublesome owners but also pointed out that it's geared toward a different kind of market as they are for tourism purposes and are smaller units of 400 to 600 square feet. Council Member Miller said he thought that this project should get started as soon as possible in a phased approach.

Community Development Director Bond said they would look into the potential of a new zone that would best fit the recreational use of the land.

### *Discussion – Bond Financing Options for the New City Hall Project*

City Manager Reeves gave his analysis on the advantages and disadvantages of the two bonding options for a new city hall which was a Market Underwriting Option and a USDA-RD option.



# Bond Option Comparison



Description	Market Underwriting Option	USDA-RD Option
Funds Available for Construction	\$7,000,000	\$7,000,000
Net Interest Cost (NIC)	2.1308566% (Estimated)	2.2500121%
True Interest Cost (TIC)	1.9693691% (Estimated)	2.2501202%
Bond Duration	20-Years	30-Years
Average Annual Payment	\$432,644	\$326,312
Total Issuance Costs	\$153,852	\$93,000
Time	2-months	3-4 months
<b>Total Interest &amp; Closing Costs (Total Duration)</b>	<b>\$1,652,890</b>	<b>\$2,789,379 (\$1,136,489 higher)</b>
Advantages	Lower Overall Cost Paid Off More Quickly	Lower Annual Payment Known Process
Disadvantages	First Time Through Underwriting Higher Annual Payment	Higher Overall Cost Financing Expansion More Difficult

The Council decided it was best to go with the Market Underwriting Option as it would save \$1.1 Million dollars over the life of the bond when compared to the USDA-RD option. Staff will get a resolution approving the Preliminary Official Statement for the next City Council Meeting. Reeves then presented a schedule for the next couple of months to close on the bond.

## REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

### *City Manager Benjamin Reeves –*

- We received the Utah County CARES Act funding and staff will be working on how to utilize those funds within the city and for disbursement to local businesses.
- Proposed using an architect that understands the community of Santaquin for the new city hall.

### *Assistant City Manager Norman Beagley –*

- The basketball court is out to bid and in three weeks there will be an award for the bid and there was a \$10,000 Jazz grant given for the Jazz insignia and logo for the court.
- This fiscal year's road projects are going out to bid soon.
- Hired a new GIS Technician and a part-time intern to help engineering get caught up with their workload.
- Council Member Montoya asked for an update on the city plaza near Maceys and Beagley responded that preliminary work would begin on the clock tower base as soon as next week but there are 4 to 5 different subcontractors that will work on the plaza and it won't be happening simultaneously.
- The Summit Ridge Townhomes has received approval for their first phase of construction so work will start to be seen in the near future.

### *Community Development Director Jason Bond –*

- Public Hearing is set for the next Planning Commission meeting in regards to the proposed MSR zone changes.

- As soon as next week the job posting will go out for a new building inspector to help alleviate the workload.

## REPORTS BY MAYOR AND COUNCIL MEMBERS

*Mayor Hunsaker –*

- Nothing to report.

*Council Member Miller –*

- Nothing to report.

*Council Member Montoya –*

- Acknowledged and thanked Planning Commissioner Kylie Lance for being present at the meeting and from now on it will rotate through the Planning Commission members at future City Council Members.
- Youth City Council went on a team building hike.
- Asked Chief Hurst if there are any officers that are crisis response certified and Hurst responded that all the officers were trained and certified.

*Council Member Hathaway –*

- Nothing to report.

*Council Member Bowman –*

- Had a few people reach out for the Beautification Board and asked for some recommendations and Mayor Hunsaker recommended Pastor Chris Demorro.

## EXECUTIVE SESSION (REGARDING LAND ACQUISITION OR IMMINENT LITIGATION)

The Council entered an executive session.

## ADJOURNMENT

At 9:38 p.m. Council Member Miller moved to adjourn.

Council Member Bowman seconded the motion.

The vote was as follows:

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 4-0

Attest:

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Kirk F. Hunsaker, Mayor

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K. Aaron Shirley, City Recorder



The meeting was called to order by Mayor Kirk Hunsaker at 5:30 p.m.

**Council Members Attending:** Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member David Hathaway, Council Member Jennifer Bowman

**Other's Attending:** City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond

## DISCUSSION ITEMS

*Training Video – ULCT (2020 Utah Land Use Class – Part 2) – Carried over from previous work meeting due to lack of time*

The Council watched land use training video. Community Development Director Jason Bond reviewed some of the main points of the training video including administrative versus legislative actions and appeal authorities.

*Review of Request for Proposal (RFP) Language for the General Plan Update*

Community Development Director Jason Bond went over the RFP language that was drafted by staff and asked for specific feedback for the scope of work for the RFP.

*Follow Up Discussion Regarding Possible Weekly Council Column/Posts*

City Manager Reeves asked if the Council wanted to have the weekly Facebook posts with each Council Member rotating each week. The Council expressed concerns with posts getting re-shared onto private pages and then the discussion gets taken to a forum outside of the city's control and where Council Members can't respond in an official capacity. Even in a best case scenario, where the comments and responses were on the official city page, Council Members expressed concerns with having to monitor and respond to individual Facebook comments on the post with a preference to instead to meet face to face with residents. The Council opted to stick to the monthly newsletter format that would be posted on the website and Council Members would rotate each month instead of each week.

## OTHER

## ADJOURNMENT

At 6:41 p.m. the meeting was adjourned.

Attest:

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Kirk F. Hunsaker, Mayor

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K. Aaron Shirley, City Recorder

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1121	6-STAR INSTALLATIONS & SALES	81088	7/23/2020	7/23/2020	\$812.50			
					812.50	7657250	FIRE - EQUIPMENT MAINTEN	WILDLAND RADIO AND COMM
PC-06-23-2020	ADCOCK, ARTHUR LEE	81089	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 06-2
PC-07-14-2020	ADCOCK, ARTHUR LEE	81089	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 07-1
	<b>Vendor Total:</b>				<b>\$50.00</b>			
2020-2018	ALADTEC, INC	81090	7/23/2020	7/23/2020	\$3,063.00			
					3,063.00	7657210	BOOKS, SUBSCRIPTIONS, ME	EMPLOYEE SCHEDULING SO
20-IV-3956	APPARATUS EQUIPMENT & SERVICE	81041	7/21/2020	7/21/2020	\$1,295.29			
					1,295.29	7657700	WILDLAND FIRE RES EXPEN	SUPPLIES
20-IV-3978	APPARATUS EQUIPMENT & SERVICE	81041	7/21/2020	7/21/2020	\$1,619.40			
					1,619.40	7657700	WILDLAND FIRE RES EXPEN	SHIRTS & PANTS
20-IV-4062	APPARATUS EQUIPMENT & SERVICE	81041	7/21/2020	7/21/2020	\$128.00			
					128.00	7657700	WILDLAND FIRE RES EXPEN	ACTION COUPLINGS
20-IV-4089	APPARATUS EQUIPMENT & SERVICE	81041	7/21/2020	7/21/2020	\$388.00			
					388.00	7657700	WILDLAND FIRE RES EXPEN	HOSE
	<b>Vendor Total:</b>				<b>\$3,430.69</b>			
REIMBURSE-07	BAHR, DAMON & KIM	81042	7/21/2020	7/21/2020	\$60.83			
					60.83	6840808	KIDS CAMPS/EVENTS	WILDLIFE EXPLORERS FIELD
Refund: 3111382	BEASLEY, SCOTT	81119	7/27/2020	7/27/2020	\$188.26			
					188.26	5113110	ACCOUNTS RECEIVABLE	Refund: 3111382 - BEASLEY, S
10001917-00	BEST DEAL SPRINGS	81043	7/21/2020	7/21/2020	\$2.95			
					2.95	1060250	EQUIPMENT MAINTENANCE	PLUG
10002076-00	BEST DEAL SPRINGS	81091	7/23/2020	7/23/2020	\$2,909.30			
					2,909.30	7657250	FIRE - EQUIPMENT MAINTEN	REBUSH WALKING BEAMS
	<b>Vendor Total:</b>				<b>\$2,912.25</b>			
044242-17903	BIG O' TIRES - SANTAQUIN	81044	7/21/2020	7/21/2020	\$453.95			
					453.95	1054240	SUPPLIES	BRAKE PAD/ROTORS - VIN: 62
044242-18175	BIG O' TIRES - SANTAQUIN	81120	7/27/2020	7/27/2020	\$72.92			
					72.92	1054250	EQUIPMENT MAINTENANCE	OIL CHANGE - VIN: 12179
	<b>Vendor Total:</b>				<b>\$526.87</b>			
1631392-1	BONNEVILLE INDUSTRIAL SUPPLY C	81092	7/21/2020	7/23/2020	\$19.30			
					19.30	5240520	WRF - SUPPLIES	29051 MODEL K FACESAVER
1631577	BONNEVILLE INDUSTRIAL SUPPLY C	81045	7/21/2020	7/21/2020	\$598.36			
					598.36	5240520	WRF - SUPPLIES	WRF - ORGANIC VAPOR CART
	<b>Vendor Total:</b>				<b>\$617.66</b>			
UP29904	CENTURY EQUIPMENT COMP	81046	7/21/2020	7/21/2020	\$4.84			
					4.84	5140250	EQUIPMENT MAINTENANCE	COUPLING
072020A	CENTURYLINK	81047	7/20/2020	7/20/2020	\$168.42			
					168.42	1051280	TELEPHONE	801-754-5165
072020B	CENTURYLINK	81047	7/20/2020	7/20/2020	\$61.32			
					61.32	1051280	TELEPHONE	801-754-5293
	<b>Vendor Total:</b>				<b>\$229.74</b>			
20G0375	CHEMTECH-FORD, INC	81093	7/21/2020	7/23/2020	\$80.00			
					80.00	5240520	WRF - SUPPLIES	WRF

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20G0808	CHEMTECH-FORD, INC	81048	7/21/2020	7/21/2020	\$100.00			
					100.00	5140310	PROFESSIONAL & TECHNICA	WATER
20G0809	CHEMTECH-FORD, INC	81121	7/27/2020	7/27/2020	\$80.00			
					80.00	5240520	WRF - SUPPLIES	WRF
20G1239	CHEMTECH-FORD, INC	81146	7/29/2020	7/29/2020	\$80.00			
					80.00	5240520	WRF - SUPPLIES	WRF
	<b>Vendor Total:</b>				<b>\$340.00</b>			
PR071820-7171	CHILD SUPPORT SERVICES/ORS	81084	7/23/2020	7/23/2020	\$215.54			
					215.54	1022420	GARNISHMENTS	Garnishment - Child Support
R2020-4048-4	CITY OF OREM	81122	7/27/2020	7/27/2020	\$80.00			
					80.00	1054230	EDUCATION, TRAINING & TRA	GUN RANGE USE
S7014028.007	CODALE ELECTRIC SUPPLY	81162	7/31/2020	7/31/2020	\$928.00			
					928.00	1022530	STREET LIGHTS (NEW DEVEL	SECRET GARDEN
S7014049.007	CODALE ELECTRIC SUPPLY	81162	7/31/2020	7/31/2020	\$1,856.00			
					1,856.00	1022530	STREET LIGHTS (NEW DEVEL	ORCHARDS A12
S7014062.005	CODALE ELECTRIC SUPPLY	81162	7/31/2020	7/31/2020	\$5,789.46			
					5,789.46	1022530	STREET LIGHTS (NEW DEVEL	HILLS
	<b>Vendor Total:</b>				<b>\$8,573.46</b>			
7327083-081623	COLONIAL LIFE &	81147	7/29/2020	7/29/2020	\$126.09			
					126.09	1022505	SUPPLEMENTAL	LIFE INSURANCE PREMIUMS
Refund: 7000543	CROWLEY, KYLE *	81123	7/27/2020	7/27/2020	\$66.40			
					66.40	5113110	ACCOUNTS RECEIVABLE	Refund: 7000543 - CROWLEY,
504062	CUTLER'S INC	81124	7/27/2020	7/27/2020	\$339.79			
					339.79	1070300	BUILDINGS & GROUNDS MAI	CURVED SHAFT LINE TRIMME
116925178	DEERE & COMPANY	81051	7/21/2020	7/21/2020	\$54,588.85			
					54,588.85	4240771	LEASE PURCHASES	LAWN MOWER 0730TC 1600 T
073020	DOMINION ENERGY INC.	81148	7/30/2020	7/30/2020	\$154.50			
					7.73	1051270	UTILITIES	200 S 400 W
					26.53	1051270	UTILITIES	275 W MAIN STREET
					30.95	1051270	UTILITIES	45 W 100 S
					29.31	1051270	UTILITIES	55 W 100 S
					7.16	1051270	UTILITIES	98 S CENTER STREET
					21.10	1051270	UTILITIES	1205 N CENTER STREET
					31.72	5240500	WRF - UTILITIES	1215 N CENTER STREET
COMM38752020	EDUCATORS HEALTH PLANS LIFE, A	9999	7/20/2020	7/20/2020	\$48,818.42			
					44,921.02	1022500	HEALTH INSURANCE	Health Insurance Premium - July
					3,544.40	1022501	DENTAL	Dental Insurance Premium - July
					353.00	1022508	VISION	Vision Insurance Premium - July
PR071820-383	EFTPS	9999	7/23/2020	7/23/2020	\$28,875.08			
					16,505.24	1022210	FICA PAYABLE	Social Security Tax
					3,860.22	1022210	FICA PAYABLE	Medicare Tax
					8,509.62	1022220	FEDERAL WITHHOLDING PAY	Federal Income Tax
41396	EMPIRE WEST	81094	7/23/2020	7/23/2020	\$485.22			
					485.22	5140240	SUPPLIES	WATER - CLOW F-2500 TRAFF
20118692	EPIC ENGINEERING	81149	7/30/2020	7/30/2020	\$4,160.00			
					4,160.00	4140815	P3 - OLD PUBLIC SAFETY BL	RECORD OF SURVEY
SP098510	ERIKS NORTH AMERICA, INC	81095	7/21/2020	7/23/2020	\$468.45			
					468.45	5240520	WRF - SUPPLIES	FIRE HOSE DOUBLE JACKET

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4092007	EWING IRRIGATION PRODUCTS INC	81125	7/27/2020	7/27/2020	\$569.93			
					569.93	6140310	BALLFIELD MAINTENANCE	CLAY
4122768	EWING IRRIGATION PRODUCTS INC	81125	7/27/2020	7/27/2020	\$184.82			
					184.82	6140310	BALLFIELD MAINTENANCE	MOUND CLAY
	<b>Vendor Total:</b>				<b>\$754.75</b>			
20-189	FORENSIC NURSING SERVICES, INC	81096	7/23/2020	7/23/2020	\$100.00			
					100.00	1043310	PROFESSIONAL & TECHNICA	DRUG SCREEN
20-190	FORENSIC NURSING SERVICES, INC	81052	7/21/2020	7/21/2020	\$260.00			
					260.00	1054311	PROFESSIONAL & TECHNICA	CASE NO. 20SQ01805/CASE N
20-201	FORENSIC NURSING SERVICES, INC	81096	7/23/2020	7/23/2020	\$100.00			
					100.00	1043310	PROFESSIONAL & TECHNICA	DRUG SCREEN
20-211	FORENSIC NURSING SERVICES, INC	81096	7/23/2020	7/23/2020	\$100.00			
					100.00	1043310	PROFESSIONAL & TECHNICA	DRUG SCREEN
	<b>Vendor Total:</b>				<b>\$560.00</b>			
PC-06-23-2020	FRANCOM, KYLE & CARLENE	81097	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 06-2
072120	GARAGE DOOR MAN	81053	7/21/2020	7/21/2020	\$600.00			
					600.00	1051300	BUILDINGS & GROUND MAIN	GARAGE DOOR SERVICE
INV-0523	GAUSE SERVICES LLC	81054	7/21/2020	7/21/2020	\$150.00			
					150.00	5240550	WRF - EQUIPMENT MAINTEN	SAMPLE WATER FRIDGE REP
PC-06-23-2020	GUNNELL, BRADLEY DON	81098	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 06-2
PC-07-14-2020	GUNNELL, BRADLEY DON	81098	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 07-1
	<b>Vendor Total:</b>				<b>\$50.00</b>			
42322	HANSEN, ALLEN & LUCE, INC	81055	7/21/2020	7/21/2020	\$10,920.80			
					10,920.80	5540730	CAPITAL FACILITY PLAN UPD	CULINARY CFP UPDATE
42323	HANSEN, ALLEN & LUCE, INC	81055	7/21/2020	7/21/2020	\$8,049.67			
					8,049.67	6040730	CAPITAL FACILITY PLAN UPD	PI CFP UPDATE
	<b>Vendor Total:</b>				<b>\$18,970.47</b>			
072020	HEALTH EQUITY INC,	9999	7/22/2020	7/22/2020	\$5,641.67			
					529.65	1022503	HSA	Norm Beagley - Employer Conri
					108.34	1022503	HSA	Norm Beagley - Employee Conri
					529.65	1022503	HSA	Jason Bond - Employer Contribut
					62.00	1022503	HSA	Jason Bond - Employee Contribu
					287.53	1022503	HSA	Brandon Butler - Employer Conri
					393.45	1022503	HSA	Wade Eva - Employer Contributio
					280.00	1022503	HSA	Wade Eva - Employee Contributi
					529.65	1022503	HSA	Ryan Harris - Employer Contribut
					366.45	1022503	HSA	Jon Hepworth - Employer Conrib
					50.00	1022503	HSA	Jon Hepworth - Employee Conri
					393.45	1022503	HSA	Gregg Hiatt - Employer Contributi
					200.00	1022503	HSA	Gregg Hiatt - Employee Contribut
					272.20	1022503	HSA	Rod Hurst - Employer Contributio
					250.00	1022503	HSA	Rod Hurst - Employee Contributi
					529.65	1022503	HSA	Jon Lundell - Employer Contributi
					393.45	1022503	HSA	Kayson Shepherd - Employer C
					366.45	1022503	HSA	Aaron Shirley - Employer Conrib
					50.00	1022503	HSA	Aaron Shirley - Employee Conrib



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					49.75	1043310	PROFESSIONAL & TECHNICA	HSa & FSA Admin Fees July 20
79283203	HENRY SCHEIN	81150	7/29/2020	7/29/2020	\$2.22			
					2.22	7657247	COVID-19 RELATED EXPENDI	HAND SANITIZER
79468930	HENRY SCHEIN	81150	7/29/2020	7/29/2020	\$127.92			
					127.92	7657247	COVID-19 RELATED EXPENDI	N95 MASKS
79563412	HENRY SCHEIN	81099	7/23/2020	7/23/2020	\$55.00			
					55.00	7657247	COVID-19 RELATED EXPENDI	TENDER GRIPS SKIN FIXATIO
79573871	HENRY SCHEIN	81099	7/23/2020	7/23/2020	\$182.63			
					182.63	7657247	COVID-19 RELATED EXPENDI	MASKS
79574929	HENRY SCHEIN	81099	7/23/2020	7/23/2020	\$147.00			
					147.00	7657247	COVID-19 RELATED EXPENDI	EARLOOP MASKS
79625745	HENRY SCHEIN	81099	7/23/2020	7/23/2020	\$98.95			
					98.95	7657247	COVID-19 RELATED EXPENDI	MASKS
79744395	HENRY SCHEIN	81099	7/23/2020	7/23/2020	\$933.80			
					933.80	7657247	COVID-19 RELATED EXPENDI	GLOVES
80106919	HENRY SCHEIN	81150	7/29/2020	7/29/2020	\$1,183.79			
					1,183.79	7657242	EMS - SUPPLIES	MEDICAL SUPPLIES
	<b>Vendor Total:</b>				<b>\$2,731.31</b>			
BOND-RELEASE	HG UTAH 1, LLC	81056	7/21/2020	7/9/2020	\$14,730.50			
					14,730.50	1022450-048	(INSP) [F] STONE HOLLOW	UNUSED INSPECTION FEES
BOND-RELEASE	HG UTAH 1, LLC	81056	7/21/2020	7/21/2020	\$55,101.70			
					55,101.70	1022450-047	(WNTY) [E] STONE HOLLOW S	BOND RELEASE
BOND-RELEASE	HG UTAH 1, LLC	81056	7/21/2020	7/21/2020	\$3,512.00			
					3,512.00	1022450-046	(BOND) [E] STONE HOLLOW F	BOND RELEASE
BOND-RELEASE	HG UTAH 1, LLC	81056	7/21/2020	7/21/2020	\$140,845.45			
					140,845.45	1022485	(BOND&WNTY) [C] STONE HO	WARRANTY BOND
	<b>Vendor Total:</b>				<b>\$214,189.65</b>			
0551641413	HONEY BUCKET	81057	7/21/2020	7/21/2020	\$2.86			
					2.86	1070300	BUILDINGS & GROUNDS MAI	SERVICE
0551641414	HONEY BUCKET	81057	7/21/2020	7/21/2020	\$2.86			
					2.86	1070300	BUILDINGS & GROUNDS MAI	SERVICE
0551641415	HONEY BUCKET	81057	7/21/2020	7/21/2020	\$75.00			
					75.00	1070300	BUILDINGS & GROUNDS MAI	R1013839
	<b>Vendor Total:</b>				<b>\$80.72</b>			
46884899	INGRAM BOOK GROUP	81058	7/20/2020	7/9/2020	\$50.51			
					50.51	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
46946198	INGRAM BOOK GROUP	81058	7/20/2020	7/9/2020	\$21.20			
					21.20	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
	<b>Vendor Total:</b>				<b>\$71.71</b>			
1013945074	INTERMOUNTAIN FARMERS, INC.	81151	7/30/2020	7/30/2020	\$212.36			
					212.36	1060240	SUPPLIES	GLY-STAR PLUS ALBAUGH 2.5
72020	INTERNAL REVENUE SERVICE	81117	7/27/2020	7/27/2020	\$164.15			
					164.15	1043310	PROFESSIONAL & TECHNICA	PCORI TAX - SELF FUNDED H
072120	IRIS MEDICAL	81059	7/21/2020	7/21/2020	\$155.21			
					155.21	7657211	EMS BILLING SERVICES EXP	JUNE
20943	JOHNSON TRACTOR	81060	7/21/2020	7/21/2020	\$131.00			
					131.00	1070250	EQUIPMENT MAINTENANCE	MAINTENANCE

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XC07232020-145	JON FARRIS	81116	7/23/2020	7/23/2020	\$3,020.00 3,020.00	1022430	COURT FINES AND FORFEITU	BAIL REFUND
0122696	JONES & DEMILLE ENGINEERING	81100	7/23/2020	7/23/2020	\$24,022.40 24,022.40	5940751	HIGHLAND DRIVE (FOOTHILL	HIGHLAND DRIVE REALIGNM
24436	KEITH JUDDS PRO-SERVICE, INC	81061	7/21/2020	7/21/2020	\$30.00 30.00	7657250	FIRE - EQUIPMENT MAINTEN	SAFETY INSPECTION - VIN: 51
24437	KEITH JUDDS PRO-SERVICE, INC	81061	7/21/2020	7/21/2020	\$30.00 30.00	7657250	FIRE - EQUIPMENT MAINTEN	SAFETY INSPECTION - VIN: 44
24451	KEITH JUDDS PRO-SERVICE, INC	81061	7/21/2020	7/21/2020	\$25.00 25.00	6140250	EQUIPMENT MAINTENANCE	EMISSIONS TEST - VIN: 53163
	<b>Vendor Total:</b>				<b>\$85.00</b>			
17-141	LARA, PEGGIE	81101	7/23/2020	7/23/2020	\$25.00 25.00	1042310	PROFESSIONAL & TECHNICA	INTERPRETER - 1 HOUR
EA941031	LES OLSON COMPANY	81102	7/23/2020	7/23/2020	\$352.99 352.99	4340300	COPIER CONTRACT	COPIERS
PC-07-14-2020	MENDENHALL-SPERRY, MICHELLE	81103	7/21/2020	7/23/2020	\$25.00 25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 07-1
REIMBURSE-07	MONTOYA, BETSY	81118	7/27/2020	7/27/2020	\$35.96 35.96	1041670	YOUTH CITY COUNCIL EXPE	MILAGE REIMBURSEMENT - Y
2165080	MOUNTAIN ALARM	81152	7/30/2020	7/30/2020	\$44.00 44.00	1051300	BUILDINGS & GROUND MAIN	Alarm Monitoring System
S103599352.002	MOUNTAINLAND SUPPLY	81063	7/21/2020	7/21/2020	\$23.81 23.81	5240240	SUPPLIES	WIRE CABLE
S103647258.001	MOUNTAINLAND SUPPLY	81063	7/21/2020	7/21/2020	\$25.12 25.12	5240240	SUPPLIES	3" AIR VACUUM
S103647258.002	MOUNTAINLAND SUPPLY	81063	7/21/2020	7/21/2020	\$327.74 327.74	5140240	SUPPLIES	VACCUM RELIEF VALVE
S103647259.001	MOUNTAINLAND SUPPLY	81063	7/21/2020	7/21/2020	\$2,200.00 2,200.00	5140240	SUPPLIES	SENSUS SUPPORT
S103647301.001	MOUNTAINLAND SUPPLY	81126	7/27/2020	7/27/2020	\$54.34 54.34	5440240	SUPPLIES	IMPELLER KIT
S103656872.001	MOUNTAINLAND SUPPLY	81104	7/21/2020	7/23/2020	\$320.74 320.74	5440240	SUPPLIES	Supplies
S103659815.001	MOUNTAINLAND SUPPLY	81104	7/21/2020	7/23/2020	\$60.52 60.52	5440240	SUPPLIES	ADAPTERS
S103665361.001	MOUNTAINLAND SUPPLY	81126	7/27/2020	7/27/2020	\$691.25 691.25	5440240	SUPPLIES	STOP S&W/CURB STOP/QUIC
S103665907.001	MOUNTAINLAND SUPPLY	81126	7/27/2020	7/27/2020	\$624.37 624.37	5440240	SUPPLIES	BFV GEAR WITH HDW WAFER
S103671117.001	MOUNTAINLAND SUPPLY	81153	7/29/2020	7/29/2020	\$119.09 119.09	5440240	SUPPLIES	SUMMIT CREEK IRRIGATION
S103679727.001	MOUNTAINLAND SUPPLY	81063	7/21/2020	7/21/2020	\$9,314.25 9,314.25	5240240	SUPPLIES	METERS
	<b>Vendor Total:</b>				<b>\$13,761.23</b>			
PR071820-13093	NEBO LODGE #45	81085	7/23/2020	7/23/2020	\$18.00 18.00	1022425	FOP DUES	FOP Dues (Nebo Lodge #45)
24153	NIELSEN & SENIOR, ATTORNEYS	81127	7/27/2020	7/27/2020	\$21,151.98 21,151.98	1043331	LEGAL	CRIMINAL

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24154	NIELSEN & SENIOR, ATTORNEYS	81127	7/27/2020	7/27/2020	\$5,242.64			
					5,242.64	1043331	LEGAL	CIVIL
	<b>Vendor Total:</b>				<b>\$26,394.62</b>			
REIMBURSE-07	ORYALL, LYN	81027	7/20/2020	7/20/2020	\$347.31			
					200.00	7240240	SUPPLIES	SUMMER READING DRAWING
					100.00	7240240	SUPPLIES	SUMMER READING OFFICE S
					47.31	7240240	SUPPLIES	SUMMER READING DRAWING
13241	OUT BACK GRAPHICS, LLC	81128	7/27/2020	7/27/2020	\$120.00			
					120.00	1077300	BUILDINGS & GROUND MAIN	METAL SIGNS
2336	PAYSON & SANTAQUIN AREA CHAMB	81129	7/27/2020	7/27/2020	\$6,000.00			
					6,000.00	1041330	DONATIONS	MEMBERSHIP DUES 2020-202
354342	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	(\$210.00)			
					-210.00	5240250	EQUIPMENT MAINTENANCE	CORE DEPOSITS
354501	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	\$41.99			
					41.99	5140250	EQUIPMENT MAINTENANCE	JAW INSERTS
354639	PAYSON AUTO SUPPLY - NAPA	81105	7/23/2020	7/23/2020	\$53.07			
					53.07	5140240	SUPPLIES	SPARK PLUG/FILTERS
354687	PAYSON AUTO SUPPLY - NAPA	81141	7/28/2020	7/28/2020	\$23.99			
					23.99	5440250	EQUIPMENT MAINTENANCE	MUL HOSE
354896	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	\$36.90			
					36.90	5440250	EQUIPMENT MAINTENANCE	MUL HOSE
354902	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	(\$21.01)			
					-21.01	5440250	EQUIPMENT MAINTENANCE	EARTH OIL ABSO/JAW INSERT
355147	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	\$327.98			
					327.98	5240250	EQUIPMENT MAINTENANCE	BATTERY
355375	PAYSON AUTO SUPPLY - NAPA	81154	7/29/2020	7/29/2020	\$84.49			
					84.49	5140250	EQUIPMENT MAINTENANCE	JAW INSERTS - VIN: 2003 CHE
355379	PAYSON AUTO SUPPLY - NAPA	81064	7/21/2020	7/21/2020	(\$54.00)			
					-54.00	1070250	EQUIPMENT MAINTENANCE	CORE DEPOSIT
355890	PAYSON AUTO SUPPLY - NAPA	81141	7/28/2020	7/28/2020	\$62.00			
					62.00	5440250	EQUIPMENT MAINTENANCE	AIR FILTERS
355913	PAYSON AUTO SUPPLY - NAPA	81141	7/28/2020	7/28/2020	\$1,999.99			
					666.66	5140240	SUPPLIES	JETSTREAM COOLER
					666.66	5240240	SUPPLIES	JETSTREAM COOLER
					666.67	5440240	SUPPLIES	JETSTREAM COOLER
355915	PAYSON AUTO SUPPLY - NAPA	81105	7/23/2020	7/23/2020	\$41.62			
					41.62	1060240	SUPPLIES	PLASMA TIPS
355960	PAYSON AUTO SUPPLY - NAPA	81130	7/27/2020	7/27/2020	\$39.49			
					39.49	1070250	EQUIPMENT MAINTENANCE	FUEL PUMP
356076	PAYSON AUTO SUPPLY - NAPA	81130	7/27/2020	7/27/2020	\$2.49			
					2.49	5140250	EQUIPMENT MAINTENANCE	TIRE VALVE
356593	PAYSON AUTO SUPPLY - NAPA	81154	7/30/2020	7/30/2020	\$71.99			
					71.99	5240240	SUPPLIES	FLAT WASHERS - QTY: 100
356667	PAYSON AUTO SUPPLY - NAPA	81154	7/29/2020	7/29/2020	\$71.96			
					71.96	5140250	EQUIPMENT MAINTENANCE	22IN EXACTFIT-BEAM
356715	PAYSON AUTO SUPPLY - NAPA	81154	7/29/2020	7/29/2020	\$195.12			
					195.12	5140250	EQUIPMENT MAINTENANCE	STARTER - VIN: 39971

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	<b>Vendor Total:</b>				<b>\$2,768.07</b>			
45082	PAYSON LOCK	81065	7/21/2020	7/21/2020	\$81.00			
					81.00	5240240	SUPPLIES	KEY COPIES
31002	PEAK MOBILE COMMUNICATION, LL	81066	7/21/2020	7/21/2020	\$63.40			
					63.40	7657700	WILDLAND FIRE RES EXPEN	RADIO REPAIRS
31006	PEAK MOBILE COMMUNICATION, LL	81066	7/21/2020	7/21/2020	\$15.00			
					15.00	7657700	WILDLAND FIRE RES EXPEN	PARTS
	<b>Vendor Total:</b>				<b>\$78.40</b>			
2432569	PETERSON PLUMBING SUPPLY	81106	7/23/2020	7/23/2020	\$357.77			
					357.77	5140240	SUPPLIES	DIAPHRAGM BACK PLAT/REP
1469799	POLYDYNE INC.	81107	7/23/2020	7/23/2020	\$3,213.79			
					3,213.79	5240510	WRF - CHEMICAL SUPPLIES	CLARIFLOC WE-1950
207727-00	QUALITY TIRE	81067	7/21/2020	7/21/2020	\$1,030.15			
					1,030.15	7657250	FIRE - EQUIPMENT MAINTEN	TIRES - VIN: 26572
5388	R & C SUPPLY	81068	7/21/2020	7/21/2020	\$975.85			
					975.85	1070300	BUILDINGS & GROUNDS MAI	FERTILIZER
5457	R & C SUPPLY	81155	7/29/2020	7/29/2020	\$496.00			
					496.00	1070300	BUILDINGS & GROUNDS MAI	FERTILIZER
	<b>Vendor Total:</b>				<b>\$1,471.85</b>			
76670209	RECORDED BOOKS, LLC	81069	7/20/2020	7/9/2020	\$500.00			
					500.00	7240210	BOOKS, SUBSCRIPTIONS & M	DIGITAL MAGAZINES - 1 YEAR
RMP-072020A	ROCKY MOUNTAIN POWER	81070	7/20/2020	7/20/2020	\$117.15			
					34.17	1060270	UTILITIES - STREET LIGHTS	1005 S RED BARN
					57.83	1060270	UTILITIES - STREET LIGHTS	415 TRAVERTINE WAY
					18.08	1060270	UTILITIES - STREET LIGHTS	154 E 950 S
					7.07	1060270	UTILITIES - STREET LIGHTS	80 E 770 N
RMP-072020B	ROCKY MOUNTAIN POWER	81070	7/20/2020	7/20/2020	\$10,898.18			
					12.09	1070270	UTILITIES	1000 N CENTER PARK
					180.70	1070270	UTILITIES	1213 N CENTER ST - PUBLIC
					392.08	1070270	UTILITIES	1213 N CENTER ST - PUBLIC
					9,854.47	5240500	WRF - UTILITIES	1215 N CENTER
					458.84	5440273	UTILITIES	10 W GINGER GOLD ROAD - LI
RMP-072720	ROCKY MOUNTAIN POWER	81131	7/27/2020	7/27/2020	\$26.11			
					26.11	1060270	UTILITIES - STREET LIGHTS	115 W 860 N STRONGBOX
	<b>Vendor Total:</b>				<b>\$11,041.44</b>			
P21961	ROCKY MOUNTAIN TURF - RMT EQUI	81071	7/21/2020	7/21/2020	\$136.73			
					136.73	1070250	EQUIPMENT MAINTENANCE	BUSHING/WHEEL 5 HOLE/FRE
P22140	ROCKY MOUNTAIN TURF - RMT EQUI	81071	7/21/2020	7/21/2020	\$482.57			
					482.57	1070250	EQUIPMENT MAINTENANCE	MUFFLER/GASKET/DELIVERY
	<b>Vendor Total:</b>				<b>\$619.30</b>			
262988	RON GORDON TIRE PROS	81072	7/21/2020	7/21/2020	\$463.16			
					463.16	1060250	EQUIPMENT MAINTENANCE	TILTDECK TRAILER
6695-698435	ROYAL WHOLESALE ELECTRIC	81132	7/27/2020	7/27/2020	\$2,250.00			
					2,250.00	1051300	BUILDINGS & GROUND MAIN	4000K LED RETRO KIT
PR071820-266	SANTAQUIN CITY UTILITIES	81086	7/23/2020	7/23/2020	\$930.00			
					730.00	1022350	UTILITIES PAYABLE	Utilities
					200.00	1022350	UTILITIES PAYABLE	Cemetery

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XC07212020-145	SHAUNA SHEPHERD	81083	7/21/2020	7/21/2020	\$62.95			
					62.95	7240770	LIBRARY BOARD FUND RAIS	VALENTINE FUNDRAISER SN
REIMBURSE-07	SHAW, RYAN	81156	7/30/2020	7/30/2020	\$177.68			
					177.68	1054240	SUPPLIES	UNIFORMS - RYAN SHAW
Refund: 930700	SILCOX, WESLEY W.	81133	7/27/2020	7/27/2020	\$50.48			
					50.48	5113110	ACCOUNTS RECEIVABLE	Refund: 930700 - SILCOX, WES
S88746	SPRINKLER SUPPLY - SPANISH FOR	81108	7/21/2020	7/23/2020	\$88.29			
					88.29	1070300	BUILDINGS & GROUNDS MAI	WEATHERMATIC VALVE
T54622	SPRINKLER SUPPLY - SPANISH FOR	81073	7/21/2020	7/21/2020	\$1,167.21			
					1,167.21	1070300	BUILDINGS & GROUNDS MAI	PARKS - ARC NOZZLES
T67436	SPRINKLER SUPPLY - SPANISH FOR	81108	7/23/2020	7/23/2020	\$3,649.75			
					3,649.75	4140817	2019 HANSEN TANK PROJEC	PI TANK
T70418	SPRINKLER SUPPLY - SPANISH FOR	81134	7/27/2020	7/27/2020	\$9.97			
					9.97	1070300	BUILDINGS & GROUNDS MAI	FIELD MAINTENANCE
T73629	SPRINKLER SUPPLY - SPANISH FOR	81157	7/29/2020	7/29/2020	\$716.16			
					716.16	1070300	BUILDINGS & GROUNDS MAI	6500 SERIES 4" PART CIRCLE
	<b>Vendor Total:</b>				<b>\$5,631.38</b>			
P89427	STOTZ EQUIPMENT CO, LLC - ARIZO	81074	7/21/2020	7/21/2020	\$217.96			
					217.96	1060250	EQUIPMENT MAINTENANCE	BLADE KIT
P89592	STOTZ EQUIPMENT CO, LLC - ARIZO	81109	7/23/2020	7/23/2020	\$239.09			
					239.09	7657250	FIRE - EQUIPMENT MAINTEN	AIR FILTERS/SPARK PLUGS/F
	<b>Vendor Total:</b>				<b>\$457.05</b>			
108	SURVIVAL EDGE TACTICAL SYSTEM	81135	7/27/2020	7/27/2020	\$950.00			
					950.00	1054230	EDUCATION, TRAINING & TRA	PUBLIC ORDER SYSTEMS CO
0354700-IN	SYMBOL ARTS, LLC	81075	7/21/2020	7/21/2020	\$95.00			
					95.00	1054240	SUPPLIES	BADGES
842622784	THOMSON REUTERS - WEST	81076	7/19/2020	7/19/2020	\$200.00			
					200.00	1054311	PROFESSIONAL & TECHNICA	INFORMATION CHARGES
36491	TISCHNER FORD SALES, INC	81110	7/21/2020	7/23/2020	\$28.80			
					28.80	5240520	WRF - SUPPLIES	EMISSIONS TEST - VIN: 42234
37125	TISCHNER FORD SALES, INC	81136	7/27/2020	7/27/2020	\$72.63			
					72.63	1054250	EQUIPMENT MAINTENANCE	OIL CHANGE - VIN: 42234
37209	TISCHNER FORD SALES, INC	81158	7/30/2020	7/30/2020	\$49.81			
					49.81	1054250	EQUIPMENT MAINTENANCE	OIL CHANGE - VIN: 12184
	<b>Vendor Total:</b>				<b>\$151.24</b>			
PC-07-14-2020	TOLMAN, JESSICA	81111	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 07-1
PR071820-7076	UTAH COUNTY LODGE #31	81087	7/23/2020	7/23/2020	\$144.00			
					144.00	1022425	FOP DUES	FOP Dues (Ut County Lodge #3
071920	UTAH COUNTY MAJOR CRIMES	81077	7/19/2020	7/19/2020	\$3,938.81			
					3,938.81	1054330	CRIMES TASK FORCE	PARTICIPATION ASSESSMENT
073120	UTAH COUNTY RECORDER	81160	7/31/2020	7/31/2020	\$64.00			
					64.00	1048310	PROFESSIONAL & TECHNICA	DOCUMENT RECORDING
072320	UTAH DEPT OF COMMERCE	81112	7/23/2020	7/23/2020	\$1,399.59			
					1,399.59	1068310	PROFESSIONAL & TECHNICA	4TH QUARTER FY2019-2020
1583780	UTAH LOCAL GOVERNMENT TRUST	81078	7/21/2020	7/21/2020	\$260.54			
					260.54	1043510	INSURANCE AND BONDS	JUNE

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1583781	UTAH LOCAL GOVERNMENT TRUST	81078	7/21/2020	7/21/2020	\$4,773.82			
					4,773.82	1022250	WORKMENS COMPENSATION	JUNE
1584568	UTAH LOCAL GOVERNMENT TRUST	81078	7/21/2020	7/21/2020	\$722.80			
					722.80	1043510	INSURANCE AND BONDS	JULY
1584569	UTAH LOCAL GOVERNMENT TRUST	81078	7/21/2020	7/21/2020	\$4,773.82			
					4,773.82	1022250	WORKMENS COMPENSATION	JULY
	<b>Vendor Total:</b>				<b>\$10,530.98</b>			
PR071820-382	UTAH STATE RETIREMENT	9999	7/23/2020	7/23/2020	\$25,722.83			
					3,221.60	1022300	RETIREMENT PAYABLE	401K
					20,073.27	1022300	RETIREMENT PAYABLE	Retirement
					531.31	1022300	RETIREMENT PAYABLE	401K - Tier 1 Parity
					656.50	1022300	RETIREMENT PAYABLE	Roth IRA
					624.51	1022300	RETIREMENT PAYABLE	457
					615.64	1022325	RETIREMENT LOAN PAYMEN	Retirement Loan Payment
72020	UTAH STATE TAX COMMISSION	9999	7/27/2020	7/27/2020	\$27.36			
					27.36	6134200	SNACK SHACK PROCEEDS	STATE SALES TAX - 4/1/20 TO
PR071820-361	UTAH STATE TAX COMMISSION	9999	7/23/2020	7/23/2020	\$5,287.59			
					5,287.59	1022230	STATE WITHHOLDING PAYAB	State Income Tax
	<b>Vendor Total:</b>				<b>\$5,314.95</b>			
22084	UTILITEM (UTILITY COST MANAGEM	81159	7/29/2020	7/29/2020	\$68.80			
					68.80	1051270	UTILITIES	UTILITY SAVINGS MATCH
JORGE GOMEZ	VANGUARD TITLE	81161	7/31/2020	7/31/2020	\$1,000.00			
					1,000.00	4140704-001	NEW CITY HALL - LAND ACQU	EARNEST MONEY FOR JORG
9849013630	VERIZON WIRELESS	81113	7/23/2020	7/23/2020	\$1,213.44			
					1,213.44	1054340	CENTRAL DISPATCH FEES	CENTRAL DISPATCH
WALMART-0721	WALMART BRC - GE CAPITAL RETAIL	81079	7/21/2020	7/21/2020	\$597.51			
					141.36	1054240	SUPPLIES	OFFICE SUPPLIES
					283.59	6140825	FISHING EXPENSES	FISHING BBQ
					29.04	6140825	FISHING EXPENSES	WORMS/STRING
					143.52	7540480	FOOD	MASKS
REIMBURSE-07	WATERS, SHANE	81145	7/28/2020	7/28/2020	\$5.00			
					5.00	1043501	BANK AND SERVICE CHARGE	POSITIVE PAY ERROR - RETU
PS001003551	WHEELER CAT - WHEELER MACHINE	81114	7/23/2020	7/23/2020	\$70.99			
					70.99	5240250	EQUIPMENT MAINTENANCE	THERMOSTAT/GASKET
SS000283853	WHEELER CAT - WHEELER MACHINE	81080	7/21/2020	7/21/2020	\$943.90			
					943.90	5240250	EQUIPMENT MAINTENANCE	GENERATOR TESTING
	<b>Vendor Total:</b>				<b>\$1,014.89</b>			
16-JUL-2020	WISE, AARON P	81137	7/27/2020	7/27/2020	\$450.00			
					450.00	1042331	LEGAL	REPRESENTATION FOR CASE
PC-06-23-2020	WOOD, TREVOR	81115	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 06-2
PC-07-14-2020	WOOD, TREVOR	81115	7/21/2020	7/23/2020	\$25.00			
					25.00	1078310	PROFESSIONAL & TECHNICA	PLANNING COMMISSION 07-1
	<b>Vendor Total:</b>				<b>\$50.00</b>			
072120	ZIONS BANK PUBLIC FINANCE	81082	7/21/2020	7/9/2020	\$2,500.00			
					2,500.00	5940730	CAPITAL FACILITY PLAN UPD	Transportation IFA 2018
072720	ZIONS FIRST NATIONAL BANK	81138	7/27/2020	7/27/2020	\$2,000.00			
					2,000.00	6040820	DEBT SERVICE - INTEREST	ADMIN FEE



**SANTAQUIN CITY CORPORATION**  
**Invoice Register - 7/18/2020 to 7/31/2020 - All Invoices**

7/31/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
		Total:			\$566,548.46			
							<b>GL Account Summary</b>	
					20,365.46	1022210	FICA PAYABLE	
					8,509.62	1022220	FEDERAL WITHHOLDING PAY	
					5,287.59	1022230	STATE WITHHOLDING PAYAB	
					9,547.64	1022250	WORKMENS COMPENSATION	
					25,107.19	1022300	RETIREMENT PAYABLE	
					615.64	1022325	RETIREMENT LOAN PAYMEN	
					930.00	1022350	UTILITIES PAYABLE	
					215.54	1022420	GARNISHMENTS	
					162.00	1022425	FOP DUES	
					3,020.00	1022430	COURT FINES AND FORFEITU	
					3,512.00	1022450-046	(BOND) [E] STONE HOLLOW F	
					55,101.70	1022450-047	(WNTY) [E] STONE HOLLOW S	
					14,730.50	1022450-048	(INSP) [F] STONE HOLLOW	
					140,845.45	1022485	(BOND&WNTY) [C] STONE HO	
					44,921.02	1022500	HEALTH INSURANCE	
					3,544.40	1022501	DENTAL	
					5,591.92	1022503	HSA	
					126.09	1022505	SUPPLEMENTAL	
					353.00	1022508	VISION	
					8,573.46	1022530	STREET LIGHTS (NEW DEVEL	
					6,000.00	1041330	DONATIONS	
					35.96	1041670	YOUTH CITY COUNCIL EXPE	
					25.00	1042310	PROFESSIONAL & TECHNICA	
					450.00	1042331	LEGAL	
					513.90	1043310	PROFESSIONAL & TECHNICA	
					26,394.62	1043331	LEGAL	
					5.00	1043501	BANK AND SERVICE CHARGE	
					983.34	1043510	INSURANCE AND BONDS	
					64.00	1048310	PROFESSIONAL & TECHNICA	
					191.58	1051270	UTILITIES	
					229.74	1051280	TELEPHONE	
					2,894.00	1051300	BUILDINGS & GROUND MAIN	
					1,030.00	1054230	EDUCATION, TRAINING & TRA	
					867.99	1054240	SUPPLIES	
					195.36	1054250	EQUIPMENT MAINTENANCE	
					460.00	1054311	PROFESSIONAL & TECHNICA	
					3,938.81	1054330	CRIMES TASK FORCE	
					1,213.44	1054340	CENTRAL DISPATCH FEES	
					253.98	1060240	SUPPLIES	
					684.07	1060250	EQUIPMENT MAINTENANCE	
					143.26	1060270	UTILITIES - STREET LIGHTS	
					1,399.59	1068310	PROFESSIONAL & TECHNICA	
					735.79	1070250	EQUIPMENT MAINTENANCE	
					584.87	1070270	UTILITIES	
					3,873.99	1070300	BUILDINGS & GROUNDS MAI	
					120.00	1077300	BUILDINGS & GROUND MAIN	
					225.00	1078310	PROFESSIONAL & TECHNICA	
					<b>404,573.51</b>		<b>Total</b>	
					1,000.00	4140704-001	NEW CITY HALL - LAND ACQU	
					4,160.00	4140815	P3 - OLD PUBLIC SAFETY BL	
					3,649.75	4140817	2019 HANSEN TANK PROJEC	
					<b>8,809.75</b>		<b>Total</b>	
					54,588.85	4240771	LEASE PURCHASES	

**SANTAQUIN CITY CORPORATION**  
**Invoice Register - 7/18/2020 to 7/31/2020 - All Invoices**

7/31/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
					352.99	4340300	COPIER CONTRACT	
					305.14	5113110	ACCOUNTS RECEIVABLE	
					4,090.46	5140240	SUPPLIES	
					400.89	5140250	EQUIPMENT MAINTENANCE	
					100.00	5140310	PROFESSIONAL & TECHNICA	
					<b>4,896.49</b>		<b>Total</b>	
					10,182.83	5240240	SUPPLIES	
					1,132.87	5240250	EQUIPMENT MAINTENANCE	
					9,886.19	5240500	WRF - UTILITIES	
					3,213.79	5240510	WRF - CHEMICAL SUPPLIES	
					1,354.91	5240520	WRF - SUPPLIES	
					150.00	5240550	WRF - EQUIPMENT MAINTEN	
					<b>25,920.59</b>		<b>Total</b>	
					2,536.98	5440240	SUPPLIES	
					101.88	5440250	EQUIPMENT MAINTENANCE	
					458.84	5440273	UTILITIES	
					<b>3,097.70</b>		<b>Total</b>	
					10,920.80	5540730	CAPITAL FACILITY PLAN UPD	
					2,500.00	5940730	CAPITAL FACILITY PLAN UPD	
					24,022.40	5940751	HIGHLAND DRIVE (FOOTHILL	
					<b>26,522.40</b>		<b>Total</b>	
					8,049.67	6040730	CAPITAL FACILITY PLAN UPD	
					2,000.00	6040820	DEBT SERVICE - INTEREST	
					<b>10,049.67</b>		<b>Total</b>	
					27.36	6134200	SNACK SHACK PROCEEDS	
					25.00	6140250	EQUIPMENT MAINTENANCE	
					754.75	6140310	BALLFIELD MAINTENANCE	
					312.63	6140825	FISHING EXPENSES	
					<b>1,119.74</b>		<b>Total</b>	
					60.83	6840808	KIDS CAMPS/EVENTS	
					571.71	7240210	BOOKS, SUBSCRIPTIONS & M	
					347.31	7240240	SUPPLIES	
					62.95	7240770	LIBRARY BOARD FUND RAIS	
					<b>981.97</b>		<b>Total</b>	
					143.52	7540480	FOOD	
					3,063.00	7657210	BOOKS, SUBSCRIPTIONS, ME	
					155.21	7657211	EMS BILLING SERVICES EXP	
					1,183.79	7657242	EMS - SUPPLIES	
					1,547.52	7657247	COVID-19 RELATED EXPENDI	
					5,051.04	7657250	FIRE - EQUIPMENT MAINTEN	
					3,509.09	7657700	WILDLAND FIRE RES EXPEN	
					<b>14,509.65</b>		<b>Total</b>	
					<b>\$566,548.46</b>		<b>GL Account Summary Total</b>	

Santaquin, Utah

August 4, 2020

The City Council (the “Council”) of Santaquin City, Utah (the “Issuer”) met in regular session on Tuesday, August 4, 2020, at its regular meeting place in Santaquin City, Utah, at 7:00 p.m. with the following members of the Council present:

Kirk Hunsaker	Mayor
Jennifer Bowman	Councilmember
Dave Hathaway	Councilmember
Lynn Mecham	Councilmember
Nicholas Miller	Councilmember
Betsy Montoya	Councilmember

Also present:

Aaron Shirley	City Recorder
Ben Reeves	City Manager

Absent:

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

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF SANTAQUIN CITY, UTAH (THE “ISSUER”), AUTHORIZING A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION WITH THE ISSUANCE AND SALE OF NOT MORE THAN \$7,100,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2020; AND RELATED MATTERS.

WHEREAS, by resolution adopted on May 19, 2020 (the “Parameters Resolution”) the City Council approved the issuance of its Sales Tax Revenue Bonds, Series 2020 (the “Series 2020 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer); and

WHEREAS, the Issuer desires to authorize the use and distribution of one or more of a Preliminary Official Statement (the “Preliminary Official Statement”) in substantially the form attached hereto as Exhibit B, and to approve a final Official Statement (the “Official Statement”) in substantially the form as the Preliminary Official Statement, and other documents relating thereto.

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

Section 1. The Issuer hereby authorizes the utilization of the Preliminary Official Statement in the form attached hereto as Exhibit B in the marketing of the Series 2020 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 2. Pursuant to the Parameters Resolution, the Issuer has previously granted and further gives authority to any one of the following: Mayor or Mayor pro tem (together, the “Mayor”) or the City Manager (collectively, the “Designated Officers”) or other appropriate officials of the Issuer, to make any alterations, changes or additions to the Preliminary Official Statement, the Official Statement, the Bond Purchase Agreement, or any other document which may be necessary to conform the same to the final terms of the Series 2020 Bonds (within the Parameters set by the Parameters Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the City Council or the provisions of the laws of the State of Utah or the United States.

Section 3. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this August 4, 2020.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

I, Aaron Shirley, the duly appointed and qualified City Recorder of Santaquin City, Utah (the “City”), do hereby certify according to the records of the City Council of the City (the “City Council”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on \_\_\_\_\_, 2020, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this August 4, 2020.

(SEAL)

By: \_\_\_\_\_  
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Aaron Shirley, the undersigned City Recorder of Santaquin City, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 4, 2020, public meeting held by the City Council of the City (the “City Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on \_\_\_\_\_, 2020, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Payson Chronicle on \_\_\_\_\_, 2020, at least twenty-four (24) hours prior to the convening of the meeting; and

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

In addition, the Notice of 2020 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on \_\_\_\_\_, at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City on \_\_\_\_\_, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 4, 2020.

(SEAL)

By: \_\_\_\_\_  
City Recorder



SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2  
ANNUAL MEETING SCHEDULE

EXHIBIT B

FORM OF PRELIMINARY OFFICIAL STATEMENT

(See Transcript Document No.\_\_\_\_)

# PRELIMINARY OFFICIAL STATEMENT

## Santaquin City, Utah

### \$6,245,000\*

### Sales Tax Revenue Bonds, Series 2020

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On Thursday, September 3, 2020 up to 9:30:00 A.M., M.S.T., electronic bids will be received by means of the **PARITY**® electronic bid submission system. See the “OFFICIAL NOTICE OF BOND SALE—Procedures Regarding Electronic Bidding.”

The 2020 Bonds will be awarded to the successful bidder(s) and issued pursuant to a resolution of the City Council of Santaquin City, Utah previously adopted on \_\_\_\_\_, 2020.

*Santaquin City, Utah has deemed this PRELIMINARY OFFICIAL STATEMENT final as of the date hereof, for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission, subject to completion with certain information to be established at the time of sale of the 2020 Bonds as permitted by the Rule.*

For copies of the OFFICIAL NOTICE OF BOND SALE, the PRELIMINARY OFFICIAL STATEMENT, and other related information with respect to the 2020 Bonds, contact the Municipal Advisor:



ZIONS PUBLIC FINANCE, INC.

**Zions Bank Building**  
**One S Main St 18<sup>th</sup> Floor**  
**Salt Lake City UT 84133-1109**  
**801.844.7373 | f 801.844.4484**  
[jeanette.harris@zionsbancorp.com](mailto:jeanette.harris@zionsbancorp.com)

This PRELIMINARY OFFICIAL STATEMENT is dated \_\_\_\_\_, and the information contained herein speaks only as of that date.

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\* Preliminary; subject to change.

(This page has been intentionally left blank.)

**PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 21, 2020 [July 31, 2020]**

**NEW ISSUE**

Book-Entry Only

Rating: S&P [ ] (\_\_\_ insured; underlying “\_\_\_”)

See “BOND INSURANCE” and “MISCELLANEOUS—Bond Ratings” herein.

*In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the 2020 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. Bond Counsel is also of the opinion that the interest on the 2020 Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” herein.*

*The 2020 Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986 (the “Code”).*

**\$6,245,000\***

**Santaquin City, Utah**

**Sales Tax Revenue Bonds, Series 2020**

The \$6,245,000\* Series Sales Tax Revenue Bonds, Series 2020 are issued by Santaquin City (the “City”) as fully-registered bonds and, when initially issued, will be in book-entry form, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York. DTC will act as securities depository for the 2020 Bonds.

Principal of and interest on the 2020 Bonds (interest payable June 15 and December 15 of each year, commencing December 15, 2020) are payable by Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah, as Paying Agent, to the registered owners thereof, initially DTC. See “THE 2020 BONDS—Book-Entry System” herein.

The 2020 Bonds are subject to optional redemption prior to maturity and may be subject to mandatory sinking fund redemption at the option of the successful bidder(s). See “THE 2020 BONDS—Redemption Provisions” and “—Mandatory Sinking Fund Redemption At Bidder’s Option” herein.

The 2020 Bonds are being issued to finance the construction of a new Santaquin City Hall, and costs associated with the issuance of the 2020 Bonds. See “THE 2020 BONDS” and “THE 2020 PROJECT” herein.

The 2020 Bonds are special limited obligations of the City, payable solely from and secured by a pledge of the Revenues, moneys, securities and funds pledged therefor in the Indenture. The revenues consist of the Pledged Taxes. No assurance can be given that the Revenues will remain sufficient for the payment of principal and interest on the 2020 Bonds and the City is limited by Utah law in its ability to increase the rate of such taxes. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or full faith and credit of the City and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The City will not mortgage or grant any security interest in all or any portion of the improvements financed with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds. See “SECURITY AND SOURCES OF PAYMENT” herein.

**Dated:** Date of Delivery<sup>1</sup>

**Due:** June 15, as shown on inside front cover

**See the inside front cover for the maturity schedule of the 2020 Bonds**

**The 2020 Bonds will be awarded pursuant to competitive bidding received by means of the *PARITY*® electronic bid submission system on Thursday, September 3, 2020, as set forth in the OFFICIAL NOTICE OF BOND SALE (dated the date of this PRELIMINARY OFFICIAL STATEMENT).**

**Zions Public Finance, Inc., Salt Lake City, Utah, is acting as Municipal Advisor.**

*This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire OFFICIAL STATEMENT to obtain information essential to the making of an informed investment decision.*

This OFFICIAL STATEMENT is dated September \_\_, 2020, and the information contained herein speaks only as of that date.

<sup>1</sup> The anticipated date of delivery is Thursday, September 17, 2020.

# Santaquin City, Utah

**\$6,245,000\***

## Sales Tax Revenue Bonds, Series 2020

**Dated: Date of Delivery<sup>1</sup>**

**Due: June 15, as shown below**

<b>Due June 15</b>	<b>CUSIP<sup>®</sup> xxxxxxx</b>	<b>Principal Amount</b>	<b>Interest Rate</b>	<b>Yield/ Price</b>
2021.....		245,000		
2022.....		215,000		
2023.....		225,000		
2024.....		235,000		
2025.....		245,000		
2026.....		250,000		
2027.....		265,000		
2028.....		280,000		
2029.....		290,000		
2030.....		305,000		
2031.....		320,000		
2032.....		330,000		
2033.....		340,000		
2034.....		350,000		
2035.....		365,000		
2036.....		375,000		
2037.....		385,000		
2038.....		395,000		
2039.....		410,000		
2040.....		420,000		

**\$\_\_\_\_\_ % Term Bond due June 15, 20\_\_—Price of \_\_\_\_\_ % (CUSIP<sup>®</sup> \_\_)**

\* Preliminary; subject to change.

<sup>1</sup> The anticipated date of delivery is Thursday, September 17, 2020.

<sup>®</sup> CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services is managed on behalf of the American Bankers Association by S&P Capital IQ.

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This OFFICIAL STATEMENT does not constitute an offer to sell, or the solicitation of an offer to buy, nor shall there be any sale of, the 2020 Bonds (as defined herein), by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained herein, and if given or made, such other informational representations must not be relied upon as having been authorized by either Santaquin City, Utah (the “City”); Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah (as Trustee, Registrar and Paying Agent); Zions Public Finance, Inc., Salt Lake City, Utah (as Municipal Advisor); the successful bidder(s); or any other entity. All other information contained herein has been obtained from the City, The Depository Trust Company, New York, New York and from other sources which are believed to be reliable. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this OFFICIAL STATEMENT nor the issuance, sale, delivery or exchange of the 2020 Bonds, shall under any circumstance create any implication that there has been no change in the affairs of the City since the date hereof.

[\_\_\_\_\_ makes no representation regarding the 2020 Bonds or the advisability of investing in the 2020 Bonds. In addition, \_\_\_\_\_ has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted here from, other than with respect to the accuracy of the information regarding \_\_\_\_\_ supplied by \_\_\_\_\_ and presented under the heading “BOND INSURANCE” and “APPENDIX F—SPECIMAN MUNICIPAL BOND INSURANCE POLICY”.]

The 2020 Bonds have not been registered under the Securities Act of 1933, as amended, or any state securities laws in reliance upon exemptions contained in such act and laws. Neither the Securities and Exchange Commission nor any state securities commission has passed upon the accuracy or adequacy of this OFFICIAL STATEMENT. Any representation to the contrary is unlawful.

*The yields/prices at which the 2020 Bonds are offered to the public may vary from the initial reoffering yields/prices on the inside cover page of this OFFICIAL STATEMENT. In addition, the successful bidder(s) may allow concessions or discounts from the initial offering prices of the 2020 Bonds to dealers and others. In connection with the offering of the 2020 Bonds, the successful bidder(s) may engage in transactions that stabilize, maintain, or otherwise affect the price of the 2020 Bonds. Such transactions may include overallocments in connection with the purchase of 2020 Bonds, the purchase of 2020 Bonds to stabilize their market price and the purchase of 2020 Bonds to cover the successful bidders’ short positions. Such transactions, if commenced, may be discontinued at any time.*

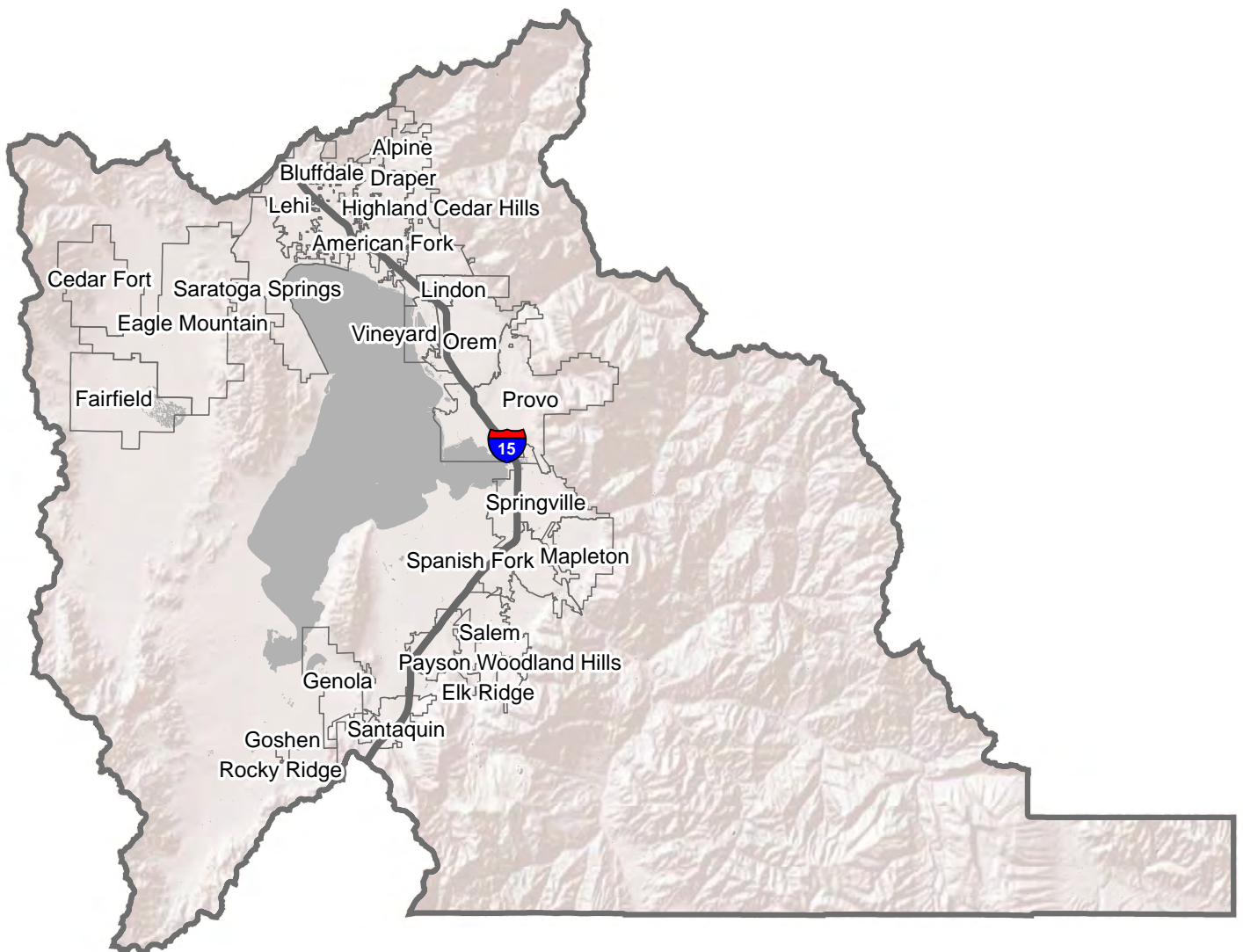
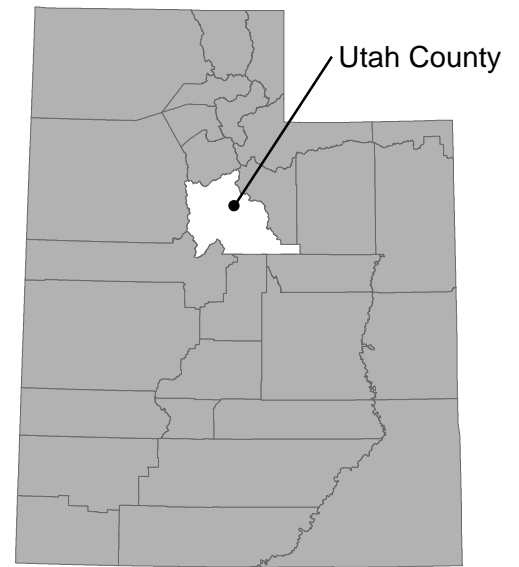
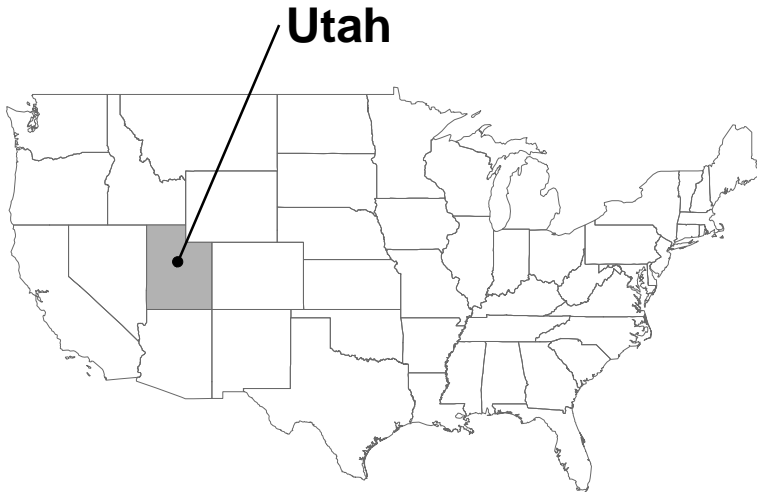
*Forward-Looking Statements.* Certain statements included or incorporated by reference in this OFFICIAL STATEMENT constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used, such as “plan,” “project,” “forecast,” “expect,” “estimate,” “budget” or other similar words. *The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The City does not plan to issue any updates or revisions to those forward-looking statements if or when its expectations, or events, conditions or circumstances on which such statements are based occur. See “PROJECTED DEBT SERVICE COVERAGE” herein.*

The CUSIP® (the Committee on Uniform Securities Identification Procedures) identification numbers are provided on the inside cover page of this OFFICIAL STATEMENT and are being provided solely for the convenience of bondholders only, and the City makes no representation with respect to such numbers or undertakes any responsibility for their accuracy. The CUSIP numbers are subject to being changed after the issuance of the 2020 Bonds because of various subsequent actions including, but not limited to, a refunding in whole or in part of the 2020 Bonds.

*The information available at certain websites referenced in this OFFICIAL STATEMENT has not been reviewed for accuracy and completeness. Such information has not been provided in connection with the offering of the 2020 Bonds and is not a part of this OFFICIAL STATEMENT.*

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## Counties in Utah



## Cities in Utah County

# OFFICIAL STATEMENT RELATED TO

**\$6,245,000\***

## **Santaquin City, Utah**

### **Sales Tax Revenue Bonds, Series 2020**

#### **INTRODUCTION**

This introduction is only a brief description of the 2020 Bonds, as hereinafter defined, the security and sources of payment for the 2020 Bonds and certain information regarding Santaquin City, Utah (the “City”). The information contained herein is expressly qualified by reference to the entire OFFICIAL STATEMENT. Investors are urged to make a full review of the entire OFFICIAL STATEMENT as well as the documents summarized or described herein.

See the following appendices that are attached hereto and incorporated herein by reference: “APPENDIX A—BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019”; “APPENDIX B—THE GENERAL INDENTURE OF TRUST”; “APPENDIX C—PROPOSED FORM OF OPINION OF BOND COUNSEL”; “APPENDIX D—PROPOSED FORM OF LIMITED CONTINUING DISCLOSURE UNDERTAKING”; “APPENDIX E—BOOK-ENTRY SYSTEM” and “APPENDIX F—SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

When used herein the terms “Fiscal Year[s] 20YY” or “Fiscal Year[s] End[ed][ing] June 30, 20YY” shall refer to the year beginning on July 1 and ending on June 30 of the year indicated. When used herein the terms “Calendar Year[s] 20YY”; “Calendar Year[s] End[ed][ing] December 31, 20YY”; or “Tax Year 20YY” shall refer to the year beginning on January 1 and ending on December 31 of the year indicated. Unless otherwise indicated, capitalized terms used in this OFFICIAL STATEMENT shall have the meaning established in the Indenture (as hereinafter defined). See “APPENDIX B—THE GENERAL INDENTURE OF TRUST—Definitions.”

#### **Public Sale/Electronic Bid**

The 2020 Bonds will be awarded pursuant to competitive bidding received by means of the **PARITY**® electronic bid submission system on Thursday, September 3, 2020, as set forth in the OFFICIAL NOTICE OF BOND SALE (dated the date of this PRELIMINARY OFFICIAL STATEMENT).

See the “OFFICIAL NOTICE OF BOND SALE” above.

#### **Santaquin City, Utah**

The City, incorporated in 1932, covers an area of approximately 10 square miles. The City is mostly located in the southernmost portion of Utah County (the “County”), approximately 70 miles south of Salt Lake City, Utah. A small portion of the City is located in northeastern Juab County. The City had 12,865 residents per the 2019 U.S. Census Bureau estimates. Incorporated in 1850, the County encompasses approximately 2,000 square miles of land with a population of 636,235 residents in 2019 according to the estimates by the U.S. Census Bureau, ranking the County as the second largest populated county in the State. Juab County encompasses approximately 3,406 square miles with a population of 12,017 in 2019. See “SANTAQUIN CITY, UTAH” below.

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\* Preliminary; subject to change.

## **The 2020 Bonds**

This OFFICIAL STATEMENT, including the cover page, introduction and appendices, provides information about the issuance and sale by the City of its \$6,245,000\*, Sales Tax Revenue Bonds, Series 2020 (the “2020 Bonds” or “2020 Bond”), initially issued in book-entry form.

The 2020 Bonds are the first bonds to be issued under the Indenture.

### **Authorization And Purpose Of The 2020 Bonds**

*Authorization.* The 2020 Bonds are being issued under the Indenture pursuant to the Local Government Bonding Act, Chapter 14 of Title 11, Utah Code Annotated 1953, as amended (the “Utah Code”), and (ii) a General Indenture of Trust, dated as of [September 1, 2020] (the “General Indenture”) between the City and Zions Bancorporation, Corporate Trust Department, Salt Lake City, Utah (“Zions Bancorporation”), as trustee (the “Trustee”), as further supplemented by a First Supplemental Indenture of Trust, dated as of [September 1, 2020], between the City and the Trustee (the “First Supplemental Indenture”) providing for the issuance of the 2020 Bonds. The General Indenture, together with all amendments or supplements thereto, including without limitation the First Supplemental Indenture, is sometimes referred to collectively herein, as the “Indenture.”

*Purpose.* The proceeds of the 2020 Bonds are being issued by the City for the purpose of financing: (i) the construction of a 20,000 square foot City Hall, and (ii) payment of costs associated with the issuance of the 2020 Bonds. See “THE 2020 BONDS” and “THE 2020 PROJECT” herein.

### **Security for the 2020 Bonds, Additional Bonds**

*Security for the 2020 Bonds.* The 2020 Bonds are special limited obligations of the City payable from and secured solely by a pledge of Revenues, moneys, securities and funds pledged under the Indenture. The 2020 Bonds will be issued on a parity with any Additional Bonds, defined herein, which may be issued from time to time under the Indenture.

The Revenues consist of 100% of the revenues received by the City from the Local Option Sales and Use Tax (the “Pledged Sales and Use Taxes”) levied by the City pursuant to the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code (the “Local Sales and Use Tax Act”).

No assurance can be given that the Pledged Taxes will remain sufficient for the payment of the principal of or interest on the 2020 Bonds and the City is limited by State law in its ability to increase the rate of such taxes. The 2020 Bonds do not constitute a general obligation indebtedness, a pledge of the ad valorem taxing power or the full faith and credit of the City and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The City will not mortgage or grant any security interest in the improvements financed with the proceeds of the 2020 Bonds or any portion thereof to secure payment of the 2020 Bonds.

*Additional Bonds.* The 2020 Bonds are the initial series of bonds issued under the indenture and are secured on a parity lien with any additional bonds, notes or other obligations that may be issued from time to time under the Indenture (the “Additional Bonds”). The 2020 Bonds and any Additional Bonds which may be issued from time to time under the Indenture are collectively referred to herein as the “Bonds.”

See “SECURITY AND SOURCES OF PAYMENT FOR THE 2020 BONDS” below.

### **Pledged Taxes**

The Pledged Taxes for Fiscal Year 2019 were \$1,466,725 and will, if maintained at that level, provide projected coverage of 3.8 times\* the expected maximum debt service of approximately \$420,000\* occurring in Fiscal

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\* Preliminary; subject to change.

Year 2040 of the Bonds. See “SECURITY AND SOURCES OF PAYMENT—Pledged Taxes,” “HISTORICAL DEBT SERVICE COVERAGE,” and “PROJECTED DEBT SERVICE COVERAGE” below.

Under the Indenture the City may issue Additional Bonds if Pledged Taxes for any consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to [200%] of the maximum annual debt service on all Bonds including the Additional Bonds to be Outstanding following the issuance of the Additional Bonds. See “SECURITY AND SOURCES OF PAYMENT—Pledged Taxes” and “PROJECTED DEBT SERVICE COVERAGE” below.

### **Redemption Provisions**

The 2020 Bonds are subject to optional redemption prior to maturity and may be subject to mandatory sinking fund redemption at the option of the successful bidder(s). See “THE 2020 BONDS—Redemption Provisions” and “—Mandatory Sinking Fund Redemption At Bidder’s Option” below.

### **Registration, Denominations, Manner Of Payment**

The 2020 Bonds are issuable only as fully registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, (“DTC”). DTC will act as securities depository of the 2020 Bonds. Purchases of 2020 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC’s Participants (as defined herein). Beneficial Owners (as defined herein) of the 2020 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2020 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined under “APPENDIX E—BOOK-ENTRY SYSTEM.”

Principal of and interest on the 2020 Bonds (interest payable June 15 and December 15 of each year, commencing December 15, 2020) are payable by Zions Bancorporation, Corporate Trust Department, Salt Lake City, Utah, as Paying Agent for the 2020 Bonds, as Paying Agent for the 2020 Bonds, to the registered owners of the 2020 Bonds. So long as Cede & Co. is the sole registered owner, it will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2020 Bonds, as described under “APPENDIX E—BOOK-ENTRY SYSTEM.”

So long as DTC or its nominee is the sole registered owner of the 2020 Bonds, neither the City nor the Trustee will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2020 Bonds. Under these same circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2020 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2020 Bonds.

### **Tax-Exempt Status Of The 2020 Bonds; Bank Qualified Obligation**

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the 2020 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. Bond Counsel is also of the opinion that the interest on the 2020 Bonds is exempt from State of Utah individual income taxes.

See “TAX MATTERS” below for a more complete discussion. Bond Counsel expresses no opinion regarding any other tax consequences relating to ownership or disposition of or the accrual or receipt of interest on the 2020 Bonds.

*Bank Qualification.* The 2020 Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986 (the “Code”).

### **Professional Services**

In connection with the issuance of the 2020 Bonds, the following have served the City in the capacity indicated.

*Trustee, Registrar and Paying Agent*  
Zions Bancorporation National Association  
Zions Bank Building  
Corporate Trust Department  
One S Main St 12<sup>th</sup> Floor  
Salt Lake City UT 84133-1109  
801.844.7561 | f 855.547.5428  
[\[shelene.brown@zionsbancorp.com\]](mailto:shelene.brown@zionsbancorp.com)

*Bond Counsel and Disclosure Counsel*  
Gilmore & Bell PC  
15 W S Temple Ste 1450  
Salt Lake City UT 84101  
801.364.5080 | f 801.364.5032  
[rlarsen@gilmorebell.com](mailto:rlarsen@gilmorebell.com)

*Municipal Advisor*  
Zions Public Finance Inc  
Zions Bank Building  
One S Main St 18<sup>th</sup> Fl  
Salt Lake City UT 84133-1109  
801.844.7373 | f 801.844.4484  
[brian.baker@zionsbancorp.com](mailto:brian.baker@zionsbancorp.com)

### **Conditions Of Delivery, Anticipated Date, Manner, And Place Of Delivery**

The 2020 Bonds are offered, subject to prior sale, when, as and if issued and received by the successful bidder(s) subject to the approval of legality by Gilmore & Bell, P.C., Bond Counsel, and certain other conditions. Certain legal matters will be passed on for the City by \_\_\_\_\_, City Attorney. Certain matters regarding this OFFICIAL STATEMENT will be passed on by Gilmore & Bell, P.C. It is expected that the 2020 Bonds, in book-entry form, will be available for delivery to DTC or its agent on or about Thursday, September 17, 2020.

### **Limited Continuing Disclosure Undertaking**

The City will enter a limited continuing disclosure undertaking for the benefit of the Beneficial Owners of the 2020 Bonds. For a detailed discussion of this disclosure undertaking, previous undertakings and timing of submissions see “LIMITED CONTINUING DISCLOSURE UNDERTAKING” below and “APPENDIX D—PROPOSED FORM OF LIMITED CONTINUING DISCLOSURE UNDERTAKING.”

### **Basic Documentation**

This OFFICIAL STATEMENT speaks only as of its date, and the information contained herein is subject to change. Brief descriptions of the City and the 2020 Bonds are included in this OFFICIAL STATEMENT. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Indenture and the 2020 Bonds are qualified in their entirety by reference to each such document. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

Descriptions of the Indenture and the 2020 Bonds are qualified by reference to bankruptcy laws affecting the remedies for the enforcement of the rights and security provided therein and the effect of the exercise of the police power by any entity having jurisdiction. Other documentation authorizing the issuance of the 2020 Bonds and establishing the rights and responsibilities of the City and other parties to the transaction may be obtained from the “contact persons” as indicated below.

### **Contact Persons**

As of the date of this OFFICIAL STATEMENT, additional requests for information may be directed to Zions Public Finance, Inc., Salt Lake City, Utah (the “Municipal Advisor”) to the City:

Brian Baker, Vice President, [brian.baker@zionsbancorp.com](mailto:brian.baker@zionsbancorp.com)  
Jeanette Harris, Vice President, [jeanette.harris@zionsbancorp.com](mailto:jeanette.harris@zionsbancorp.com)

Zions Public Finance, Inc.  
Zions Bank Building  
One S Main St 18<sup>th</sup> Fl



Salt Lake City UT 84133–1109  
801.844.7373 | f 801.844.4484

As of the date of this OFFICIAL STATEMENT, the chief contact person for the City concerning the 2020 Bonds is:

Ben Reeves, City Manager  
[breeves@santaquin.org](mailto:breeves@santaquin.org)

Santaquin City  
275 W Main St  
Santaquin City UT  
801.754.3211 | f 801.754.3526

## **BOND INSURANCE**

### **Bond Insurance Policy**

Concurrently with the issuance of the 2020 Bonds, \_\_\_\_\_ will issue its Municipal Bond Insurance Policy for the 2020 Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the 2020 Bonds when due as set forth in the form of the Policy included as “APPENDIX F—SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

[\_\_\_\_\_ Company]

## LIMITED CONTINUING DISCLOSURE UNDERTAKING

### Limited Continuing Disclosure Undertaking For 2020 Bonds

The City will enter into a Limited Continuing Disclosure Undertaking (the “Disclosure Undertaking”) for the benefit of the Beneficial Owners of the 2020 Bonds to send certain information annually and to provide notice of certain events to the Municipal Securities Rulemaking Board (“MSRB”) through its Electronic Municipal Market Access system (“EMMA”) pursuant to the requirements of paragraph (b)(5) of Rule 15c2-12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended. The information to be provided on an annual basis, the events which will be noticed on an occurrence basis and other terms of the Disclosure Undertaking, including termination, amendment and remedies, are set forth in the form of Disclosure Undertaking in “APPENDIX D—PROPOSED FORM OF LIMITED CONTINUING DISCLOSURE UNDERTAKING.”

*During the five years prior to the date of this OFFICIAL STATEMENT, the City has not been subject to the Rule’s requirements for undertakings or disclosure thereunder.*

[The City will submit the Fiscal Year 2020 basic financial statement and other operating and financial information for the 2020 Bonds on or before February 5, 2021 (220 days from the end of the Fiscal Year), and annually thereafter on or before each February 5.]

A failure by the City to comply with the Limited Disclosure Undertaking will not constitute a default under the Indenture and the Beneficial Owners of the 2020 Bonds are limited to the remedies described in the Limited Disclosure Undertaking. A failure by the City to comply with the annual disclosure requirements of the Disclosure Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the 2020 Bonds in the secondary market. Consequently, such a failure may adversely affect the marketability and liquidity of the 2020 Bonds and their market price.

## THE 2020 BONDS

### General

The 2020 Bonds are dated the date of delivery<sup>1</sup> thereof (the “Dated Date”) and will mature on June 15 of the years and in the amounts as set forth on the inside cover page of this OFFICIAL STATEMENT.

The 2020 Bonds shall bear interest from the Dated Date at the rates set forth on the inside cover page of this OFFICIAL STATEMENT. Interest on the 2020 Bonds is payable on December 15, 2020, and semi-annually thereafter on each June 15 and December 15. Interest on the 2020 Bonds shall be computed based on a 360-day year comprised of 12, 30-day months. Zions Bancorporation, Corporate Trust Department, Salt Lake City, Utah is the initial Registrar, Paying Agent and Trustee with respect to the 2020 Bonds (in such respective capacities, the “Registrar,” “Paying Agent” and “Trustee”).

The 2020 Bonds will be issued as fully-registered bonds, initially in book-entry form, in the denomination of \$5,000 or any whole multiple thereof, not exceeding the amount of each maturity.

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<sup>1</sup> The anticipated date of delivery is Thursday, September 17, 2020.

## Sources And Uses Of Funds

The proceeds from the sale of the 2020 Bonds are estimated to be applied as set forth below:

### Sources of Funds:

Par amount of 2020 Bonds .....	\$
Original issue premium .....	
Total .....	\$

### Uses of Funds:

Deposit to Project Account.....	\$
Successful bidder's discount .....	
Original issue discount .....	
Costs of Issuance (1) .....	
Total .....	\$

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Trustee, Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance.

(Source: Municipal Advisor.)

## Redemption Provisions

*Optional Redemption.* The 2020 Bonds maturing on or prior to June 15, 20\_\_ are not subject to redemption prior to maturity. The 2020 Bonds maturing on or after June 15, 20\_\_, are subject to redemption at the option of the City on June 15, 20\_\_, and on any date thereafter prior to maturity, in whole or in part, from such maturities or parts thereof as may be selected by the City, at a redemption price equal to 100% of the principal amount of the 2020 Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption.

*Selection for Redemption.* If less than all 2020 Bonds of any maturity are to be redeemed, the 2020 Bonds or portion of 2020 Bonds of such maturity to be redeemed will be selected at random by the Trustee in such manner as the Trustee in its discretion may deem fair and appropriate. The portion of any registered 2020 Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or a whole multiple thereof, and in selecting portions of such 2020 Bonds for redemption, the Trustee will treat each such 2020 Bond as representing that number of 2020 Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such 2020 Bond by \$5,000.

*Notice of Redemption.* Notice of redemption will be given by the Registrar by first class mail, not less than 30 nor more than 60 days prior to the redemption date, to the owner, as of the Record Date, as defined under "THE 2020 BONDS—Registration And Transfer; Record Date" below, of each 2020 Bond that is subject to redemption, at the address of such owner as it appears on the registration books of the City kept by the Registrar or at such other address as is furnished to the Registrar in writing by such owner on or prior to the Record Date. Each notice of redemption will state the Record Date, the principal amount, the redemption date, the place of redemption, the redemption price and, if less than all of the 2020 Bonds are to be redeemed, the distinctive numbers of the 2020 Bonds or portions of 2020 Bonds to be redeemed, and will also state that the interest on the 2020 Bonds in such notice designated for redemption will cease to accrue from and after such redemption date and that on the redemption date there will become due and payable on each of the 2020 Bonds to be redeemed the principal thereof and interest accrued thereon to the redemption date.

Each notice of optional redemption may further state that such redemption will be conditioned upon the receipt by the Trustee, on or prior to the date fixed for redemption, of moneys sufficient to pay the principal of and premium, if any, and interest on such 2020 Bonds to be redeemed and that if such moneys have not been so received the notice will be of no force or effect and the City will not be required to redeem such 2020 Bonds. If such notice of redemption contains such a condition and such moneys are not so received, the redemption will not be made, and the Trustee will within a reasonable time thereafter give notice, in the way the notice of redemption was given, that such moneys were not so received. Any such notice mailed will be conclusively presumed to have been duly given,

whether the Bondowner receives such notice. Failure to give such notice or any defect therein with respect to any 2020 Bond will not affect the validity of the proceedings for redemption with respect to any other 2020 Bond.

In addition to the foregoing notice, further notice of such redemption will be given by the Trustee to the MSRB as provided in the Indenture, but no defect in such further notice nor any failure to give all or any portion of such notice will in any manner affect the validity of a call for redemption if notice thereof is given as prescribed above and in the Indenture.

*For so long as a book-entry system is in effect with respect to the 2020 Bonds, the Registrar will mail notices of redemption to DTC or its successor. Any failure of DTC to convey such notice to any Direct Participants or any failure of the Direct Participants or Indirect Participants to convey such notice to any Beneficial Owner will not affect the sufficiency of the notice or the validity of the redemption of 2020 Bonds. See "THE 2020 BONDS—Book-Entry System" below.*

### **Mandatory Sinking Fund Redemption At Bidder's Option**

The 2020 Bonds may be subject to mandatory sinking fund redemption at the option of the successful bidder(s). See "OFFICIAL NOTICE OF BOND SALE—Term Bonds and Mandatory Sinking Fund Redemption at Bidder's Option."

### **Book-Entry System**

DTC will act as securities depository for the 2020 Bonds. The 2020 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered 2020 Bond certificate will be issued for each maturity of the 2020 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or a "fast agent" of DTC. See "APPENDIX E—BOOK-ENTRY SYSTEM" for a more detailed discussion of the book-entry system and DTC.

### **Registration And Transfer; Record Date**

*Registration and Transfer.* In the event the book-entry only system is discontinued, any 2020 Bond may, in accordance with its terms, be transferred, upon the registration books kept by the Registrar, by the person in whose name it is registered, in person or by such owner's duly authorized attorney, upon surrender of such 2020 Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Registrar. No transfer will be effective until entered on the registration books kept by the Registrar. Whenever any 2020 Bond is surrendered for transfer, the Registrar shall authenticate and deliver a new fully registered 2020 Bond or 2020 Bonds of the same series, designation, maturity and interest rate and of authorized denominations duly executed by the City, for a like aggregate principal amount.

The 2020 Bonds may be exchanged at the principal corporate office of the Trustee for a like aggregate principal amount of fully registered 2020 Bonds of the same series, designation, maturity and interest rate of other authorized denominations.

For every such exchange or transfer of the 2020 Bonds, the Trustee must make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or transfer of the 2020 Bonds.

*Record Date.* "Regular Record Date" means the fifteenth day immediately preceding each Interest Payment Date. "Special Record Date" means such date as may be fixed for the payment of defaulted interest on the Bonds in accordance with the Indenture. The Trustee will not be required to transfer or exchange any Bond (i) during the period from and including any Regular Record Date to and including the next succeeding Interest Payment Date, (ii) during the period from and including the day 15 days prior to any Special Record Date, to and including the date of the proposed payment pertaining thereto, (iii) during the period from and including the day 15 days prior to the mailing of notice calling any Bonds for redemption, to and including the date of such mailing, or (iv) at any time following the mailing of notice calling such Bond for redemption.

The City, the Registrar and the Paying Agent may treat and consider the person in whose name each 2020 Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such 2020 Bond for payment of principal, premium and interest with respect to such 2020 Bond and for all other purposes whatsoever. See “APPENDIX E—BOOK—ENTRY SYSTEM” for a more detailed discussion of the book—entry system and DTC.

### Debt Service On The 2020 Bonds

<u>Payment Date</u>	<u>The 2020 Bonds</u>		<u>Period Total</u>	<u>Fiscal Total</u>
	<u>Principal*</u>	<u>Interest</u>		
December 15, 2020.....	\$ 0.00	\$	\$	
June 15, 2021.....	245,000.00			
December 15, 2021.....	0.00			
June 15, 2022.....	215,000.00			
December 15, 2022.....	0.00			
June 15, 2023.....	225,000.00			
December 15, 2023.....	0.00			
June 15, 2024.....	235,000.00			
December 15, 2024.....	0.00			
June 15, 2025.....	245,000.00			
December 15, 2025.....	0.00			
June 15, 2026.....	250,000.00			
December 15, 2026.....	0.00			
June 15, 2027.....	265,000.00			
December 15, 2027.....	0.00			
June 15, 2028.....	280,000.00			
December 15, 2028.....	0.00			
June 15, 2029.....	290,000.00			
December 15, 2029.....	0.00			
June 15, 2030.....	305,000.00			
December 15, 2030.....	0.00			
June 15, 2031.....	320,000.00			
December 15, 2031.....	0.00			
June 15, 2032.....	330,000.00			
December 15, 2032.....	0.00			
June 15, 2033.....	340,000.00			
December 15, 2033.....	0.00			
June 15, 2034.....	350,000.00			
December 15, 2034.....	0.00			
June 15, 2035.....	365,000.00			
December 15, 2035.....	0.00			
June 15, 2036.....	375,000.00			
December 15, 2036.....	0.00			
June 15, 2037.....	385,000.00			
December 15, 2037.....	0.00			
June 15, 2038.....	395,000.00			
December 15, 2038.....	0.00			
June 15, 2039.....	410,000.00			
December 15, 2039.....	0.00			
June 15, 2040.....	420,000.00			
Totals.....	<u>\$6,245,000.00</u>	<u>\$</u>	<u>\$</u>	

\* Preliminary; subject to change.

(Source: Municipal Advisor.)

## SECURITY AND SOURCES OF PAYMENT

### The Indenture

The 2020 Bonds are special limited obligations of the City, payable solely from and secured by a pledge of the Revenues and certain funds and accounts pledged therefor and established by the Indenture. The Revenues consist of all the revenues produced by the Pledged Taxes. No assurance can be given that the Pledged Taxes will remain sufficient for the payment of principal of and interest on the 2020 Bonds and the City is limited by State law in its ability to increase the rate of such taxes. The Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or full faith and credit of the City and are not obligations of the State or any other agency or other political subdivision or entity of the State. The City will not mortgage or grant any security interest in any of the improvements financed with the proceeds of the 2020 Bonds to secure payment of the Bonds.

Upon the occurrence of an Event of Default specified in the Indenture, the Trustee or the Registered Owners of the Bonds may pursue certain remedies to enforce the obligations of the City under the Indenture. These remedies do not include the right to declare all the principal of and interest on the Bonds to be immediately due and payable. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST—Article VII—Events of Default; Remedies” (page B-43).

### State Pledge Of Nonimpairment

In accordance with the provisions of the Bonding Act, the State pledges and agrees with the holders of the Bonds that it will not alter, impair or limit the sales taxes in a manner that reduces the amounts to be rebated to the City which are devoted or pledged for the payment of the 2020 Bonds until the 2020 Bonds, together with applicable interest, are fully met and discharged; provided, however, that nothing shall preclude such alteration, impairment or limitation if and when adequate provision shall be made by law for the protection of the holders of outstanding 2020 Bonds

The City notes that this provision has not been interpreted by a court of law and, therefore, the extent that such provision would (i) be upheld under constitutional or other legal challenge, (ii) protect the current rates and collection of all Pledged Taxes, or (iii) impact any other aspect of Pledged Taxes, cannot be predicted by the City.

### Flow Of Funds

To secure timely payment of the principal of and interest on the 2020 Bonds, the City has pledged and assigned to the Trustee the Pledged Taxes and all moneys in certain funds and accounts established by the Indenture. The Indenture establishes a [Construction Fund, a Revenue Fund, a Bond Fund, and certain other funds and accounts.]

The Indenture provides that all Pledged Taxes shall be accounted for and maintained by the City separate and apart from all other moneys of the City. The Indenture provides that the Pledged Taxes shall be expended and used by the City only in the manner indicated in the Indenture, see “APPENDIX B—THE GENERAL INDENTURE OF TRUST—Article V. Uses of Funds—Section 5.2 Application of Revenues” (page B-31).

### Pledged Taxes

*Pledged Sales and Use Taxes.* Under State law sales taxes are imposed on the amount paid or charged for sales of tangible personal property in the State and for services rendered in the State for the repair, renovation or installation of tangible personal property. A use tax is imposed on the amount paid or charged for the use, storage or other consumption of tangible personal property in the State, including services for the repair, renovation or installation of such tangible personal property. Sales and use taxes also apply to leases and rentals of tangible personal property if the tangible personal property is in the State, the lessee takes possession in the State or the tangible personal property is stored, used or otherwise consumed in the State.

A sales and use tax due and unpaid constitutes a debt due from the vendor and may be collected, together with interest, penalty, and costs, by appropriate judicial proceeding within three years after the vendor is delinquent. Furthermore, if a sales and use tax is not paid when due and if the vendor has not followed the procedures to object to a notice of deficiency, the Utah State Tax Commission may issue a warrant directed to the sheriff of any county com-



manding the sheriff to levy upon and sell the real and personal property of a delinquent taxpayer found within such county for the payment of the tax due. The amount of the warrant shall have the force and effect of an execution against all personal property of the delinquent taxpayer and shall become a lien upon the real property of the delinquent taxpayer in the same manner as a judgment duly rendered by any district court.

The Local Sales and Use Tax Act provides that each county, city and town in the State may levy a local sales and use tax of up to 1% on the purchase price of taxable goods and services. Although local governments may elect to levy sales and use taxes at rates less than 1%, various provisions of the Local Sales and Use Tax Act encourage local governments to levy these taxes at the rate of 1%. The legislative intent contained in the Local Sales and Use Tax Act is to provide an additional source of revenue to assist local governments to meet their financial needs and to service their bonded indebtedness. The local sales and use taxes discussed in this paragraph and received by the City are the Pledged Sales and Use Taxes from which a portion of the Revenues is derived. *The City has levied the Pledged Sales and Use Taxes at the maximum legal rate of 1%.*

Local sales and use taxes, including the Pledged Sales and Use Taxes, are collected by the State Tax Commission and distributed monthly to each county, city and town. Generally, the distributions are based on a formula, which provides that (i) 50% of sales tax collections will be distributed based on the percentage of the population of the local government to the total population of all similar local governments in the State and (ii) 50% of sales tax collections will be distributed based on the point of sale (the “50/50 Distribution”). The 50/50 Distribution formula is subject to legislative changes and the State Legislature has from time to time discussed altering this 50/50 Distribution formula. Changes to such formula have been and continue to be under discussion and the City cannot predict whether the State Legislature will make any such adjustments.

[*The Larger Sales Taxpayers.* State law prohibits disclosure of actual dollar figures of sales and use tax collections by specific businesses. However, in Fiscal Year 2019, the largest 10 businesses collected approximately 38% of the total sales tax collected in the City. The largest tax collection by a single business was approximately 9.5%. Those larger sales taxpayers include lodging services and retail business, resort service industries and utilities.] (Source: The City from data provided by the Utah State Tax Commission.)

#### **Other Sales And Use Taxes**

*Total City–Wide Sales and Use Taxes.* As of the date of this OFFICIAL STATEMENT, the City’s general sales and use tax rate is 7.25%. This tax rate includes the following taxes - 4.85% state tax; 1% local tax (these sales and use tax revenues are pledged to the repayment of the Bonds); 0.25% county option; 0.25% mass transit; 0.30% mass transit fixed guideway; 0.25% county airport, highway, public transit; 0.25% transportation infrastructure; and 0.10% botanical, cultural, zoo tax.

Additionally, the City imposes a 6% municipal energy tax, a 5.0% cable franchise tax and a 3.5% municipal telecommunications license tax.

*County–Wide Sales and Use Taxes.* Within the City are county–wide sales and use taxes *which are not pledged to the repayment of Bonds*. For example, as of the date of this OFFICIAL STATEMENT, other county–wide sales tax levies include:

- (i) a 4.25% transient room tax; (ii) a 2.5% motor vehicle leasing tax; (iii) a 1% tourism–restaurant tax; and (iv) a \$1.48 monthly per line county telecommunications (consisting of \$0.71 E911 emergency; \$0.25 unified state–wide 911; and \$0.52 radio network) tax.

*State–Wide Sales and Use Tax.* The State levies a state–wide sales and use tax, which is currently imposed at a rate of 4.85% (as indicated above) of the purchase price of taxable goods and services; a 0.32% transient room tax; and 3% on unprepared food and food ingredients (1.75% State; local option 1% and county option 0.25%). For residential energy use, the State currently imposes a tax rate of 2.0%.

#### **No Debt Service Reserve Fund For The 2020 Bonds**

Pursuant to the Indenture, each Series of Bonds, if required, may be secured by a separate subaccount in the Debt Service Reserve Fund as described in the Indenture.

*2020 Bonds.* There will be no funding of a subaccount of the Debt Service Reserve Fund with respect to the 2020 Bonds.

## **Issuance Of Additional Bonds**

No additional indebtedness, bonds or notes of the City secured by a pledge of the Revenues senior to the pledge of Revenues for the payment of the Bonds and the Security Instrument Repayment Obligations, if any, authorized under the Indenture shall be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds and the Security Instrument Issuers. In addition, no Additional Bonds or other indebtedness, bonds or notes of the City payable on a parity with the Bonds authorized by the Indenture out of Revenues shall be created or incurred, unless the following requirements have been met:

(a) No Event of Default shall have occurred and be continuing under the Indenture on the date of authentication of any Additional Bonds. This paragraph (a) shall not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise complies with the provisions of the Indenture and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof; and

(b) A certificate shall be delivered to the Trustee by an Authorized Representative to the effect that the Revenues for any consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 200% of the sum of (x) the maximum Aggregate Annual Debt Service Requirement on all Bonds and Additional Bonds to be Outstanding following the issuance of the Additional Bonds plus (y) the maximum annual installments due on all Reserve Instrument Repayment Obligations to be outstanding following the issuance of such Additional Bonds; and

provided, however, that such Revenue coverage test set forth above shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for the purpose of refunding Bonds issued under the Indenture, (ii) the Average Aggregate Annual Debt Service for such Additional Bonds does not exceed the then remaining Average Aggregate Annual Debt Service for the Bonds being refunded therewith, and (iii) the maximum Aggregate Annual Debt Service Requirement for such Additional Bonds is less than or equal to the maximum Aggregate Annual Debt Service Requirement for the Bonds being refunded therewith; and

(c) All payments required by the Indenture to be made into the Bond Fund must have been made in full, and there must be on deposit in each account of the Debt Service Reserve Fund (considering any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Additional Bonds; and

(d) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued under the Indenture or other obligations of the City (including the funding of necessary reserves and the payment of costs of issuance) and/or (ii) to finance or refinance a project (including the funding of necessary reserves and the payment of costs of issuance).

## **Issuance Of Future Additional Bonds**

The City does not currently anticipate issuing additional sales tax revenue bonds on parity with the 2020 Bonds in the future but reserves the right to issue additional bonds in the future as circumstances warrant.

## **HISTORICAL SALES TAX REVENUES**

The following table shows the past 10 Fiscal Years of Pledged Taxes received by the City and annual percent change in Pledged Tax revenue.

Fiscal Year Ended June 30	Pledged Sales and Use Taxes	
	Amount	% change from prior year
2019.....	\$1,466,725	9.0%
2018.....	1,345,017	11.2
2017.....	1,209,363	9.0
2016.....	1,109,606	4.8
2015.....	1,059,084	7.5
2014.....	984,764	5.8
2013.....	931,029	8.0
2012.....	862,068	12.6
2011.....	765,599	4.6
2010.....	731,831	

(Source: The City.)

### PROJECTED DEBT SERVICE COVERAGE

*Forward Looking Information.* The City does not as a matter of course make public projections as to future revenues, income or other results. However, the City prepared the prospective financial information set forth below in the table “Projected Debt Service Coverage” to present projected debt service coverage on the 2020 Bonds. The accompanying prospective financial information was not prepared with a view toward public disclosure or with a view toward complying with the guidelines established by the American Institute of Certified Public Accountants with respect to prospective financial information. In the view of the City management, the projections were prepared on a reasonable basis, and reflect the best currently available estimates and judgments. The following projections present, to the best of management’s knowledge and belief, the expected course of action and the expected future financial performance of the City or was prepared by carrying forward historical information to future years. However, this information is not fact and should not be relied upon as necessarily indicative of future results, and readers of this OFFICIAL STATEMENT are cautioned not to place undue reliance on the prospective financial information.

Neither the City’s independent auditors nor any other independent accountants, have compiled, examined, or performed any procedures with respect to the prospective financial information contained herein, nor have they expressed any opinion or any other form of assurance on such information or its achievability, and assume no responsibility for, and disclaim any association with, the prospective financial information.

The assumption and estimates underlying the prospective financial information are inherently uncertain and, although considered reasonable by the management of the City as of the date hereof, are subject to a wide variety of significant business, economic, and competitive risks and uncertainties, that could cause actual results to differ materially from those contained in the prospective financial information. Accordingly, there can be no assurance that the prospective results are indicative of the future performance of the City or that the actual results will not differ materially from those presented in the prospective financial information. Inclusion of the prospective financial information in this OFFICIAL STATEMENT should not be regarded as a representation by any person that the results contained in the prospective financial information will be achieved.

[Add a note here regarding the new business sales tax revenues that are only included in the sales tax projections on a limited basis.]

## Projected Pledged Taxes And Debt Service Coverage

*For purposes of the following debt service coverage table, the amount of Pledged Taxes estimated to be collected for Fiscal Year 2021 is shown for all years during which the 2020 Bonds are scheduled to be outstanding.*

Fiscal Year Ending June 30	2020 Bonds Debt Service	Pledged Taxes	Coverage Ratio (3)
<b>Projected:</b>			
2021.....	\$245,000	\$1,593,651	6.5
2022.....	215,000	1,593,651	7.4
2023.....	225,000	1,593,651	7.1
2024.....	235,000	1,593,651	6.8
2025.....	245,000	1,593,651	6.5
2026.....	250,000	1,593,651	6.4
2027.....	265,000	1,593,651	6.0
2028.....	280,000	1,593,651	5.7
2029.....	290,000	1,593,651	5.5
2030.....	305,000	1,593,651	5.2
2031.....	320,000	1,593,651	5.0
2032.....	330,000	1,593,651	4.8
2033.....	340,000	1,593,651	4.7
2034.....	350,000	1,593,651	4.6
2035.....	365,000	1,593,651	4.4
2036.....	375,000	1,593,651	4.2
2037.....	385,000	1,593,651	4.1
2038.....	395,000	1,593,651	4.0
2039.....	410,000	1,593,651	3.9
2040.....	420,000	1,593,651	3.8
Totals.....	<u>\$6,245,000</u>		

- (1) Projected Pledged Taxes are held constant after Fiscal Year 2021.
- (2) Preliminary Fiscal Year 2021 estimate based on a 15% reduction of the FY 2019-20 Pledged Taxes for Fiscal Year 2020 (of \$1,669,001\*.85 = \$1,418,651) plus estimated revenues of \$175,00 from the opening of the new Macey's Grocery Store and the Arctic Circle opening in June 2020.
- (3) Multiple by which Pledged Taxes exceed Total Debt Service.

(Source: Information from the City, compiled by the Municipal Advisor.)

## **THE 2020 PROJECT**

Santaquin City will be constructing a New City Hall approximately 20,000 square feet in size, which will be built upon City owned property in the heart of the City. It will be built adjacent to the City's museum, which was once a schoolhouse, and the historic fort, from which the City of Santaquin was settled. The new City Hall will be modeled in similar fashion to the City Hall of Santa Clara, Utah.

The first floor of the of the building will include City Council Chambers, Administrative Offices and a large multi-use community gathering room that will double as the community's Senior Citizens Hall and Veterans Area during designated times. The upper floor of the City Hall will house the City's Community Development and Engineering Departments as well as provide future expansion space. The basement will be partially finished with a training room and breakroom as well as provide additional expansion space which will be finished in the future as the City continues to grow.

The 2020 project will begin construction in \_\_\_\_\_ and is estimated to be completed in \_\_\_\_\_. The cost of the 2020 project is approximately \$7,100,000.

## **SANTAQUIN CITY, UTAH**

### **General**

The City, incorporated in 1932, covers an area of approximately 10 square miles. The majority of the City is located in the southernmost portion of the County, approximately 70 miles south of Salt Lake City, Utah. A small portion of the City is located in northeastern Juab County. The City had 12,865 residents per the 2019 U.S. Census Bureau estimates. The County is situated in the north central portion of the State. Incorporated in 1850, Utah County is bordered on the north by Salt Lake County, Utah and encompasses approximately 2,000 square miles of land. Utah County had 636,235 residents in 2019 according to the estimates by the U.S. Census Bureau, ranking Utah County as the second largest populated county in the State

The City estimates it has reached \_\_\_\_\_% of its full residential "built out" and \_\_\_\_\_% of commercial build-out.

The City maintains a website that may be accessed at <http://santaquin.org>.

### **Form Of Government**

[Cities of the fourth class, such as the City, are those with fewer than 30,000 and more than 10,000 inhabitants. The City is organized under general law and governed by a six-member council consisting of the Mayor (the "Mayor") and five councilmembers who are each elected to serve four-year terms (collectively, the "City Council"). The Mayor presides over all City Council meetings but may not vote, except in the case of a tie vote by the councilmembers and certain other circumstances specified under State law. The City Council has appointed a City Manager to perform executive and administrative duties and functions delegated by the City Council to the City Manager.]

The principal powers and duties of State municipalities are generally set forth in Utah Code Title 10, Chapter 8 and include the authority to pass all ordinances and rules, and make all regulations necessary for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city. Municipalities construct public improvements and maintain streets, sidewalks, and waterworks. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures. Fire protection and water reclamation/sewers are provided by separate special service districts of Summit County.

Organizations which are related to the City and are controlled by or financially accountable to the City's governing body, the City Council, are: The Santaquin Special Service District and the Community Development & Review Agency. The City Council is the appointed board for the two agencies.

The current members of the City Council, the Mayor and the City administration have the following respective terms in office:

<u>Office/District</u>	<u>Person</u>	<u>Years of Service</u>	<u>Expiration of Term</u>
Mayor (1).....	Kirk Hunsaker	_____	December 2021
Council Member .....	Nicholas Miller	_____	December 2021
Council Member .....	Betsy Montoya	_____	December 2021
Council Member .....	Lynn Mecham	_____	December 2023
Council Member .....	Jennifer Bowman	_____	December 2023
Council Member .....	Dave Hathaway	_____	December 2023
City Manager .....	Benjamin Reeves	_____	Appointed
City Attorney .....	_____	_____	Appointed
City Recorder/Finance Director.....	Aaron Shirley	_____	Appointed
City Treasurer .....	Shannon Hoffman	_____	Appointed

(Source: The City, compiled by the Municipal Advisor)

## **Employee Workforce And Retirement System; No Post–Employment Benefits**

*Employee Workforce and Retirement System.* The City employed approximately \_\_\_\_ full-time equivalent employees as of Fiscal Year 2019. The City participates in cost-sharing multiple employer defined benefit pension plans covering public employees of the State and employees of participating local government entities administered by the Utah State Retirement Systems (“URS”). The retirement system provides retirement benefits, a deferred compensation plan, annual cost of living adjustment and death benefits to plan members and beneficiaries in accordance with retirement statutes.

For a detailed discussion regarding retirement benefits and contributions See APPENDIX A—BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019—Notes to the Financial Basic Statements— Note 1-E” (audit page \_\_\_\_).

*No Post–Employment Benefits.* The City has not provided past or present post-employment benefits to its employees.

## **Risk Management; Cybersecurity**

*Risk Management.* [The City insures its comprehensive general liability risks with insurance policies. The City has various deductible amounts with various insurance policies at replacement cost. As of the date of this OFFICIAL STATEMENT, all policies are current and in force. The City believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the City provides. See APPENDIX A—BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019—Notes to the Financial Basic Statements Note 4-A. (audit page \_\_\_\_).]

*Cybersecurity.* Cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City’s systems technology for the purposes of misappropriating assets or information or causing operational disruption and damage. To mitigate the risk of business operations impact and/or damage by cybersecurity incidents or cyberattacks, the City invests in multiple forms of cybersecurity and operational safeguards. Operational safeguards include Advanced Firewall/Routers with extensive Access Control Lists (ACLs), cloud managed, and cloud updates continuously. There are separate internal networks, protection of wireless access to City networks, two factor authentications for all remote access with NO VPN access, and anti-virus programs. Additionally, the City has a cybersecurity insurance policy which has a \$2,000,000 aggregate and \$2,000,000 per-occurrence limit. Coverage extends to breach response costs, business interruption from security breach or system failure, dependent business loss from security breach or system failure, cyber extortion, data recovery, data and network liability, regulatory defense and penalties, payment card liabilities and costs, media liability, eCrime, criminal reward, consequential loss of reputation, and computer hardware replacement.

## **Investment Of Funds**

*The State Money Management Act.* The State Money Management Act, Title 51, Chapter 7 of the Utah Code (the “Money Management Act”), governs and establishes criteria for the investment of all public funds held by public treasurers in the State. The Money Management Act provides a limited list of approved investments, including



qualified in-state and permitted out-of-state financial institutions, obligations of the State and political subdivisions of the State, U.S. Treasury and approved federal government agency and instrumentality securities, certain investment agreements and repurchase agreements and investments in corporate securities meeting certain ratings requirements. The Money Management Act establishes the State Money Management Council (the “Money Management Council”) to exercise oversight of public deposits and investments. The Money Management Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The City is currently complying with all the provisions of the Money Management Act for all City operating funds.

*The Utah Public Treasurers’ Investment Fund.* A significant portion of City funds may be invested in the Utah Public Treasurers Investment Fund (“PTIF”). The PTIF is a local government investment fund, established in 1981, and managed by the State Treasurer. All investments in the PTIF must comply with the Money Management Act and rules of the Money Management Council. The PTIF invests primarily in money market securities. Securities in the PTIF include certificates of deposit, commercial paper, short-term corporate notes, and obligations of the U.S. Treasury and securities of certain agencies of the federal government. By policy, the maximum weighted average adjusted life of the portfolio is not to exceed 90 days and the maximum final maturity of any security purchased by the PTIF is limited to five years. Safekeeping and audit controls for all investments owned by the PTIF must comply with the Money Management Act.

All securities purchased are delivered versus payment to the custody of the State Treasurer or the State Treasurer’s safekeeping bank, assuring a perfected interest in the securities. Securities owned by the PTIF are completely segregated from securities owned by the State. The State has no claim on assets owned by the PTIF except for any investment of State moneys in the PTIF. Deposits are not insured or otherwise guaranteed by the State.

Investment activity of the State Treasurer in the management of the PTIF is reviewed monthly by the Money Management Council and is audited by the State Auditor. The PTIF is not rated.

See “APPENDIX A—BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019—Notes to the Financial Statements—Note 3-A (audit page \_\_\_).

*Investment of 2020 Bond Proceeds.* Proceeds of the 2020 Bonds for the 2020 Project will be held by the Trustee and invested to be readily available. The 2020 Bond proceeds may also be invested in the PTIF or other available investment funds authorized under the Money Management Act.

## Population

	<u>City</u>	<u>% Change</u>	<u>County</u>	<u>% Change</u>
2019 Estimate	12,865	40.2	636,235	23.1
2010 Census	9,175	89.8	516,639	40.2
2000 Census	4,834	102.6	368,536	39.8
1990 Census	2,386	9.7	263,590	20.9
1980 Census	2,175	76.0	218,106	58.3
1970 Census	1,236	4.48	137,776	28.8

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(Source: U.S. Census Bureau)

## Employment, Income, Construction, And Sales Taxes Within Utah County, Santaquin City And The State Of Utah

### Labor Force, Nonfarm Jobs and Wages within Utah County

	Calendar Year (1)						% change from prior year				
	2019	2018	2017	2016	2015	2014	2018-19	2017-18	2015-16	2014-15	2013-14
Civilian labor force.....	307,609	299,036	292,474	279,993	266,645	255,288	2.9	2.2	4.5	5.0	4.4
Employed persons.....	300,283	290,741	283,950	271,355	257,951	246,367	3.3	2.4	4.6	5.2	4.7
Unemployed persons.....	7,326	8,295	8,524	8,638	8,694	8,921	(11.7)	(2.7)	(1.3)	(0.6)	(2.5)
Total private sector (average).....	234,594	227,528	215,105	204,381	192,948	180,028	3.1	5.8	5.2	5.9	7.2
Agriculture, forestry, fishing and hunting...	1,229	1,189	1,169	1,209	1,166	1,159	3.4	1.7	(3.3)	3.7	0.6
Mining.....	151	133	100	72	88	111	13.5	33.0	38.9	(18.2)	(20.7)
Utilities.....	285	291	326	350	289	289	(2.1)	(10.7)	(6.9)	21.1	0.0
Construction.....	24,939	24,611	22,769	21,151	18,587	16,320	1.3	8.1	7.6	13.8	13.9
Manufacturing.....	19,694	19,134	18,313	17,611	17,646	17,773	2.9	4.5	4.0	(0.2)	(0.7)
Wholesale trade.....	7,114	7,152	6,748	6,408	6,716	6,222	(0.5)	6.0	5.3	(4.6)	7.9
Retail trade.....	33,151	32,931	31,761	29,879	28,105	25,411	0.7	3.7	6.3	6.3	10.6
Transportation and warehousing.....	3,629	3,519	3,339	3,085	2,899	2,607	3.1	5.4	8.2	6.4	11.2
Information.....	13,810	12,786	12,643	12,462	11,190	9,995	8.0	1.1	1.5	11.4	12.0
Finance and insurance.....	6,097	5,808	5,413	5,003	4,873	4,499	5.0	7.3	8.2	2.7	8.3
Real estate and rental and leasing.....	3,162	3,006	2,819	2,618	2,356	2,306	5.2	6.6	7.7	11.1	2.2
Professional, scientific and technical.....	21,828	21,332	18,472	17,256	16,409	15,217	2.3	15.5	7.0	5.2	7.8
Management of companies/enterprises.....	1,713	1,559	1,373	1,409	1,191	1,239	9.9	13.5	(2.6)	18.3	(3.9)
Administrative/support/waste/remediation...	15,453	15,106	13,922	13,228	12,299	11,159	2.3	8.5	5.2	7.6	10.2
Education services.....	25,499	24,972	25,218	24,019	23,096	22,575	2.1	(1.0)	5.0	4.0	2.3
Health care and social assistance.....	29,972	28,590	26,648	25,540	24,316	22,958	4.8	7.3	4.3	5.0	5.9
Arts, entertainment and recreation.....	3,005	2,636	2,472	2,369	2,166	1,833	14.0	6.6	4.3	9.4	18.2
Accommodation and food services.....	19,338	18,502	17,394	16,770	15,799	14,793	4.5	6.4	3.7	6.1	6.8
Other services.....	5,754	5,462	5,375	5,146	4,913	4,710	5.3	1.6	4.5	4.7	4.3
Unclassified establishments.....	5	0	0	6	1	1	4900.0	0.0	(98.3)	500.0	0.0
Total public sector (average).....	32,241	31,313	30,748	13,168	29,289	28,809	3.0	1.8	133.5	(55.0)	1.7
Federal.....	1,073	1,051	1,012	970	919	903	2.1	3.9	4.3	5.5	1.8
State.....	9,112	8,960	8,919	8,687	8,439	8,213	1.7	0.5	2.7	2.9	2.8
Local.....	22,056	21,302	20,818	20,511	19,931	19,693	3.5	2.3	1.5	2.9	1.2
Total payroll (in \$1,000's) (4).....	\$ 12,356,702	\$ 11,463,725	\$ 10,255,670	\$ 9,514,645	\$ 8,779,965	\$ 7,936,307	480.2	11.8	7.8	8.4	10.6
Average monthly wage.....	\$ 3,859	\$ 3,691	\$ 3,476	\$ 3,380	\$ 3,292	\$ 3,167	4.6	6.2	2.8	2.7	3.9
Average employment.....	266,834	258,841	245,853	234,548	222,236	208,836	3.1	5.3	4.8	5.5	6.4
Establishments.....	17,698	16,718	15,719	14,955	14,298	13,687	5.9	6.4	5.1	4.6	4.5

(1) Utah Department of Workforce Services.

## Employment, Income, Construction, And Sales Taxes Within Utah County, Santaquin City And The State Of Utah--continued

### Personal Income; Per Capital Persona Income; Median Household Income within Utah County and State of Utah (1)

	Calendar Year						% change from prior year				
	2019	2018	2017	2016	2015	2014	2018-19	2017-18	2016-17	2015-16	2013-14
Total Personal Income (in \$1,000's):											
Utah County.....	N/A	\$ 25,460,130	\$ 23,581,109	\$ 22,100,713	\$ 20,434,016	\$ 18,655,654	N/A	8.0	6.7	8.2	9.5
State of Utah.....	155,153,000	146,422,529	134,803,819	128,407,025	121,876,444	113,230,001	6.0	8.6	5.0	5.4	7.6
Total Per Capita Personal Income:											
Utah County.....	N/A	\$ 40,919	\$ 38,880	\$ 37,454	\$ 35,683	\$ 33,269	N/A	5.2	3.8	5.0	7.3
State of Utah.....	48,395	46,320	43,459	42,176	40,831	38,531	4.5	6.6	3.0	3.3	6.0
Median Household Income:											
Utah County.....	N/A	\$ 75,296	\$ 69,568	\$ 65,425	\$ 60,957	\$ 60,069	N/A	8.2	6.3	7.3	1.5
State of Utah.....	76,613	71,381	68,395	65,931	62,961	60,943	7.3	4.4	3.7	4.7	3.3

### Construction within Santaquin City (2)

	Calendar Year						% change from prior year				
	2020 (3)	2019	2018	2017	2016	2015	2019-20 (3)	2018-19	2017-18	2016-17	2015-16
Number new dwelling units.....	79.0	231.0	214.0	208.0	180.0	128.0	2.6	7.9	2.9	15.6	40.6
New (in \$1,000's):											
Residential value.....	\$ 23,199.2	\$ 57,689.2	\$ 58,268.3	\$ 50,506.8	\$ 46,961.1	\$ 35,419.0	11.2	(1.0)	15.4	7.6	32.6
Non-residential value.....	1,215.4	8,390.7	4,137.2	2,609.3	4,483.6	397.8	1,700.6	102.8	58.6	(41.8)	1,027.1
Additions, alterations, repairs (in \$1,000's):											
Residential value.....	684.8	3,070.5	2,416.8	753.5	1,854.8	988.3	(17.7)	27.0	220.7	(59.4)	87.7
Non-residential value.....	0.0	0.0	0.0	170.8	142.3	0.1	(100.0)	(100.0)	(100.0)	20.0	142,200.0
Total construction value (in \$1,000's).....	\$ 25,099.4	\$ 69,150.4	\$ 64,822.3	\$ 54,040.4	\$ 53,441.8	\$ 36,805.2	15.3	6.7	20.0	1.1	45.2

### Sales Taxes Within Santaquin City, Utah County and the State of Utah (4)

	Calendar Year						% change from prior year				
	2019	2018	2017	2016	2015	2014	2018-19	2017-18	2016-17	2015-16	2013-14
Gross Taxable Sales (in \$1,000's):											
Utah County.....	\$ 11,237,374	\$ 10,173,905	\$ 9,556,494	\$ 8,679,093	\$ 8,151,075	\$ 7,555,120	10.5	6.5	10.1	6.5	7.9
Santaquin City (5).....	60,450	51,599	47,625	41,580	38,975	37,152	17.2	8.3	14.5	6.7	4.9
State of Utah.....	68,910,384	64,982,524	61,031,692	56,502,434	53,933,277	51,709,163	6.0	6.5	8.0	4.8	4.3
	Fiscal Year						% change from prior year				
	2019	2018	2017	2016	2015	2014	2018-19	2017-18	2016-17	2015-16	2013-14
Local Sales and Use Tax Distribution:											
Utah County (and all cities).....	\$ 111,924,060	\$ 106,806,800	\$ 97,501,537	\$ 90,870,169	\$ 86,391,946	\$ 81,280,075	4.8	9.5	7.3	5.2	6.3
Santaquin City.....	1,466,725	1,345,017	1,209,363	1,109,606	1,059,084	984,764	9.0	11.2	9.0	4.8	7.5

(1) Source: U.S. Department of Commerce; Bureau of Economic Analysis and U.S. Census Bureau.

(2) Source: University of Utah Kem C. Gardner Policy Institute, Ivory-Boyer Utah Report and Database.

(3) First quarter only; comparison made to first quarter data of 2019.

## Largest Employers In The County

The City is an integral part of the economy of the County. In reviewing the economic conditions of the City, the economy of the entire County must be considered. The City is primarily a residential community in the southern portion of the County. The following is a list of the largest employers in the County.

<u>Employer (Location)</u>	<u>Business</u>	<u>Approximate Range of Employees</u>
<i>Major employers in the County</i>		
Brigham Young University (Provo).....	Education Services	15,000 – 19,999
Alpine School District (northern county-wide) .....	Education Services	7,000 – 9,999
Utah Valley University (Orem).....	Education Services	7,000 – 9,999
State of Utah .....	State Government	5,000 – 6,999
Vivent, Inc. ....	Construction	3,000 – 4,000
Nebo School District (Spanish Fork) .....	Education Services	3,000 – 3,999
Utah Valley Regional Medical Center (Provo) .....	Health Care	3,000 – 3,999
Wal-Mart (county-wide).....	Retail Trade	3,000 – 3,999
Sykes Enterprises (Provo).....	Technical Services	2,000 – 2,999
Young Living Essential Oils (Lehi) .....	Direct Selling	2,000 – 2,999
Doterra International (Pleasant Grove) .....	Direct Selling	2,000 – 2,999
Provo City School District (Provo) .....	Education Services	1,000 – 1,999

(Source: Utah Department of Workforce Services. Updated September 2018, reflecting information as of September 2018.)

## Rate Of Unemployment—Annual Average

<u>Year</u>	<u>Utah County (%)</u>	<u>State of Utah (%)</u>	<u>United States (%)</u>
2020(1)	7.8	9.7	14.7
2019	2.5	3.0	3.8
2018	2.7	3.1	3.9
2017	2.9	3.2	4.4
2016	3.5	3.4	4.9

(1) Preliminary, subject to change. As of April 2020 (seasonally adjusted).

(Source: Bureau of Labor Statistics)

## DEBT STRUCTURE OF SANTAQUIN CITY, UTAH

### Outstanding Sales Tax Revenue Bonded Indebtedness

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2020 (1) .....	Sales Tax Revenue	\$6,245,000*	June 15, 2040*	<u>\$6,245,000*</u>

\* Preliminary; subject to change.

(1) For purposes of this OFFICIAL STATEMENT the 2020 Bonds will be considered issued and outstanding. [Rated “\_\_\_\_” underlying by Standard & Poor’s Global Ratings (“S&P”), as of the date of this OFFICIAL STATEMENT.]

(Source: Zions Public Finance, Inc.)

### Outstanding Excise Tax Revenue Bonded Indebtedness

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2018 (1) .....	Roads	\$4,300,000	July 15, 2028	<u>\$3,911,000</u>

(1) Not rated; no rating applied for. Purchased through a private placement at average interest rate of 3.2% per annum.

(Source: Zions Public Finance, Inc.)

#### **Outstanding Water Revenue Bonded Indebtedness**

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2018 (1) .....	Water Pump/Tank	\$3,441,000	January 1, 2039	<u>[\$3,324,000]</u>

(1) Not rated; no rating applied for. Financed through the State Board of Water Resources at 2.00% per annum.

(Source: Zions Public Finance, Inc.)

#### **Outstanding LBA Lease Revenue Bonded Indebtedness**

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2015 (1) .....	Lease Revenue	\$2,500,000	July 1, 2036	<u>\$2,151,000.00</u>

(1) Not rated; no rating applied for. Purchased through a private placement at 4.17% per annum

(Source: Zions Public Finance, Inc.)

#### **Outstanding Sewer Revenue Bonded Indebtedness**

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2011A-1 (1) ....	Sewer	\$6,034,000	January 1, 2030	\$3,428,000 <sup>1</sup>
2011A-2, (2) ...	Sewer	\$2,912,000	February 15, 2052	\$2,673,000
2011B (3).....	Sewer	\$900,000	January 1, 2032	\$900,000
2012 (3) .....	Sewer/Refunding	\$670,000	June 1, 2021	\$0
Total principal amount of outstanding debt				<u>\$7,001,600</u>

(1) Not rated; no rating applied for. The 2011A-1 bonds are financed through the Division of Water Quality. The 2011A-1 Bonds have an interest rate of 1% per annum.

(Source: Zions Public Finance, Inc.)

(2) Not rated; no rating applied for. The 2011A-2 Bonds are USDA Bonds. The 201A-2 Bonds have an interest rate of 3% per annum.

(Source: Zions Public Finance, Inc.)

(3) The 2011B Bonds are financed through the Division of Water Quality. The 2011 Bonds have an interest rate of 1% per annum.

(Source: Zions Public Finance, Inc.)

(4) Not rated; no rating applied for. Purchased through a private placement at 2.52% per annum. This bond was paid off early in [FY 2018.]

(Source: Zions Public Finance, Inc.)

### Outstanding Pressurized Irrigation Revenue Refunding Bonded Indebtedness

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2012.....(1)	PI/Refunding	\$6,130,000	September 1, 2026	<u>\$3,421,000</u>

- (1) Not rated; no rating applied for. Purchased through a private placement at 3.5% per annum  
(Source: Zions Public Finance, Inc.)

### Other Financial Considerations

*Future issuance of debt.* Other than the issuance of the 2020 Bonds (and any refunding opportunities) the City does not anticipate the issuance of any other debt within the next \_\_\_\_\_ years.

*Equipment Leases.* The City has an equipment leases outstanding. As of Fiscal Year 2019, the present value of net minimum lease payments is \$629,081, with payments extending through Fiscal Year 2024. See APPENDIX A—BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019—Notes to the Financial Statements—Note 3-D. (page 42)

*Other Considerations.* \_\_\_\_\_

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## Overlapping And Underlying General Obligation Debt

<u>Taxing Entity</u>	<u>2020 Taxable Value (1)</u>	<u>City's Portion of Tax- able Value</u>	<u>City's Per- centage</u>	<u>Entity's General Obligation Debt</u>	<u>City's Portion of G.O. Debt</u>
<i>Overlapping:</i>					
State of Utah.....	\$340,706,436,091	\$694,262,604	0.2%	\$2,452,055,000	\$4,904,110
CUWCD (2) .....	201,846,624,177	694,262,604	0.3	193,690,000	658,546
Nebo School District .....	11,331,181,528	694,262,604	6.1	174,580,000	<u>10,701,754</u>
Total overlapping.....					<u>\$16,264,410</u>
<i>Underlying:</i>					
Total underlying.....					<u>0</u>
Total overlapping and underlying general obligation debt.....					<u>\$16,264,410</u>
Total <i>overlapping</i> general obligation debt (excluding the State) (3).....					\$11,360,300
Total <i>direct</i> general obligation bonded indebtedness .....					<u>0</u>
Total <i>direct and overlapping</i> general obligation debt (excluding the State) (3).....					<u>\$11,360,300</u>

This table excludes any additional principal amounts attributable to unamortized original issue bond premium.

- (1) Preliminary; subject to change. Taxable value used in this table *excludes* the taxable value used to determine uniform fees on tangible personal property.
- (2) Central Utah Water Conservancy District ("CUWCD") outstanding general obligation bonds are limited ad valorem tax bonds. Certain portions of the principal of and interest on CUWCD's general obligation bonds are paid from revenues received from the sales of water.
- (3) The State's general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of general obligation bonds.

(Source: Municipal Advisor.)

## Debt Ratios Regarding General Obligation Debt

The following table sets forth the ratios of general obligation debt (excluding any additional principal amounts attributable to unamortized original issue bond premium) that is expected to be paid from taxes levied specifically for such debt and not from other revenues over the taxable value of property within the City, the estimated market value of such property and the population of the City. *The State's general obligation debt is not included in the debt ratios because the State currently levies no property tax for payment of general obligation debt.*

	<u>To 2020 Estimated Taxable Value (1)</u>	<u>To 2020 Estimated Market Value (2)</u>	<u>To 2019 Population Estimate Per Capita (3)</u>
<i>Direct</i> general obligation debt.....	0.00%	0.00%	\$ 0
<i>Direct and overlapping</i> general obligation debt.....	1.64	0.98	883

- (1) Based on an estimated 2020 Taxable Value of \$694,262,604, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.
- (2) Based on an estimated 2020 Market Value of \$1,156,965,907, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.
- (3) Based on 2019 population estimate of 12,865 by the U.S. Census Bureau.

(Source: Municipal Advisor.)

## General Obligation Legal Debt Limit And Additional Debt Incurring Capacity

2019 "Fair Market Value" .....	\$1,007,423,558
2019 Valuation from Uniform Fees (1) .....	<u>156,523,664</u>
2019 "Fair Market Value for Debt Incurring Capacity" .....	<u>\$1,163,947,222</u>

	8% Sewer, Water and Electric	4% Other Purposes	12% Total
“Fair Market Value” x 8%.....	\$80,593,885	\$ 0	\$ 80,593,885
“Fair Market Value” x 4%.....	<u>0</u>	<u>40,296,942</u>	<u>40,296,942</u>
Total debt incurring capacity .....	80,593,885	40,296,942	120,890,827
Less: current outstanding general obligation debt.....	<u>(0)</u>	<u>(0)</u>	<u>(0)</u>
Additional debt incurring capacity .....	<u>\$80,593,885</u>	<u>\$40,296,942</u>	<u>\$120,890,827</u>

(1) For debt incurring capacity only, in computing the fair market value of taxable property in the City, the value of all motor vehicles and state-assessed commercial vehicles (which value is determined by dividing the uniform fee revenue by 1.5%) will be included as a part of the fair market value of the taxable property in the City.

(Source: Records from the State Tax Commission, compiled by the Municipal Advisor.)

### No Defaulted Obligations

The City has never failed to pay principal of and interest on its bond obligations when due.

## FINANCIAL INFORMATION REGARDING SANTAQUIN CITY, UTAH

### Potential Impact Of The Coronavirus (COVID-19)

The recent outbreak of the novel strain of the coronavirus and spread of coronavirus disease 2019 (“COVID-19”), which has been designated a global pandemic by the World Health Organization, is negatively impacting local, state and global economies as governments, business and citizens react to, plan for, and try to prevent or slow further transmission of the virus. Financial markets, including the stock markets in the United States and globally, have seen significant recent volatility and declines that have been attributed to COVID-19 concerns. On March 6, 2020, as part of the State’s response to address the global disease outbreak, the Governor declared a state of emergency. On March 13, 2020, a national emergency was declared in the United States.

On March 24, 2020 the Governor of the State, in coordination with the State legislature, local governments, public health experts, and business and community leaders, released a comprehensive plan for the State’s health and economic recovery. This plan included three phases of response: urgent, stabilization, and recovery. On April 17, 2020, the Governor released an updated version of the plan, which addresses transitioning to the stabilization phase, including a color-coded health guidance system for business to follow as the economy is reactivated. On May 1, 2020, The Governor moved the State from the “red” or high-risk phase to the “orange” or moderate phase category. On May 23, 2020 the Governor moved the State from “orange” to “yellow” or low risk phase with the exception of two cities and three counties. Developments regarding COVID-19 continue to occur and the extent to which COVID-19 will impact the State and the City in the future is uncertain and cannot be predicted. Public health data and other information related to the State’s response is published at [coronavirus.utah.gov](https://coronavirus.utah.gov). This information is prepared by parties other than the City and the City makes no representation as to its accuracy.

[Add City information here....]

### Fund Structure; Accounting Basis

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties for goods or services.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The remain-

ing governmental and enterprise funds are combined into a single column and reported as other (nonmajor) funds. Internal service funds are aggregated and reported in single column on the proprietary fund financial statements.

Revenues and expenditures are recognized using the modified accrual basis of accounting in the governmental fund statements. Revenues are recognized in the accounting period in which they become both measurable and available. “Measurable” means that amounts can be reasonably determined within the current period. “Available” means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues on cost–reimbursement grants are accrued when the related expenditures are incurred.

In the proprietary fund statements and the government–wide statements, revenues and expenses are recognized using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized in the period incurred. Budget And Budgetary Accounting

The budget and appropriation process of the City is governed by the Uniform Fiscal Procedures Act for Cities, Title 10, Chapter 6, Utah Code (the “Fiscal Procedures Act”). Pursuant to the Fiscal Procedures Act, the budget officer of the City is required to prepare budgets for the general fund, special revenue funds, debt service funds, capital project funds and proprietary funds. These budgets are to provide a complete financial plan for the budget (ensuing fiscal) year. Each budget is required to specify, in tabular form, estimates of anticipated revenues and appropriations for expenditures. Under the Fiscal Procedures Act, the total of anticipated revenues must equal the total of appropriated expenditures.

On or before the first regular meeting of the City Council of the City in May of each year, the budget officer is required to submit to the City Council tentative budgets for all funds for fiscal year commencing July 1. Various actual and estimated budget data are required to be set forth in the tentative budgets. The budget officer may revise the budget requests submitted by the heads of City departments but must file these submissions with the City Council together with the tentative budget. The budget officer is required to estimate in the tentative budget the revenue from non–property tax sources available for each fund and the revenue from general property taxes required by each fund. The tentative budget is then tentatively adopted by the City Council, with any amendments or revisions that the City Council deems advisable prior to the public hearing on the tentative budget. After public notice and hearing, the tentative budget is adopted by the City Council, subject to further amendment or revisions by the City Council prior to adoption of the final budget.

Prior to June 22 of each year, the final budgets for all funds are adopted by the City Council. The Fiscal Procedures Act prohibits the City Council from making any appropriation in the final budget of any fund more than the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the City Council during the fiscal year. However, to increase the budget total of any fund, public notice and hearing must be provided. Intra– and inter–department transfers of appropriation balances are permitted upon compliance with the Fiscal Procedures Act. The amount set forth in the final budget as the total amount of estimated revenue from property taxes constitutes the basis for determining the property tax levy to be set by the City Council for the succeeding tax year.

Also, see “APPENDIX A— BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019–Notes to the Financial Statements–Note 1. Summary of Significant Accounting Policies”

### **Financial Controls**

The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the City has also empowered the Finance Director to maintain control of major categories within departments. These controls are such that a requisition will not be entered into the purchasing system unless the appropriated funds are available. The Finance Director checks for sufficient funds again prior to the purchase order being issued and again before the payment check is issued.

### **Sources Of General Fund Revenues**

Set forth below are brief descriptions of the various sources of revenues available to the City’s general fund. The percentage of total general fund revenues represented by each source is based on the City’s Fiscal Year 2019 annual financial report (total general fund revenues were \$6,849,841).

*Taxes and special assessments*—Approximately 43% (or \$2,941,724) of general fund revenues are from taxes and special assessments.

*Charges for services*—Approximately 25% (or \$1,688,941) of general fund revenues are from charges for services.

*Licenses and permits*—Approximately 15% (or \$997,462) of general fund revenues are collected from licenses and permits.

*Intergovernmental revenue*—Approximately 8% (or \$577,550) of general fund revenues are from State and federal shared grant revenues or grants.

*Fines and forfeitures*—Approximately 4% (or \$306,517) of general fund revenues are from fines and forfeitures.

*Investment income*—Approximately 2% (or \$150,931) of general fund revenues are collected from investment income.

*Miscellaneous*—Approximately 3% (or \$186,716) of general fund revenues are collected from other miscellaneous items.

(Source: Compiled by the Municipal Advisor from information taken from the Fiscal Year 2019 CAFR.)

### **Five-Year Financial Summaries**

The summaries contained herein were extracted from the City's CAFR reports. The summaries themselves have not been audited.

*The City's annual financial report for Fiscal Year 2019 must be completed under State law by December 31, 2019.*

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**Santaquin City**  
**Statement of Net Position - Primary Government**  
(This summary has not been audited)

	As of June 30				
	2019	2018	2017	2016	2015
Assets and deferred outflows of resources					
Assets:					
Current assets:					
Cash and cash equivalents.....	\$ 6,568,730	\$ 5,208,031	\$ 3,437,795	\$ 757,666	\$ 1,340,081
Accounts receivable, net.....	722,937	510,620	497,600	486,025	399,470
Internal Balances.....	-	-	(130,560)	-	-
Other current assets.....	26,230	23,458	20,259	16,682	13,153
Total current assets.....	7,317,897	5,742,109	3,825,094	1,260,373	1,752,704
Non-current assets:					
Restricted cash and cash equivalents.....	6,396,227	3,371,543	3,598,422	4,006,847	3,269,951
Capital assets:					
Not being depreciated.....	20,212,092	14,559,318	13,028,526	15,531,772	12,519,460
Net of accumulated depreciation.....	30,021,052	31,988,406	34,227,270	33,130,557	35,393,622
Net pension assets.....	-	573	110	63	978
Total non-current assets.....	56,629,371	49,919,840	50,854,328	52,669,239	51,184,011
Total assets.....	63,947,268	55,661,949	54,679,422	53,929,612	52,936,715
Deferred outflows of resources - pension.....	905,439	903,934	876,886	717,259	211,721
Total assets and deferred outflows of resources.....	<u>64,852,707</u>	<u>56,565,883</u>	<u>55,556,308</u>	<u>54,646,871</u>	<u>53,148,436</u>
Liabilities and deferred inflows of resources					
Liabilities:					
Current liabilities					
Accounts payable and accrued liabilities.....	\$ 4,085,641.00	3,546,714	2,527,391	1,193,348	1,394,298
Accrued interest payable.....	149,503	73,339	72,683	129,943	81,881
Customer security deposits.....	40,300	42,200	36,585	37,505	35,680
Long-term debt due within one year.....	1,476,206	1,096,909	1,137,653	1,153,673	1,256,996
Total current liabilities.....	5,751,650	4,759,162	3,774,312	2,514,469	2,768,855
Non-current liabilities					
Compensated absences.....	628,824	559,730	530,706	499,768	467,159
Long-term debt due after one year.....	19,115,109	14,560,462	15,722,004	31,174	31,174
Closure and post closure costs.....	40,551	\$ 36,972	31,174.00	\$ 16,547,101	\$ 15,101,948
Net pension liability.....	1,904,561	1,092,821	1,534,260	1,307,946	869,743
Total non-current liabilities.....	21,689,045	16,249,985	17,818,144	18,385,989	16,470,024
Total liabilities.....	27,440,695	21,009,147	21,592,456	20,900,458	19,238,879
Deferred inflows of resources.....	8,417	3,119	2,015	2,612	4,720
Deferred inflows of resources - pensions.....	77,956	719,317	234,233	176,647	152,716
Total liabilities and deferred inflows of resources.....	27,527,068	21,731,583	21,828,704	21,079,717	19,396,315
Net position					
Net investment in capital assets.....	29,641,829	30,890,352	30,396,139	30,781,555	31,554,138
Restricted for:					
Debt Service.....	1,430,130	1,430,130	1,430,130	2,118,147	19,073
Parks and recreation.....	-	-	-	2,986	1,592,054
Transportation SSD.....	-	-	-	144,446	600,166
Capital projects and impact fees.....	3,918,458	1,101,796	1,238,696	922,058	251,217
Money in lieu of water.....	1,005,160	756,988	701,508	644,763	635,316
Other restrictions/liabilities.....	76,377	63,380	152,855	45,178	45,178
Unrestricted.....	1,253,685	591,652	(191,724)	(1,271,982)	(945,024)
Total net position.....	37,325,639	34,834,298	33,727,604	33,387,151	33,752,118
Total liabilities, deferred inflows of resources and net position	<u>\$ 64,852,707</u>	<u>\$ 56,565,881</u>	<u>\$ 55,556,308</u>	<u>\$ 54,466,868</u>	<u>\$ 53,148,433</u>

# Santaquin City

## Statement of Activities - Primary Government

(This summary has not been audited)

Net (Expense) Revenues and Changes in Net Assets					
Fiscal Year Ended June 30					
	2019	2018	2017	2016	2015
Primary government:					
General government.....	\$ (439,347)	\$ (635,062)	(454,999)	\$ (639,720)	\$ (608,399)
Public safety.....	(2,092,978)	(1,460,057)	\$ (1,460,503)	(1,672,302)	(1,553,070)
Highways and public improvements.....	(74,984)	(945,426)	(796,456)	(252,648)	(519,365)
Sanitation.....	222,100	175,490	181,799	177,685	181,206
Parks, recreation and public property.....	(34,134)	(222,122)	(270,724)	(464,671)	(421,094)
Cemetery.....	(22,195)	(237)	(27,818)	(11,322)	(24,436)
Interest on long-term debt.....	(201,542)	(121,354)	(128,547)	(129,495)	(37,930)
Total governmental activiteis.....	(2,643,080)	(3,208,768)	(2,957,248)	(2,992,473)	(2,983,088)
Business-type activities:					
Water and irrigation.....	1,135,954	895,643	631,492	207,529	(213,349)
Sewer.....	422,529	371,719	119,778	70,069	(194,609)
Irrigation.....	-	-	-	417,904	402,755
Storm drain.....	47,738	(3,997)	913	10,103	
Total business-type activities.....	1,606,221	1,263,365	752,183	150,409	(5,203)
Total primary government.....	(1,036,859)	(1,945,403)	(2,205,065)	(2,842,064)	(2,988,291)
Changes in net position:					
General revenues:					
Property taxes.....	974,629	875,489	859,261	734,291	716,939
Sales tax.....	1,466,725	1,345,017	1,209,363	1,109,606	1,059,084
Other taxes.....	500,370	439,560	438,669	522,313	517,437
Unrestricted investment earnings.....	358,757	142,001	59,753	27,424	15,503
Gain on sale of capital assets.....	34,600	-	109,031		
Miscellaneous.....	193,117	119,471		83,464	427,341
Transfers in (out).....	-	-	-	-	
Total general revenues and transfers.....	3,528,198	2,921,538	2,676,077	2,477,098	2,736,304
Change in net position.....	2,491,339	976,135	471,012	(364,966)	(251,987)
Net position - beginning.....	34,834,299	33,858,164	33,387,152	33,752,119	34,004,106
Net position - ending.....	\$ 37,325,638	\$ 34,834,299	\$ 33,858,164	\$ 33,387,153	\$ 33,752,119

**Fiscal Year Ended June 30**

	2019	2018	2017	2016	2015
<b>Assets</b>					
Cash and cash equivalents.....	\$ 6,186,436	\$ 4,857,918	\$ 3,437,795	\$ 757,666	\$ 1,340,081
Accounts receivable, net of allowances.....	396,514	166,864	173,122	195,451	93,438
Due from other funds.....	-	55,910	201,496	1,333,936	1,042,163
Restricted cash and cash equivalents.....	3,960,972	1,184,460	1,466,819	1,243,937	1,042,580
<b>Total assets.....</b>	<b>10,543,922</b>	<b>6,265,152</b>	<b>5,279,232</b>	<b>3,530,990</b>	<b>3,518,262</b>
<b>Liabilities and deferred inflows of resources</b>					
<b>Liabilities</b>					
Accounts payable.....	115,358	158,803	35,163	1,178,304	1,377,053
Accrued liabilities.....	3,543,098	3,323,299	2,487,844		
Due to other funds.....	-	55,910	124,391	124,391	124,391
<b>Total liabilities.....</b>	<b>3,658,456</b>	<b>3,538,012</b>	<b>2,647,398</b>	<b>1,302,695</b>	<b>1,501,444</b>
Deferred inflows of resources.....	8,417	3,119	2,015	2,612	4,720
<b>Total liabilities and deferred inflows of resources.....</b>	<b>\$ 3,666,873</b>	<b>\$ 3,541,131</b>	<b>\$ 2,649,413</b>	<b>\$ 1,305,307</b>	<b>\$ 1,506,164</b>
<b>Fund balances:</b>					
<b>Restricted for:</b>					
Parks and recreation.....	\$ 9,057	\$ 10,741	\$ 6,868	\$ 2,986	\$ 19,073
Liabilities.....	42,078	42,365	50,063	45,178	45,178
Capital projects.....	2,225,445				
Impact fees and grants.....	1,693,013	1,101,796	1,238,696	922,058	600,166
Transportation SSD.....	-	-	85,639	136,403	251,217
Community development and RDA.....	10,261	10,269	10,285		
Local building authority.....	35	35	35		
Santaquin SSD.....	14,980	5	-	-	
<b>Committed for:</b>					
Senior citizens.....	8,866	5,843	4,941	7,977	7,826
<b>Assigned for:</b>					
Capital projects.....	1,425,488	507,435	275,244	265,573	102,634
Events.....	52,123	54,850	54,753		
Museum.....	5,745	2,463	2,644		
Royalty.....	14,919	9,583	10,320		
Library.....	18,328	13,292	16,672		
Fire department.....	220,186	133,411	101,216	49,396	57,902
Other.....	0	0	0	105,479	94,730
Unassigned.....	1,136,526	831,934	772,443	690,632	833,371
<b>Total fund balances.....</b>	<b>6,877,050</b>	<b>2,724,022</b>	<b>2,629,819</b>	<b>2,225,682</b>	<b>2,012,097</b>
<b>Total liabilities, deferred inflows of resources, and fund balances.....</b>	<b>\$ 10,543,923</b>	<b>\$ 6,265,153</b>	<b>\$ 5,279,232</b>	<b>\$ 3,530,989</b>	<b>\$ 3,518,261</b>



**Santaquin City**  
**Statement of Revenues, Expenditures, And**  
**Changes in Fund Balances - Governmental Funds**

(This summary has not been audited)

	<b>Fiscal Year Ended June 30</b>				
	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Revenues:					
Taxes:					
Property.....	\$ 974,629	\$ 875,489	\$ 859,261	\$ 734,291	\$ 716,939
Sales.....	1,466,725	1,345,017	1,209,363	1,109,606	1,059,084
Other Taxes.....	500,370	439,560	438,669	522,313	517,437
License and permits.....	997,462	831,075	825,534	527,625	441,196
Intergovernmental revenues.....	1,287,406	530,233	504,925	1,349,721	1,046,799
Charges for services.....	1,755,768	1,655,417	1,208,123	1,181,595	1,072,474
Fines and forfeitures.....	306,517	245,127	256,760	224,854	217,785
Interest.....	234,900	75,905	28,673	12,004	5,792
Miscellaneous revenue.....	193,117	119,471	108,431	83,464	427,341
Total revenue.....	<u>7,716,894</u>	<u>6,117,294</u>	<u>5,439,739</u>	<u>5,745,473</u>	<u>5,504,847</u>
Expenditures:					
General Government.....	1,644,288	1,689,330	1,497,283	1,396,760	1,202,730
Public safety.....	2,446,667	2,059,997	1,835,088	1,865,768	1,759,953
Highways and public improvements.....	3,679,840	1,451,133	1,828,700	1,617,671	1,496,153
Sanitation.....	499,446	476,993	428,787	389,633	318,414
Parks, recreation and public property.....	1,789,353	1,893,451	1,283,263	923,274	781,196
Cemetery.....	99,587	113,307	71,678	58,462	71,893
Capital outlay.....	-	-	-	3,041,037	559,680
Debt service:					
Principal.....	296,197	326,062	465,349	512,240	410,696
Interest.....	148,562	122,083	178,718	81,432	41,773
Total expenditures.....	<u>10,603,940</u>	<u>8,132,356</u>	<u>7,588,866</u>	<u>9,886,277</u>	<u>6,642,488</u>
Excess (deficiency) of Revenues over (under)					
Expenditures.....	(2,887,046)	(2,015,062)	(2,149,127)	(4,140,804)	(1,137,641)
Other Financing Sources and (Uses):					
Proceeds from capital leases.....	0	0	482,477	2,697,009	220,781
Impact fees.....	1,258,045	854,665	806,872	528,248	340,261
Sale of fixed assets.....	0	0	600		
Bond issuance.....	4,300,000				
Gain on sale of capital assets.....	34,600				
Transfers in.....	2,906,481	2,826,648	2,669,719	2,281,528	1,734,474
Transfers (out).....	(1,459,049)	(1,572,048)	(1,406,404)	(1,152,398)	(782,309)
Total other financing sources and (uses).....	<u>7,040,077</u>	<u>2,109,265</u>	<u>2,553,264</u>	<u>4,354,387</u>	<u>1,513,207</u>
Net change in fund balances.....	4,153,031	94,203	404,137	213,583	375,566
Fund balances - beginning of year.....	2,724,021	2,629,819	2,225,682	2,012,099	1,636,535
Fund balances - end of year.....	<u>\$ 6,877,052</u>	<u>\$ 2,724,022</u>	<u>\$ 2,629,819</u>	<u>\$ 2,225,682</u>	<u>\$ 2,012,101</u>

## Taxable And Fair Market/Market Value Of Property

Calendar Year	Taxable Value (1)	% Change Over Prior Year	Fair Market/ Market Value (2)	% Change Over Prior Year
2020 *	\$ 694,262,604	14.0	\$ 1,156,965,907	14.8
2019	608,845,632	17.6	1,007,423,558	18.2
2018	517,814,434	11.9	852,481,510	13.1
2017	462,883,488	15.1	753,951,549	15.7
2016	402,034,071	12.2	651,916,948	13.2

\* Preliminary; subject to change. Fair Market/Market Value calculated by Zions Public Finance, Inc.

(1) There are no redevelopment agencies within the City.

(2) Estimated fair market values were calculated by dividing the taxable value of primary residential property by 55%, which eliminates the 45% exemption on primary residential property granted under the Property Tax Act. Does not include market valuation for SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by Zions Public Finance, Inc.)

## Historical Summaries Of Taxable Values Of Property

	Calendar Year					
	2020		2019	2018	2017	2016
	Taxable Value*	% of T.V.	Taxable Value	Taxable Value	Taxable Value	Taxable Value
Set by State Tax Commission (centrally assessed)						
Total centrally assessed.....	\$ 24,994,804	3.6 %	\$ 21,414,455	\$ 18,348,422	\$ 14,028,259	\$ 13,183,805
Set by County Assessor (locally assessed)						
Real property (land and buildings)						
Primary residential.....	564,901,509	81.4	486,526,048	408,463,605	355,175,920	304,838,380
Secondary residential.....	1,500,000	0.2	1,454,671	1,436,271	1,497,671	984,196
Commercial and industrial.....	33,000,000	4.8	29,704,786	26,375,900	23,944,500	23,114,700
FAA (greenbelt).....	750,000	0.1	770,611	804,749	821,619	773,722
Unimproved non FAA (vacant)....	61,000,000	8.8	60,890,470	56,151,170	60,048,670	51,747,674
Agricultural.....	2,000,000	0.3	1,968,300	534,200	458,700	459,100
Total real property.....	663,151,509	95.5	581,314,886	493,765,895	441,947,080	381,917,772
Personal property						
Primary mobile homes.....	624,750	0.1	624,750	573,932	573,932	574,025
Secondary mobile homes.....	0	0.0	0	0	0	0
Other business.....	5,491,541	0.8	5,491,541	5,126,185	6,334,217	6,358,469
SCME.....	0	0.0	0	0	0	0
Total personal property.....	6,116,291	0.9	6,116,291	5,700,117	6,908,149	6,932,494
Total locally assessed.....	669,267,800	96.4	587,431,177	499,466,012	448,855,229	388,850,266
Total taxable value.....	\$ 694,262,604	100.0 %	\$ 608,845,632	\$ 517,814,434	\$ 462,883,488	\$ 402,034,071
Total taxable value (1).....	\$ 694,262,604		\$ 608,845,632	\$ 517,814,434	\$ 462,883,488	\$ 402,034,071

\* Preliminary; subject to change.

(1) Not including taxable valuation associated with SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by Zions Public Finance, Inc.)

## **LEGAL MATTERS**

### **Absence Of Litigation Concerning The 2020 Bonds**

There is no litigation pending or threatened questioning or in any manner relating to or affecting the validity of the 2020 Bonds.

On the date of the execution and delivery of the 2020 Bonds, certificates will be delivered by the City to the effect that to the knowledge of the City, there is no action, suit, proceeding or litigation pending or threatened against the City, which in any way materially questions or affects the validity or enforceability of the 2020 Bonds or any proceedings or transactions relating to their authorization, execution, authentication, marketing, sale or delivery or which materially adversely affects the existence or powers of the City.

A non-litigation opinion issued by \_\_\_\_\_, City Attorney, dated the date of closing, will be provided stating, among other things, that there is not pending, or to his knowledge threatened, any action, suit, proceeding, inquiry, or any other litigation or investigation, at law or in equity, before or by any court, public board or body, challenging the creation, organization or existence of the City, or the ability of the City, or their respective officers to authenticate, execute or deliver the 2020 Bonds or such other documents as may be required in connection with the issuance and sale of the 2020 Bonds, or to comply with or perform its respective obligations thereunder, or seeking to restrain or enjoin the issuance, sale or delivery of the 2020 Bonds, or directly or indirectly contesting or affecting the proceedings or the authority by which the 2020 Bonds are issued, the legality of the purpose for which the 2020 Bonds are issued, or the validity of the 2020 Bonds or the issuance and sale thereof.

### **General**

Certain legal matters incident to the authorization, issuance and sale of the 2020 Bonds are subject to the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel to the City. Certain legal matters will be passed upon for the City by \_\_\_\_\_, City Attorney. Certain matters regarding this OFFICIAL STATEMENT will be passed on for the City by Gilmore & Bell, P.C., Disclosure Counsel to the City. The approving opinion of Bond Counsel will be delivered with the 2020 Bonds. A copy of the opinion of Bond Counsel in substantially the form set forth in "APPENDIX C—PROPOSED FORM OF OPINION OF BOND COUNSEL" of this OFFICIAL STATEMENT will be made available upon request from the contact persons as indicated under "INTRODUCTION—Contact Persons" above.

The various legal opinions to be delivered concurrently with the delivery of the 2020 Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

## **TAX MATTERS**

The following is a summary of the material federal and State of Utah income tax consequences of holding and disposing of the 2020 Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the 2020 Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Utah, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the 2020 Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the 2020 Bonds.

### **Opinion Of Bond Counsel**

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under the law currently existing as of the issue date of the 2020 Bonds:

*Federal Tax Exemption.* The interest on the 2020 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes.

*Alternative Minimum Tax.* Interest on the 2020 Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

*Bank Qualification.* The 2020 Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986 (the “Code”).

*State of Utah Tax Exemption.* The interest on the 2020 Bonds is exempt from State of Utah individual income taxes.

Bond counsel’s opinions are provided as of the date of the original issue of the 2020 Bonds, subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the “Code”) that must be satisfied subsequent to the issuance of the 2020 Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the 2020 Bonds in gross income for federal income tax purposes retroactive to the date of issuance of the 2020 Bonds.

*No Other Opinion.* Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the 2020 Bonds, except as expressly provided herein. Purchasers of the 2020 Bonds should consult their tax advisors as to the applicability of these tax consequences and other income tax consequences of the purchase, ownership and disposition of the 2020 Bonds, including the possible application of state, local, foreign and other tax laws.

## **Other Tax Consequences**

*[Original Issue Discount.* For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a 2020 Bond over its issue price. The issue price of a 2020 Bond is generally the first price at which a substantial amount of the 2020 Bonds of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a 2020 Bond during any accrual period generally equals (1) the issue price of that 2020 Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that 2020 Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that 2020 Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner’s tax basis in that 2020 Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.]

*[Original Issue Premium.* For federal income tax purposes, premium is the excess of the issue price of a 2020 Bond over its stated redemption price at maturity. The issue price of a 2020 Bond is generally the first price at which a substantial amount of the 2020 Bonds of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt bonds amortizes over the term of the 2020 Bond using constant yield principles, based on the purchaser’s yield to maturity. As premium is amortized, the owner’s basis in the 2020 Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the 2020 Bond prior to its maturity. Even though the owner’s basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.]

*Sale, Exchange or Retirement of Bonds.* Upon the sale, exchange or retirement (including redemption) of a 2020 Bond, an owner of the 2020 Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the 2020 Bond (other than in respect of accrued and unpaid interest) and such owner’s adjusted tax basis in the 2020 Bond. To the extent a 2020 Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the 2020 Bond has been held for more than 12 months at the time of sale, exchange or retirement.

*Reporting Requirements.* In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the 2020 Bonds, and to the proceeds paid on the sale of the 2020 Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

*Collateral Federal Income Tax Consequences.* Prospective purchasers of the 2020 Bonds should be aware that ownership of the 2020 Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the 2020 Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of 2020 Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the 2020 Bonds, including the possible application of state, local, foreign and other tax laws.

## **CERTAIN INVESTMENT CONSIDERATIONS**

*This section contains a general overview of certain risk factors which should be considered, in addition to the other matters set forth in this OFFICIAL STATEMENT, in evaluating an investment in the 2020 Bonds. This section is not meant to be a comprehensive or definitive discussion of the risks associated with an investment in the 2020 Bonds, and the order in which this information is presented does not necessarily reflect the relative importance of various risks. Potential investors in the 2020 Bonds are advised to consider the following factors, among others, and to review this entire OFFICIAL STATEMENT to obtain information essential to making of an informed investment decision. Any one or more of the investment considerations discussed below, among others, could adversely affect the financial condition of the City or its ability to make scheduled debt service payment on Bonds. There can be no assurance that other risks not discussed herein will not become material in the future.*

### **Uncertainty Of Economic Activity And Sales Taxes**

The amount of Pledged Taxes to be collected by the City is dependent on several factors beyond the control of the City, including, but not limited to, the state of the United States economy and the economy of the State and the City. Any one or more of these factors could result in the City receiving less Pledged Taxes than anticipated. During periods in which economic activity declines, Pledged Taxes are likely to fall as compared to an earlier year. In addition, Pledged Taxes are dependent on the volume of the transactions subject to the tax. From time to time, proposals have been made by the Utah State Legislature (the "State Legislature") to add or remove certain types of purchases from the sales tax and the State (like many other states) has recognized the potential reduction in sales tax revenues because of purchases made through the internet and other non-traditional means. In addition, the State Legislature has, from time to time, considered legislation to revise the amount of sales tax to be levied or to adjust the method of allocating sales tax to local governmental entities. The City cannot predict what impact these items may have on the Pledged Taxes it receives.

### **The 2020 Bonds Are Limited Obligations**

The 2020 Bonds are special limited obligations of the City, payable solely from the Revenues, moneys, securities and funds pledged. Therefore, no assurance can be given that the amount of Pledged Taxes received by the City will remain sufficient for the payment of the principal or interest on the 2020 Bonds and the City is limited by State law in its ability to increase the rate of such taxes. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the City and are not obligations of the State or any other agency or other political subdivision or entity of the State. The City will not mortgage or grant any security interest in any of the projects financed with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds.

Also, see "SECURITY AND SOURCES OF PAYMENT—State Pledge Of Nonimpairment" below.

### **Limitation On Increasing Rates For Pledged Taxes**

The City currently levies the maximum rate allowed under State law for all taxes making up the Pledged Taxes. No assurance can be given that the Pledged Taxes will remain sufficient for the payment of the principal of or interest on the 2020 Bonds and the City is limited by State law in its ability to increase the rate of such taxes.

### **No Reserve Fund Requirement For The 2020 Bonds**

Pursuant to the Indenture, each Series of Bonds may be secured by a separate subaccount in the Debt Service Reserve Fund. Upon the issuance of the 2020 Bonds there will be no funding of a subaccount of the Debt Service Reserve Fund with respect to the 2020 Bonds.

### **Legislative Changes To Sales Tax Statutes**

The State Legislature has authority to alter the statutes under which the City derives its various sales and use tax revenues, including specifically the Pledged Taxes. From time to time proposals are discussed and introduced to change these statutes, including changes that could significantly reduce the amount of Pledged Taxes the City receives. This can be done by, among other things, expanding or diminishing the sales tax base or, in the case of the Pledged Sales and Use Taxes (as described herein) altering the formula by which the tax revenues are allocated among the counties, cities and towns within the State. The City cannot predict whether the State Legislature will change sales and use tax base and/or distributions, including changes that could affect Pledged Taxes at some point in the future.

## **MISCELLANEOUS**

### **Bond Rating**

As of the date of this OFFICIAL STATEMENT, the 2020 Bonds have been rated “\_\_\_” by S&P. An explanation of the above rating may be obtained from S&P. The City has not directly applied to Moody’s Investor Service, Inc. or Fitch Ratings for a rating on the 2020 Bonds.

Such rating does not constitute a recommendation by the rating agencies to buy, sell or hold the 2020 Bonds. Such rating reflects only the views of S&P and any desired explanation of the significance of such rating should be obtained from S&P at the following address: 55 Water St, New York, NY 10004. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own.

There is no assurance that the rating given to the 2020 Bonds will continue for any given period or that the rating will not be revised downward or withdrawn entirely by the rating agencies if, in their judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the 2020 Bonds.

### **Trustee**

The obligations and duties of the Trustee are described in the Indenture and the Trustee has undertaken only those obligations and duties that are expressly set out in the Indenture. The Trustee has not independently passed upon the validity of the 2020 Bonds, the security therefor, the adequacy of the provisions for payment thereof or the exclusion from gross income for federal tax purposes of the interest on the 2020 Bonds. The Trustee may resign or be removed or replaced as provided in the Indenture. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

### **Municipal Advisor**

The City has entered an agreement with the Municipal Advisor where under the Municipal Advisor provides financial recommendations and guidance to the City with respect to preparation for sale of the 2020 Bonds, timing of sale, tax-exempt bond market conditions, costs of issuance and other factors related to the sale of the 2020 Bonds. The Municipal Advisor has read and participated in the drafting of certain portions of this OFFICIAL STATEMENT and has supervised the completion and editing thereof. The Municipal Advisor has not audited, authenticated or otherwise verified the information set forth in the OFFICIAL STATEMENT, or any other related information

available to the City, with respect to accuracy and completeness of disclosure of such information, and the Municipal Advisor makes no guaranty or warranty respecting the accuracy and completeness of the OFFICIAL STATEMENT or any other matter related to the OFFICIAL STATEMENT.

### **Independent Auditors**

The basic financial statements of the City as of June 30, 2019, included in this OFFICIAL STATEMENT, has been audited by Larson & Company, PC, Certified Public Accountants, Spanish Fork City, Utah (“Larson & Company”), as stated in their report. See “APPENDIX A—BASIC FINANCIAL STATEMENTS OF SPANISH FORK CITY, UTAH FOR FISCAL YEAR 2019.”

Larson & Company has not participated in the preparation or review of this OFFICIAL STATEMENT. Based upon their non-participation, they have not consented to the use of their name in this OFFICIAL STATEMENT.

### **Additional Information**

All quotations contained herein from and summaries and explanations of, the State Constitution, statutes, programs, laws of the State, court decisions and the Indenture, do not purport to be complete, and reference is made to said State Constitution, statutes, programs, laws, court decisions and the Indenture for full and complete statements of their respective provisions.

Any statements in this OFFICIAL STATEMENT involving matters of opinion, whether expressly so stated, are intended as such and not as a representation of fact.

The appendices attached hereto are an integral part of this OFFICIAL STATEMENT and should be read in conjunction with the foregoing material.

***This PRELIMINARY OFFICIAL STATEMENT is in a form deemed final by the City for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission.***

This OFFICIAL STATEMENT and its distribution and use have been duly authorized by the City.

**Santaquin City, Utah**



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## **APPENDIX A**

### **BASIC FINANCIAL STATEMENTS OF SANTAQUIN CITY, UTAH FOR FISCAL YEAR 2019**

The Annual Financial Report for Fiscal Year 2019 is contained herein. Copies of current and prior comprehensive annual financial reports are available upon request from the City's contact person as indicated under "INTRODUCTION—Contact Persons" above.

*The City's Annual Financial Report for Fiscal Year 2020 must be completed under State law by December 31, 2020.*

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**APPENDIX B**  
**THE GENERAL INDENTURE OF TRUST**

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## **APPENDIX C**

### **PROPOSED FORM OF OPINION OF BOND COUNSEL**

Upon the delivery of the 2020 Bonds, Gilmore & Bell, P.C., Bond Counsel, proposes to issue its approving opinion in substantially the following form:

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## **APPENDIX D**

### **PROPOSED FORM OF LIMITED CONTINUING DISCLOSURE UNDERTAKING**

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## APPENDIX E

### BOOK-ENTRY SYSTEM

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P rating of "AA+". The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at <http://www.dtcc.com>.

Purchases of 2020 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2020 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2020 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered the transaction. Transfers of ownership interests in the 2020 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2020 Bonds, except if use of the book-entry system for the 2020 Bonds is discontinued.

To facilitate subsequent transfers, all 2020 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2020 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2020 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2020 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2020 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2020 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2020 Bond documents. For example, Beneficial Owners of 2020 Bonds may wish to ascertain that the nominee holding the 2020 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all the 2020 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to 2020 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC

mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2020 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the 2020 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the City or the Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

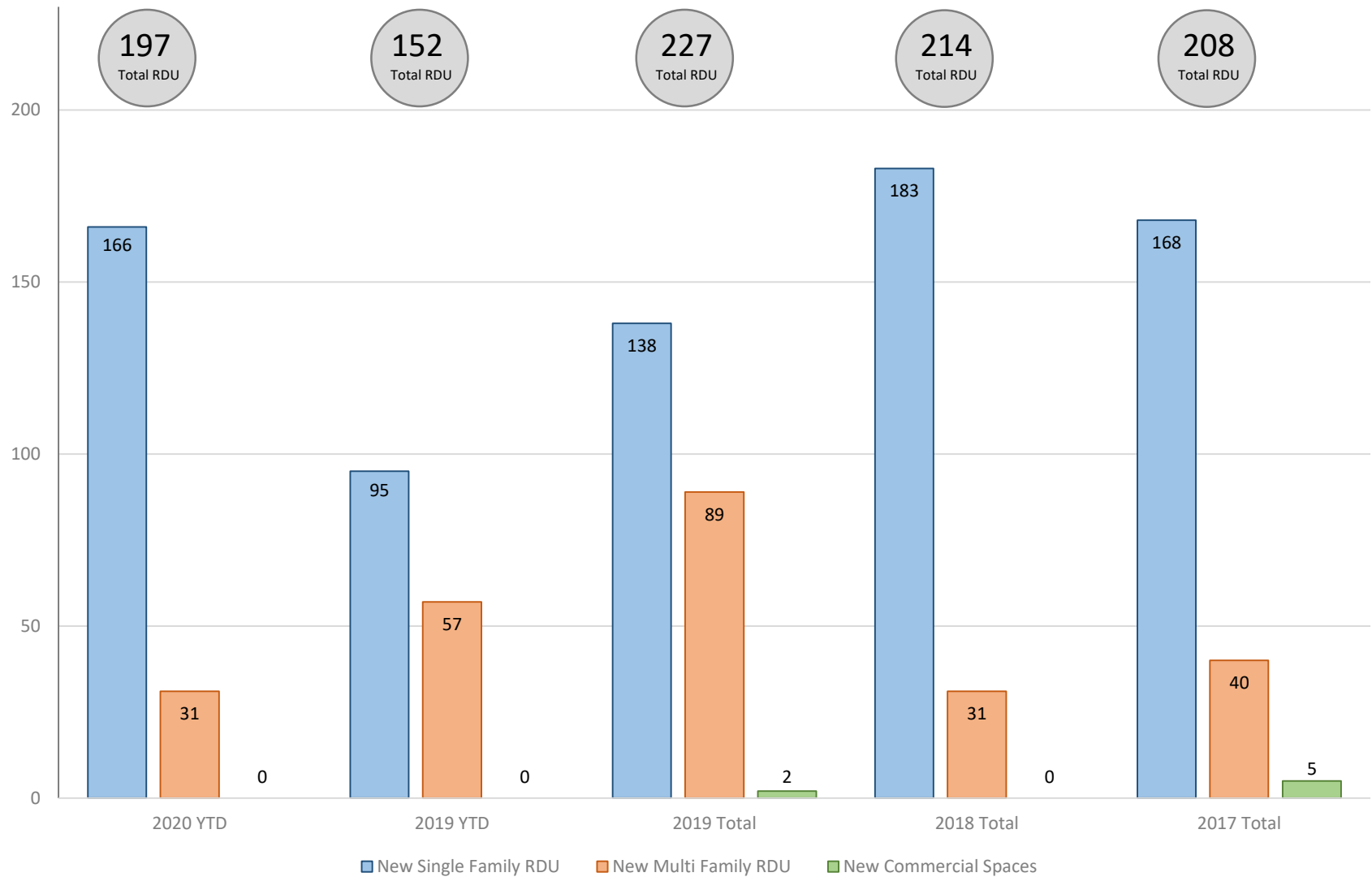
DTC may discontinue providing its services as depository with respect to the 2020 Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, if a successor depository is not obtained, 2020 Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2020 Bond certificates will be printed and delivered to DTC.

*The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.*

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## Building Permit Report August 4, 2020



### New Business Licenses

<b>Name</b>	<b>Owner</b>	<b>Address</b>	<b>Description</b>	<b>BL#</b>
EZ-Rest Murphy Bedz	Scott Morgan	177 E. 610 S.	Retail Murphy Bed Business-Home Office	BL-4513
SQBE Media, LLC	Lisa Vickers	887 S. 250 E.	DBA Photo Print Online Sales and Book Publishing	BL-4514

## Santaquin City 2021 Calendar Proposal

### 1. Does Santaquin City want to produce and distribute a 2021 Calendar?

Description	Pioneer Press (Local)	J-Mart	J-Mart
Quantity <sup>1</sup>	3800	3800	3800
Weight	100 lb. (High Quality)	100 lb. (High Quality)	80 lb. (Medium Quality)
Design Cost <sup>2</sup>	\$300.00	\$300.00	\$300.00
Printing Cost	\$4,560.00	\$4,520.44	\$4,446.16
Postage <sup>3</sup>	\$627.00	\$627.00	\$627.00
<b>Total Cost:</b>	<b>\$5,487.00</b>	<b>\$5,447.44</b>	<b>\$5,373.16</b>

<sup>1</sup> **Quantity** – Increase quantity by 300 for new home construction

<sup>2</sup> **Design** – Based upon the 2020 Calendar design time and work previously completed, Pen & Web Communications is willing to be the single point of design for the 2021 Calendars for a not-to-exceed \$300.00 amount (\$150 savings over 2020).

<sup>3</sup> **Postage** – To prevent duplicate mailing, Santaquin City only mails calendars to physical address and does not mail them to post office boxes. However, we do have extra calendars available upon request at the city offices

### 2. If so, does Santaquin City want to seek sponsorships in 2021 (as previously envisioned), or in light of COVID-19, does Santaquin City want to provide free sponsorship as an economic stimulus incentive to Santaquin Businesses?

#### Sponsor Ideas: (If the council desires to seek sponsorships)

If Santaquin City had local businesses sponsor each month, giving them a small advertising space of about 1.5x3 inches, it would reduce the overall cost of the calendars. For example, if there were 12 sponsors who each donated \$100 each for their advertising space, we could reduce the overall cost of the proposal by **\$1,200**.

**Or**, if there were two businesses providing full sized ads for \$500 each, in addition to the 12 small advertising spaces, it would reduce the overall cost by **\$2,200**. This would replace the emergency contact numbers page and the Mayor's message on the last two pages of the calendar.

However, there would be labor costs to obtain sponsors.

### Background: 2020 Calendar History

In 2020, at the recommendation of Councilmember Broadhead, the Santaquin City Council produced and distributed a calendar following a model provided by Salem City. J-Mart, the printer of the Salem City calendar was selected as the service provider at the following cost:

J-Mart Design:	\$ 200.00
Pen & Web Design <sup>4</sup> (Content Creation & Editing)	\$ 450.00
J-Mart Printing (3500 Calendars)	\$3,761.85
Postage (\$0.19 cents per calendar bulk rate costing)	\$ 562.00
<b>Total Cost:</b>	<b>\$4,973.85</b>

Note:

- Quality – 8.5 x 11 Saddle Stitch 80 lb. paper weight (Could be improved by increasing to 100 lb.)
- Sponsors for the Recreation Department were given FREE 1.5 x 3 inch spots on the calendar.

<sup>4</sup> Pen & Web spent approximately 15 hours collecting the information that went into each day of the month, the sponsor logos, the images, and correcting errors from J-Mart's designer. *(After giving J-Mart precise information, many meetings and events were placed on the wrong dates, the designing of words had to be corrected to be consistent from month to month, and information was left over from Salem's calendar. We went through at least 4 proofs before the final product was ready for printing. It took an unnecessary amount of time to get the product ready for print.)*

# MEMO



To: Mayor Hunsaker and City Council Members  
From: Jason Bond, Community Development Director  
Date: July 31, 2020  
RE: **Heelis Farm Townhomes Subdivision Preliminary Plan**

Zone: MSR Size: 1.68 Acres Units: 21
--

The Heelis Farm Townhomes Subdivision is located at approximately 200 N. and 400 E. The proposal consists of 21 townhomes on approximately 1.68 acres and is 12.5 units per acre. There is 27,589 square feet of landscaped area, which is 38% of the entire site. The project shows each unit having a two-car garage and an additional 14 surface parking stalls for residents and guests. The amenities that they are proposing include a tot lot, pavilion, and a basketball court.

In preparation for the City Council meeting, it was discovered that the proposed plan shows one more unit than the development agreement allows.

The preliminary plans have been reviewed by the DRC and a positive recommendation was sent to the Planning Commission. The Planning Commission reviewed the preliminary plan and forwarded the following recommendation to the City Council:

Commissioner Tolman motioned to forward a positive recommendation to the City Council for the Heelis Farms Preliminary Plan with the conditions that all Planning and Engineering redlines be addressed, and that ARC approval be obtained. Commissioner Gunnell seconded. The motion passed 7 to 0.

On July 29<sup>th</sup>, the architectural renderings were approved by the Architectural Review Committee.

After preliminary approval, the DRC will need to approve the final plat before any lots are recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11-5-6B).

## **Findings:**

1. Residential developments in the MSR zone need to have 30% of the site landscaped. The proposed development has 38% of the site landscaped.
2. All townhomes have 24' x 24' garage with a 20' opening and meet code requirements
3. A total of 13 guest parking stalls are required. The proposed development has 14 stalls.
4. The proposed development meets all requirements in the MSR zone.
5. The proposed development follows all requirements in the development agreement except for the one additional unit that is shown.

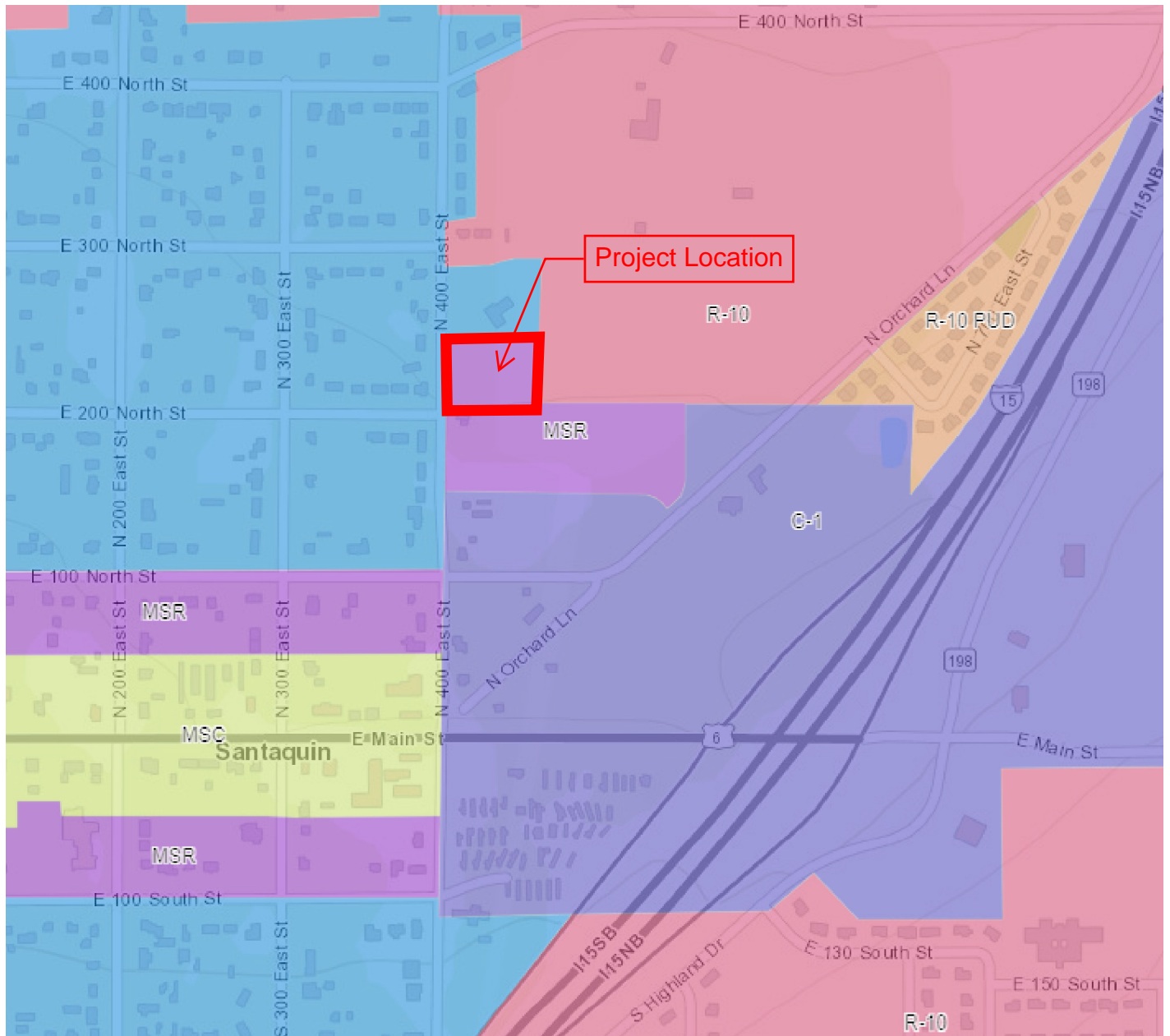
## **Recommended Motion:**

Motion to approve the Heelis Farm Townhomes Preliminary Plan with the following conditions: That a unit be removed from the plans to be consistent with the development agreement and that all planning and engineering redlines be addressed.

## **Attachments:**

1. Zoning and Location Map
2. Construction Plans
3. Landscaping Plans

## Attachment 1: Zoning and Location Map





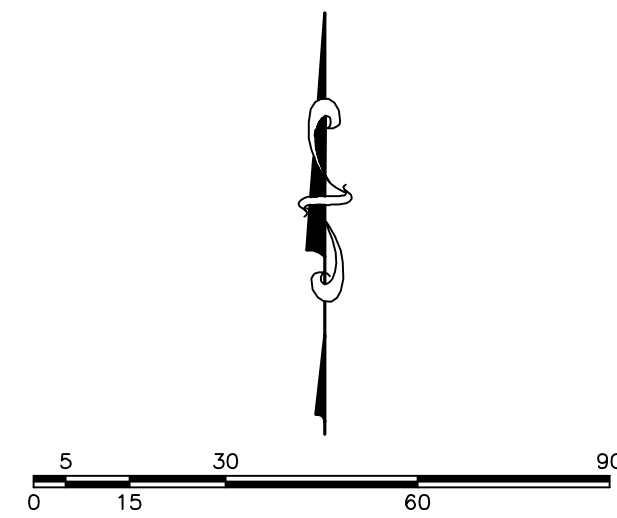
# HEELIS FARM TOWNHOMES

## SITEPLAN

### SANTAQUIN, UTAH COUNTY, UTAH

### PRELIMINARY PLAN SET

### JULY 2020



(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

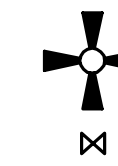
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

**DENSITY TABLE**  
ZONING CLASSIFICATION=MSR  
NUMBER OF UNITS=21  
ACREAGE=1.68 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF  
PARCEL SIZE SF=73,389  
PARKING REQUIRED=55  
PARKING PROVIDED=56  
BUILDING AREA SF=21x1,225=25,725  
PARKING LOT AREA SF=16,895  
LANDSCAPE AREA IN SF=27,589 (38%)

**BOUNDARY DESCRIPTION:**  
BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

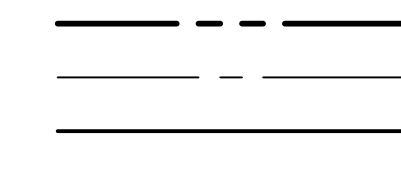
#### LEGEND

LEGEND APPLIES TO ALL SHEETS

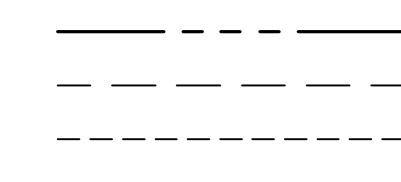


SECTION CORNER

EXISTING VALVE  
EXISTING POWER POLE



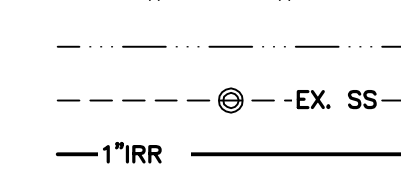
PROPERTY BOUNDARY  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE



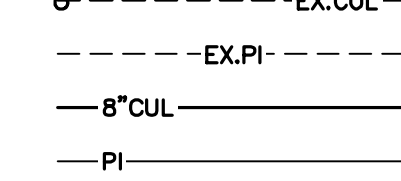
SECTION LINE  
BUILDING SETBACK  
EASEMENT  
EXISTING DEED LINE



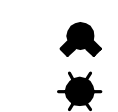
EDGE OF PAVEMENT  
EXISTING OVER HEAD POWER  
EXISTING GAS  
EXISTING FENCE LINE



EXISTING DITCH  
EXISTING SANITARY SEWER W/MANHOLE  
PROPOSED IRRIGATION LINE  
EXISTING CULINARY WATERLINE



EXISTING PRESSURIZED IRRIGATION  
PROPOSED CULINARY WATERLINE  
PROPOSED PRESSURIZED IRRIGATION  
PROPOSED SEWER LINE



FIRE HYDRANT  
STREET LIGHT

#### GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

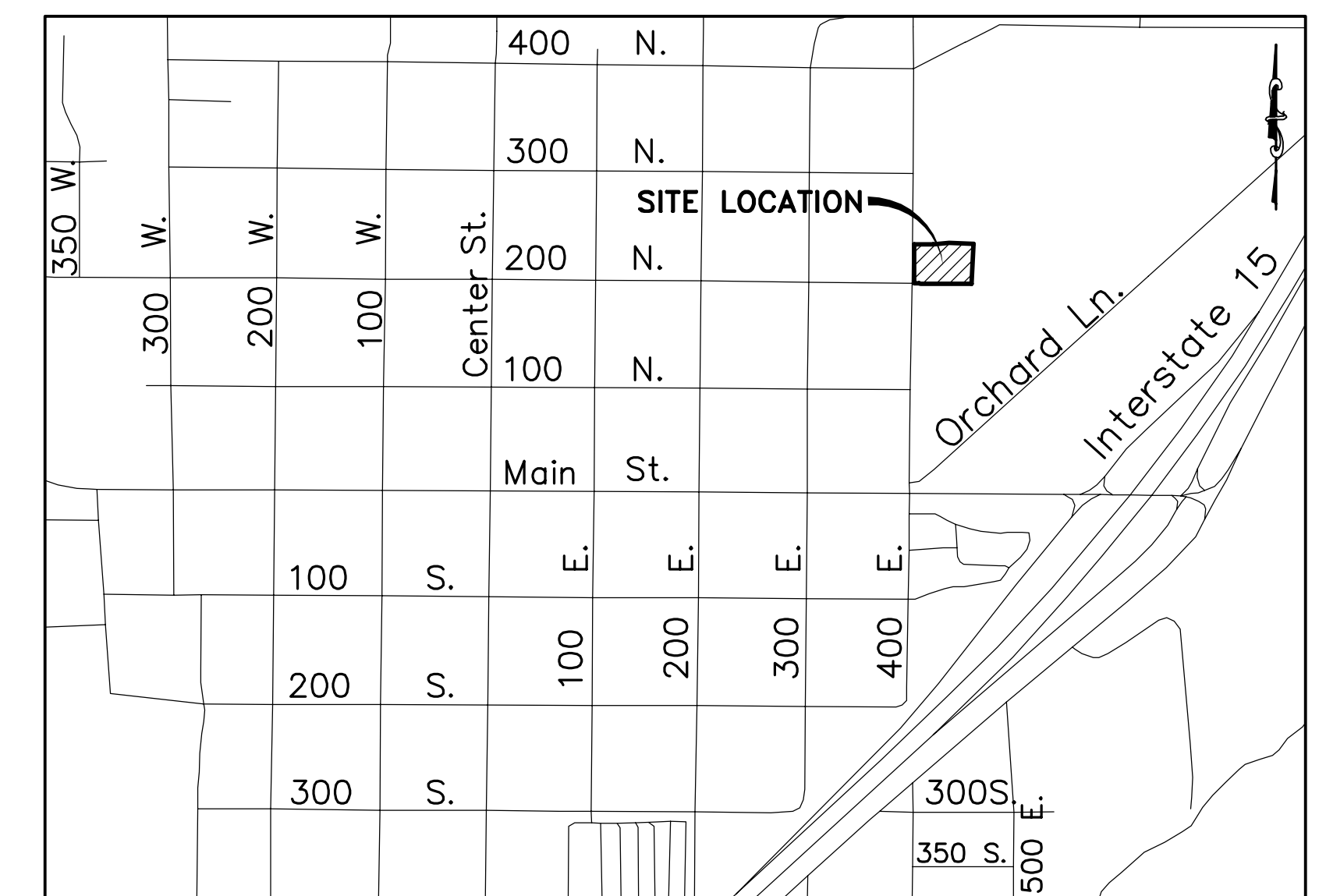
## -SHEET INDEX-

### SHEET SHEET NAME

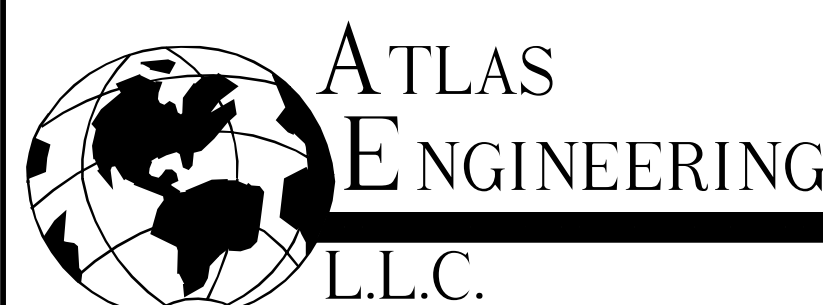
- |   |                              |
|---|------------------------------|
| 1 | COVER & INDEX                |
| 2 | SITE PLAN                    |
| 3 | GRADING PLAN                 |
| 4 | FINAL PLAT                   |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET                 |
| 7 | DETAIL SHEET                 |
| 8 | FIRE ACCESS/OPEN SPACE PLAN  |
| 9 | TBC PLAN                     |

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.

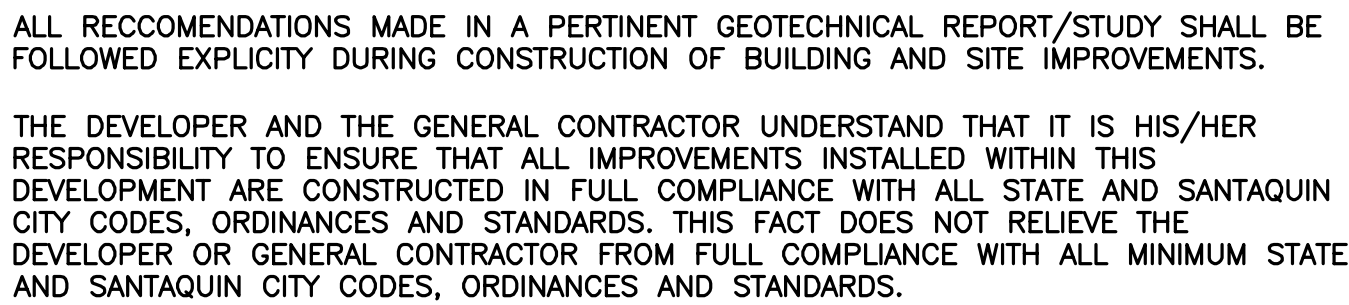


VICINITY MAP  
-NTS-



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E 800 N SUITE A  
SPANISH FORK, UT 84660

**OWNER/DEVELOPER**  
JIMMY DEGRAFFENRIED  
WOODLAND HILLS, UTAH  
801-830-5490  
lifetimehomesinc@gmail.com



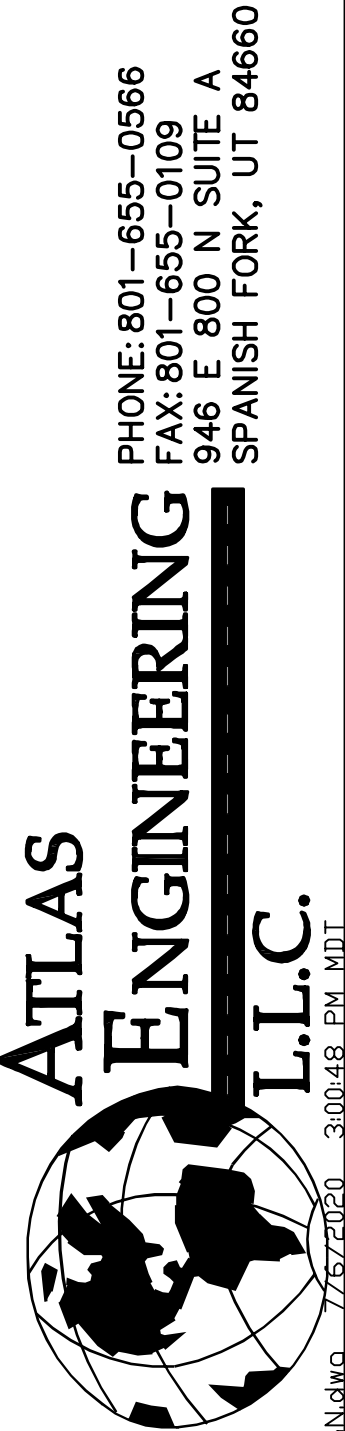
**CONSTRUCTION NOTES:**

- ① INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
- ② INSTALAL 6" PRESSURIZED IRRIGATION VALVE PER SANTAQUIN CITY STANDARDS.
- ③ INSTALL PEDESTRIAN ADA RAMP PER SANTAQUIN CITY STANDARDS.
- ④ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- ⑤ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- ⑥ INSTALL 11.25' BEND.
- ⑦ INSTALL CONSTRUCTION VALVE.
- ⑧ HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
- ⑨ INSTALL 6' MASONRY FENCE.
- ⑩ INSTALL DUMPSTER ENCLOSURE.
- ⑪ INSTALL "NO PARKING" SIGN.
- ⑫ INSTALL RED CURB ALONG 400 EAST.
- ⑬ INSTALL RED CURB ALONG NORTH SIDE OF PARKING AREA.

**OWNER/DEVELOPER**  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

NO.	REVIEWS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

# HEELIS FARM TOWNHOMES



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E 800 N SUITE A  
SPANISH FORK, UT 84660

SANTAQUIN, UTAH

SHEET NO.

2

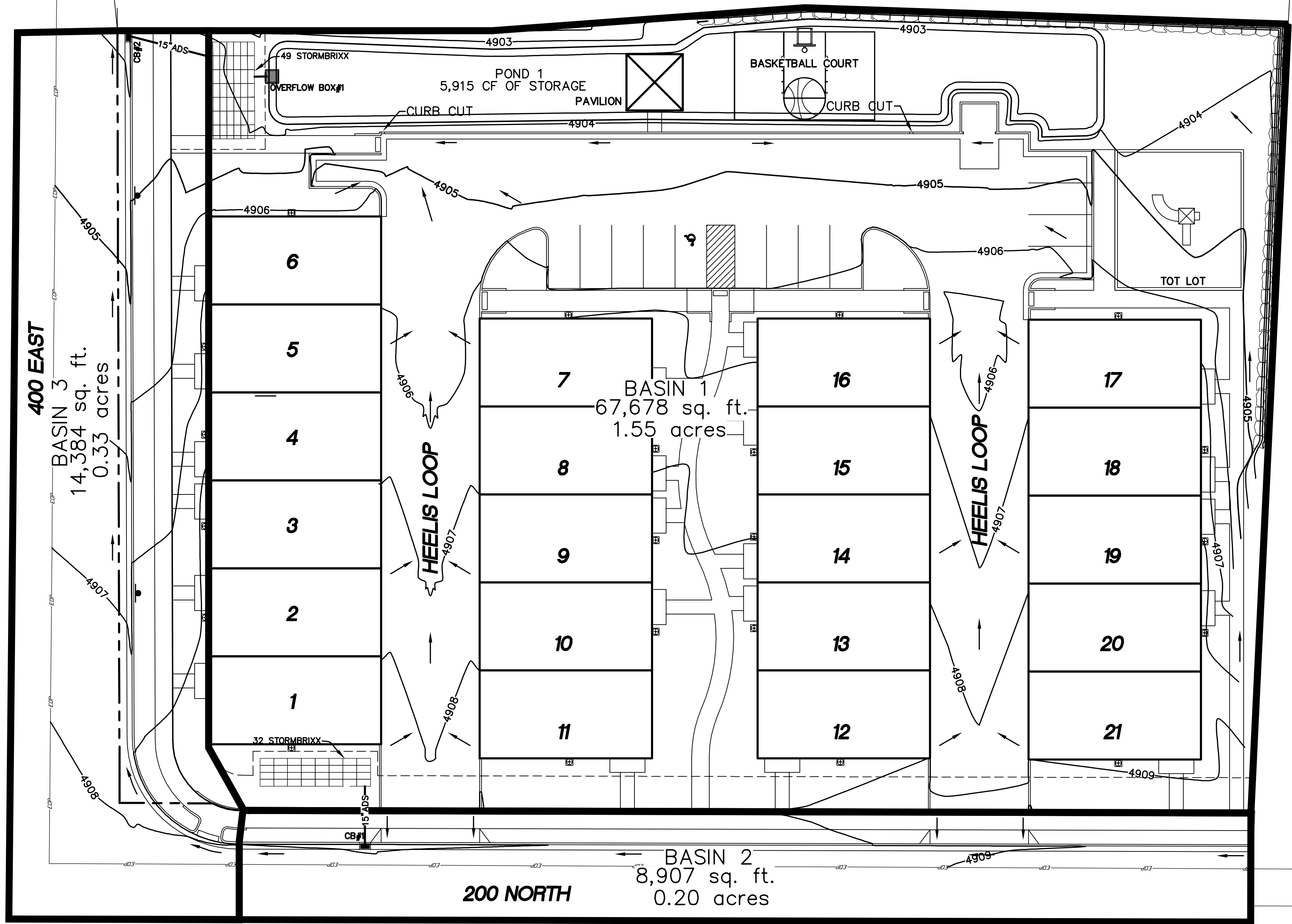
TED SETH & SHARLEEN AHLIN (ET AL)  
245 NORTH 400 EAST

D RAY MERRELL  
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED  
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)  
187 NORTH 400 EAST.

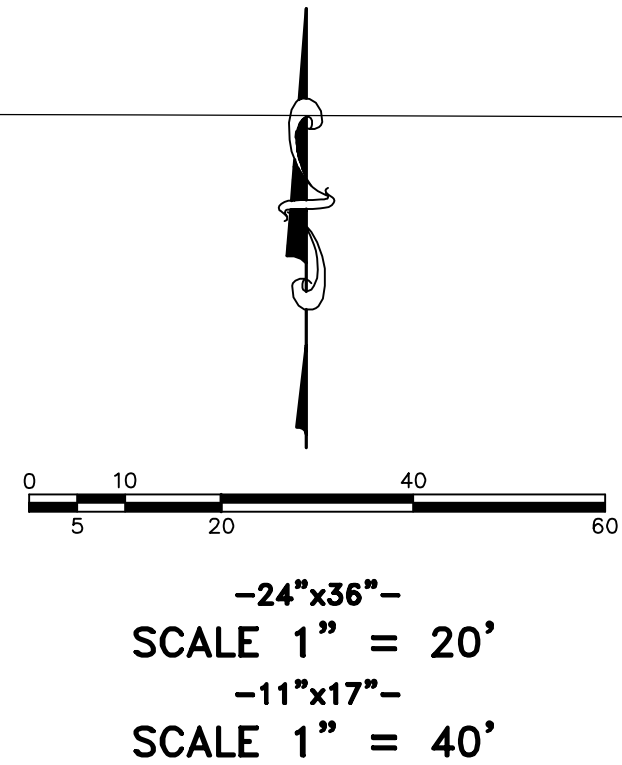
JAMES EVANS & CARLA JEAN DEGRAFFENRIED  
250 NORTH 400 EAST



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.



SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

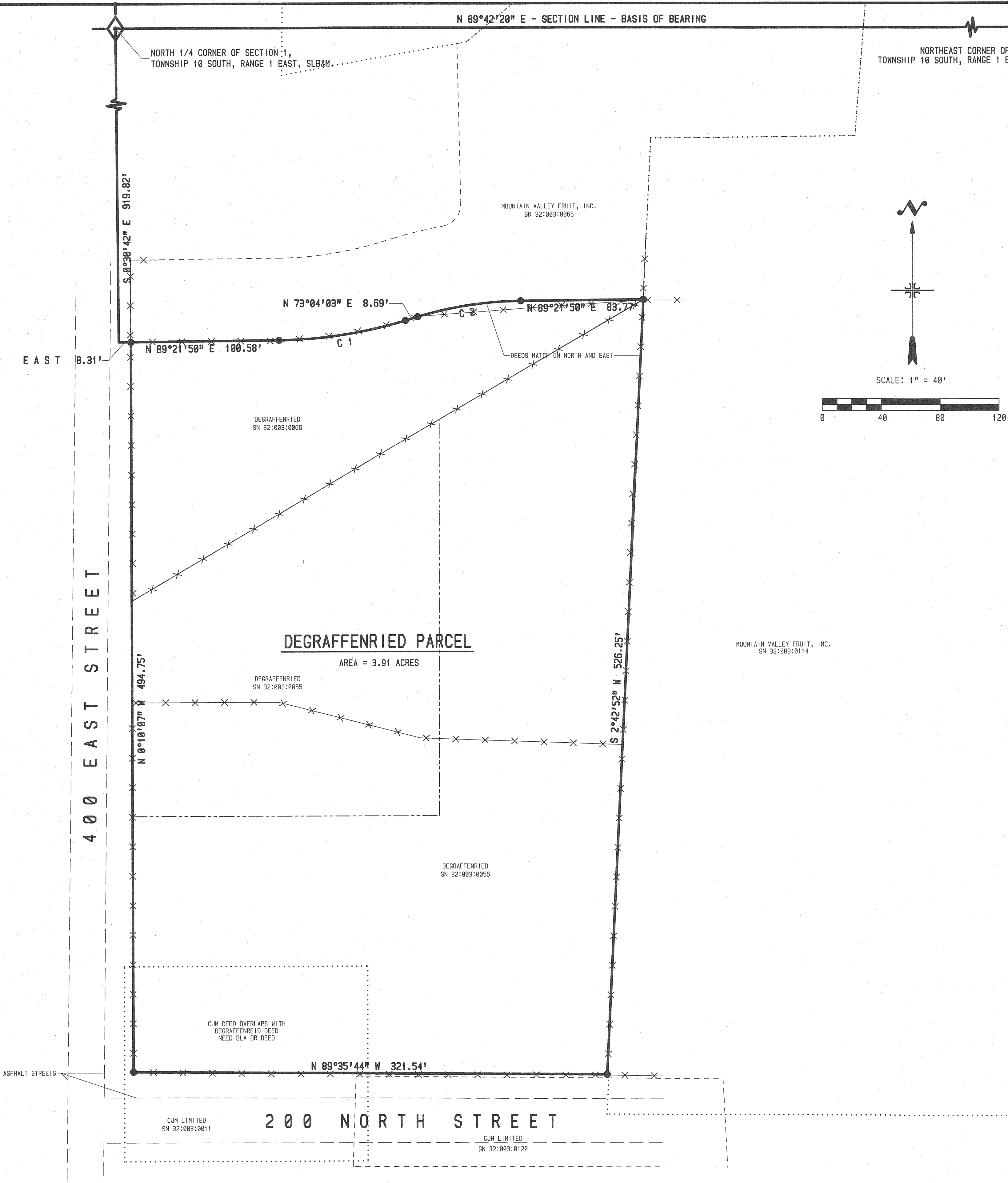
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

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CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	306.00'	16°17'46"	87.03'	N 81°12'56" E	86.74'
C2	250.00'	16°17'49"	71.11'	N 81°12'56" E	70.87'



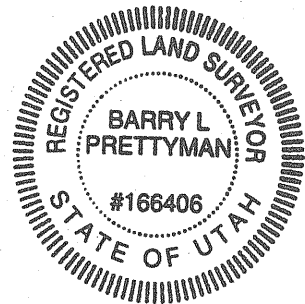
**SURVEYED BOUNDARY DESCRIPTION:**  
BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°21'50" EAST 100.58 FEET; THENCE NORTHEASTERLY 87.03 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°17'46", THE CHORD BEARS NORTH 81°12'56" EAST 86.74 FEET; THENCE NORTH 73°04'03" EAST 8.69 FEET; THENCE NORTHEASTERLY 71.11 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°17'49", THE CHORD BEARS NORTH 81°12'56" EAST 70.87 FEET; THENCE NORTH 89°21'50" EAST 83.77 FEET; THENCE SOUTH 2°42'52" WEST 526.25 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°35'44" WEST 321.54 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°10'07" WEST 494.75 FEET ALONG AN EXISTING FENCE ON THE EAST SIDE OF SAID 400 EAST STREET TO THE POINT OF BEGINNING. CONTAINING 3.91 ACRES.

**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

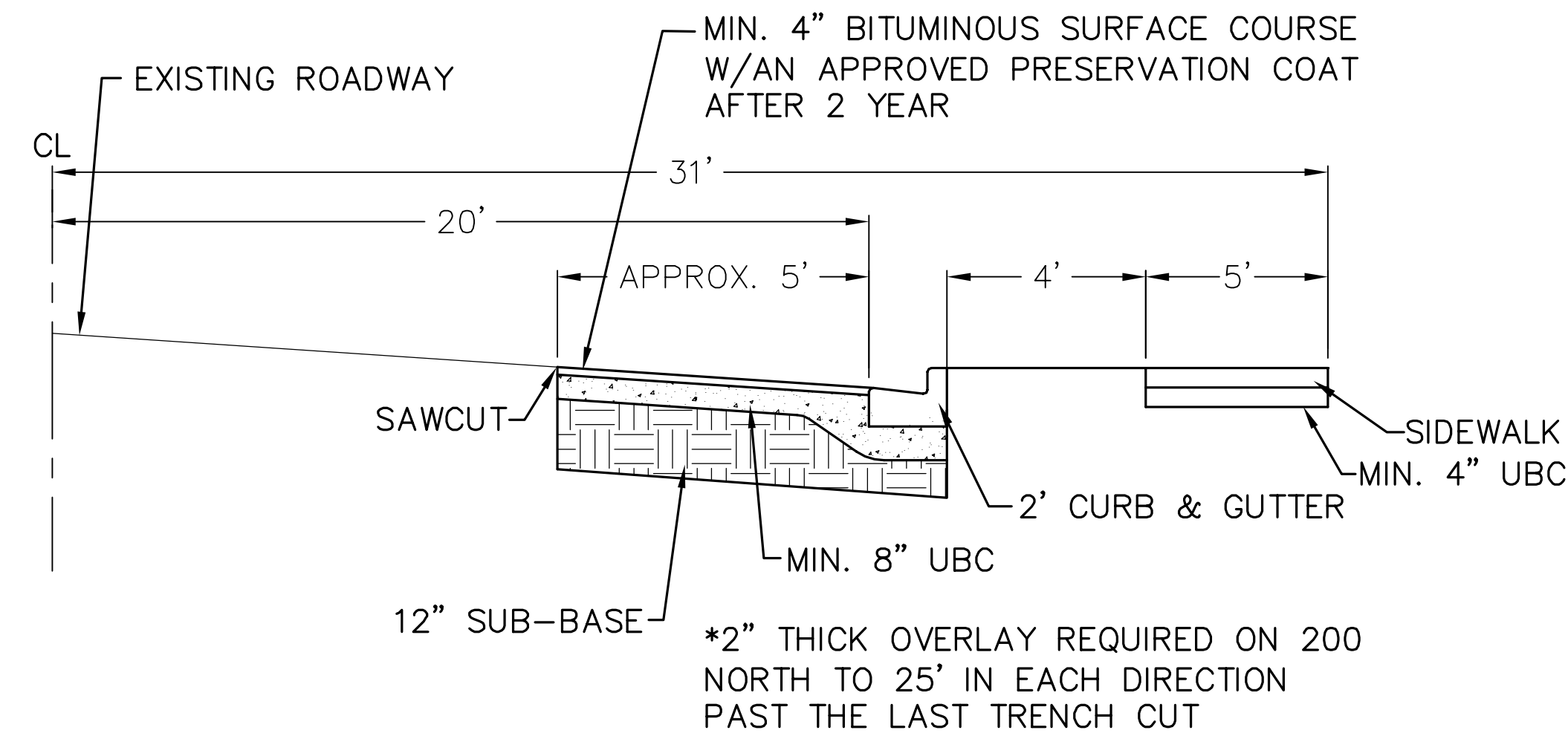
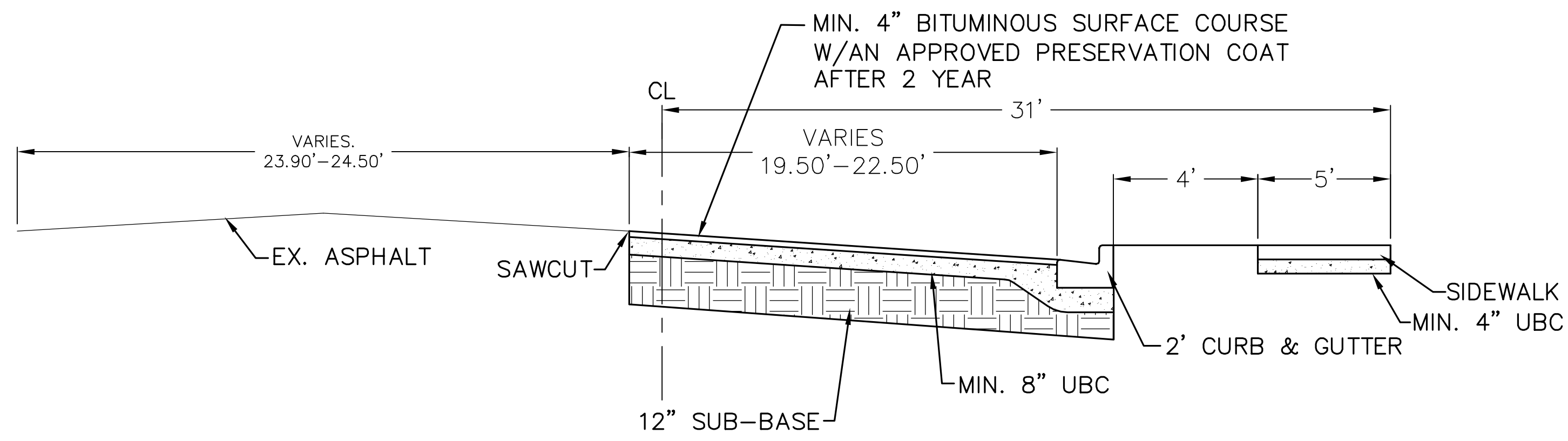
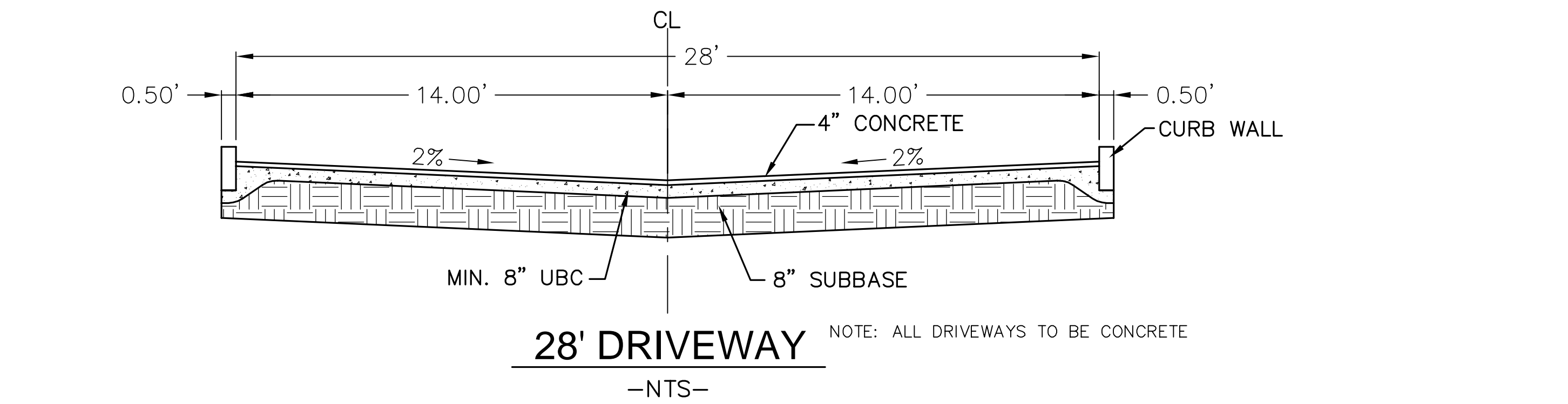
**SURVEYORS CERTIFICATE:**  
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Barry L. Prettyman* Nov. 4, 2019  
BARRY L. PRETTYMAN DATE

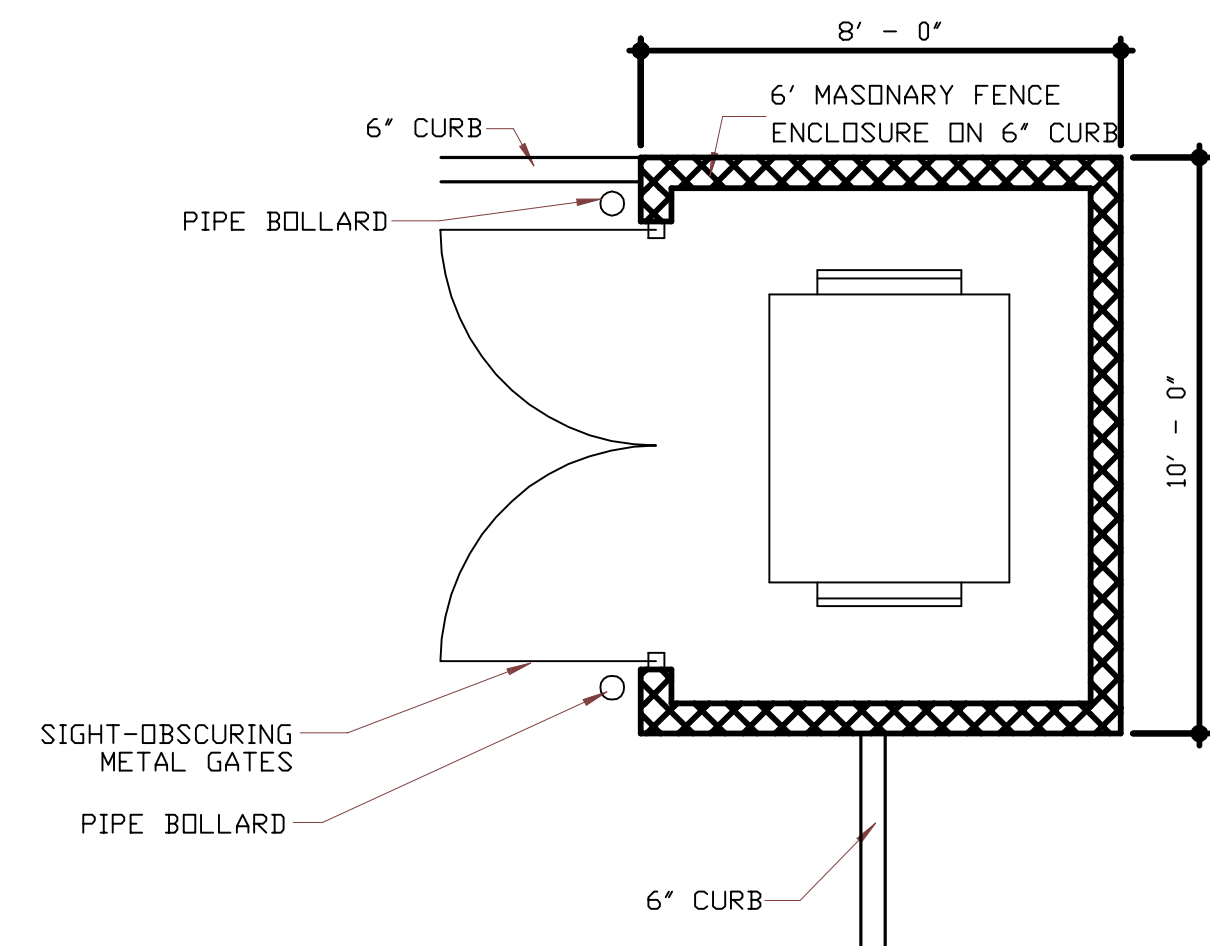
**LEGEND:**  
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.  
--- DEGRAFFENRIED DEED LINES  
- - - ADJACENT LAND OWNER DEED LINES  
x x x EXISTING FENCES







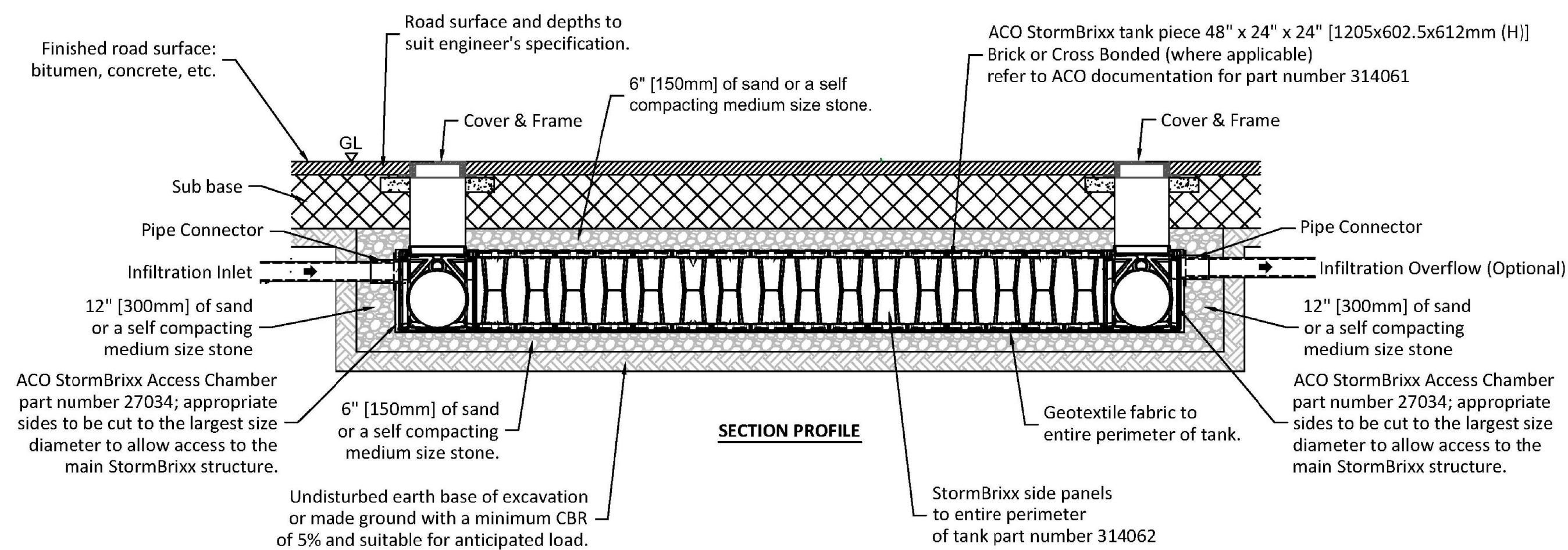
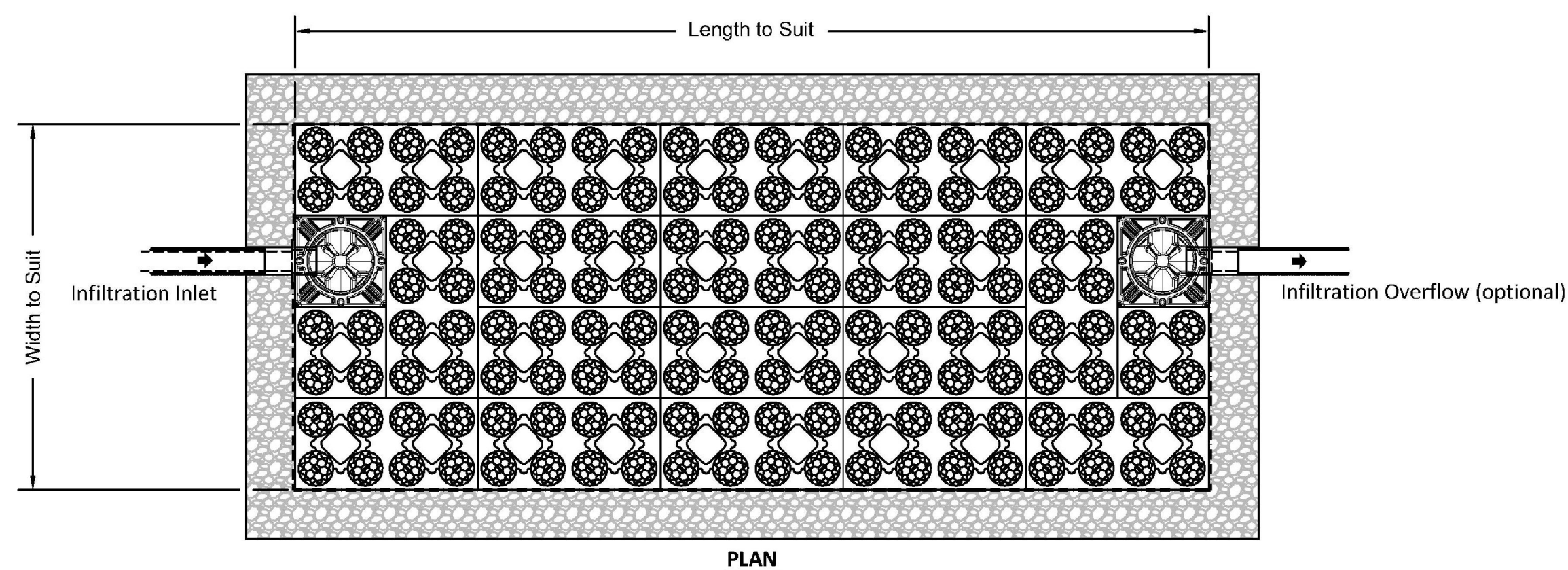
- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
  2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
  3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



**DUMPSTER ENCLOSURE**  
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

SHEET NO.		6	
DETAIL SHEET		SANTAQUIN, UTAH	
HEELIS FARM TOWHNOMES		<div>PHONE: 801-855-0566 FAX: 801-855-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660</div> <div>ATLAS ENGINEERING L.L.C.</div>	
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Z:\2019\19-079-HEELIS_Farm_Townhomes\CADD\PREL\IMINARY\06-DETAIL.Scd		7/6/2020 3:59 PM MDT	





Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (1a loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficbing by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at [info@acousa.com](mailto:info@acousa.com)

## ACO StormBrixx® Access Chamber

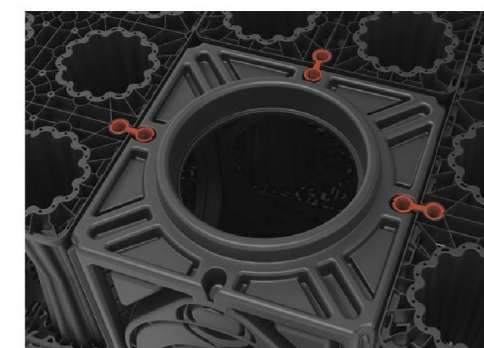
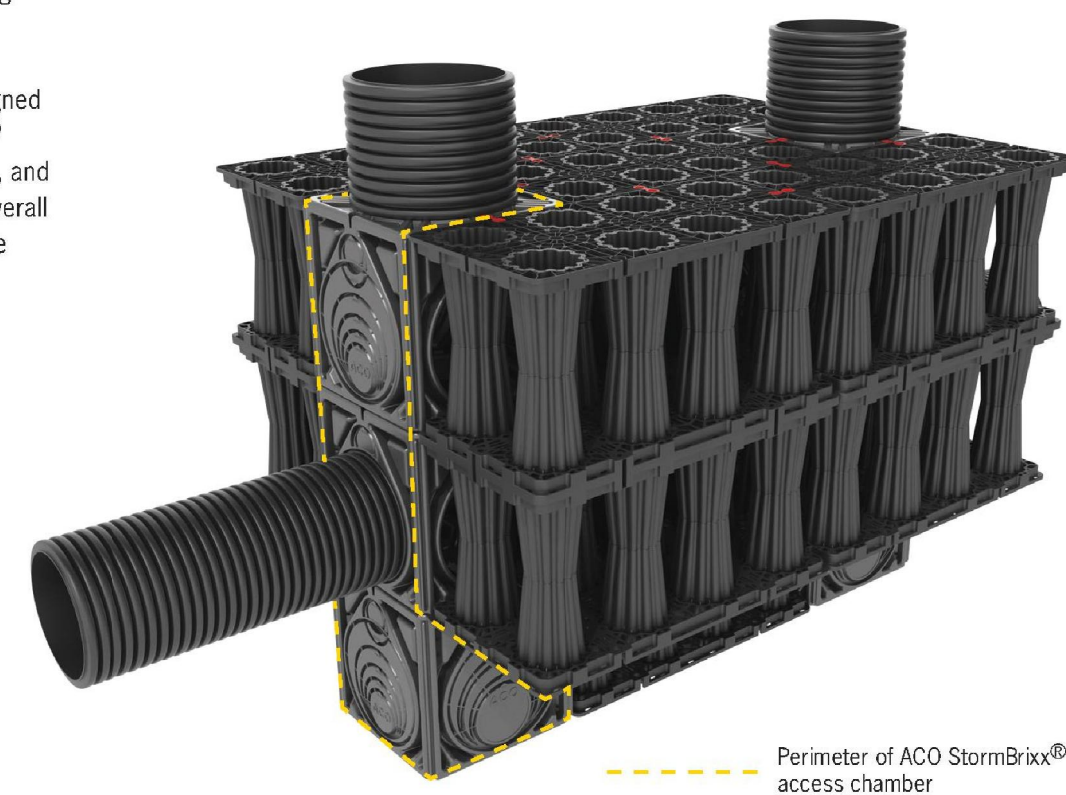
The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrix® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

### Cover and frame

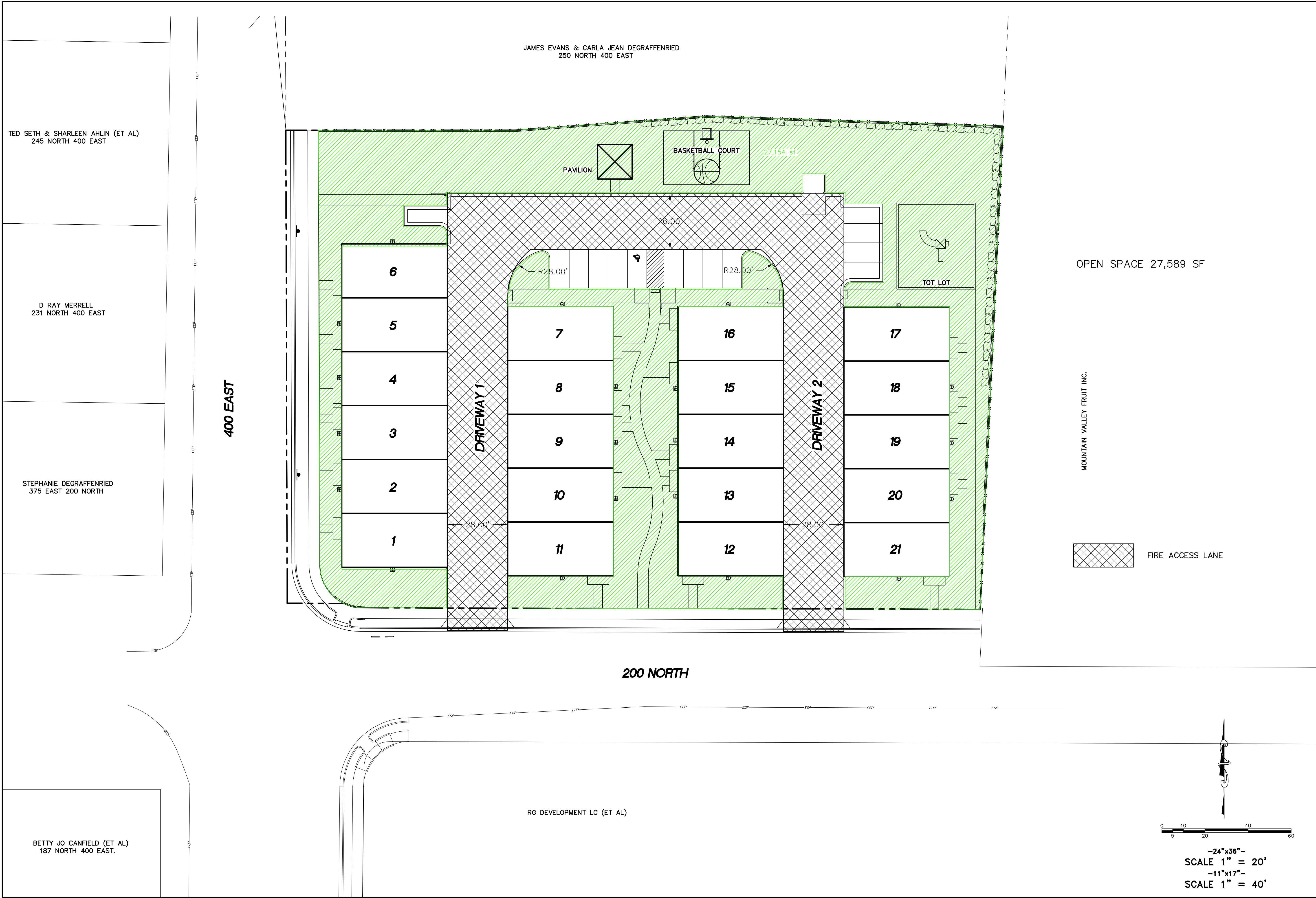
**Cover and frame**  
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



[www.ACOStormBrixx.us](http://www.ACOStormBrixx.us)

SBD-1L-RA	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)				ACO Polymer Products, Inc.					
					825 W. Beechcroft St Casa Grande, AZ 85122 Tel: 520-431-9889 Fax: 520-421-9899		9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235		4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063	
DATE: 11/24/15	INSTALLATION DRAWING - ACO STORMBRIXX									
ISSUE: A	Arizona Tel: 888-490-9552		e-mail: <a href="mailto:info@acousa.com">info@acousa.com</a>		Ohio Tel: 800-543-4764		<a href="http://www.acousa.com">www.acousa.com</a>		South Carolina Tel: 800-543-4764	





OPEN SPACE 27,589 SF

MOUNTAIN VALLEY FRUIT INC.

FIRE ACCESS LANE

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HEELIS FARM TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N SUITE A  
SPANISH FORK, UT 84660

FIRE ACCESS/  
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

8



TED SETH & SHARLEEN AHLIN (ET AL)  
245 NORTH 400 EAST

D RAY MERRELL  
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED  
375 EAST 200 NORTH

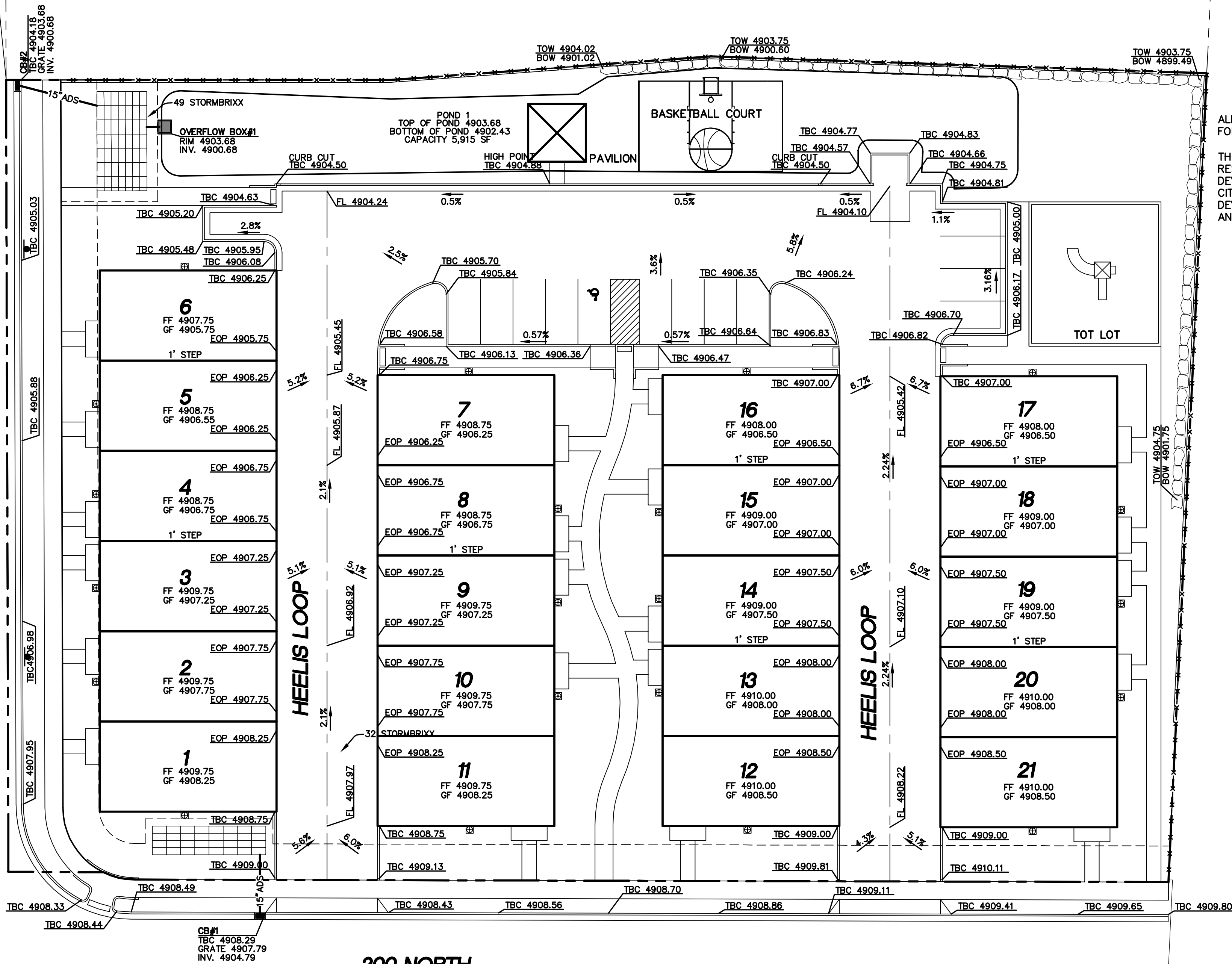
BETTY JO CANFIELD (ET AL)  
187 NORTH 400 EAST.

400 EAST

JAMES EVANS & CARLA JEAN DEGRAFFENRIED  
250 NORTH 400 EAST

200 NORTH

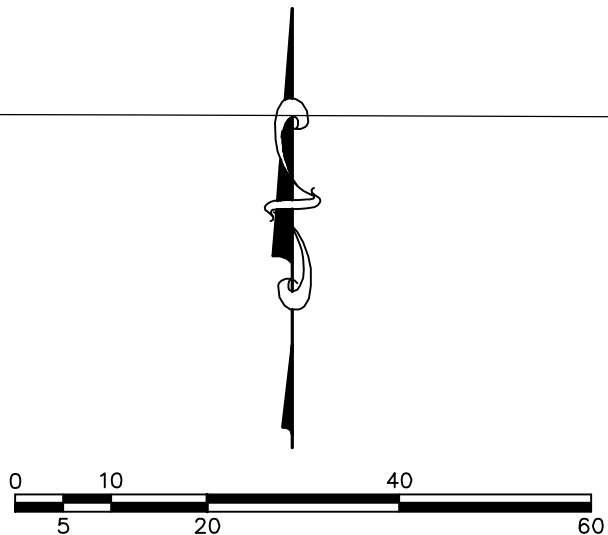
RG DEVELOPMENT LC (ET AL)



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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MOUNTAIN VALLEY FRUIT INC.



-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

SHEET NO.

9

TBC PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ration): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay <30%; Silt <70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

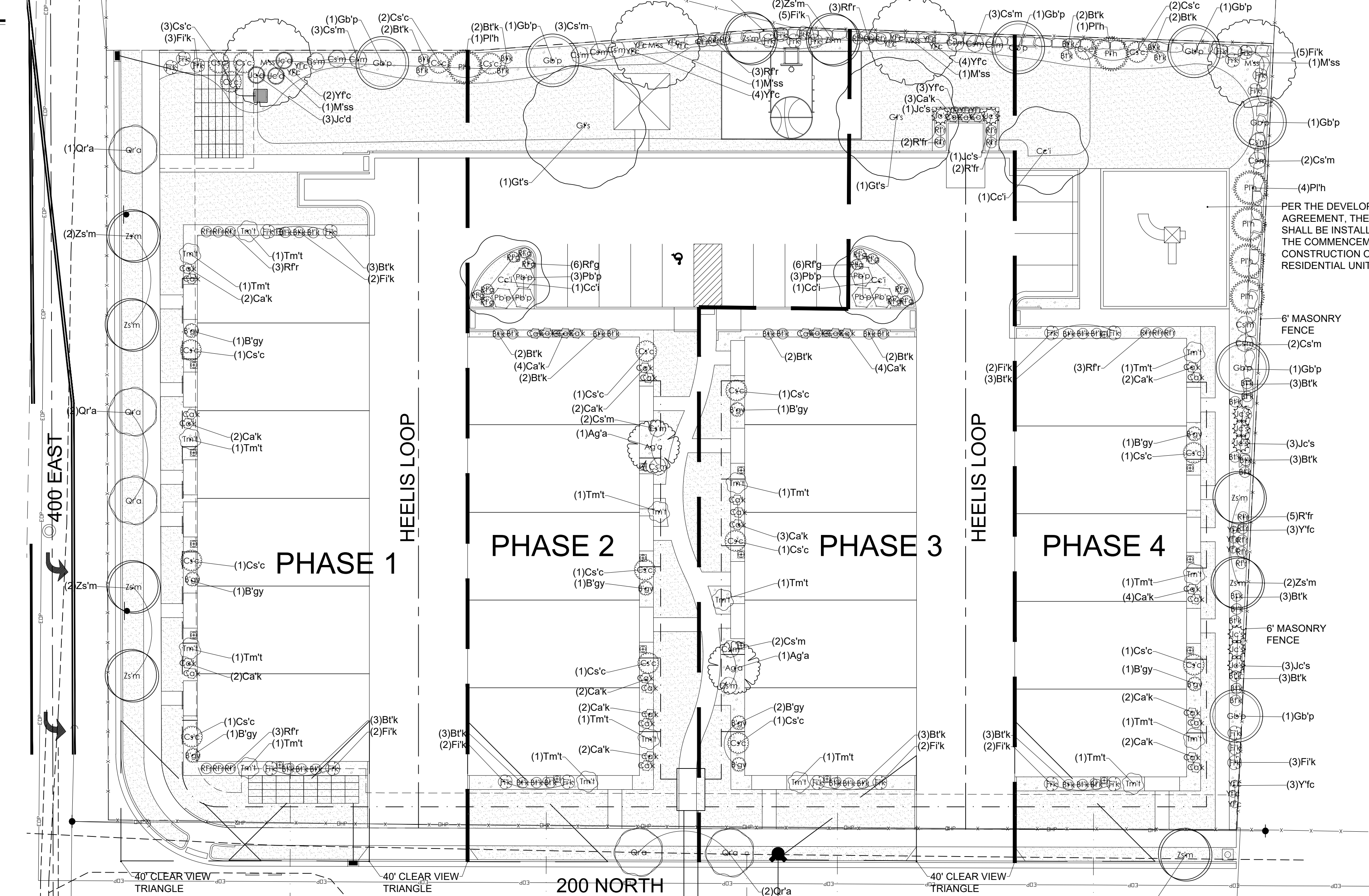
H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.



LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.  
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Ag'a	2	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	Cc'1	3	Crataegus crus-galli inermis Thornless Cockspur Hawthorn
	Gb'p	7	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo
	Gt's	2	Gleditsia triacanthos 'Skyline' Skyline Honey Locust
	M'ss	4	Malus x 'Spring Snow' Spring Snow Crab Apple
	Qr'a	5	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak
	Zs'm	9	Zelkova serrata 'Musashino' Sawleaf Zelkova
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Jc's	8	Juniperus chinensis 'Spartan' Spartan Juniper
	Pt'h	6	Pinus leucodermis 'Heideichl' Bosnian Pine
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	Bt'k	46	Berberis thunbergii 'Koren' TM Sunjoy Citrus Barbary
	Cs'c	18	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood
	Cs'm	17	Cytisus scoparius 'Moonlight' Moonlight Broom
	Ft'k	28	Forsythia x intermedia 'Kalgold' TM Magical Gold Forsythia
	Pb'p	6	Prunus besseyi 'P0111'S' TM Pawnee Buttes Sand Cherry
	Rfr	24	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	B'gy	9	Buxus x 'Green Velvet' Green Velvet Boxwood
	Jc'd	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper
	Tm't	15	Taxus x media 'Tauntont' Tauntont's Yew
	Yf'c	19	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	Rt'g	12	Rudbeckia fulgida 'Goldsturm' Black-eyed Susan
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	Ca'k	36	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass

REFERENCE NOTES SCHEDULE

SYMBOL	1. LANDSCAPE DESCRIPTION	QTY	DETAIL
	1. SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTATORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,961 sf	
	1. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 1/2" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	7,073 sf	
	6" CONCRETE MOW CURB	138 lf	

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
200 NORTH		
1 TREE / 30 FT (219 LN FT)	3 W/CLEAR VIEW TRIANGLES	3
400 EAST		
1 TREE / 30 FT (192 LN FT)	7	7
TREE COUNT: (19,705 SQ FT)		
1 TREE / 1000 SQ.FT. INTERNAL LANDSCAPING	20	20
ISLANDS SHALL INCLUDE ONE OR MORE CANOPY SHADE TREES AND FOUR OR MORE SHRUBS PER EIGHTY (80) SQUARE FEET OF PLANTER AREA.	3	3
4 SHRUBS PER SIDE OF TRASH NORTH BUFFER (317 FT): 1 TREE + 5 SHRUBS / 30'	11 TREES	11
	63 SHRUBS	63
	8 TREES	8
EAST BUFFER (223 FT): 1 TREE + 5 SHRUBS / 30'	38 SHRUBS	38

ISSUE DATE

07-09-2020

PROJECT NUMBER

UT20054

PLAN INFORMATION

811 BLUE STAKES OF UTAH  
UTILITY INFORMATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

PROJECT INFORMATION

HEELIS FARM  
400 EAST 200 NORTH  
SANTAQUIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:  
  
JIMMY DEGRAFFENRIED  
801-830-5490  
LIFETIMEHOMESINC.GMAIL.COM

LANDSCAPE ARCHITECT / PLANNER

Client / Engineer:  
  
ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

LICENSE STAMP

DRAWING INFO

PM:  
JTA  
DRAWN:  
KBA  
CHECKED:  
TM  
PLOT DATE:  
7/9/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION  
LP-100

NO. REVISION DATE

1 DRC COMMENTS 06-23-2020

2

3

4

5

6

7

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'



1. THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED; LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEEP AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

CINCH TIES 1" DIA.

2" DIA. ROUND FIR POSTS; 2 PER TREE

MAINTAIN TREE BASE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

MULCH PER PLAN, CREATE WATER BASIN AROUND TREE

FINISHED GRADE

CUT AND REMOVE ALL BURLAP AND WIRE FROM TOP 1/3 OF B&B

ROOT BALL

BACKFILL MIX AS SPECIFIED

BELOW SCARIFY PIT BOTTOM (MIN.6")

**A** DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

PIJ DESIGN GROUP

- 
- NOTES:
- 1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
  - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
- ROOT BALL MODIFIED AS REQUIRED.
- ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL. FOR 240" BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- MODIFIED SOIL. DEPTH VARIES. (SEE SOIL PREPARATION PLAN OR SPECIFICATION).
- ORIGINAL SLOPE SHALL PASS THROUGH THE POINT WHERE THE TREE BASE MEETS SUBSTRATE/SOIL. PRIOR TO MULCHING, TAMP SOIL AROUND BALL IN 6" LIFTS TO TREE. DO NOT OVER WHEN THE PLANTING BEEN BACKFILLED, P SETTLE THE SOIL.
- 3" LAYER OF MULCH MORE THAN 1" ON TOP OF ROOT (SEE SPECIFICATION). ORIGINAL GRADE.
- BOTTOM OF ROOT RESTS ON EXISTING RECOMPACTED SOIL.

**B** TREE ON SLOPE 5% (20:1) TO 50% (2:1) NOT TO SCALE PKJ DESIGN GROUP

- ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH)
- ORIGINAL GRADE.

NOT TO SCALE

- 
- Diagram illustrating the specifications for a tree planting, showing a cross-section of the root ball and surrounding soil layers.
- Labels and Specifications:**
- CENTRAL LEADER (SEE CROWN OBSERVATION DETAILS):** Points to the main vertical stem of the tree.
  - TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE:** Points to the trunk diameter measurement area.
  - ROOT BALL MODIFIED AS REQUIRED:** Points to the root ball structure.
  - ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°; BERM SHALL BEGIN AT ROOT BALL PERIPHERY:** Points to the soil berm structure.
  - FINISHED GRADE:** Points to the top surface of the soil berm.
  - MODIFIED SOIL, DEPTH VARIES. (SEE SOIL PREPARATION PLAN):** Points to the layer of modified soil surrounding the root ball.
  - EXISTING SOIL:** Points to the natural ground level below the modified soil.
  - BOTTOM OF ROOT BALL REST ON EXISTING OR**
  - TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE:** Points to the top of the root ball.
  - PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.** Points to the soil around the root ball.
  - 3" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH):** Points to the mulch layer.
- NOTES:**
- 1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
  - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

Diagram illustrating the planting pit dimensions and components:

- Topsoil Mix:** 1/2 SANDY LOAM TOPSOIL + ORGANIC MULCH, & 1/4 NATIVE SOILS.
- Planting Instructions:** DO NOT DAMAGE MAIN ROOTS OR DESTROY BALL WHEN INSTALLING TREE STAKES.
- Post-Installation:** THOROUGHLY AFTER INSTALLATION.
- Stake Requirements:** STAKE IS REQUIRED: LOOSEN TREE STAKES FIRST GROWING SEASON AND REMOVE STAKES AFTER SECOND GROWING SEASON.
- Pit Dimensions:** EXCAVATE PITS TO 3' DEPTH AND ADDITIONAL COMPACTED TOPSOIL TREE.
- Rock Placement:** COBBLE ROCK A MINIMUM OF 6" AWAY TRUNK OF TREE.
- Planting Process:** PLANT I.D. TAGS ON THE TREES UNTIL TANCE BY THE OWNER. AFTER FINAL TANCE, REMOVE I.D. TAGS.
- Stake Dimensions:** CINCH TIES 1" DIA.
- Mulch:** MULCH PER PLANS
- Water Basin:** FORM WATER BASIN
- Stake Dimensions:** 32"x4"x24" PRESS TREATED STAKES - TOP OF STAKE 6" ABOVE GROUND
- Backfill:** SPECIFIED BACKFILL MIX WATER & TAMP TO REMOVE AIR POCKETS
- Ball Dimensions:** 2' X "BALL" DIA.
- Spread:** 3'-4" SPREAD
- Height:** HEIGHT VARIES
- Height of Tree:** 1/3 HEIGHT OF TREE

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

- CINCH TIES 1" DIA  
MULCH PER PLANS  
FORM WATER BASIN  
32"x4"x24" PRESS TREATED  
STAKES - TOP OF STAKE  
6" ABOVE GROUND  
SPECIFIED BACKFILL MIX  
WATER & TAMP TO  
REMOVE AIR POCKETS

1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT ID. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE ID. TAGS.

**SHRUB PLANTING DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

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PERENNIAL PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

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**G** **GROUND COVER** NOT TO SCALE PKJ DESIGN GROUP

- NOTES:
- 1- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  - 2- SMALL ROOTS ( $\frac{1}{2}$ " or less) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

**MULCH DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

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1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.

CONCRETE MOWCURB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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- MULCH PER PLANS
- $\frac{1}{2}$ " RADIUS, BOTH SIDES
- 6"
- NEW TURF PER PLAN
- SCREENED & AMENDED TOPSOIL
- 85% COMPACTED SOIL UNDER AGGREGATE BASE
- COMPACTED AGGREGATE BASE UNDER CURBING

**BOULDER PLACEMENT DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

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- The top diagram shows a single boulder placed on a fabric liner. The boulder is positioned such that its base rests on the fabric, and the fabric is visible around the edges of the boulder. Labels indicate 'FINISH GRADE WHERE BOULDER RETAINS GRADE' at the top edge of the boulder, 'BOULDER' for the rock itself, and 'FINISH GRADE' for the ground level on the right side.
- The bottom diagram shows a group of boulders placed on a fabric liner. The boulders are arranged in a cluster, and the fabric is visible around them. Labels indicate 'BOULDER' for one of the rocks, 'FINISH GRADE' for the ground level, and 'GROUP BOULDERS SO AS TO APPEAR NATURAL.' for the arrangement. A specific instruction points to the fabric: 'CUT FABRIC SO THAT BOULDER CAN REST ON TOP OF FABRIC, DO NOT REMOVE FABRIC FROM UNDER THE BOULDERS.'

NOTE:  
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE  
TOTAL MASS OF EACH BOULDER IS BELOW FINISH  
GRADE.

**K** COBBLE ROCK AND WEED BARRIER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

- 
1. KEEP TOP OF COBBLE ROCK 1½" BELOW ADJACENT WALKS AND CURBS, DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.
- FINISHED SURFACE OF ADJACENT CONCRETE SIDEWALK, CURB, OR OTHER HARDSCAPE ELEMENT PER PLAN.
- FINISH GRADE OF ROCK TO BE 1-1/2" BELOW TOP OF ADJACENT CONCRETE SURFACE, SEE PLANS.
- BOULDER - SEE DETAIL 'U', THIS SHEET.
- 1-1/2" MIN. CLEARANCE
- ROCK PER PLANS.
- LANDSCAPE WEED BARRIER FABRIC.
- UNDISTURBED SOIL

**SOD LAYING DETAIL**

NOT TO SCALE

PKJ DESIGN GROUP

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- NOTES: . DENSITY
1. ENSURE FINISH GRADE IS 1" - 2" BELOW TOP OF CURB, WALK, OR EDGING.
  2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2 1/2".

HEELIS FARM  
400 EAST 200 NORTH  
SANTAQUIN, UTAH





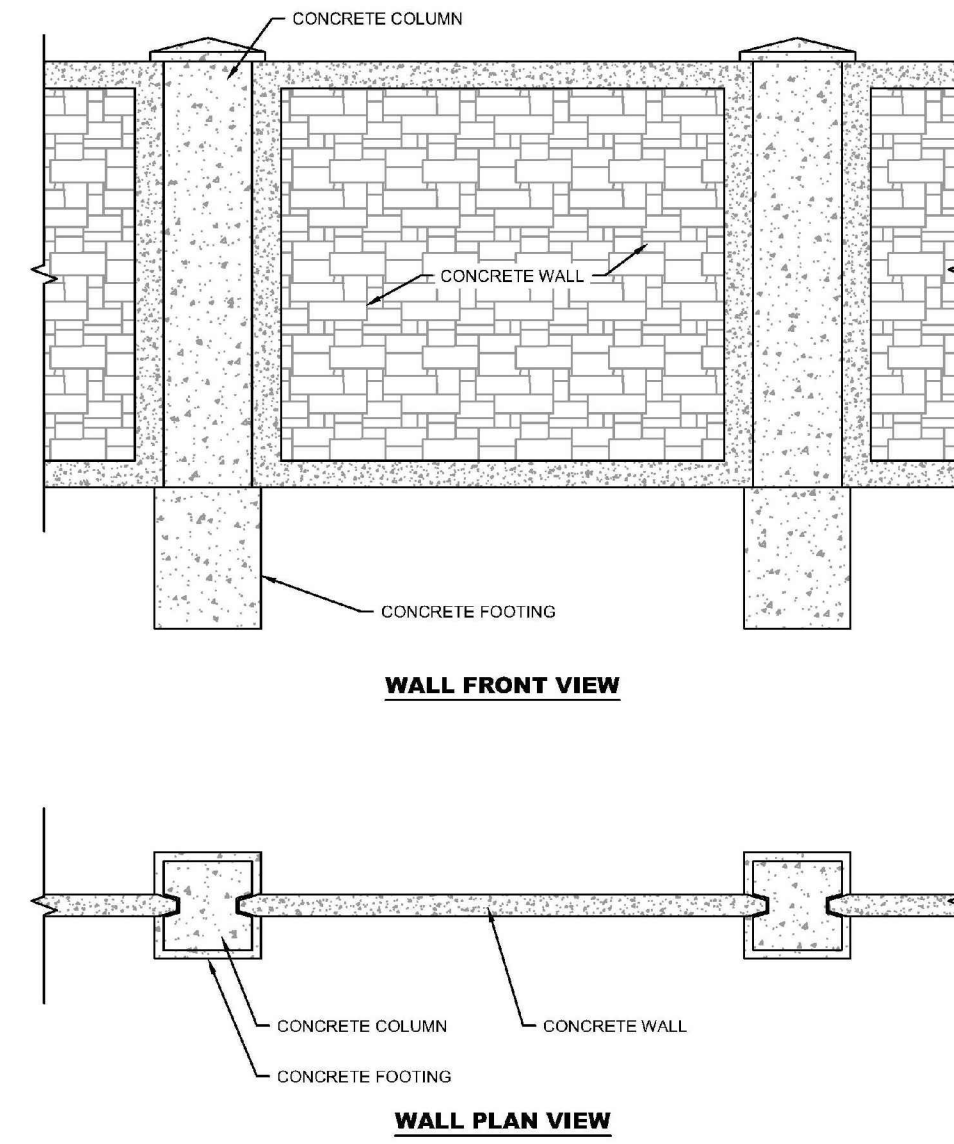
**A** LIFETIME DOUBLE SLIDE DELUXE PLAYSET  
NOT TO SCALE

pkj DESIGN GROUP



**B** GOOSENECK SYSTEM-WHITE BOARD / LIFETIME RIM  
NOT TO SCALE

pkj DESIGN GROUP



**C** 6' MASONRY FENCE  
NOT TO SCALE

pkj DESIGN GROUP

ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO	
07-09-2020			UT20054	<div>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div>		<div>HEELIS FARM 400 EAST 200 NORTH SANTAQUIN, UTAH</div>		<div>Developer / Property Owner:  JIMMY DEGRAFFENRIED 801-830-5490 LIFETIMEHOMESINC.GMAIL.COM</div>		<div>PKJ DESIGN GROUP Landscape Architecture Planning &amp; Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div>	<div>STATE OF UTAH LANDSCAPE ARCHITECT JIMMY DEGRAFFENRIED 81281-F-1501 7/10/2020 10000</div>	PM: JTA	
NO.			REVISION									DRAWN: KBA	
1			DRC COMMENTS									CHECKED: TM	
2												PLOT DATE: 7/9/2020	
3												LANDSCAPE DETAILS	
4												PRELIMINARY PLANS NOT FOR CONSTRUCTION	
5												LP-502	
6													
7													

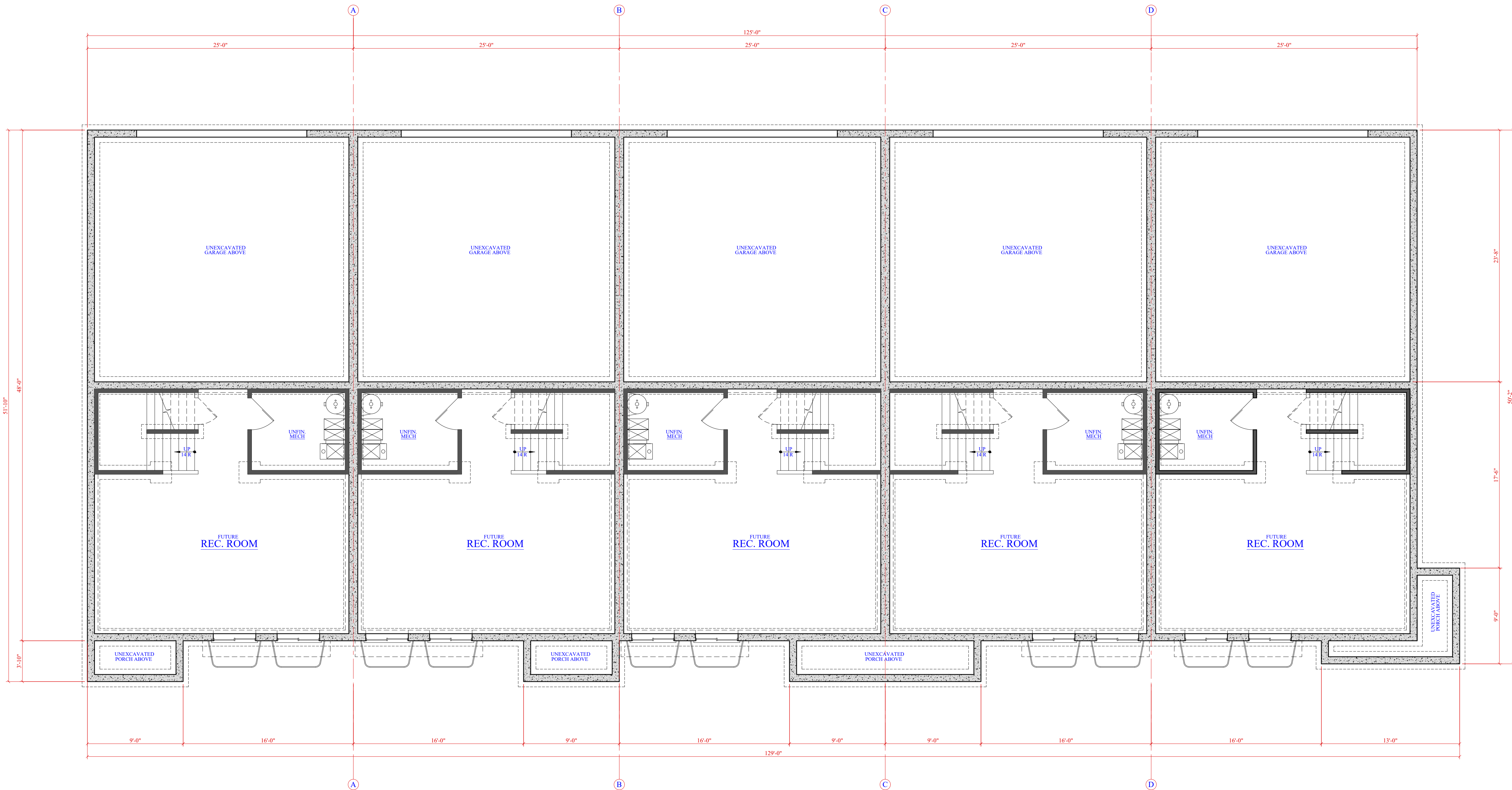
UNIT #1  
BASEMENT FLOOR PLAN  
3/32" SCALE 11X17  
SQ. FT. 608

UNIT #2  
BASEMENT FLOOR PLAN  
3/32" SCALE 11X17  
SQ. FT. 608

UNIT #3  
BASEMENT FLOOR PLAN  
3/32" SCALE 11X17  
SQ. FT. 608

UNIT #4  
BASEMENT FLOOR PLAN  
3/32" SCALE 11X17  
SQ. FT. 608

UNIT #5  
BASEMENT FLOOR PLAN  
3/32" SCALE 11X17  
SQ. FT. 608



architettura  
1802 West 1000 North  
Provo, Utah 84604  
terryjdudd@gmail.com  
801.310.7031

Terry Judd  
Architect  
California  
Utah  
Hawaii  
Architettura Inc. is a  
Utah Corporation

NEW RESIDENCE FOR:  
HEELIS FARM  
TOWNHOMES  
BUILDING #1  
UNITS 1-5

Address:  
Street  
Santaquin, Utah

DATE: July 27, 2020

PROJECT #: 00-000-0000

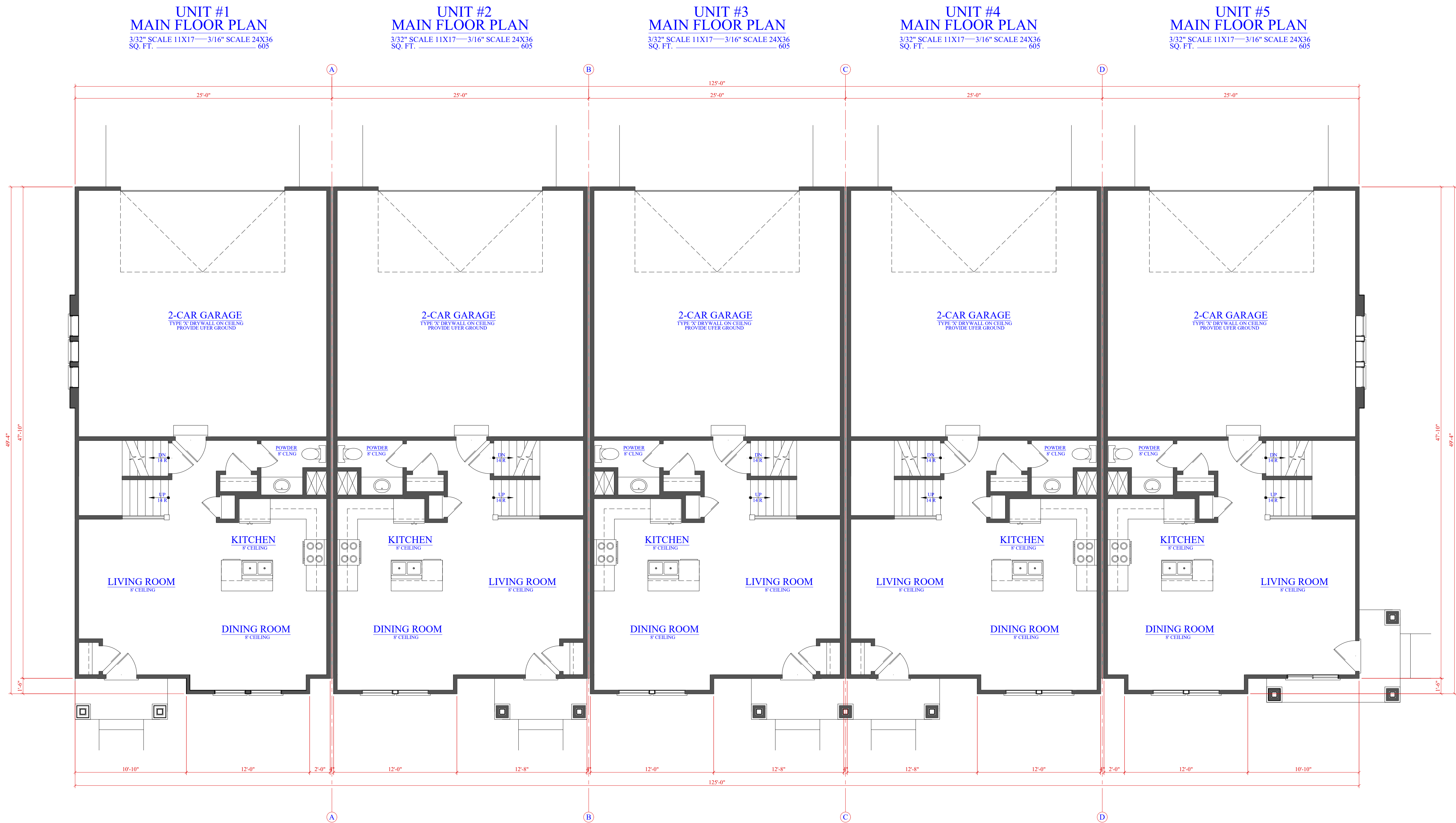
DRAWING TITLE:  
BASEMENT FLOOR PLAN

11X17: 1/8" SCALE  
24X36: 1/4" SCALE

ARCHITECT  
OF RECORD

ENGINEER  
OF RECORD

SHEET  
A.3



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Utah Corporation

NEW RESIDENCE FOR:  
**HEELIS FARM TOWNHOMES**  
**BUILDING #1**  
**UNITS 1-5**

Address:  
Street  
Santaquin, Utah

DATE: July 27, 2020

PROJECT #: 00-000-0000

DRAWING TITLE:  
**MAIN FLOOR PLAN**

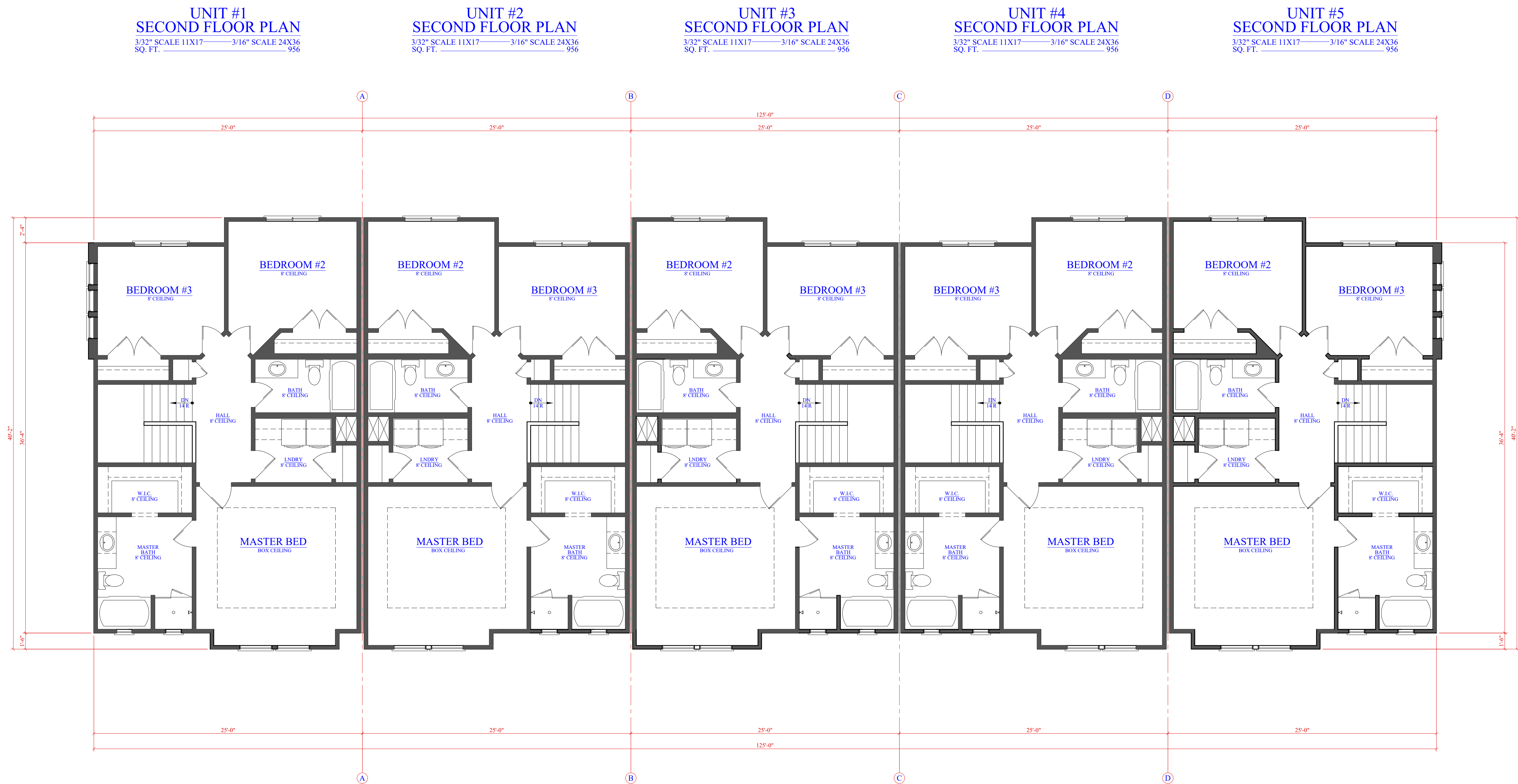
11X17: 1/8" SCALE  
24X36: 1/4" SCALE

**ARCHITECT OF RECORD**

**ENGINEER OF RECORD**

**SHEET**  
**A.4**





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NEW RESIDENCE FOR:  
HEELIS FARM  
TOWNHOMES  
BUILDING #1  
UNITS 1-5

Address:  
Street  
Santaquin, Utah

DATE: July 27, 2020

PROJECT #: 00-000-0000

DRAWING TITLE:  
SECOND FLOOR PLAN

11X17: 1/8" SCALE  
24X36: 1/4" SCALE

ARCHITECT  
OF RECORD

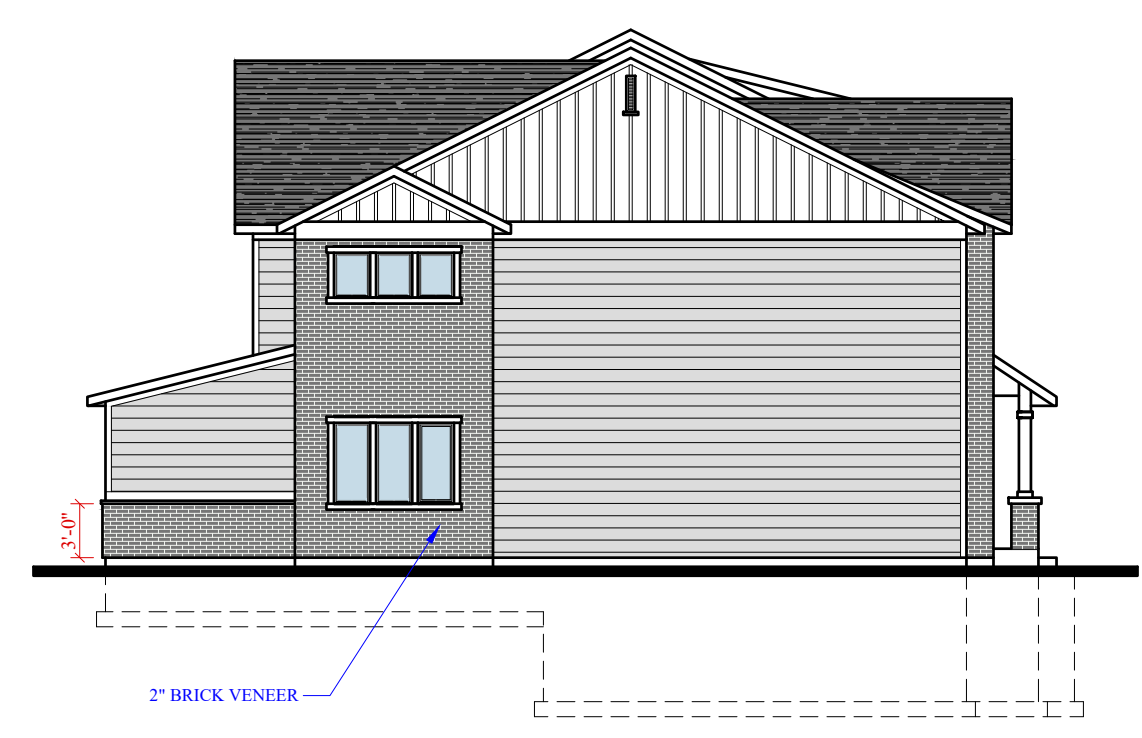
ENGINEER  
OF RECORD

SHEET  
A.5



**FRONT ELEVATION**  
11x17: 3/32" SCALE—24X36: 3/16" SCALE

MATERIAL	SQ. FT.	PERCENT
Hardie Lap Siding	214	9.71%
Brick Veneer	364	16.52%
Hardie Batten Board	1272	57.74%
Windows/Doors	353	16.02%
Total	2203	100%



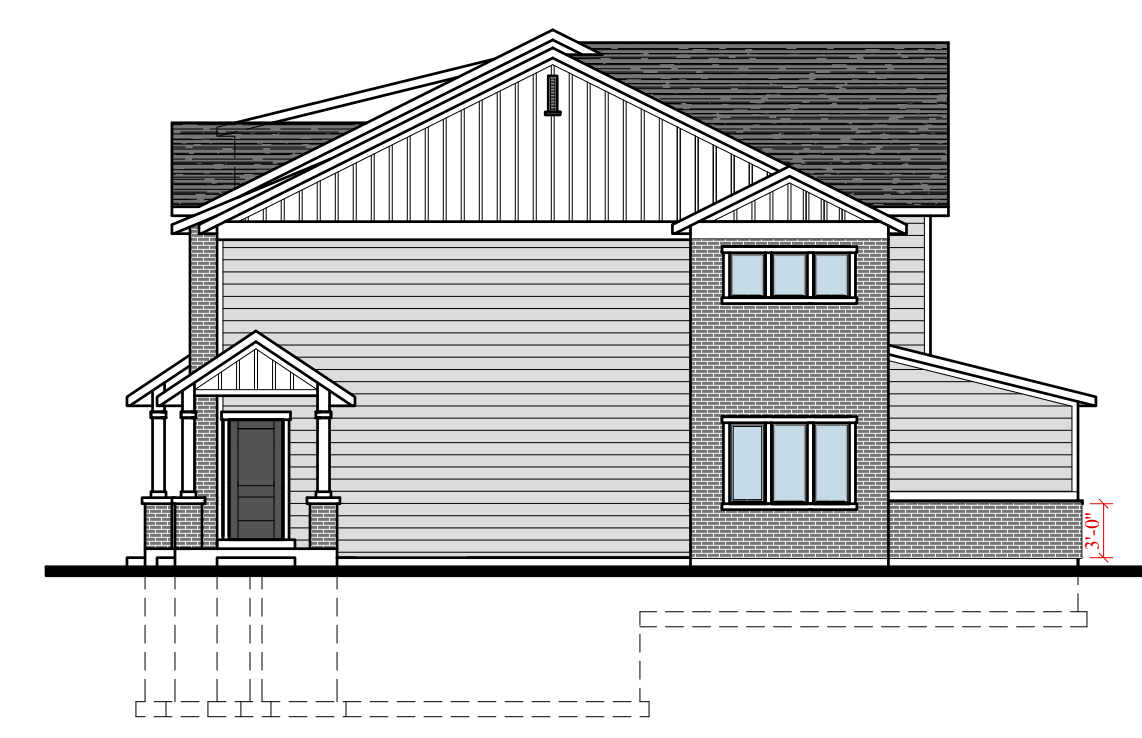
**LEFT SIDE ELEVATION**  
11x17: 3/64" SCALE—24X36: 3/32" SCALE

MATERIAL	SQ. FT.	PERCENT
Hardie Lap Siding	532	58.78%
Brick Veneer	165	18.23%
Hardie Batten Board	166	18.34%
Windows/Doors	42	4.64%
Total	905	100%



**REAR ELEVATION**  
11x17: 3/64" SCALE—24X36: 3/32" SCALE

MATERIAL	SQ. FT.	PERCENT
Hardie Lap Siding	577	27.53%
Brick Veneer	234	11.16%
Hardie Batten Board	485	23.14%
Windows/Doors	800	38.16%
Total	2096	100%



**RIGHT SIDE ELEVATION**  
11x17: 3/64" SCALE—24X36: 3/32" SCALE

MATERIAL	SQ. FT.	PERCENT
Hardie Lap Siding	479	54.12%
Brick Veneer	165	18.64%
Hardie Batten Board	179	20.23%
Windows/Doors	62	7.01%
Total	885	100%



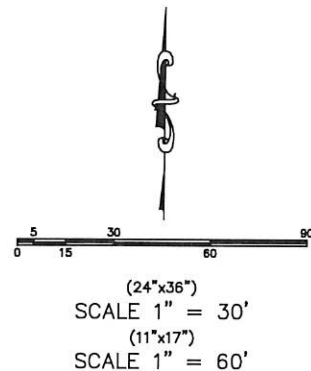
# HEELIS FARM TOWNHOMES

## SITEPLAN

### SANTAQUIN, UTAH COUNTY, UTAH

#### PRELIMINARY PLAN SET

#### AUGUST 2020



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

#### DENSITY TABLE

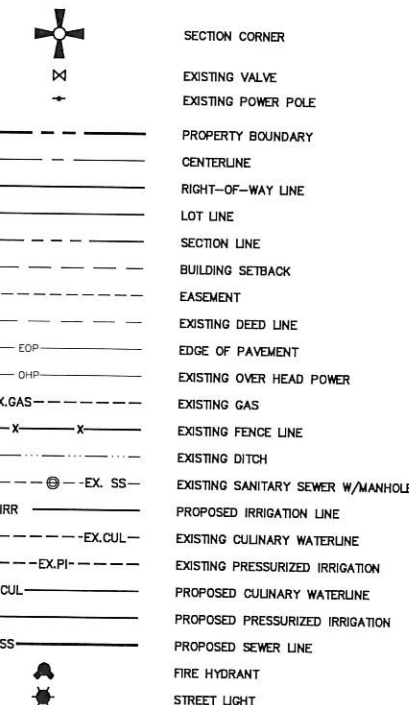
ZONING CLASSIFICATION=MSR  
NUMBER OF UNITS=20  
ACREAGE=1.68 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF  
PARCEL SIZE SF=73,389  
PARKING REQUIRED=55  
PARKING PROVIDED=59  
BUILDING AREA SF=20x1,225=24,500  
PARKING LOT AREA SF=16,695  
LANDSCAPE AREA IN SF=27,589 (38%)

#### BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

#### LEGEND

LEGEND APPLIES TO ALL SHEETS



#### GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

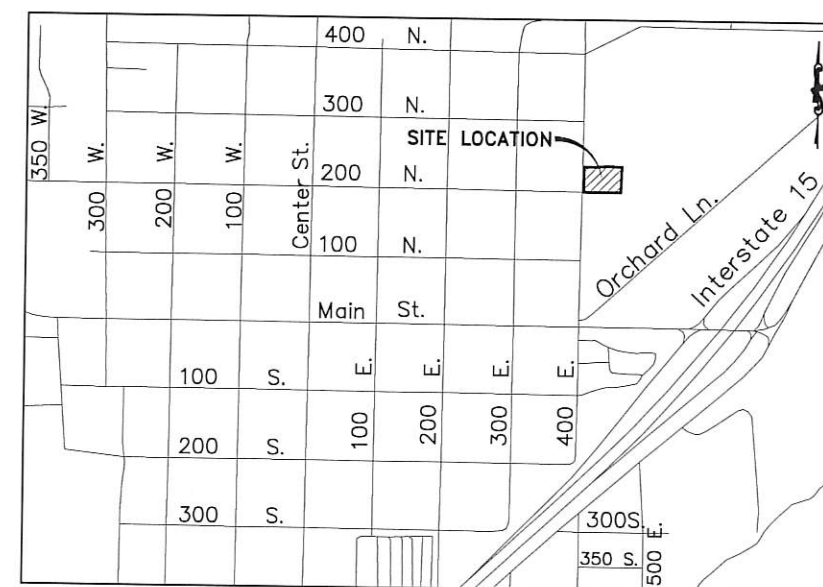
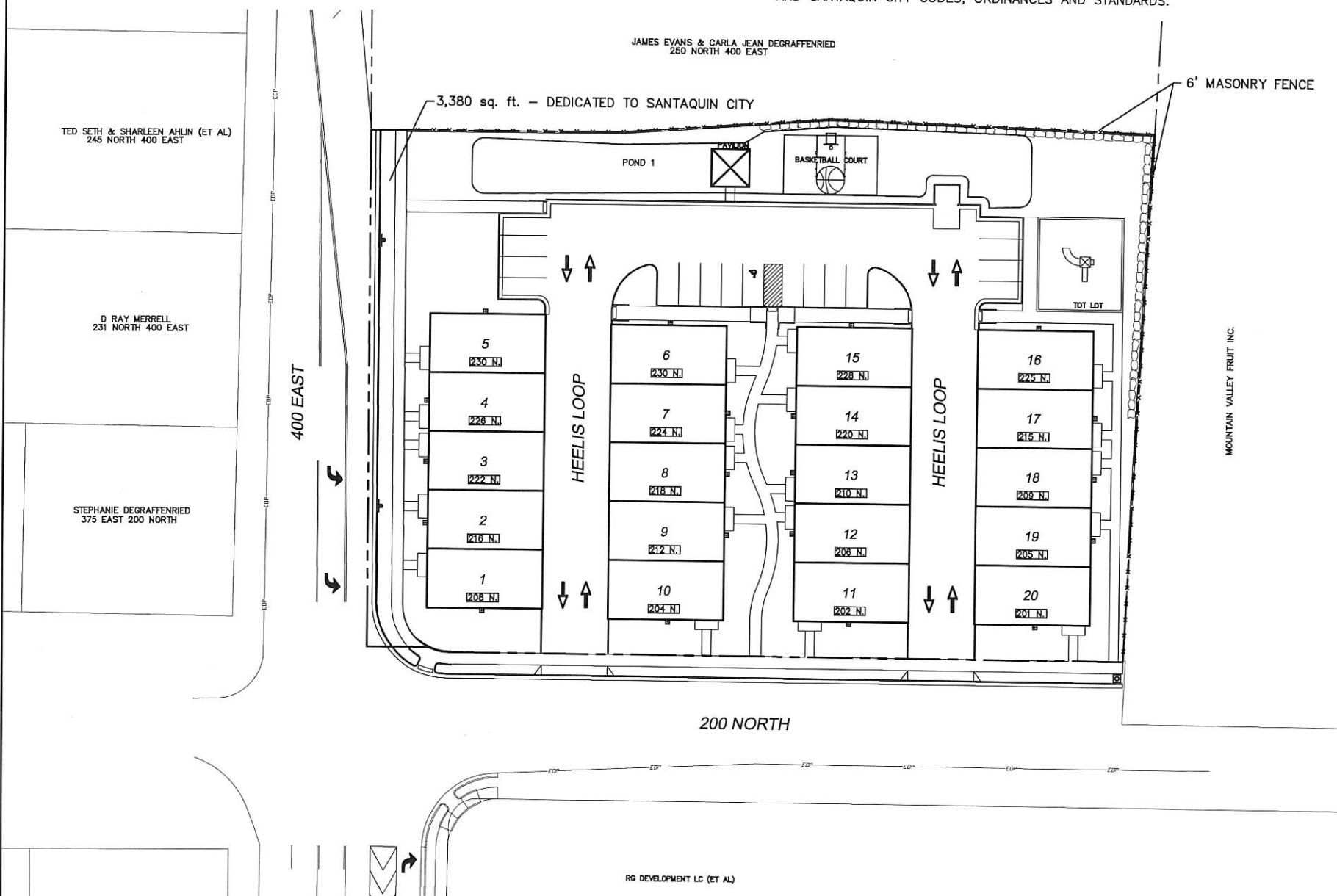
#### -SHEET INDEX-

#### SHEET SHEET NAME

- |   |                              |
|---|------------------------------|
| 1 | COVER & INDEX                |
| 2 | SITE PLAN                    |
| 3 | GRADING PLAN                 |
| 4 | FINAL PLAT                   |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET                 |
| 7 | DETAIL SHEET                 |
| 8 | FIRE ACCESS/OPEN SPACE PLAN  |
| 9 | TBC PLAN                     |

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.



VICINITY MAP  
-NTS-



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E 800 N SUITE A  
SPANISH FORK, UT 84660

OWNER/DEVELOPER  
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lifetimedhomesinc@gmail.com



## RESOLUTION 08-02-2020

### **A RESOLUTION OF SUPPORT OF CONGRESSMAN JOHN CURTIS' PROPOSED AMENDMENT TO TITLE VI OF THE SOCIAL SECURITY ACT TO PROVIDE A LIMITATION OF THE RECOUPMENT OF CORONA VIRUS RELIEF FUND AMOUNTS**

**WHEREAS**, In March 2020, the US Federal Government signed the Coronavirus, Relief and Economic Security Act, known as the CARES Act, which in part, provided federal relief to local governments to combat the economic effects of the coronavirus pandemic utilizing a method of funding distribution modeled after the Community Development Block Grant (CDBG) program in which some local governments fall subject to the authority of other local governments; and

**WHEREAS**, the unprecedented nature of this pandemic has necessitated immediate action by federal, state and local officials to enact rules, regulations and interlocal agreements to protect each level of government which may or may not be consistently applied state by state or jurisdiction by jurisdiction; and

**WHEREAS**, Congressman John Curtis, U.S. Representative of Utah's 3<sup>rd</sup> Congressional District, has proposed a bill to amend Title VI of the Social Security Act to provide a limitation on the recoupment of Coronavirus Relief Fund amounts, which will provide enhanced clarity and a consistent application of federal legislation and guidance amongst all local governments across the United State of America;

**NOW THEREFORE**, be it resolved by the Santaquin City Council to issue this Resolution of Support of Congressman John Curtis' Proposed Amendment to Title VI of the Social Security Act to Provide a Limitation of the Recoupment of Corona Virus Relief Fund Amounts (See Attached).

**ADOPTED AND PASSED** by the City Council of the City of Santaquin, Utah this 4<sup>th</sup> day of August, 2020.

CITY OF SANTAQUIN

---

Kirk F. Hunsaker, Mayor

Attest:

---

K. Aaron Shirley, City Recorder

.....  
(Original Signature of Member)

116TH CONGRESS  
2D SESSION

**H. R.** \_\_\_\_\_

To amend title VI of the Social Security Act to provide a limitation on  
the recoupment of Coronavirus Relief Fund amounts.

\_\_\_\_\_  
IN THE HOUSE OF REPRESENTATIVES

Mr. CURTIS introduced the following bill; which was referred to the Committee  
on \_\_\_\_\_

\_\_\_\_\_  
**A BILL**

To amend title VI of the Social Security Act to provide  
a limitation on the recoupment of Coronavirus Relief  
Fund amounts.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. LIMITATION ON RECOUPMENT OF**  
4       **CORONAVIRUS RELIEF FUND AMOUNTS.**

5       (a) IN GENERAL.—Section 601(f)(2) of the Social  
6       Security Act (42 U.S.C. 801(f)(2)) is amended by adding  
7       at the end the following: “In no case is a State or unit  
8       of local government authorized to recover any amount pro-

1 vided under a payment made under this section from any  
2 unit of local government.”.

3 (b) EFFECTIVE DATE.—The amendment made by  
4 subsection (a) shall apply with respect to payments under  
5 section 601 of the Social Security Act made before or after  
6 the date of enactment of this Act.



## **RESOLUTION 08-03-2020**

**A RESOLUTION REQUESTING THE UTAH DEPARTMENT OF NATURAL RESOURCES (DNR) TO IMMEDIATELY ADDRESS THE PUBLIC HEALTH AND LIFE SAFETY ISSUES CAUSED BY THE IRRESPONSIBLE SHOOTING AT THE DNR RANGE NEAR I-15 EXIT 242; ACCOMPANIED BY A COMMITMENT OF SUPPORT AND INVITATION FOR PARTNERSHIP WITH SANTAQUIN CITY FOR THE DEVELOPMENT OF A REPLACEMENT SHOOTING RANGE DESIGNED TO PROVIDE A SAFE VENUE FOR RESPONSIBLE GUN USE**

**WHEREAS**, DNR maintains ownership of public lands along the eastern side of Interstate-15 Exit 242, outside of the municipal boundaries and jurisdiction of Santaquin City, which have historically been permitted (either officially or unofficially) to be used by the public as a shooting range; and

**WHEREAS**, these public lands are immediately adjacent to privately owned property within Santaquin City limits, that is currently under development as a residential neighborhood and public park; and

**WHEREAS**, the irresponsible gun use of few, who have been shooting over a blind ridge towards this residential neighborhood and public park, have created a public health and life safety issue with reported damages to homes, vehicles, and pedestrian “near misses” (Map attached – Note: The map includes police report data as of the date of May 4, 2020. There have been five reported shooting complaints filed since this date without strike locations reported); and

**WHEREAS**, representatives from DNR, Utah Department of Transportation, Utah County Sheriff’s Office and Utah County Public Works Department met with Santaquin City Police, Engineering, and Administration officials in partnership to determine an immediate and long-range course of action; and

**WHEREAS**, DNR elected to prohibit shooting at a secondary location of concern at the mouth of Santaquin Canyon (In process) and erected warning signs at the exit 242 location (photo attached) in an attempt to address the immediate public health and life safety concerns while they concurrently undertook an evaluation of the site for possible improvements, reconfigurations, and/or relocation of said shooting range in partnership with the aforementioned agencies to effect a long-term solution; and

**WHEREAS**, irrespective of the posting of warning signs and shutdown of the secondary location, police reports of near misses continue resulting in a perpetuation of the public health and life safety issues facing the residents of Santaquin City;

**NOW THEREFORE**, be it resolved by the Santaquin City Council to:

- Respectfully request that the Utah Department of Natural Resources immediately address the public health and life safety issues caused by the irresponsible shooting at the DNR Range near Interstate-15, exit 242 by prohibiting the use of this property as an authorized or unauthorized shooting range; and
- Issue a commitment of support, and an invitation for partnership, for the development of a replacement shooting range designed to provide a safe venue for responsible gun use.
  - Whether on federal, state or local lands, whether inside or outside of the Santaquin City municipal boundaries, or somewhere within south Utah County, Santaquin City stands ready as a committed partner towards this end.

**ADOPTED AND PASSED** by the City Council of the City of Santaquin, Utah this 4<sup>th</sup> day of August, 2020.

CITY OF SANTAQUIN

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Kirk F. Hunsaker, Mayor

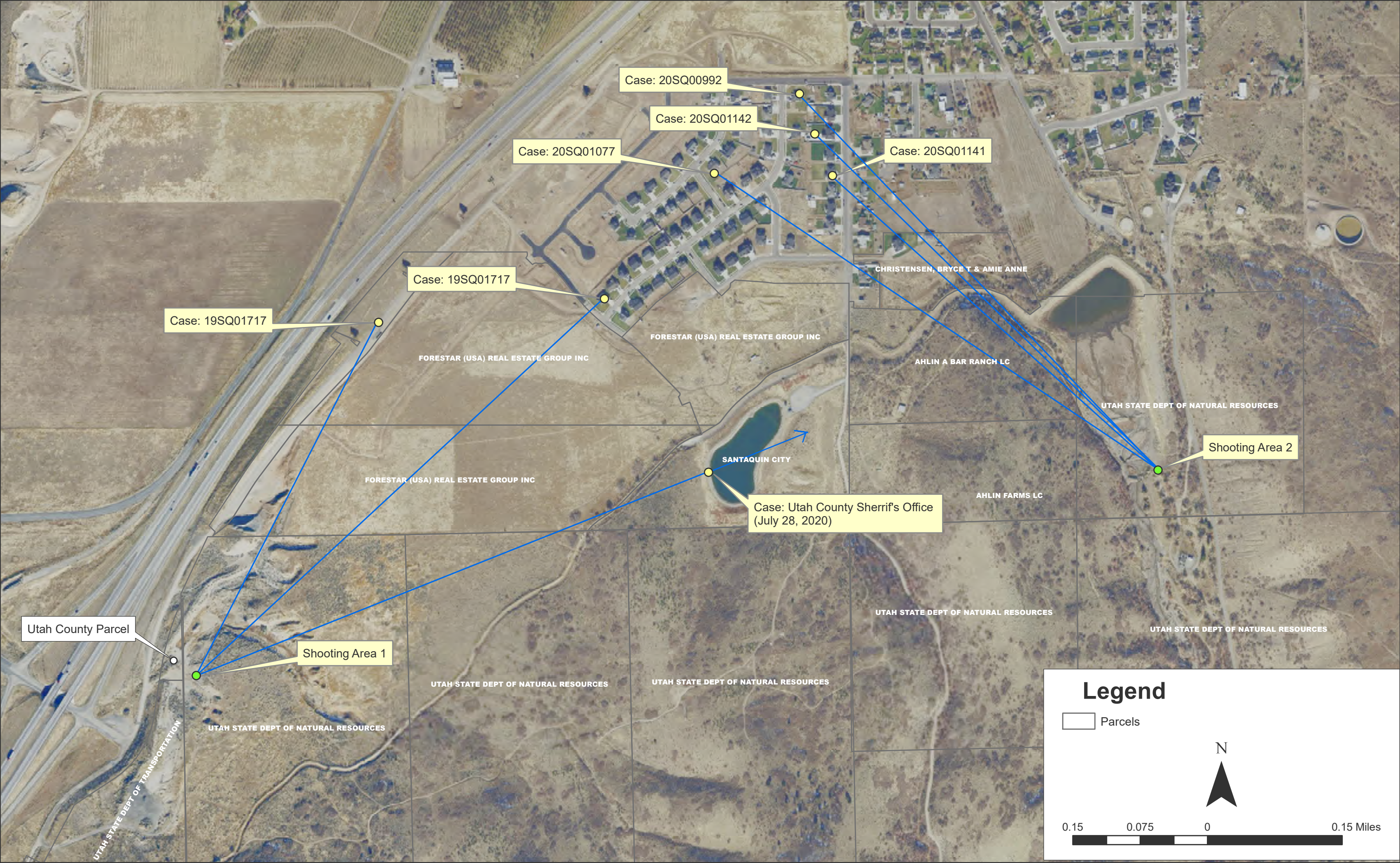
Attest:

---

K. Aaron Shirley, City Recorder



# South Santaquin Bullet Strikes







Homes and a  
Park on the  
other side of  
this Blind  
Ridge







Note Sign  
Damage from  
people  
shooting north





## RESOLUTION 08-02-2020

### A RESOLUTION AUTHORIZING A PARTIAL SPENDING PLAN FOR THE USE OF SANTAQUIN CITY'S ALLOCATION OF CARES ACT FUNDING

**WHEREAS**, in March 2020, the US Federal Government signed the Coronavirus, Relief and Economic Security Act, known as the CARES Act, which in part, provided federal relief to local governments to combat the economic effects of the coronavirus pandemic utilizing a method of funding distribution modeled after the Community Development Block Grant (CDBG) program in which some local governments fall subject to the authority of other local governments; and

**WHEREAS**, Santaquin City was allocated \$878,243.62 in CARES Act Funding by Utah County via Resolution 06-06-2020 "A Resolution Adopting an Interlocal Cooperation Agreement with Utah County for Disbursement of Coronavirus Relief Funds" approved on June 30, 2020; and

**WHEREAS**, pursuant to the terms of the CARES Act, federal guidance from the U.S. Treasury Department, as well as state and county regulation, Santaquin City desires to approve a spending plan to meet the public health and safety needs of our community as well as to provide economic stimulus to the local economy; and

**WHEREAS**, it is anticipated that proposed changes to federal legislation may result in a change of law and/or guidance regarding the use of said funds resulting in Santaquin City's desire to approve and authorize spending of said funds in stages;

**NOW THEREFORE**, be it resolved by the Santaquin City Council to approve and authorize a partial spending plan for the use of Santaquin City's Allocation of CARES Act funding as outlined in the attached schedule;

**ADOPTED AND PASSED** by the City Council of the City of Santaquin, Utah this 4<sup>th</sup> day of August, 2020.

CITY OF SANTAQUIN

\_\_\_\_\_  
Kirk F. Hunsaker, Mayor

Attest:

\_\_\_\_\_  
K. Aaron Shirley, City Recorder



## Santaquin City CARES Act Spending Plan – Phase 1

- **25% Economic Development Stimulus** (\$219,560.91). The plan is to send every residence in Santaquin City a letter with four (4) Ten-dollar (\$10.00) coupons that can be used during the month of September (1<sup>st</sup>-30<sup>th</sup>) at any participating Santaquin business. Residents can use all four coupons at the same time all at one location – or – they can use one card at four different locations. To encourage our residents to spread these funds at as many businesses as possible, we will give residents the opportunity to earn an extra \$10 Bonus Coupon for using their four different coupons at four different locations. This would be accomplished by giving each of the participating businesses a unique stamp. As residents spend one of their coupons, the business will stamp their card. Once the resident has four stamps from four business on their card, they can bring it to the city offices wherein we will give them the bonus coupon that they can use at any participating business. The participating businesses will collect all of the cards that are used in their business and present them to the city wherein we will cut them a check accordingly. We plan to do quite a bit of publicity to encourage the use of these coupons and to encourage the support of our local businesses.
- **Green Purchase Requests** (\$232,255.92). Utah County has provided us guidelines on the use of those CARES Act Funds. Items that are Green are clearly covered. Items that are Yellow, Orange and Red drop in their probability of being covered. All city departments have put in their requests, which have been categorized by color. We are also working to prioritize and rank them within each color. I am attaching a list of the Green items for your review. Some of these items have been purchased and others are in process.
  - See Attached Itemized List - \$185,681.48
  - Camera & Audio System in the Council Chambers – Fully automated \$46,544.44
- **COVID-19 Specific Labor** (\$30,000) – At the present time we have expended about \$30K for emergency services, specialty cleaning, COVID meetings, etc. We continue to track and accumulate these hours as they occur.
- **Yellow & Orange Items** (Limited - \$109,800) – We are recommending on holding on all Yellow and Orange items (See below – Federal Update) except for the following:
  - Generator for the Public Safety Building: \$69,800
  - 800 MHz Radios to Supplement Fire/EMS – Useable by other departments: \$40,000
- **Previously Expended Funds:** (\$30,000) – Thus far, we have expended about \$30K for previously purchases items (e.g., PPE, cleaning supplies, foggers, etc.) Some of these items may be overlapping from the Green items above.
- **Remaining Unallocated Funding: \$256,623.79**

# CARES Act Equipment Justification GREEN Expenditures

GREEN – Direct public and staff public health equipment, support, and supplies (not budgeted in 2020).

- Personal Protective Equipment (PPE)
- Sanitization and disinfectant supplies and services
- Health care supplies and services
- Transportation costs
- Food delivery costs to vulnerable populations
- Housing costs for vulnerable populations to facilitate social distancing

## DEPARTMENT: Administration

Quantity	Item	Price
2	Foggers	\$1,000.00
<b>Justification:</b> Fogger's would be used to sanitized offices and public areas after gatherings such as City Council meetings in the council chambers, court proceedings in the court room, trainings in the training room, and all public foyer/waiting areas at the end of the day at the city office building and PW/Engineering building.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Touchless faucets	\$5,520.00
<b>Justification:</b> Install touchless faucets in all restrooms and breakrooms at the City Office and PW/Engineering Offices to help decrease the spread of germs that get transmitted on to faucet handles.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Touchless Hand Dryers	\$16,000.00
<b>Justification:</b> Install touchless hand dryers in all restroom as the city office and PW/Engineering offices to decrease the spread of germs.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Touchless Hand Sanitizer Dispensers	\$6,000.00
<b>Justification:</b> Provide easy access to hand sanitizing stations for employees and citizens, by installing touchless hand sanitizer dispensers in public foyer/waiting areas and in office areas (police department, administration, community development, court, basement training room, PW/Eng. office, WRF) to help decrease spread of germs when doing business at these facilities.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Touchless Soap Dispensers	\$1,820.00
<b>Justification:</b> Install touchless faucets in all restrooms and breakrooms at the City Office and PW/Engineering Offices to help decrease the spread of germs that get transmitted on to faucet handles.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

# CARES Act Equipment Justification GREEN Expenditures

## DEPARTMENT: Community Services

Quantity	Item	Price
2	Foggers	2 X \$500.00 = \$1,000.00
<b>Dept. Justification:</b> These machines would be used to clean our facilities. We have the following facilities: 1) Community Services Offices, 2) Senior Center, 3) Library, and 4) Museum		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Park Touchless Dryers	\$9,000.00
<b>Dept. Justification:</b> Park Restrooms and Concession Stands would be changed from paper towels to touchless dryers. During Covid-19, it is important that people are not all touching faucets & knobs. Includes cost for installation.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Park Hand Soap Dispensers	\$1,260.00
<b>Dept. Justification:</b> Park Restrooms and Concession Stands either have no current soap dispensers or they are old and broken. The benefit of soap and water for residents to wash their hands during these covid-19 concerns is great.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Facility Touchless Hand Sanitizer	\$500.00
<b>Dept. Justification:</b> We would recommend putting touchless Hand Sanitizer stations just inside the entrance of our facilities. (1) Rec Offices, (1) Library, (2) Senior Center, (1) Museum.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Facility Touchless Dryers	\$5,000.00
<b>Dept. Justification:</b> The Museum, Senior Center, Library, and Rec Offices would benefit from automatic sink/faucets. During Covid-19, it is important that people are not all touching faucets & knobs.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Facility Touchless Soap Dispenser	\$700.00
<b>Dept. Justification:</b> The Museum, Senior Center, Library, and Rec Offices would benefit from automatic sink/faucets. During Covid-19, it is important that people are not all touching faucets & knobs.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

# CARES Act Equipment Justification GREEN Expenditures

## DEPARTMENT: Community Services, continued

Quantity	Item	Price
	Park Sink/Faucets	\$960.00
<b>Dept. Justification:</b> Park Restrooms and Concession Stands could benefit from automatic sink/faucets. During Covid-19, it is important that people are not all touching faucets & knobs.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Facility Restroom Sink/Faucets	\$1,920.00
<b>Dept. Justification:</b> The Museum, Senior Center, Library, and Rec Offices would benefit from automatic sink/faucets. During Covid-19, it is important that people are not all touching faucets & knobs.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
2	Pressure Washers	\$1,000.00
<b>Dept. Justification:</b> To spray off and clean restrooms and pavilions with pressure nozzle.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Free Standing Hand Sanitizers	\$900.00
<b>Dept. Justification:</b> We would recommend putting Hand Sanitizer stations outside 3 of our busiest sport fields/ concession stands and use for special events. (Baseball fields, soccer fields, softball fields) That way people are extra motivated to clean hands before touching food.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
	Flush Valves	\$14,400.00
<b>Dept. Justification:</b> There is 32 toilets/urinals that could be updated with flush valve, so toilets are touchless. Estimated cost includes installation. Locations include city parks, museum, library, recreation building and senior center.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
2,500	Masks	\$2,500.00
<b>Dept. Justification:</b> We want masks available to hand out at the Orchard Days and use for our facilities and events.		
<b>County Justification:</b> Personal Protective Equipment (PPE)		

Quantity	Item	Price
2,500	Hand Sanitizer	\$1,500.00
<b>Dept. Justification:</b> 2 oz mini hand sanitizers to hand out at Orchard Days 2020.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		



# CARES Act Equipment Justification GREEN Expenditures

## DEPARTMENT: Community Services, continued

Quantity	Item	Price
40	Disinfectant Wipes	\$1,000.00
<b>Dept. Justification:</b> We use disinfectant wipes at our facilities, exercise equipment and library books.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

## DEPARTMENT: Fire/EMS

Quantity	Item	Price
4	CPR Mechanical Devices	4 X \$14,975.05 = \$60,784.73
<b>Dept. Justification:</b> LUCAS mechanical is designed so the EMS provider can provide consistent CPR while limiting the close contact with the patient. They also allow for consistent CPR while moving or transporting the patient and provide a consistent rate and depth which cannot be achieved by manual CPR. These devices are specifically called out in the CARES Act as approved devices for EMS		
<b>County Justification:</b> Personal Protective Equipment		

Quantity	Item	Price
1	Washer/Extractor	\$18,461.75
1	Commercial Dryer	
<b>Dept. Justification:</b> The Washer/Extractor will be utilized for decontamination of all PPE. This contaminated PPE must be washed in a specific washer that has the rated G-force, and higher water temperatures needed that a commercial washing machine cannot provide. Commercial Grade dryer will be needed to dry the PPE of our providers. These dryers have a higher temperature setting to ensure that any contaminates left on the PPE will be treated with higher temperatures to kill any virus or bacteria.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

Quantity	Item	Price
8	SCBA Face Pieces	\$2,160.00
<b>Dept. Justification:</b> These SCBA face pieces are needed to ensure every member of our Fire/EMS team has a face piece. These would be used when entering an environment that is contaminated. These would provide needed filtration and protection for Fire/EMS members.		
<b>County Justification:</b> Personal Protective Equipment		

Quant.	Item	Price
30	SCBA Face Piece Adapters to P-100 filters	30 X \$115.00 each = \$3,450.00
<b>Dept. Justification:</b> These SCBA face pieces are needed to ensure every member of our EMS team has a face piece. These would provide needed filtration and protection for EMS members utilizing a P-100 Filter, or the N-95 threaded/screw in filters. These allow members to enter into most environments and ensure that visibility is maintained.		
<b>County Justification:</b> Personal Protective Equipment		

# CARES Act Equipment Justification GREEN Expenditures

## DEPARTMENT: Fire/EMS, continued

Quantity	Item	Price
60	P-100 filters (packs of 20)	60 X \$22.50 each = \$1,350.00
<b>Dept. Justification:</b> These SCBA face pieces are needed to ensure every member of our Fire/ EMS team has a face piece. These would provide needed filtration and protection for Fire/EMS members utilizing a P-100 Filter, or the N-95 threaded/screw in filters. These allow members to enter into most environments and ensure that visibility is maintained.		
<b>County Justification:</b> Personal Protective Equipment		

Quantity	Item	Price
1	Hot Water Pressure Washer	1 X \$7,000.00 = \$7,000.00
<b>Dept. Justification:</b> Hot Pressure will be utilized to clean any exterior surfaces, and hard surfaces of the building, and vehicles. This would be a natural gas fixed unit.		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		

## DEPARTMENT: Public Works

Quantity	Item	Price
1	Floor Scrubber	\$14,995.00
<b>Dept. Justification:</b> To sanitize and disinfect floors		
<b>County Justification:</b> Sanitization and disinfectant supplies and services		



CARES Act  
Department GREEN Expenditures

Administration	Quantity	Item	Total Cost
	2	Foggers	\$1,000.00
		Facility Faucets	\$5,520.00
		Touchless Dryers	\$16,000.00
		Touchless Hand Sanitizers	\$6,000.00
		Touchless Soap Dispensers	\$1,820.00
		<b>Total Administration</b>	<b>\$30,340.00</b>

Community Services	Quantity	Item	Total Cost
	2	Foggers	\$1,000.00
		Park Touchless Dryers	\$9,000.00
		Park Soap Dispensers	\$1,260.00
		Facility Touchless Hand Sanitizers	\$500.00
		Facility Restroom Touchless Dryers	\$5,000.00
		Facility Soap Dispensers	\$700.00
		Park Sinks/Faucets	\$960.00
		Facility Restroom Sinks/Faucets	\$1,920.00
	2	Pressure Washers	\$1,000.00
	6	Portable Hand Sanitizer Dispensers	\$900.00
		Flush Valves	\$14,400.00
	2,500	Masks	\$2,500.00
	2,500	Hand Sanitizer	\$1,500.00
	40	Disinfectant Wipes	\$1,000.00
		<b>Total Community Services</b>	<b>\$47,140.00</b>

Fire / EMS	Quantity	Item	Total Cost
	4	CPR Mechanical Devices*	\$60,784.73
	1	Washer-Extractor/Commercial Dryer*	\$18,461.75
	8	SCBA Face Pieces	\$2,160.00
	30	Face Piece Adapters	\$3,450.00
	60	P-100 Filters	\$1,350.00
	1	Hot Water Pressure Washer	\$7,000.00
		<b>Total Fire/EMS</b>	<b>\$93,206.48</b>

\*See attached quote for specific equipment information

Public Works	Quantity	Item	Total Cost
	1	Floor Scrubber*	\$14,995.00
		<b>Total Public Works</b>	<b>\$14,995.00</b>

\*See attached quote for specific equipment information

## DEPARTMENT TOTALS

Administration	\$30,340.00
Community Services	\$47,140.00
Fire/EMS	\$93,206.48
Public Works	\$14,995.00
<b>TOTAL</b>	<b>\$185,681.48</b>

# Santaquin Stimulus Program



## **Dear Santaquin Business Owner:**

*Santaquin City is pleased to offer CARES stimulus funding to our residents to be utilized at local businesses during the month of September.*

## **How it works:**

- 1.) Each household in Santaquin will be mailed coupon cards (attached example) with Four (4) Ten Dollar Coupons (Total value of \$40).
- 2.) Residents can shop at participating Santaquin Businesses between September 1<sup>st</sup> and September 30<sup>th</sup> and present these coupons at purchase checkout. They can use one or more of their coupons without restrictions. However, residents are encouraged to shop at four different Santaquin Businesses and they will receive a \$10 Bonus Coupon if they do.
- 3.) To be eligible for the \$10 Bonus Coupon, residents must collect Four (4) unique business stamps while using their four (4) coupons.
- 4.) Once a resident collects four (4) unique business stamps, they can turn their card into the City Offices wherein they will receive the additional \$10 Bonus Coupon.

## **Rules**

- Residents must use the entire \$10 coupon at one time.
- Businesses should not give credit or change for partial use of coupon.
- Businesses will retain the coupon cards used at their business and submit them to Santaquin City Hall for 100% value reimbursement. (Businesses can seek reimbursement for their collected coupons at the end of the month of September or, if preferred, on a weekly basis throughout September.)
- Businesses will be given a unique stamp in which they will stamp the cards provided by residents after they have used one of their \$10 coupon.

## **Santaquin City Program Contact:**

Chris Lindquist, Emergency Manager 801-319-6439 or [CLindquist@santaquin.org](mailto:CLindquist@santaquin.org)

## **Santaquin City Business Reimbursement Contact:**

Aaron Shirley, Finance Director 801-754-3211 of [AShirley@santaquin.org](mailto:AShirley@santaquin.org)



View: Front of Card

This image shows the back of the four coupons, arranged horizontally. Each coupon has a green dotted border. The top half of each coupon contains two blank lines for "Name" and "Addresses", with the Santaquin logo and text "Santaquin businesses" printed in the background. A large, bold, black "EXAMPLE ONLY" watermark is centered across all four coupons. A dashed line with a scissors icon indicates where to cut between the first and second coupon.

View: Back of Card

# Santaquin Stimulus Program



## Business Participation “Opt In” Form

☐

Yes, I would like my business to opt-in to participate

☐

No, I would not like to participate in the Santaquin CARES Stimulus Program

---

Official Business Name

---

Business Representative Name

E-mail

---

Santaquin Business License #

Phone No.

### *I agree to participate in the following:*

- 1.) Business agrees to accept coupons for goods and services in an amount equal to exchange value.
- 2.) Business agrees to not give credit or change back for partial use of either a single coupon or multiple coupons.
- 3.) Business agrees that all purchases with coupons are final with no refunds.
- 4.) Business agrees to stamp residents cards at checkout with a stamp provided by Santaquin City.
- 5.) Business is responsible for collection of all coupon cards received and for submitting them into the Santaquin City Finance Director Aaron Shirley for 100% reimbursement.

### **Timeline:**

- August 20<sup>th</sup>:** Final day for Santaquin Businesses to “opt in”.
- August 27<sup>th</sup>:** Coupons and a list of participating businesses will be sent out to residents.
- September 1<sup>st</sup>:** First day coupons are eligible for use at participating businesses.
- September 30<sup>th</sup>:** Final day coupons are eligible for use at participating businesses.
- October 8<sup>th</sup>:** Final day to submit coupons to Santaquin City Finance for reimbursement.

---

Signature

---

Date



# Santaquin Stimulus Program

September 1-30, 2020



**Dear Santaquin City Resident:**

*Santaquin City is pleased to offer stimulus funding to our residents during this COVID-19 pandemic as provided by the CARES Act distributed to Santaquin.*

## How it works:

1.) Use the coupons below at one or more of the “Participating Santaquin Businesses” outlined on the back of this page. Though you can use all four coupons at a single business, we encourage you to use them at multiple businesses throughout our community.

2.) Coupon use is final. No refunds. No change will be given. No cash value.

Valid only September 1-30, 2020. Questions? Call Santaquin City Hall 801-754-3211

3.) **\$10 Bonus Coupon:** Residents who spend coupons at **FOUR (4) DIFFERENT** businesses, and receive a stamp from those businesses on this card, are eligible to exchange this card for a \$10 Bonus Coupon at Santaquin City Hall (275 W Main St) on or before September 30, 2020.



## Santaquin Stimulus Program Bonus Card

Name \_\_\_\_\_

Address \_\_\_\_\_

**Bonus Stamps:** To be eligible for the \$10 Bonus Coupon, obtain **FOUR (4) DIFFERENT** businesses stamps while spending your coupon at four different participating businesses and return this form to Santaquin City Offices in exchange for the \$10 Bonus Coupon.

Participating Business Stamp

Participating Business Stamp

Participating Business Stamp

Participating Business Stamp

# ***Santaquin Stimulus Program***

**September 1-30, 2020**

## **Participating Businesses:**

XXX

XXX

XXX

XXX

XXX

XXX

XXX

