

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, June 20, 2012, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA
 - a. Minutes
 1. June 6, 2012 Work Session
 2. June 6, 2012 Council Meeting
 - b. Bills
 1. \$377,027.02
5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement

 - a. Appointment of Library Board Members
7. FORMAL PUBLIC HEARINGS
8. UNFINISHED BUSINESS
 - a. Discussion and Possible Action with regard to the Extension of Preliminary Plat Approvals for Oak Summit Plats G, H, I and J.
9. BUSINESS LICENSES
10. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
11. NEW BUSINESS
 - a. Discussion and possible action with regard to Change Order #1 associated with the WRF
12. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
 - a. Resolution 05-01-2012 "A Resolution of the Santaquin City Council Amending the Santaquin City Construction Standards"
 - b. Resolution 06-02-2012 "A Resolution Authorizing an Employment Agreement for the Santaquin City Recorder"
 - c. Resolution 06-03-2012 "A Resolution Engineering Agreement Amendment for Conveyance from lagoons to WRF"
 - d. Resolution 06-04-2012 "A Resolution Authorizing a Reimbursement Agreement between Summit Creek Irrigation and Canal Company and Santaquin City"
13. PETITIONS AND COMMUNICATIONS
14. REPORTS BY MAYOR AND COUNCIL MEMBERS
 - a. Mayor DeGraffenried
 - b. Council Members
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

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.

BY: Susan B. Farnsworth
Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER

POST OFFICE

ZIONS BANK

(R) Amendment to the agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JUNE 20, 2012**

The meeting was called to order at 7:00 p.m. by Mayor James E. DeGraffenried. Council Members attending: Keith Broadhead, James Linford and Rick Steele. Council Members Matthew Carr and Richard Payne were excused.

Others attending: City Manager Ben Reeves, Sergeant Kris Johnson, Staff Planner Greg Flint, Linda Brinkerhoff, Mandy Jeffs, Mike Carter, Norman Beagley, Jodi Black, Kylie Black, Maylee Wood, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council Member Steele led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor DeGraffenried offered an Invocation.

CONSENT AGENDA

Minutes

June 6, 2012 Work Session

June 6, 2012 Council Meeting

Bills

\$377,027.02

Council Member Steele made a motion to approve the Consent Agenda. Council Member Linford seconded the motion. Council Members Broadhead, Linford and Steele voted in the affirmative.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Santaquin City Royalty Kylie Black and Shelby Mortenson addressed the Council. Ms. Black said her platform involved youth coping with anxiety. She said she is excited about the year to come. The parades have all been scheduled for this year, and the float is almost done. Ms. Black introduced her mother, Jodi Black.

Ms. Black asked the Council the best procedure for inviting other cities to Orchard Days. Mayor DeGraffenried suggested she call the cities and ask to be put on their City Council agenda. He said the Council always enjoyed the royalty visits from Pleasant Grove, as they usually brought the Council a strawberry cake. Ben Reeves asked Ms. Black and Ms. Mortensen to see him about a gift for other City Councils, perhaps caramel apples from the Red Barn.

Appointment of Library Board Members

Mayor DeGraffenried said he has spoken with Linda Brinkerhoff and Mandy Jeffs with regard to serving on the Library Board. Both have agreed to serve a three year term.

Linda Brinkerhoff addressed the Council. Ms. Brinkerhoff said she had served on the library board 25 years ago. She expressed her desire to help with the new library.

Mandy Jeffs addressed the Council. Ms. Jeffs said she had lived here for seven years, and was in her fifth year with the Chamber of Commerce.

Council Member Linford said the current Library Board is very active. They meet on the first Thursday of each month. Several activities were scheduled for the library's tenth anniversary, with July, August and September's activities still to come.

Council Member Linford made a motion to appoint Linda Brinkerhoff and Mandy Jeffs to the Library Board for a three year term. Council Member Steele seconded the motion. The vote to appoint Ms. Brinkerhoff and Ms. Jeffs to the library board was unanimous.

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Discussion and Possible Action with regard to the Extension of Preliminary Plat Approvals for Oak Summit Plats G, H, I and J

Mike Carter addressed the Council. He said it has been a struggle the last five years, but he is still in business and hopes to still be here when the dust settles. His company has sold one lot this year. He said there is a concern in his development regarding parks, and a lot of people have asked him about them.

Mr. Carter said he had agreed to give the City some acreage with the original approval of the plats. His concern was the mortgage on the property. He said he has talked to the bank and they are willing to give a claim deed to the City for the ground if they have some guarantees as to when it would be developed. Mr. Carter proposed that scouts be allowed to develop the park as part of a scout project, with the City's Planning and Zoning department overseeing the development. He said he has spoken to LDS Church Stake President Dan Olsen about this. There is also a shortage of places for girls to go camping, and the area by the water tank would make a beautiful campground. The scouts would have the first right to utilize the facility, but it would be available to the public.

Council Member Linford asked how many homes had been built on Mr. Carter's property. Mr. Carter said about 165, with 40 of them in Oak Summit. Mr. Linford said ideas for the property had changed three times, with the park at Peter Rabbit Springs being the latest proposal. He said the bank should not have a problem with the park dedication. Mr. Carter said the bank was concerned with giving away a portion of the property, and just wanted to know what the plan was. Some concerns were raised regarding the liability of the steep hillside area, and whether the City would accept the land. Mr. Carter said the land would be added to nearby lots if the City did not accept it.

Mr. Carter and Council Member Linford disagreed on what was promised regarding property dedication. Mr. Carter said he did not remember the discussions Council Member Linford was referring to, and Oak Summit was the only development where a park was promised. He said he has already dedicated some land to the City, including a trail. Council Member Linford asked if the trail had been wrapped and completed. Mr. Carter said it had not.

Council Member Linford and Mr. Carter disagreed on whether or not a retention basin was to be placed south of the gully in Mr. Carter's development. Mr. Linford said instead of sumps, Dennis Marker had suggested putting in three tiers and making a pond, and Mr. Carter had agreed. Mr. Carter said he did not ever agree to that, it was not on the plat maps and the basin referred to was on someone else's property.

Ben Reeves said if the plat approvals were extended, the dedication of the park property would come when Plat G was recorded. He said it was to the City's benefit to extend approvals for these plats. Residents, the City and Mr. Carter are all interested in having the park developed.

Council Member Linford said he did not want to stop development; but did want the land for a park. Mr. Carter said if the City has a plan for development, the bank will deed the lot. Mayor DeGraffenried said extending the approval for Plat G would give both the City and the developer time to work out any details. Council Member Broadhead said this request should not be treated any differently than any other plat extension request. (see attachment "A" for information)

Council Member Broadhead made a motion to extend the final plat approvals for Plats G and H, and the preliminary plat approvals for Plats I and J, for one year. Council Member Steele seconded the motion. The vote to extend the plat approvals was unanimous.

BUSINESS LICENSES

The City has issued licenses to the following businesses: Tatty Joe's, a tattoo parlor; Saul's Home Repair, a repair service; JK Marketing, a fireworks stand; and a license to the new owners of the Santaquin Subway shop.

NEW BUSINESS

Discussion and possible action with regard to Change Order #1 associated with the WRF

Ben Reeves said three change orders were coming through. Change order number one, reducing the line items, would reduce costs by \$685,433. Two additional change orders will be on the next agenda, regarding alterations to the building and retirement of the lagoons. Council Member Broadhead noted that the contingency funds had gone from 3% to 7%. Mr. Reeves said the fund would be reduced as the project got closer.

Council Member Steele moved to approve Change Order #1 associated with the WRF. Council Member Linford seconded the motion. Council Members Broadhead, Linford and Steele voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 05-01-2012 "A Resolution of the Santaquin City Council Amending the Santaquin City Construction Standards"

Norman Beagley said there were only a few changes in the standards, which had been modified according to Council direction. The curb returns require a smaller amount of concrete, and the poles and fixture requirements have been updated.

Council Member Linford moved to approve Resolution 05-01-2012 "A Resolution of the Santaquin City Council Amending the Santaquin City Construction Standards". Council Member Broadhead seconded the motion. By a roll call vote, Council Members Broadhead, Linford and Steele voted in the affirmative.

Resolution 06-02-2012 "A Resolution Authorizing an Employment Agreement for the Santaquin City Recorder"

Mr. Reeves said the Council had directed staff to work on employment agreements for the Public Safety Director and the City Recorder. Review of the Public Safety Director's agreement is scheduled for the next Council meeting. The City Recorder's agreement originally contained a three month severance package, but after some discussion the severance amount had been changed to one week's pay for every year of City employment. Council Member Broadhead said he had not had time to read the agreement, and would prefer to table this until he has time to do so, otherwise he would have to vote no.

Council Member Linford moved to continue Resolution 06-02-2012 to the next meeting. Council Member Broadhead seconded the motion. The vote to continue Resolution 06-02-2012 was unanimous.

Resolution 06-03-2012 "A Resolution Engineering Agreement Amendment for Conveyance from lagoons to WRF"

Mr. Reeves said the Council had directed staff to work towards retiring the lagoons as part of the Water Reclamation Facility project. The design for the 18 inch line is not under the current contract. In order to move forward, the engineering agreement must be modified to include the line design. Council Member Broadhead asked if it was expedient to do this now, or whether it could wait until the end of the project. Mr. Reeves said he is working with the funding partners to enable the lagoon changes at the same time. Items they are willing to pay for are being drastically reduced, so other things can be done with the funds. Any decisions must be approved by USDA and the Department of Water Quality as well as the Council.

Council Member Broadhead asked if a guarantee could be made that there would be no more changes. Norman Beagley said Flat Iron Construction had been asked to look at the whole project, but there could not be any guarantees, as problems might arise. He said there could be \$100,000 saved on the building. Council Member Broadhead said with the engineer fees and the trunk line that was basically a wash. Mr. Reeves said there would be \$100 to \$200 thousand on contingency. Mayor DeGraffenried said the City needs to know what the engineering and costs will be. Mr. Beagley said the engineers are essentially evaluating options, scoping out the possibility of using a gravity line, and bringing different options to the City. It requires extensive surveying along the corridor. Council Member Broadhead asked if this change included a not-to-exceed amount. Mr. Beagley said it did.

Council Member Linford moved to approve Resolution 06-03-2012 "A Resolution authorizing an Engineering Agreement Amendment for Conveyance from lagoons to WRF" not to exceed \$45,570. Council Member Steele seconded the motion. By a roll call vote, Council Members Broadhead, Linford and Steele voted in the affirmative.

Resolution 06-04-2012 "A Resolution Authorizing a Reimbursement Agreement between Summit Creek Irrigation and Canal Company and Santaquin City"

Mr. Reeves said City Attorney Brett Rich had put the terms discussed in the work meeting in agreement form. He said this solidifies the relationship with Summit Creek Irrigation. Mayor DeGraffenried said the City is now a 30% shareholder in the irrigation company. Council Member Broadhead said he thought the City was just doing emergency repairs. Mr. Reeves said either party can go either way, the City can say they are too busy or Summit Creek can put maintenance work out to bid. Council Member Broadhead said he did not want to compete with a private

contractor, or put the City's own needs aside. Mayor DeGraffenried said the intent is not to have the City do regular maintenance.

Council Member Steele moved to approve Resolution 06-04-2012 "A Resolution Authorizing a Reimbursement Agreement between Summit Creek Irrigation and Canal Company and Santaquin City". Council Member Broadhead seconded the motion. By a roll call vote, Council Members Broadhead, Linford and Steele voted in the affirmative.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Mr. Reeves said the park work will be completed fairly soon. Council Member Carr had indicated he would like to have a dedication party in Orchard Cove Park on July 16th. The City will provide a movie at dusk and Parks and Recreation will hold some tennis lessons before. Mr. Reeves asked if the Council wished to provide food. Council consensus held that food not be provided. Groups could hold a fundraiser, if desired, or participants could bring their own food. Council Member Broadhead said his only concern was parking. Mr. Reeves said there was a vacant lot that might be used, and many neighborhood people would probably walk from their houses.

Mr. Reeves said the Library Board is holding a yard sale on July 21. The City has some surplus items, including a police car and a truck. The normal procedure is to bring the council a list and have it approved before surplus is sold, but this time Mr. Reeves would like to have the department heads bring their surplus to the sale on Friday, and bring the list to the Council for ratification. Council consensus held that the modified surplus procedure suggested by Mr. Reeves be followed for this sale.

Mr. Reeves said sealed bids would be taken on the vehicles and larger items. The monies received on larger items would be credited to the department, and the monies for the smaller items would be given to the library.

Mr. Reeves said things were progressing on the bonding. The bid packets have been sent out, and the PI and sewer bonds will be back by 3 p.m. this Friday. Some questions have been received, such as does the City have stated goals. It has been indicated that the City wants to restore reserve balances, keep dollars in enterprise funds, and work on general fund revenues. Mr. Reeves said it is also indicated that the City should design a long term financial plan. Some financial institutions may require one. Council Member Broadhead asked for a summary of the communications.

The City is working on bringing in a grocery store to keep sales tax in the community. Mr. Reeves said a local grocer has expressed a strong desire to open a store in Santaquin. Mr. Reeves is setting up a meeting between the land owner and the grocer for next week.

Norman Beagley said it appeared the parks projects would be completed on time. City staff is making the plumbing connections in the new restrooms, and SESD is doing the electrical work. A lot of progress should be seen in the next few weeks.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Member Linford

Council Member Linford said SUMWA has been going forward with their groundwater recharge study. They are involved with a legal battle with the Central Water Conservancy District concerning water rights. The City is involved as a member of SUMWA.

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

Nothing

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

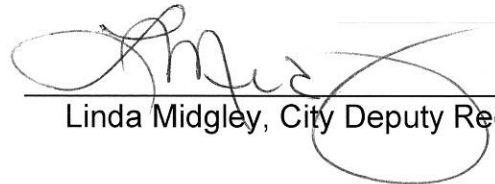
Nothing

ADJOURNMENT

At 8:43 p.m. Council Member Linford moved to adjourn. Council Member Broadhead seconded the motion. Council Members Broadhead, Linford, and Steele voted in the affirmative.

Approved on June 27, 2012.


James E. DeGraffenried, Mayor


Linda Midgley, City Deputy Recorder



MEMORANDUM

TO: Mayor and City Council
FROM: Dennis L. Marker, Community Development Director
RE: Oak Summit Plats G, H, I, & J Plat Extensions

Mr. Mike Carter has requested the subject plats be granted approval extensions as allowed under temporary ordinance 03-01-2012. All subject plats are currently expired and part of the Carter IV annexation and development agreement created in February 2004.

Plat	Status	Approval Date	Lots	Acres			Water Dedication
				Lot	Open Space	Total	
Plat G	Lapsed Final	March 9, 2010	29	9.14	10.79	22.85	Partial
Plat H	Lapsed Final	March 9, 2010	5	6.88	0.54	7.97	None
Plat I	Lapsed Prelim	Nov. 10, 2009	19	16.75	1.14	19.66	None
Plat J	Lapsed Prelim	Nov. 10, 2009	28	8.47	0.00	10.38	None
Summary			81	41.24	12.47	60.86	Partial

Temporary Ordinance 03-01-2012 allows the City Council to extend plat approvals for 1 year from the date of the temporary ordinance. If the Council extends the subject plat approvals, they will be valid until March 7, 2013. Future extensions may be requested but are subject to City Council review.

Mr. Carter has indicated he does not intend to move forward with additional development at this time, but would like the plat approvals extended.

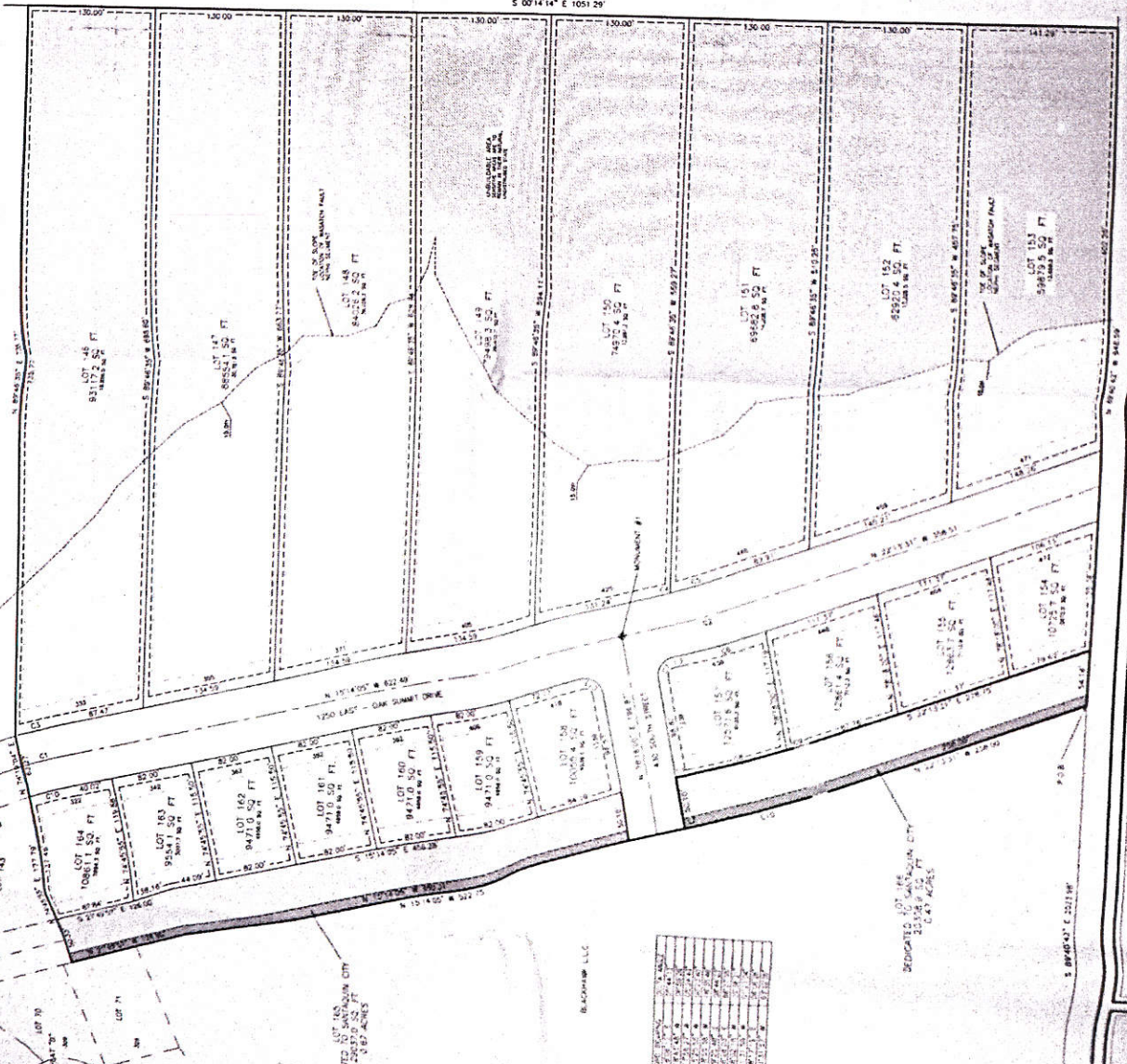
Staff Recommendation

City staff recommends the Council grant extension of the subject plats until March 7, 2013 as allowed by Temporary Ordinance 03-01-2012.

OAK SUMMIT PLAT I - PUD COVER SHEET

SANTAQUIN CITY, UTAH COUNTY, UTAH

OAK SUMMIT PLAT "I"
LOT 145



PLAN CONTENTS	
SHEET 1	COVER
SHEET 2	PLAT 1
SHEET 3	PLAT 1
SHEET 4	PLAT 1
SHEET 5	PLAT 1
SHEET 6	PLAT 1
SHEET 7	PLAT 1

DENSITY TABLE PLAT "I"

ZONING CLASSIFICATION	PLAT 1 AREA	STREET AREA	UNBUILDABLE SLOPES	DENSITY
R-12 PUD	19 LOTS	19.66 ACRES	1.77 ACRES	1.14 ACRES
				9.05 ACRES
				0.97 LOTS/ACRE

DEVELOPER/OWNER
MICHAEL CARTER
841 EAST 250 SOUTH
SANTAQUIN, UTAH
1-801-372-2150

ENGINEER/SURVEYOR
LUTHER L. LUTHER
845 NORTH MAIN STREET
NEPHI, UTAH
1-435-623-0897

UNITED STATE OF AMERICA
DIVISION OF PROPERTY MANAGEMENT

S 00°14'14" E 1051.29'

BLACKHAWK LLC

LOT	AREA	ACRES	PERCENT
LOT 145	130.00	2.98	100.00
LOT 146	130.00	2.98	100.00
LOT 147	130.00	2.98	100.00
LOT 148	130.00	2.98	100.00
LOT 149	130.00	2.98	100.00
LOT 150	130.00	2.98	100.00
LOT 151	130.00	2.98	100.00
LOT 152	130.00	2.98	100.00
LOT 153	130.00	2.98	100.00

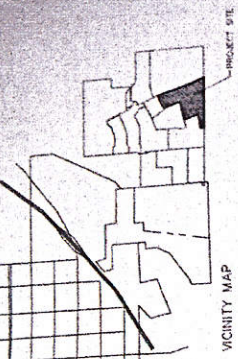
EDUCATED LOT 145
2.98 ACRES

S 89°40'43" E 221.18'

PROJECT NO. 12-222

OAK SUMMIT PLAT J - PUD COVER SHEET

SANTAQUIN CITY, UTAH COUNTY, UTAH



PLAN CONTENTS	
SHEET 1	COVER
SHEET 2	PLAT J
SHEET 3	LAND DESIGN
SHEET 4	SEWER DESIGN
SHEET 5	CULVERT WATER DESIGN
SHEET 6	SEWAGE TREATMENT PLANT
SHEET 7	SEWER MAINS DESIGN

DENSITY TABLE PLAT "J"

ZONING CLASSIFICATION	R-12 PUD
PLAT J AREA	28.15 ACRES
LOT AREA	1.01 ACRES
SEWER SPACE IN PLAT J	0.00 ACRES
UNBULIDABLE SLOPES	2.75 LOT
DENSITY	1.01

ENGINEER
LUDLOW ENGINEERING & LAND SURVEYING
841 EAST 1500 SOUTH
SANTAQUIN, UTAH 84403
1-801-372-2150



PROJECT FOR
MICHAEL CARTER

COVER SHEET

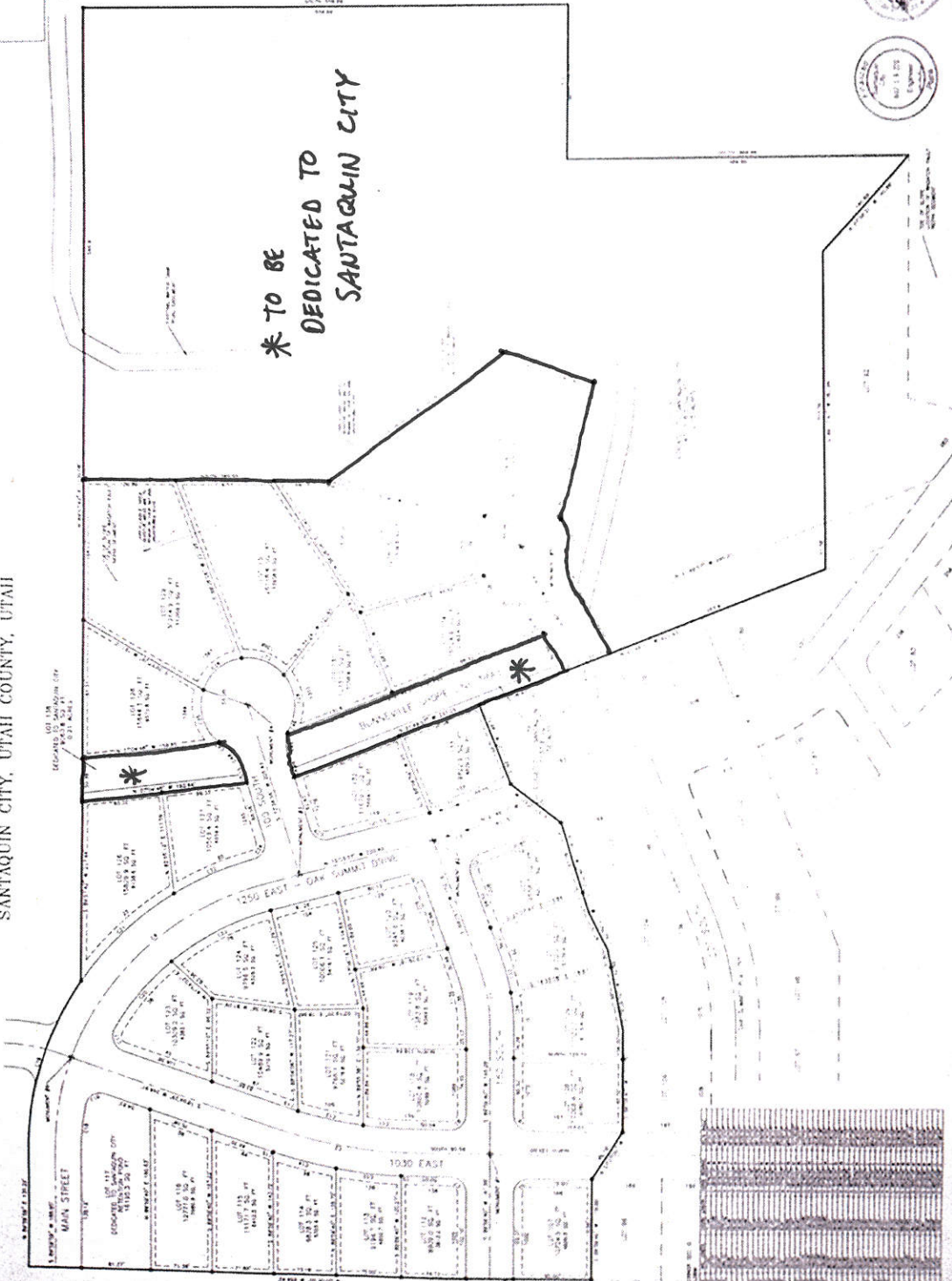
LUDLOW ENGINEERING & LAND SURVEYING

PROJECT NO. 12-227 ENGINEER J. LUDLOW

DATE: 12/22/11

OAK SUMMIT PLAT G - PUD COVER SHEET

SANTAQUIN CITY, UTAH COUNTY, UTAH



NEIGHBOR MAP



PLAN CONTENTS

PLAT 1	GENERAL PLAT
PLAT 2	GENERAL PLAT
PLAT 3	GENERAL PLAT
PLAT 4	GENERAL PLAT
PLAT 5	GENERAL PLAT
PLAT 6	GENERAL PLAT
PLAT 7	GENERAL PLAT
PLAT 8	GENERAL PLAT
PLAT 9	GENERAL PLAT
PLAT 10	GENERAL PLAT
PLAT 11	GENERAL PLAT
PLAT 12	GENERAL PLAT
PLAT 13	GENERAL PLAT
PLAT 14	GENERAL PLAT
PLAT 15	GENERAL PLAT
PLAT 16	GENERAL PLAT
PLAT 17	GENERAL PLAT
PLAT 18	GENERAL PLAT
PLAT 19	GENERAL PLAT
PLAT 20	GENERAL PLAT
PLAT 21	GENERAL PLAT
PLAT 22	GENERAL PLAT
PLAT 23	GENERAL PLAT
PLAT 24	GENERAL PLAT
PLAT 25	GENERAL PLAT
PLAT 26	GENERAL PLAT
PLAT 27	GENERAL PLAT
PLAT 28	GENERAL PLAT
PLAT 29	GENERAL PLAT
PLAT 30	GENERAL PLAT
PLAT 31	GENERAL PLAT
PLAT 32	GENERAL PLAT
PLAT 33	GENERAL PLAT
PLAT 34	GENERAL PLAT
PLAT 35	GENERAL PLAT
PLAT 36	GENERAL PLAT
PLAT 37	GENERAL PLAT
PLAT 38	GENERAL PLAT
PLAT 39	GENERAL PLAT
PLAT 40	GENERAL PLAT
PLAT 41	GENERAL PLAT
PLAT 42	GENERAL PLAT
PLAT 43	GENERAL PLAT
PLAT 44	GENERAL PLAT
PLAT 45	GENERAL PLAT
PLAT 46	GENERAL PLAT
PLAT 47	GENERAL PLAT
PLAT 48	GENERAL PLAT
PLAT 49	GENERAL PLAT
PLAT 50	GENERAL PLAT
PLAT 51	GENERAL PLAT
PLAT 52	GENERAL PLAT
PLAT 53	GENERAL PLAT
PLAT 54	GENERAL PLAT
PLAT 55	GENERAL PLAT
PLAT 56	GENERAL PLAT
PLAT 57	GENERAL PLAT
PLAT 58	GENERAL PLAT
PLAT 59	GENERAL PLAT
PLAT 60	GENERAL PLAT
PLAT 61	GENERAL PLAT
PLAT 62	GENERAL PLAT
PLAT 63	GENERAL PLAT
PLAT 64	GENERAL PLAT
PLAT 65	GENERAL PLAT
PLAT 66	GENERAL PLAT
PLAT 67	GENERAL PLAT
PLAT 68	GENERAL PLAT
PLAT 69	GENERAL PLAT
PLAT 70	GENERAL PLAT
PLAT 71	GENERAL PLAT
PLAT 72	GENERAL PLAT
PLAT 73	GENERAL PLAT
PLAT 74	GENERAL PLAT
PLAT 75	GENERAL PLAT
PLAT 76	GENERAL PLAT
PLAT 77	GENERAL PLAT
PLAT 78	GENERAL PLAT
PLAT 79	GENERAL PLAT
PLAT 80	GENERAL PLAT
PLAT 81	GENERAL PLAT
PLAT 82	GENERAL PLAT
PLAT 83	GENERAL PLAT
PLAT 84	GENERAL PLAT
PLAT 85	GENERAL PLAT
PLAT 86	GENERAL PLAT
PLAT 87	GENERAL PLAT
PLAT 88	GENERAL PLAT
PLAT 89	GENERAL PLAT
PLAT 90	GENERAL PLAT
PLAT 91	GENERAL PLAT
PLAT 92	GENERAL PLAT
PLAT 93	GENERAL PLAT
PLAT 94	GENERAL PLAT
PLAT 95	GENERAL PLAT
PLAT 96	GENERAL PLAT
PLAT 97	GENERAL PLAT
PLAT 98	GENERAL PLAT
PLAT 99	GENERAL PLAT
PLAT 100	GENERAL PLAT

PROPERTY TABLE PLAT 101

GENERAL CLERK'S OFFICE

PLAT 1	GENERAL CLERK'S OFFICE
PLAT 2	GENERAL CLERK'S OFFICE
PLAT 3	GENERAL CLERK'S OFFICE
PLAT 4	GENERAL CLERK'S OFFICE
PLAT 5	GENERAL CLERK'S OFFICE
PLAT 6	GENERAL CLERK'S OFFICE
PLAT 7	GENERAL CLERK'S OFFICE
PLAT 8	GENERAL CLERK'S OFFICE
PLAT 9	GENERAL CLERK'S OFFICE
PLAT 10	GENERAL CLERK'S OFFICE
PLAT 11	GENERAL CLERK'S OFFICE
PLAT 12	GENERAL CLERK'S OFFICE
PLAT 13	GENERAL CLERK'S OFFICE
PLAT 14	GENERAL CLERK'S OFFICE
PLAT 15	GENERAL CLERK'S OFFICE
PLAT 16	GENERAL CLERK'S OFFICE
PLAT 17	GENERAL CLERK'S OFFICE
PLAT 18	GENERAL CLERK'S OFFICE
PLAT 19	GENERAL CLERK'S OFFICE
PLAT 20	GENERAL CLERK'S OFFICE
PLAT 21	GENERAL CLERK'S OFFICE
PLAT 22	GENERAL CLERK'S OFFICE
PLAT 23	GENERAL CLERK'S OFFICE
PLAT 24	GENERAL CLERK'S OFFICE
PLAT 25	GENERAL CLERK'S OFFICE
PLAT 26	GENERAL CLERK'S OFFICE
PLAT 27	GENERAL CLERK'S OFFICE
PLAT 28	GENERAL CLERK'S OFFICE
PLAT 29	GENERAL CLERK'S OFFICE
PLAT 30	GENERAL CLERK'S OFFICE
PLAT 31	GENERAL CLERK'S OFFICE
PLAT 32	GENERAL CLERK'S OFFICE
PLAT 33	GENERAL CLERK'S OFFICE
PLAT 34	GENERAL CLERK'S OFFICE
PLAT 35	GENERAL CLERK'S OFFICE
PLAT 36	GENERAL CLERK'S OFFICE
PLAT 37	GENERAL CLERK'S OFFICE
PLAT 38	GENERAL CLERK'S OFFICE
PLAT 39	GENERAL CLERK'S OFFICE
PLAT 40	GENERAL CLERK'S OFFICE
PLAT 41	GENERAL CLERK'S OFFICE
PLAT 42	GENERAL CLERK'S OFFICE
PLAT 43	GENERAL CLERK'S OFFICE
PLAT 44	GENERAL CLERK'S OFFICE
PLAT 45	GENERAL CLERK'S OFFICE
PLAT 46	GENERAL CLERK'S OFFICE
PLAT 47	GENERAL CLERK'S OFFICE
PLAT 48	GENERAL CLERK'S OFFICE
PLAT 49	GENERAL CLERK'S OFFICE
PLAT 50	GENERAL CLERK'S OFFICE
PLAT 51	GENERAL CLERK'S OFFICE
PLAT 52	GENERAL CLERK'S OFFICE
PLAT 53	GENERAL CLERK'S OFFICE
PLAT 54	GENERAL CLERK'S OFFICE
PLAT 55	GENERAL CLERK'S OFFICE
PLAT 56	GENERAL CLERK'S OFFICE
PLAT 57	GENERAL CLERK'S OFFICE
PLAT 58	GENERAL CLERK'S OFFICE
PLAT 59	GENERAL CLERK'S OFFICE
PLAT 60	GENERAL CLERK'S OFFICE
PLAT 61	GENERAL CLERK'S OFFICE
PLAT 62	GENERAL CLERK'S OFFICE
PLAT 63	GENERAL CLERK'S OFFICE
PLAT 64	GENERAL CLERK'S OFFICE
PLAT 65	GENERAL CLERK'S OFFICE
PLAT 66	GENERAL CLERK'S OFFICE
PLAT 67	GENERAL CLERK'S OFFICE
PLAT 68	GENERAL CLERK'S OFFICE
PLAT 69	GENERAL CLERK'S OFFICE
PLAT 70	GENERAL CLERK'S OFFICE
PLAT 71	GENERAL CLERK'S OFFICE
PLAT 72	GENERAL CLERK'S OFFICE
PLAT 73	GENERAL CLERK'S OFFICE
PLAT 74	GENERAL CLERK'S OFFICE
PLAT 75	GENERAL CLERK'S OFFICE
PLAT 76	GENERAL CLERK'S OFFICE
PLAT 77	GENERAL CLERK'S OFFICE
PLAT 78	GENERAL CLERK'S OFFICE
PLAT 79	GENERAL CLERK'S OFFICE
PLAT 80	GENERAL CLERK'S OFFICE
PLAT 81	GENERAL CLERK'S OFFICE
PLAT 82	GENERAL CLERK'S OFFICE
PLAT 83	GENERAL CLERK'S OFFICE
PLAT 84	GENERAL CLERK'S OFFICE
PLAT 85	GENERAL CLERK'S OFFICE
PLAT 86	GENERAL CLERK'S OFFICE
PLAT 87	GENERAL CLERK'S OFFICE
PLAT 88	GENERAL CLERK'S OFFICE
PLAT 89	GENERAL CLERK'S OFFICE
PLAT 90	GENERAL CLERK'S OFFICE
PLAT 91	GENERAL CLERK'S OFFICE
PLAT 92	GENERAL CLERK'S OFFICE
PLAT 93	GENERAL CLERK'S OFFICE
PLAT 94	GENERAL CLERK'S OFFICE
PLAT 95	GENERAL CLERK'S OFFICE
PLAT 96	GENERAL CLERK'S OFFICE
PLAT 97	GENERAL CLERK'S OFFICE
PLAT 98	GENERAL CLERK'S OFFICE
PLAT 99	GENERAL CLERK'S OFFICE
PLAT 100	GENERAL CLERK'S OFFICE



PROJECT FOR
MICHAEL CARTER
ENGINEER

COVER SHEET

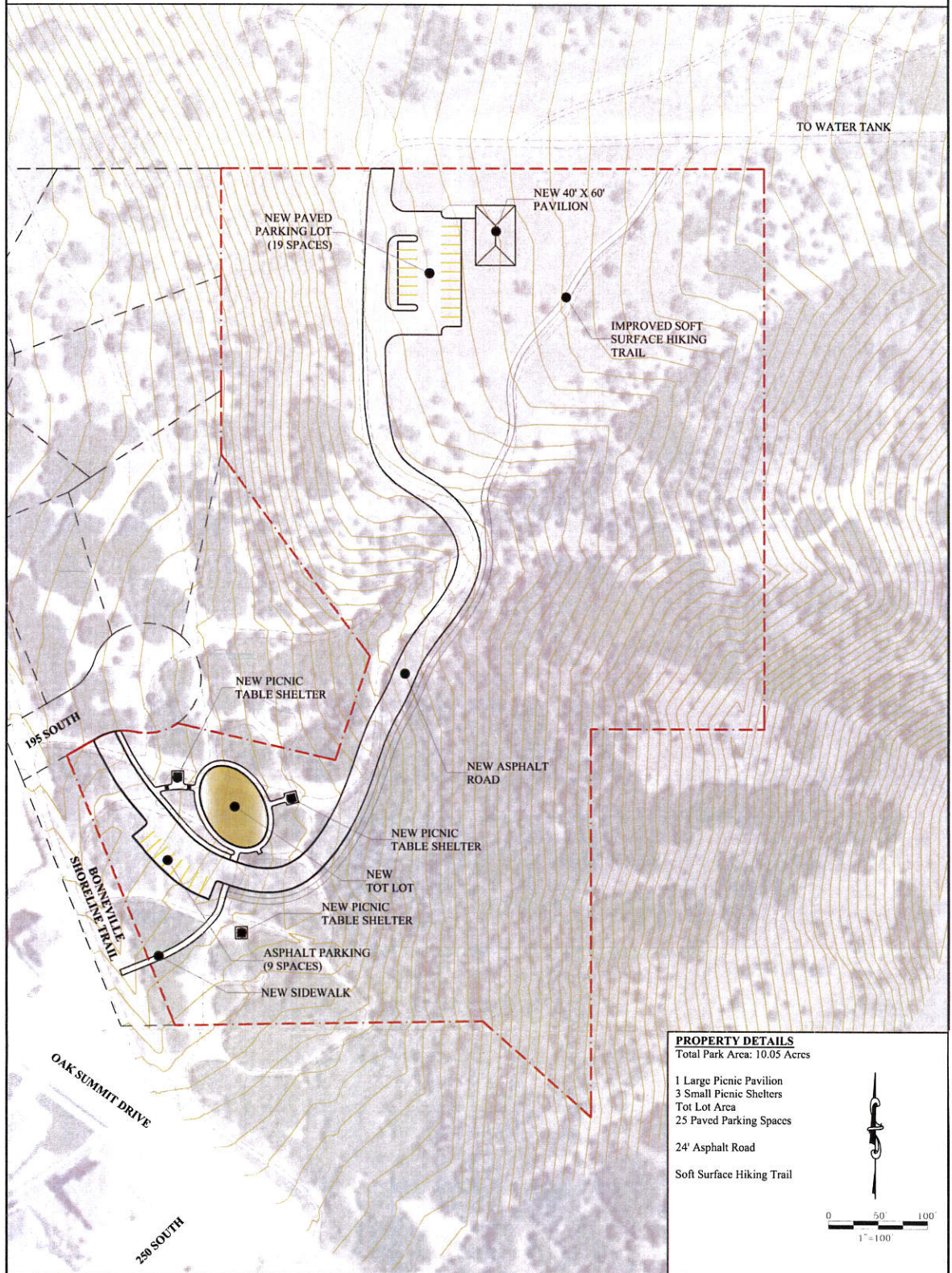
LUDLOW ENGINEERING & LAND SURVEYING
Civil Survey • General Survey • Construction Survey • Boundary Survey
• Easement Survey • Subdivision Survey • Platting • Mapping
• Engineering • Surveying • Planning • Consulting
445 North Main, Salt Lake City, Utah 84103-1001 Tel: (801) 463-1001

PLAT 101
MICHAEL CARTER
ENGINEER

PLAT 101
MICHAEL CARTER
ENGINEER

Peter Rabbit Springs Park

Santaquin, Utah



SANTAQUIN CITY
275 WEST MAIN
SANTAQUIN, UT 84655
(801) 754-3211
santaquin.org

DRAWN BY:
GCF
DATE:
June 6, 2012
SCALE:
1"=100'
CAD FILE:
Peter_Rabbit_Springs_04.DWG
LTS - 25

Peter Rabbit Springs Park

Conceptual Plan

SHEET:
1 OF 1

**CITY COUNCIL MEETING 6-20-12
ATTACHMENT "A-7"**

SANTAQUIN PETER RABBIT SPRINGS COST ESTIMATE

PLANNING LEVEL

PRELIMINARY BUDGET ESTIMATE

Date: 05 June 2012

Santaquin City
Community Development
Department
275 West Main Street
Santaquin, UT 84655
(801) 754-3211

00001 LAND ACQUISITION

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Land Deeded to City (Oak Summit Plat G)	ACRE	10.05	\$ -	\$ -	
	Processing and Recording Fees	LUMP	1	\$ 500.00	\$ 500.00	
						\$ 500.00

00002 MOBILIZATION

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Mobilization	LUMP	1	\$ 10,000.00	\$ 10,000.00	
						\$ 10,000.00

00003 DEMOLITION AND CLEARING (SITE PREPARATION)

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Clearing and Grubbing, (Load, Haul & Dump)	ACRE	10.05	\$ 3,500.00	\$ 35,175.00	
	Tree Removal including stumps (on-site)	EA	100	\$ 50.00	\$ 5,000.00	
	Tree Removal (Load, Haul and Dump)	EA	100	\$ 20.00	\$ 2,000.00	
						\$ 42,175.00

00004 GRADING AND EROSION CONTROL

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Grading onsite, Rough Grading, Excavation	CY	5000	\$ 6.00	\$ 30,000.00	
	Cut (in place)	CY	8000	\$ 4.00	\$ 32,000.00	
	Fill (in place) and compact	CY	9000	\$ 5.50	\$ 49,500.00	
	Import Fill/ Load & Haul Excess Material	CY	1000	\$ 7.00	\$ 7,000.00	
	Temporary Sedimentation and Erosion Control	LUMP	1	\$ 2,000.00	\$ 2,000.00	
	Water Quality Monitoring during Construction	LUMP	1	\$ 1,000.00	\$ 1,000.00	
						\$ 121,500.00

00005 PAVING

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Prepare subgrade for pavilion	SF	2400	\$ 0.80	\$ 1,920.00	
	Subgrade Preparation and Compaction	SF	24672	\$ 0.80	\$ 19,737.60	
	Concrete Paving	SF	6626	\$ 5.80	\$ 38,430.80	
	Asphalt Paving	SF	24672	\$ 5.80	\$ 143,097.60	
	Asphalt curbing	LF	2056	\$ 4.00	\$ 8,224.00	
						\$ 211,410.00

00006 SITE UTILITIES

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
Electric						
	Excavate for, furnish, install and backfill 2" electrical conduit with nylon pull cord using appropriate bends, including end caps	LF	530	\$ 6.00	\$ 3,180.00	
	Excavate for, furnish and install pre-cast concrete electrical junction box	EA	4	\$ 500.00	\$ 2,000.00	
	Furnish and install power pedestal for electrical service	EA	2	\$ 6,500.00	\$ 13,000.00	
	Furnish and install metered controller enclosure	EA	2	\$ 7,800.00	\$ 15,600.00	
						\$ 33,780.00

Irrigation

Excavate for, furnish and install 2" stop and waste valve with valve box	EA	4	\$	500.00	\$	2,000.00	
Excavate for, install, backfill and compact 1" Schedule 40 PVC pipe, including all necessary fittings and control valves (Furnished by the city)	LF	3000	\$	1.75	\$	5,250.00	
Excavate for, install, backfill and compact 1 1/2" Schedule 40 PVC pipe, including all necessary fittings and control valves (Furnished by the city)	LF	300	\$	2.25	\$	675.00	
Excavate for, install and backfill various sizes of Schedule 40 PVC pipe sleeves under pathway	EA	10	\$	150.00	\$	1,500.00	
Install and adjust sprinkler heads of various types and sizes (Furnished by the city)	EA	100	\$	30.00	\$	3,000.00	
							\$ 12,425.00

00007 SITE DRAINAGE

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
	Drainage Ditch	LF	1000	\$ 1.50	\$ 1,500.00	
						\$ 1,500.00

00008 SITE IMPROVEMENTS

Item	Description	Unit	Quantity	Unit Costs	Subtotal	Total
Structures						
	Bowery 40'x60'	SF	2400	\$ 80.00	\$ 192,000.00	
	8'x8' Picnic (Shelters) Table coverings (2)	SF	128	\$ 80.00	\$ 10,240.00	
						\$ 202,240.00
Site Furniture and Amenities						
	Picnic Table	EA	10	\$ 750.00	\$ 7,500.00	
	Trash Receptacles (Trash cans)	EA	4	\$ 250.00	\$ 1,000.00	
	Playground/ Tot Lot	EA	1	\$ 30,000.00	\$ 30,000.00	
						\$ 38,500.00
Lighting						
	Lamp (city design standard)	EA	2	\$ 4,000.00	\$ 8,000.00	
						\$ 8,000.00
Landscaping						
	Furnish and level topsoil as specified	CY	950	\$ 10.00	\$ 9,500.00	
	Furnish and place sod as specified	SF	100000	\$ 0.22	\$ 22,000.00	
	Excavate for, furnish and install trees of various types and sizes, including mulch (Qty.)	EA	20	\$ 200.00	\$ 4,000.00	
	Excavate for, furnish and install shrubs of various types and sizes (Qty.)	EA	50	\$ 100.00	\$ 5,000.00	
						\$ 40,500.00

00009 Subtotal

Permits	\$ 12,000.00
Engineering	\$ 144,506.00
Contingency (10%)	\$ 72,253.00
City Project Management	\$ 7,225.30

00010 Total Preliminary Cost Estimate

\$ 958,514.30