



## **CITY COUNCIL MEETING**

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on January 17, 2006.**

### AGENDA ITEMS:

#### **1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:**

- a. Pledge
- b. Employee of the 4<sup>th</sup> Quarter

#### **2. PUBLIC COMMENTS:**

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

#### **3. PUBLIC HEARINGS: 6:30 p.m.**

- a. **Land Use Amendment: to allow concrete batch plant in the light industrial (I-1) zone.**

#### **4. CONSENT ITEMS:**

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. **Minutes of Spanish Fork City Council Meeting – December 6<sup>th</sup>**

#### **5. NEW BUSINESS:**

- a. Mayor & City Council
  - i. Elected Officials Assignments
- b. Public Works – Richard Heap
  - i. **Electric transformer bids for new substation.**

#### **6. OTHER BUSINESS:**

- a. Work Session If Needed
- b. Executive Session If Needed – To be Announced in the Motion

### ADJOURN:

Notice is hereby given that:

- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.



# *Spanish Fork City Council Staff Report*

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**To:** City Council  
**From:** Emil Pierson, City Planner  
**Date:** January 17, 2006  
**Subject:** Concrete Batch Plants in light industrial zone  
**Location:** City wide

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## **Background**

A request was submitted by Jed Morley to allow for concrete batch plants in the Light Industrial zoning district. The following ordinance was submitted:

15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1300 North and south of 2200 North.

The applicant is making this request because they are trying to relocate Jack B. Parson's from their site on Del Monte to a new site which is acceptable to them and within Spanish Fork City.

## ***DEVELOPMENT REVIEW COMMITTEE***

The Development Review Committee reviewed this request at their December 21, 2005 meeting and discussed the petition in great detail. Staff discussed the following issues:

### **Traffic:**

- 1) That other large manufacturing companies could locate in the area bringing semi trucks into the area. Therefore, the addition of cement trucks should not make a difference if they were located on Chappel Drive.
- 2) Traffic could be an issue if located on 1100 East because no one knows what is going to happen to the landfill property in the future and if a park went in the vicinity the large trucks and young children could have potential conflicts.
- 3) If the batch plant located on 1100 East with a failing intersection at Expressway Lane and Highway 6 additional traffic could further limit movements at this location but this could also occur if a large industrial business went in on the Hansen property and wanted to access 1100 East and Chappel Drive.
- 4) A traffic light is already in place at the intersection of 1000 North Highway 6 and also at Expressway Lane and Highway 6 but a turn arrow could be added in the

future.

- 5) Good access: close to I-15, Highway 51 (Springville) and 400 North to Mapleton
- 6) Possible commercial and industrial traffic mixing could be a negative in the future limiting commercial development opportunities in the future.

Other issues:

- 1) No residential homes are in this area
- 2) Utilizes the RR spur that 84 lumber is installing if sharing is an option
- 3) Other large industrial would follow based on the fact that the area is seeing additional industrial developments
- 4) Industrial developments are already located in this area (Alcoa)
- 5) Question: what is the city planning for the acreage they own on 1100 East?

### **DRC recommendation**

The Development Review Committee recommended approval with the following changes (changing 1400 North to 1600 North):

#### 15.3.16.120 C.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1600 North and south of 2200 North.

### **Planning Commission**

The Planning Commission held a public hearing on this request at their January 4<sup>th</sup> meeting and discussed the request in great length. The discussion revolved around traffic and the best location for future businesses that could go into the area and the possible effects it could have on them. Also discussed was the proximity to the adjacent commercial areas behind Kmart and what the City is planning to do with the landfill property.

## ***RECOMMENDATION***

### **Option One - Approve as per the Applicant's Request**

Make a motion to recommend to the City Council the amendments to the Land Use Code

15.3.16.120 C 12 as shown.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1300 North and south of 2200 North.

### **Option Two - Approve as per the DRC Recommendation**

Make a motion to recommend to the City Council the amendments to the Land Use Code

15.3.16.120 C 12 as shown.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1600 North and south of 2200 North.

### **Option Three - Approve as per the PC Recommendation**

Make a motion to recommend to the City Council the amendments to the Land Use Code

15.3.16.120 C 12 as shown.

12. Manufacture of concrete products (allowed only east of I-15 and west of Highway 51 and north of 1400 North and south of 2200 North.

### **Option Four - Approve with changes**

Make a motion to recommend to the City Council the amendments to the Land Use Code

15.3.16.120 C 12. with the following changes:

### **Option Four - Table**

Make a motion to **Table** the amendments to the Land Use Code 15.3.16.120 C 12. for the following reason(s):

### **Option Five - Deny**

Make a motion to **Deny** the amendments to the Land Use Code 15.3.16.120 C 12. for the following reason(s):

# I-1 Map

1 Inch equals 1,598 Feet



## Legend

- Roads
  - Not Paved
  - Paved
  - Railroad
  - Rivers
- Buildings
  - 1 U/40 Acres
  - 1 U/5+ Acres
  - 1 U/5+ Acres / 0.5-1.5 U/A
  - 1 U/5+ Acres / 1.5-2.5 U/A
  - 1 U/5+ Acres / 2.5-3.5 U/A
  - 1 U/5+ Acres / 3.5-4.5 U/A
  - 1 U/5+ Acres / 4.5-5.5 U/A
  - 1 U/5+ Acres / 5.5-8 U/A
  - 1 U/5+ Acres / Business Park
  - 1 U/5+ Acres/General Commercial
  - 1 U/5+ Acres/Light Industrial
  - 1 U/5-12 Acres / Residential Office
- Professional Office
  - 1.5-2.5 U/A
  - 2.5-3.5 U/A
  - 3.5-4.5 U/A
  - 3.5-4.5 U/A / Professional Office
  - 3.5-4.5 U/A / General Commercial
  - 4.5-5.5 U/A
  - 4.5-5.5 U/A / General Commercial
  - 5.5-8 U/A
  - 5.5-8 U/A / Professional Office
  - 5.5-8 U/A / Residential Office
  - 5.5-8 U/A / General Commercial
- General Commercial
  - 9-12 U/A
  - 9-12 U/A / General Commercial
- Downtown
- Professional Office
- Professional Office / Residential Office
- Shopping Center
- General Commercial
- General Commercial / Business Park
- Light Industrial
- Light Industrial / 3.5-4.5 U/A
- Light Industrial / Commercial
- Light Industrial / Business Park
- Light Industrial / Public Facilities
- Medium Industrial
- Heavy Industrial
- Public Facilities
- Public Facilities / General Commercial
- Recreation
- Spanish Fork Boundary

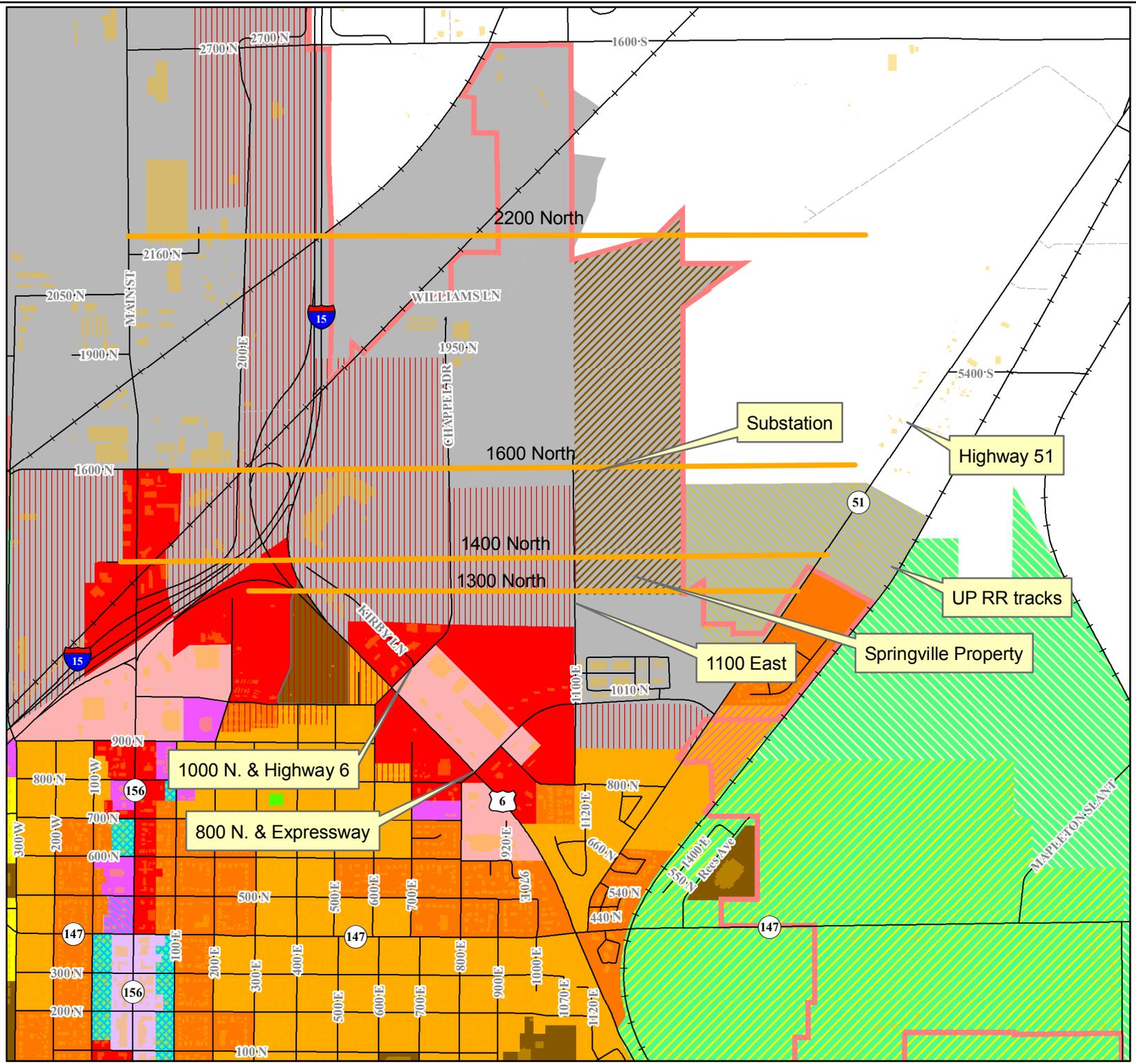
1/3/2006



Geographic Information Systems

**Spanish Fork City GIS**  
40 South Main Street  
Spanish Fork, UT 84660  
(801) 798-5000

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**Tentative Minutes  
Spanish Fork City Council Meeting  
December 6, 2005**

1 The meeting was called to order at 6:00 p.m. by Mayor Dale R. Barney. The pledge of  
2 allegiance was led by Kara Sloan.

3 Elected Officials Present: Mayor Dale R. Barney, and Councilmembers Matthew D. Barber, Paul  
4 M. Christensen, Everett Kelepolo and Seth V. Sorensen.

5 Councilmember Chris C. Wadsworth was excused.

6 Staff Members Present: David A. Oyler, City Manager; S. Junior Baker, City Attorney; Emil  
7 Pierson, Planning Director; Richard Heap, Engineering/Public Works Director; Kent R. Clark,  
8 Finance Director/Recorder; Seth J. Perrins, Assistant City Manager; Dee Rosenbaum, Public  
9 Safety Director; Mark Byers, Animal Control Officer; Pam Jackson, Library Director and Marlo  
10 Smith, Engineering Secretary.

11 Citizens: Wayne Andersen, Pat Parkinson, Spencer Plene, Jonathan Woodbrey, Taylor Rowley,  
12 Taylor Jensen, Luke Krum, Dylan Kamuoha, Rick Ivie, Bryson Black, Jared Paxton, Adam  
13 Thompson, Jason Hutchings, Kara Sloan, Cameron Urry, Shawn Olson, Lynne Elliott, Rick  
14 Elliott, Grant Jackson, Pam Jackson, Steve Leifson, Chris Banks, Angela Calonge, Jared  
15 Grotegut, Nathan Simpson, Joe Thomas, Jared Jensen, Elizabeth Prisbrey, Larry Prisbrey,  
16 Morgan Nielsen, Connor Clayton, Clyde Jones, Scott Peterson, Bonnie Peterson, M. Frost  
17 Boyer, Legrand Woolstenhulme, Russell Olsen, Jeremy Sorensen, and Lisa Olsen.

18 **Minutes**

19 Councilmember Sorensen made a **motion** to approve the November 1, 2005 minutes of City  
20 Council meeting as presented. Councilmember Kelepolo **seconded**, and the motion **passed** with  
21 a unanimous vote.

22  
23 Councilmember Kelepolo made a motion to approve the November 21, 2005 minutes of City  
24 Council meeting as presented. Councilmember Sorensen seconded, and the motion passed with  
25 a unanimous vote.

26 **Agenda Request - Street Parking Ordinance**

27 The applicant was not present at this point. This item was passed until later in the meeting.

28 **Agenda Request - Wasatch Wind**

29 Mr. Baker said the applicant lives in Heber and due to the bad weather he will not be attending  
30 this meeting. Mr. Baker will present for the applicant.

31 Mr. Baker said Wasatch Wind entered into a lease agreement last year with the City to install an  
32 83-meter wind tower on city property. The lease expired at the beginning of December.  
33 Wasatch Wind would like to ask the council to extend the lease for another year.

34 Discussion took place regarding why Wasatch Wind didn't petition to extend the lease before it  
35 had expired.

36 Councilmember Kelepolo said he would like to an update and indication from Wasatch Wind on  
37 their intent.

38 Councilmember Kelepolo made a **motion** to table the Wasatch Wind Agenda Request until the  
39 December 20, 2005, council meeting. Councilmember Barber **second** and the motion **passed**  
40 with a unanimous vote.

41 **Agenda Request - Scott Peterson - Variance Request - Appeal Authority**

42 Mr. Pierson said Mr. Peterson is not here at this time and said Mr. Dave Adams could represent  
43 Mr. Peterson.

44 Mr. Adams said he would like to speak on behalf of the Peterson's. He worked for Hubble  
45 Homes when the process happened. When Hubble Homes was under contract to purchase the  
46 Spanish Oaks Subdivision from HE Davis, it was realized that the lot in the cul-de-sac would be  
47 unable to build a normal home. Hubble Homes approached HE Davis to modify the rear  
48 property line. HE Davis said it was for Hubble Homes to deal with. As Hubble Homes worked  
49 with the City they were able to move the rear property line since the bottom lot had a very deep  
50 lot. A survey was done to obtain a legal description to move the property line back 12 feet and  
51 then both deeds were recorded through a title company. Hubble Homes did what we thought  
52 was right to change the property lines. When the home was sold on lot 58 to Mr. Prisbrey, the  
53 title company continued with the incorrect legal description. The error wasn't discovered until  
54 the Peterson Home was built and Mr. Peterson went to close on the home. Hubble Homes has  
55 tried to purchase the 12 feet from Mr. Prisbrey and to also move the fence and the landscaping.  
56 Hubble Homes was not successful in doing so, Hubble Homes then tried to buy the home back  
57 from Mr. Prisbrey and still has not been successful. The variance is the best way to make things  
58 right with Mr. Peterson. Mr. Adams asked the council to allow the variance due to the hardship  
59 the zoning has caused. He said if the variance is not approved, Mr. Peterson, in trying to sell his  
60 home will be required to disclose to any potential buyer that it does not conform to zoning. The  
61 home is attractive and the distances are in harmony with other homes in the area.

62 Mayor Barney asked Mr. Adams what responsibility the title company may have.

63 Mr. Adams said at this point it is up to the Court's to decide. He doesn't believe Mr. Prisbrey  
64 will be forced to give up property, but there may be some monetary outcomes.

65 Councilmember Sorensen asked Mr. Pierson is it meets all five findings.

66 Mr. Pierson said it is up to the City Council as the Appeal Authority to make that decision.

67 Councilmember Sorensen said he feels it does meet the five findings.

68 Discussion took place that this home is non-conforming and therefore depreciates the value that  
69 Mr. Peterson thought he had bought.

70 Councilmember Sorensen made a **motion** to approve the Scott Peterson Variance Request at  
71 2738 East 1720 South with the following five findings:

72 **1. Literal enforcement of the zoning ordinance would cause an unreasonable hardship**  
73 **for the applicant that is not necessary to carry out the general purpose of the zoning**  
74 **ordinance.**

75 Finding

76 The general purposed of the R-1-12 zone is to encourage low-density single family residences.  
77 The home has been constructed and meets the intent of the General Plan and Zoning Ordinance  
78 which is to encourage single family homes.

79 In this case, literal enforcement of the zoning ordinance would cause an unreasonable hardship.  
80 The property owner would have to remove the existing home that has been constructed or at least  
81 remove 12-feet of the home on this corner to meet the ordinance. He bought the home with the  
82 understanding that it did meet the 25-foot rear setback and assumed that Hubble Homes had  
83 recorded the quick claim deed adjusting the property line.

84 **2. There are special circumstances attached to the property that do not generally**  
85 **apply to other properties in the same district.**

86 Finding

87 There are special circumstances attached to this property and to this particular home. In this  
88 case, the home already is constructed. It is an irregular size and shape make it difficult to put a  
89 home on it in the first place. The city does have an ordinance allowing for homes on an irregular  
90 lot to go as close as 15 feet but must have the average rear yard setback of 25-feet. When the  
91 City reviewed the permit it met the requirements. The home was constructed under the premise  
92 that it did meet the setbacks and it was found out later that it did not meet the required setbacks  
93 because a lot line adjustment had not been recorded.

94 **3. Granting the variance is essential to the enjoyment of a substantial property right**  
95 **possessed by other property in the same district.**

96 Finding

97 In this case, the applicant is trying to come into conformance with this aspect of the zoning  
98 ordinance by getting a variance for a rear yard setback. If denied he will not be able to enjoy the  
99 same privileges as the adjacent property owners in this neighborhood because the home would  
100 need to be demolished and would need to be rebuilt to meeting the setbacks. After reviewing the  
101 building envelope it would be difficult to construct any home on this lot there is 75-foot depth in  
102 the middle of the lot if you subtract the 25-foot front and rear setback you are only left with a 25-  
103 foot width home while homes in this neighborhood have homes at least 36 feet in depth.

104 **4. The variance will not substantially affect the general plan and will not be contrary**  
105 **to the public interest.**

106 Finding

107 The variance will not substantially affect the general plan and not be contrary to the public  
108 interest. It does blend in with the other neighboring units and been in place for a number of year.

109 **5. The spirit of the zoning ordinance is observed and substantial justice done.**

110 Finding

111 The spirit of the Zoning Ordinance would be observed in this case. The zoning ordinance  
112 requires that homeowners have a 25-foot setback to the rear of the home. The home was built

113 with the understanding that it met the ordinance and that the lot lines were actually in a different  
114 location. The Spanish Oaks subdivision was a Master Planned Development and does have a  
115 variety of lot sizes and if requested could have had a different rear yard setback.

116 Councilmember Kelepolo **seconded** and the motion **passed** unanimously.

#### 117 **Agenda Request - Street Parking Ordinance**

118 Mr. Rosenbaum said Mr. M. Frost Boyer is requesting that the City Council look at changing the  
119 ordinance that requires a vehicle that is for sale to be moved every three hours.

120 Councilmember Kelepolo reminded the council and residents why this ordinance was approved,  
121 due to the safety of cars driving down Main Street when others are trying to read the For Sale  
122 information, Main Street looked like a used car lot, etc.

123 Mr. Rosenbaum said cars would double park on Main Street to read and write the information  
124 down. These safety issues were out of control and he feels this ordinance is a good ordinance  
125 and would like to see it stay in place. He stated Mr. Boyer is concerned about the safety issue by  
126 moving the vehicle to the other side of the street. The ordinance doesn't require the vehicle to be  
127 moved after three hours to the opposite side of the street, jut to be moved from the location after  
128 three hours. He reminded everyone that there are better ways to advertise a vehicle for sale such  
129 as newspapers.

130 Mr. Boyer said he feels that the requirement to move the vehicle every three hours across the  
131 street is a danger to oneself and a danger to one's job. He asks that the Council change the  
132 ordinance.

133 Councilmember Kelepolo said the reasons this ordinance is in place has already been discussed  
134 and reminded Mr. Boyer that the vehicle can stay on the same side of the street.

135 Mr. Rosenbaum concurred.

136 A roll call vote was taken to indicate the City Council agrees to leave the ordinance as is. The  
137 roll call vote confirmed a unanimous decision.

#### 138 **Public Hearing - Whispering Willow Amended Preliminary Plat**

139 Mayor Barney reviewed the procedures and rules of conduct for a public hearing.

140 Councilmember Kelepolo made a **motion** to move into the public hearing portion of City  
141 Council meeting. Councilmember Christensen **seconded**, and the motion **passed** with a  
142 unanimous vote.

143 Mr. Pierson said the developer Legrand Woolstenhulme is requesting to amend the Whispering  
144 Willows Preliminary Plat in order to remove the 12-plexes that were to be constructed north of  
145 Ridgefield Road and to replace them with townhomes that will be similar to the townhomes in  
146 the Canyon Glen development. The applicant has purchased the property and is requesting to  
147 build 72 units in six 12-plex buildings and another 100 units as townhomes on the north side of

148 the road. This request went before the Planning Commission and recommended approval subject  
149 to the four following conditions.

- 150 1. Meet all of the Construction and Development Standards,
- 151 2. Construct the development as shown on the amended preliminary plat,
- 152 3. Submit a new landscape plan prior to the plans coming before the City Council,
- 153 4. Submit playground plans prior to the plans coming before the City Council.

154 Since that time the landscaping and playground plans have been included in the council packets  
155 and staff recommends approval with the remaining two conditions.

156 Mayor Barney opened the meeting for any public comment.

157 M. Frost Boyer

158 Mr. Boyer said he has considered building home a home in the Riverbottoms.

159 Mayor Barney said only conversation for this project will be taken at this time.

160 Mayor Barney closed the public comment portion of the meeting and opened the meeting for  
161 City Council discussion.

162 Councilmember Kelepolo said he likes the townhomes instead of the 12-plexes.

163 Councilmember Sorensen concurred, it becomes a nicer project.

164 Councilmember Christensen made a **motion** to approve the Whispering Willows Amended  
165 Preliminary Plat located at Ridgefield Road and Highway 51 subject to the following conditions:

- 166 1. Meet all of the Construction and Development Standards,
- 167 2. Construct the development as shown on the amended preliminary plat.

168 Councilmember Barber **seconded**, and the motion **passed** unanimously. A roll call vote  
169 confirmed the unanimous vote.

### 170 **Nebo School District Annexation**

171 Councilmember Sorensen and Councilmember Kelepolo disclosed that they are employees of  
172 Nebo School District.

173 Mr. Pierson said the applicant, Nebo School District is requesting to annex approximately 21.55  
174 acres into Spanish Fork City from Utah County. The City Boundary is to the east and south of  
175 the properties. This is where the future high school will be located. The properties are within  
176 Spanish Fork City's policy declaration boundary but outside of the current growth boundary.  
177 The General Plan currently shows the parcels as Residential 2.5 to 3.5. If annexed all utilities  
178 will need to be looped from 2550 East to 400 North. The Development Review Committee and  
179 Planning Commission recommend approval subject to the three conditions listed in the packet.

180 Mayor Barney asked for any public input.

181 M. Frost Boyer

182 Mr. Boyer asked why the annexation hasn't taken place before.

183 Mr. Pierson said the school has recently purchased the property and there has been no request  
184 prior too now.

185 Nathan Simpson  
186 Mr. Simpson said he is a developer that owns property in the area. He is in favor of the  
187 annexation. The Maple Mountain High School will be a great asset to the area as well as future  
188 plans he has in the area. His company has close to 100 acres either purchased or under contract.  
189 Again, he is in favor of the annexation and lifting the utility restriction.

190 Mayor Barney closed the public comment portion of the meeting and opened the meeting for  
191 City Council discussion.

192 Discussion took place regarding the future transportation plans for this area and also the utilities  
193 that will be looped from 2550 East to 400 North.

194 Discussion took place regarding the growth boundaries.

195 Councilmember Barber asked Mr. Pierson if the annexation isn't approved, if the school could  
196 still build.

197 Mr. Pierson concurred, the school district is a state entity and can develop anyway. The school  
198 district is requesting to annex at this time so they are not tied to other conditions that may be  
199 imposed on future annexations and developments in this area. Also, to prevent an island in the  
200 future.

201 Councilmember Christensen made a **motion** to approve the Nebo School District Annexation at  
202 20 North 2000 East subject to the following conditions:

203 1. Nebo School District dedicates a 66-foot right-of-way for the future 200 North  
204 road.  
205 2. That the property is zoned R-R, Rural Residential.

206 Councilmember Sorensen **seconded**, and the motion **passed** with a majority vote of 3 in favor  
207 and 1 against.

208 Mayor Barney asked for a roll call vote.

209 Councilmember Barber was opposed to the motion.

210 Councilmembers Christensen, Kelepolo and Sorensen voted in favor of the motion.

211 **Donation Request - Spanish Fork Theater**

212 Mr. Clark said when an applicant petitions a donation from the City, Mr. Clark then takes the  
213 petition to the Finance Committee to review against the purchasing policy and then makes a  
214 recommendation to the City Council.

215 Mr. Clark said the City has received a petition from the Community Theater Board who is  
216 wanting to present the Beauty and the Beast production during the Fiesta Days celebration. The  
217 rights of production are expensive and therefore have requested a donation from the City. The  
218 Finance Committee has recommended a donation be approved in the amount of \$750.00 which  
219 will be cosponsored with Fiesta Days Advertising.

220 Councilmember Barber asked if this is a one time donation.

221 Mr. Clark concurred and said it was to continue it would become part of the budget.

222 Mayor Barney opened the hearing for public comment. No public comments were given. Mayor  
223 Barney closed the public comment portion of the meeting and opened the meeting for City  
224 Council discussion.

225 Councilmember Kelepolo said the production is not part of Fiesta Days or the Arts Council, but  
226 the Community Theater has always had a production in conjunction with Fiesta Days.

227 Councilmember Christensen said the Community Theater is a good group who provides a good  
228 service to the community and could be part of Arts Council by next year. He is in favor of the  
229 donation.

230 Councilmember Kelepolo made a **motion** to approve the donation request to the Community  
231 Theater in the amount of \$750. Councilmember Sorensen **seconded**, and the motion **passed** with  
232 a unanimous vote. A roll call vote confirmed the unanimous vote.

### 233 **FY06 Budget Revision #1**

234 Mr. Oyler said the process of the budget is to budget in June and then make adjustments  
235 throughout the year. This is the first revision of the FY06 Budget. The department directors will  
236 review the major changes.

237 Mr. Oyler said the changes Mr. Clark will review are not in the document and if approved will  
238 needs to be added as an adjustment.

239 Mr. Clark reviewed the general fund revenues and the general government fund.

240 Mr. Robinson reviewed the budget revisions relating to the Senior Citizens, Sports Park, Oaks  
241 Campground, Parks Department, Golf Course, Swimming Pool, and Fairgrounds. Mr. Robinson  
242 also reviewed the data processing purchase to allow for online registration service.

243 Mr. Heap reviewed the budget revisions relating to the Building Inspection Department, Water  
244 Department, Electric Department, Wastewater Treatment Plant, and Public Utility Department.

245 Chief Rosenbaum reviewed the budget revisions relating to the Public Safety Department, Fire  
246 Department, and Ambulance Department.

247 Mayor Barney opened the hearing for public comment. No public comments were given. Mayor  
248 Barney closed the public comment portion of the meeting and opened the meeting for City

249 Council discussion.

250 Discussion took place regarding a rate study. It was decided that the new council can decide if a  
251 rate study should be budgeted for in the future.

252 Councilmember Barber asked Mr. Heap for more information on the water meter replacement.

253 Mr. Heap said the water meter's are replaced when the meters go bad, they are replaced with  
254 new radio read meters that are farther along with the broadband. The new meters are also being  
255 installed with new homes that are being built. The meters for these homes are paid for with the  
256 building permits.

257 Discussion took place regarding the bridge widening. Mr. Heap said the repairs need to be done  
258 now due to erosion that is taking the soil away. The bridge widening will not take place for  
259 approximately three to four years.

260 Councilmember Kelepolo said he hopes the public understands the budget process starts in  
261 January and is planned for the next five months. Then in June comes before the City Council for  
262 final adoption. There are revisions that take place throughout the year.

263 Councilmember Sorensen said he has met with Mr. Oyler and is comfortable with the budget  
264 revisions.

265 Councilmember Kelepolo made a **motion** to approve the FY2006 Budget Revision #1 with the  
266 added adjustments that weren't added in the document. Councilmember Sorensen **seconded** and  
267 the motion **passed** with a majority vote of 3 in favor and 1 against.

268 Mayor Barney asked for a roll call vote.

269 Councilmember Barber was opposed to the motion.

270 Councilmembers Christensen, Kelepolo and Sorensen voted in favor of the motion.

271 Councilmember Kelepolo made a **motion** to take a 5 minute recess. Councilmember Sorensen  
272 seconded and the motion passed unanimously.

273 *7:38 p.m. - Break*

274 *7:45 p.m. - Reconvene*

275 **General Plan**

276 Mr. Pierson said the City Council held a public hearing on the General Plan on November 1,  
277 2005 and the council tabled until the December 6, 2005 meeting so more time could be spent in  
278 reviewing the document. He said he received recommendations from council members to look at  
279 North Main in the Industrial area and make grammar changes.

280 Mayor Barney said he feels this document has been out for review for a long time and he  
281 personally feels an obligation to do business with this one, then if the new council wants to make

282 other changes they may.

283 Councilmember Kelepolo said he appreciates the time and effort that Staff, Planning  
284 Commission and the Adhoc Committee for their outstanding work on this document. He feels  
285 this is a working document and changes can be made at any time.

286 Councilmember Barber said he agrees with Councilmember Kelepolo with respect to the time  
287 spent on the document, but would like to see the newly elected officials review this before a  
288 motion is made.

289 Mayor Barney said this document is a working document if there are changes to be made they  
290 can look at making those changes.

291 Councilmember Kelepolo made a **motion** to approve the 2005 General Plan Amendments as  
292 shown. Councilmember Christensen **seconded** and the motion **passed** with a majority vote of 3  
293 in favor and 1 against.

294 Mayor Barney asked for a roll call vote.

295 Councilmember Barber was opposed to the motion because of the reasons he mentioned.

296 Councilmembers Christensen, Kelepolo and Sorensen voted in favor of the motion.

### 297 **Lifting Utility Restriction**

298 Mr. Pierson said in May 2004, the City Council placed a sewer (utility) restriction on accepting  
299 any new preliminary plats and issuing additional building permits other than what was approved.  
300 Staff asked the City Council for their direction on the Utility Restriction at that time four options  
301 were presented to the Council.

- 302 1. Lifting the Utility Restriction immediately.
- 303 2. Lifting the Utility Restriction when upgrades are designed and more accurate cost  
304 estimates are available. (Late Fall 2005)
- 305 3. Lifting the Utility Restriction when the project is bid (Winter 2005-06)
- 306 4. Lifting the Utility Restriction when the upgrade to the plant is completed. (Winter  
307 2006-07)

308 Many questions have been fielded from developers as to when the Restriction will be lifted,  
309 Mapleton has lifted their restriction and are now accepting new plats. Therefore, staff is  
310 requesting directions as to when will the utility restriction be lifted.

311 Discussion took place that most of the proposed subdivisions are outside the growth boundaries  
312 and will be required to be annexed. The minium time frame an annexation takes is 3-4 months.  
313 After the annexation, the preliminary plat process would then take place.

314 Mayor Barney said even if the council lifts the utility restriction, it could be six months to a year  
315 before homes are being built on the new subdivisions.

316 Discussion took place regarding when a subdivision is vested.

317 Mr. Baker said the subdivision is vested when the application has been submitted and the fees  
318 have been paid.

319 Discussion took place on the legal recourse that could take place.

320 Councilmember Sorensen said he would prefer to have the sewer treatment center expansion be  
321 bid out before the utility restriction is lifted.

322 Discussion took place regarding the estimate of the wastewater treatment center cost estimate.

323 Councilmember Sorensen made a motion to table the Lifting of the Utility Restriction until the  
324 actual bids for the expansion are in.

325 The motion died for a lack of a second.

326 Discussion took place regarding when the expansion takes place the utility restriction will be  
327 lifted so what is the reason to wait until it is bid out

328 Nathan Simpson  
329 Mr. Simpson asked that the council lift the utility restriction and allow for the annexations to be  
330 submitted, so the process can be started.

331 Mike McCormick  
332 Mr. McCormick said his project is on hold due to utility restriction, If the City doesn't get bids  
333 back until March it is costing the developers to be delayed in the approval process.  
334 He feels it is a no brainer that regardless of what the bid's present the expansion will take place  
335 and therefore should not delay the developers from the approval process due to the costs in  
336 developing that continue to escalate.

337 David Grotegut  
338 Mr. Grotegut said if the bond for the sewer plant expansion is paid through impact fees it makes  
339 sense to allow building permits to get the impact fees to pay for the bond.

340 Discussion took place regarding a way to compromise without delaying anyone.

341 Councilmember Barber made a **motion** to approve the Lifting of the Utility Restriction with the  
342 following condition:  
343 1. A subdivision waiver or preliminary plat cannot be presented to City Council  
344 until the bid has been awarded for the wastewater treatment expansion.

345 Councilmember Christensen **seconded**, and the motion **passed** with a majority vote of 3 in favor  
346 and 1 against.

347 Mayor Barney asked for a roll call vote.

348 Councilmember Sorensen was opposed to the motion.

349 Councilmembers Christensen, Kelepolo and Barber voted in favor of the motion.

350 **Purchasing Ordinance Amendment**

351 Mr. Clark said staff received direction from the council on the purchasing system. The changes  
352 were brought to the council but the ordinance was never officially changed. This ordinance  
353 amendment will ratify what has been being done as to the direction from the council.

354 Mr. Clark reviewed the changes to the Purchasing Ordinance.

355 Councilmember Barber made a **motion** to approve the Purchasing Ordinance Amendment as  
356 presented. Councilmember Sorensen **seconded** and the motion **passed** with a unanimous vote.

357 **Ratification of Capital Improvement Contracts**

358 Mr. Clark reviewed the list of capital improvements that were awarded and acted upon council  
359 direction prior to the purchase ordinance amendments.

360 Councilmember Kelepolo made a **motion** to approve the Ratification of Capital Improvement  
361 Contracts. Councilmember Christensen **seconded** and the motion **passed** with a unanimous  
362 vote.

363 **FY 2005 Financial Audit**

364 Mr. Clark said the audit went out to bid this past year and was awarded to Larson & Company to  
365 prepare an independent audit report. Russell Olsen is the lead audit manager and will present the  
366 Financial Statements for FY2005.

367 Mr. Olsen reviewed the contents and highlights of the financial statements presented.

368 Mr. Olsen then turned the time over to Mr. Clyde Jones to discuss the independent auditor's  
369 report.

370 Mr. Jones reviewed the contents and highlights of the independent auditor's report presented.

371 Mr. Jones said there were very few findings and the City and Staff should be credited for their  
372 work.

373 Councilmember Kelepolo said he appreciates the auditors coming in to address the council. He  
374 also would like to compliment the staff and thanked Mr. Oyler and Mr. Clark for the good  
375 financial standing.

376 Councilmember Kelepolo made a **motion** to accept the FY 2005 Financial Audit as presented.  
377 Councilmember Sorensen **seconded**, and the motion **passed** with a unanimous vote.

378 **South Utah Valley Animal Services District Interlocal Agreement**

379 Mr. Rosenbaum said this agreement has evolved because of the member cities dissatisfaction of  
380 the animal shelter ran by Utah County. The costs escalated at the animal shelter and as a result,  
381 this district was created. This district will be very advantageous to the City and recommends  
382 approval.

383 Mr. Rosenbaum reviewed the agreement.

384 Mr. Rosenbaum said Mr. Byers has been selected as one of the Board of Directors. Mr. Byers  
385 had to leave the council meeting tonight, but feels comfortable with this agreement.

386 Councilmember Kelepolo asked if the animal control officer knows who the animal's owner if  
387 the owner can be charged the fees.

388 Mr. Baker concurred.

389 Councilmember Kelepolo made a **motion** to approve the Interlocal Agreement between South  
390 Utah Valley Animal Services Special Service District and Spanish Fork City for Animal Shelter  
391 Services. Councilmember Barber **seconded** and the motion **passed** with a unanimous vote.

### 392 **South Utah Valley Municipal Water Association - Amended Interlocal Agreement**

393 Mr. Heap said the South Utah Valley Municipal Water Association (SUVMWA) was created  
394 more than 10 years ago. Many water issues have been resolved and continues to be a good  
395 resource and beneficial to all cities involved. SUVMWA has also been involved with the  
396 feasibility study for the regional sewer treatment plant. The member cities have agreed that  
397 since this board is already in existence it is only reasonable to let them be involved in all water  
398 related issues for South Utah County rather than to establish a new organization. This  
399 amendment would allow SUVMWA to be involved in water resources, development of a  
400 regional sewage and wastewater treatment plant, and issues relating to storm drainage to service  
401 the member cities.

402 Councilmember Sorensen made a **motion** to accept the South Utah Valley Municipal Water  
403 Association Amended Interlocal Agreement as presented. Councilmember Christensen  
404 **seconded** and the motion **passed** with a unanimous vote.

### 405 **2005 Sports Park Center 4-Plex Project - Fencing Change Order #1**

406 Mr. Heap said this is a request for a change order on the Fencing Bid at the Sports Park to allow  
407 for an addition 328 feet of 8 foot fence with a 18-inch concrete mow strip for the amount of  
408 \$5,559.60. The second part of this change order will allow for 8 additional posts to facilitate  
409 future slide gates in the amount of \$440.00.

410 Councilmember Kelepolo made a **motion** to approve the 2005 Sports Park Center 4-Plex Project  
411 - Fencing Change Order #1 in the amount of \$5,999.60. Councilmember Sorensen **seconded** and  
412 the motion **passed** with a unanimous vote.

### 413 **Other Business**

414 Councilmember Christensen said the Art Council has had a very successful year, with a lot of  
415 momentum, they are hoping for an art center and are looking for volunteers with a lot of  
416 enthusiasm and good common sense.

417 Councilmember Barber said there was a meeting this past week with the developers of Pine  
418 Meadows Subdivision. The developers agreed that a few homes weren't up to quality they are  
419 used to building. The developer will be required at his recommendation to stamp elevations  
420 prior to Mr. Pierson approving the building permits. Each plan will have more than 50% brick  
421 or stone on the front of the home. The homes on the exterior lots will have more than 75% brick  
422 or stone on the fronts of homes.

423 **Adjournment to Executive Session**

424 Councilmember Barber made a **motion** to move into an executive session to discuss property  
425 sales. Councilmember Kelepolo **seconded**, and the motion **passed** with a unanimous vote. The  
426 meeting adjourned at 9:23 p.m.

427  
428 

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Marlo Smith, Engineering Secretary

429 Approved:

January 11, 2006

TO: Richard Heap  
Public Works Director  
Spanish Fork City

SUBJECT: Concurrence with our Consulting Engineer's Recommendation for procurement of the North Substation Power Transformer Bid#53-06-B01

Dear Richard,

Attached is a letter from Brent Davis with Electric Power Engineering Associates concerning the power transformer bid for the new North Substation which is in the process of being constructed in the near future. We spent considerable time insuring that our specifications for the transformer addressed all concerns the city had relating to our past experience dealing with the purchase and operation of these high cost pieces of electrical equipment. The transformer design specification was tailored to provide the city with a reliable transformer that should last 40 years and beyond, before extensive repairs and/or replacement would be required.

Brent has some detail in his letter concerning what went into bringing the city the recommendation for the purchase of the Power Transformer. When I began working with Brent to put together our Substation Transformer Bid Specification, we created a team which included Brent Davis, Kelly Peterson, Tom Cooper and myself. The goals of this team were to insure we had a quality specification that met all of our concerns and needs. This team spent a considerable amount of time with Brent throughout the bid process creating the specification, getting it out to bid, and then evaluating the bids when they came in. The costs that came in for this transformer were substantially higher than anticipated due mostly to prices in metal costs. Also delivery times for similar units have stretched out to 40 weeks and beyond; therefore it is very important that we work expeditiously in getting this transformer in the construction process. Due to the equalized Life Cycle Cost and the teams rating of the suppliers as indicated on page 2 of Brent's letter that over the substations 40 year life, the cost of the Waukesha transformer will be less than the transformer ABB used in their bid proposal.

On the second page of Brent's letter at the bottom is a chart showing the conclusions of our evaluation. My recommendation concurs with Brent's results that the city council award the bid to Waukesha electric in the amount of \$454,100 for the transformer and that the council give serious consideration to Waukesha's proposal of making progress payments (an option they gave us in their proposal), which will reduce the costs of the transformer by \$6,812 bringing the cost of the transformer delivered to our site down to \$447, 289. If you have any questions or concerns I would be more than happy to address them.

Respectfully,  
Jeffrey A. Foster  
Electrical Superintendent  
Spanish Fork City

Enclosures (2)

# BRENT DAVIS, P.E.

## *Electric Power Engineering Associates*

*Service with Integrity*

PO Box 50056 Provo, Utah 84605  
Mobile 801-369-4893; Phone & Fax 801-375-4634

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January 10, 2006  
Revised (January 16, 2006)

Spanish Fork City Electrical Division  
Attn: Jeff Foster  
2160 North 175 East  
Spanish Fork, Utah 84660

RE: Results and Recommendations - Bid #53-06-B01, North Substation Power Transformer

Dear Jeff,

**RECOMMENDATION:** The evaluation of the results of Bid #53-06-B01 has been completed. They were rigorous and as fair as possible. The final recommendation based on that evaluation and review by both Spanish Fork City Electrical Division personnel and by Brent Davis, P.E. consulting engineer from Electric Power Engineering Associates is that the award be made to Waukesha Electric Systems in the amount of \$432,387. It is also recommended that consideration be given to taking an additional \$6,486 discount by making progress payments to WES during the design and construction of the transformer as offered by Waukesha. This appears to equate to a ~6.4% return on investment. Delivery is to be on or before August 17, 2006 FOB to Spanish Fork.

**BACKGROUND:** On December 20, 2006 a request for sealed bid was issued for the purchase of one new 46kV-12.47kV 12/16/20 MVA power transformer for the proposed Spanish Fork North Substation. The 2003 premature failure of the 12 year old Canyon Road Substation transformer due to suspected design and/or manufacturing deficiencies had resulted in a desire by Spanish Fork to be very cautious of power transformer design and construction methods. The specification was specifically written to provide a generally accepted industry standard for procurement of the next transformer to be purchased by Spanish Fork City and to assure that the failure mode of the Canyon Road transformer was adequately covered. The failure analysis of the Canyon Road transformer which was performed by the transformer salvage firm used to dispose of the old transformer determined that a significant contributor to the failure was the transformer design's inherent susceptibility to failure due to through-faults (short-circuits on the low voltage system served by the transformer and resulting in high levels of current flowing through the transformer into the distribution fault). The design is often referred to as rectangular core and refers to the cross section shape of the iron core used in the construction of the transformer. Without adequate testing and refinement of the core design, rectangular core transformers while usually having significant lower first cost, do not have the serviceability and typical 40 year life expected of utility power transformers. There are a very limited number of North American firms capable of providing power transformers. Potential vendors were identified and through a process of evaluation three (3) were selected as having the reputation, the history and the experience to provide the desired transformer. These were ABB, Delta Star and Waukesha Electric Systems.

**BID RESULTS:** Prior to release of the bids and publication of the bid notice in the paper, contact was made with the identified vendors and all expressed interest in providing a response

and indicated that the proposed January 5, 2006 bid due date was adequate for their bidding needs. On January 4, Electric Power Engineering Associates received a call from Delta Star's local representative indicating that Delta Star was declining to bid due to the requirement that a performance bond be provided as part of the purchase contract. The recent rapid escalation in cost of core iron and other metals made it difficult to provide a bid without speculating on escalation prior to delivery and Delta Star felt uncomfortable bidding with a fixed cost performance bond; this plus their existing backlog of nearly 40 weeks made timely delivery of the specified transformer impossible.

The other vendors, ABB and Waukesha did respond and their bid proposals were evaluated to determine the lowest responsive and responsible Bidder on the basis of the following factors but not be limited to: price, Vendor Evaluation, handling, installation, conformity to specifications, financial ability to meet the contract, previous performance, facilities, equipment, experience, delivery promise, terms of payments, compatibility as required, other costs, and other objective, subjective and accountable factors.

The final evaluation included determination of the equalized purchase cost, the equalized life cycle cost of the equipment and subjective rating, evaluation and weighting (points in parenthesis) by three Spanish Fork Power personnel and by the consulting engineer of the following specific areas: industry reputation (7); prior experience and performance with Spanish Fork (5); vendor technical support during procurement (3); local representative support both historical and during evaluation (5); compliance with technical specifications (7); compliance with commercial specifications (6); overall proposal including clarity and presentation (2); Life Cycle Cost (10); Operations/maintenance/environmental issues (8); delivery as specified (7); facility evaluation related to travel \$, on/off shore, emergency parts availability (3).

Waukesha responding to inquiries as to the effects of escalation and the 10 week quicker delivery time included as an alternative in their bid, offered a revised base cost for their transformer on January 16, 2006 resulting in a net savings of \$21,713.

The bid results were extremely close. The results were as follows, including the revised Waukesha bid price:

| <u>Evaluation Factor</u>                       | <u>ABB</u> | <u>Waukesha</u> |
|--|------------|-----------------|
| 1) Equalized life cycle cost:                  | \$653,118  | \$612,850       |
| 2) Equalized purchase price:                   | \$437,350  | \$432,387       |
| Progress Payment Discount (1.5%)               | -          | -\$6,486        |
| Net equalized purchase price w/ discount       | \$437,350  | \$425,901       |
| 3) Rating (weighting x rating 1 to 10) 630 max | 503        | 529             |

Based on both equalized life cycle costs and ratings, Waukesha Electric Services is both lowest equalized cost and best value for providing the subject transformer.

Sincerely,



Brent Davis, P.E.

Cc: Tom Cooper  
Kelly Peterson

**Spanish Fork Electrical Division  
North Substation**

|   |  |  |  |
|---|--|--|--|
| Evaluation Bid Sheet<br>BID #53-06-B01 - 1/5/06 | 1<br>CODALE<br>ABB   | 2<br>ROGERS-STRONG<br>Waukesha   | 5<br>D'EWART<br>Delta Star   |
| **** TRANSFORMER ****                           |  |  |  |
| BASE BID  | Items Noted at Bid Opening are Highlighted = <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></span> |  |  |
| <b>1.1 PRICING</b>                              |  | \$432,387 Rev 1-16-06  |  |
| 1.Base Bid                                      | \$407,715 FOB Site   | \$454,100 FOB Site   | No Bid   |
| 2. Meet Specified Del. Date?                    | NO: [Bid specifies 34-36wks with possible 2-3 week reductio at time of scheduling manufacturing] Witness test, Impulse & temperature tests +1week                        | NO: [Bid specifies 40wks but offers 30wks willhold a July 28 slot for ship + 2wks delivery (Aug 17, '06)]. | Decided not to bid with an escalated bid price and felt that Performance Bond restricted option of specifying a materials escalator with a current matls \$ bid price. |
| 3. Oil freight prepaid?                         | yes Oil Filled?  | yes Oil filled   |  |
| 4. Transf. loss evaluation \$                   | \$178,310  | \$169,702  |  |
| 5. Standard warranty period - Mo.               | 60 months from shipment  | 60   |  |
| a. % for 3 yr                                   | n/a  | n/a  |  |
| b. % for 5 yr                                   | n/a  | n/a  |  |
| 6. Cancellation charges                         |  |  |  |
| a. % 30 days                                    | 5.0%   | 25.0%  |  |
| b. % 60 days                                    | 15.0%  | 50.0%  |  |
| c. % 90 days                                    | 25.0%  | 80.0%  |  |
| d. % 120 days                                   | 50.0%  | 100.0%   |  |
| e. % 150 days                                   | 85.0%  | 100.0%   |  |
| f. % 180 days                                   | 95.0%  | 100.0%   |  |
| <b>1.2 OPTIONAL OFFERINGS:</b>                  |  |  |  |
| <b>1.2.1 SERVICE ENGINEER</b>                   |  |  |  |
| 1. Installation supervision                     |  |  |  |
| a. Rate per day                                 | \$1,900.00   | \$900.00   |  |
| b. Round trip to job site                       | \$3,300.00   | \$3,500.00   |  |
| c. Total working days                           | 2  | 2  |  |
| d. Price includes engineer                      | no   | Yes  |  |
| <b>1.2.2 LTC Oil Filtration System</b>          |  |  |  |
| a. Manufacturer & Model                         | ABB, UZE   | Waukesha Electric  |  |
| b. Optional Installed Cost                      | included   | Included   |  |
| <b>1.2.3 Premium Paint System</b>               |  |  |  |
| a. Optional Cost                                | \$3,685.00   | Included   |  |
| <b>1.3 DRAWINGS</b>                             |  |  |  |
| 1. Approval drawings                            |  |  |  |
| a. Outline drawings 2wks ARO                    | NO   | NO   |  |
| a. All other drawings 5wks ARO                  | NO   | NO   |  |
| 2. Certified drawings 10wks ARO                 | NO   | NO   |  |
| 3. As-built drawings 24wks ARO                  | NO   | NO   |  |
| 4. Cannot meet del. date:                       |  |  |  |
| a. Outline drawings Date:                       | 8-10 WEEKS   | 14-16 WEEKS  |  |
| b. Other drawings Date:                         | 8-10 WEEKS   | 14-16 WEEKS  |  |
| c. Certified Date:                              | 12-16 WEEKS  | 20-22 WEEKS  |  |
| d. As-built drawings Date:                      | 34-36 WEEKS  | 30-32 WEEKS  |  |
| <b>1.4 DATA</b>                                 |  |  |  |
| 1. Contractor                                   | ABB, Inc.  | Waukesha Electric Systems  |  |
| Location  | South Boston, VA   | Waukesha, WI   |  |
| 2. Transformer design                           | 3 legged core<br>Flat bottom base  | 3-Leg Core Form  |  |
| 3. Winding designs                              | Rectangular<br>HV Strap/Layer & LV Sheet/Layer   | HV-Circular Disc<br>LV- Circular Helical   |  |
| 4. Winding material                             | Copper   | Copper   |  |
| 5. Shipping weight (lbs.)                       | 81,000   | 82,000   |  |
| 6. Weight of transformer (lbs.)                 | 83,359 73,758  | 95,000   |  |
| 7. Weight core/coil assembly (lbs.)             | 35,973 [Σ7, 8, 10]   | 36,500   |  |
| 8. Weight of oil (lbs.)                         | 21,540   | 28,000   |  |
| 9. Quantity of oil (gal.)                       | 2872   | 3715   |  |
| 10. Weight of case (lbs.)                       | 16,245   | 30,500   |  |
| 11. Preservation system                         | "Sealedaire"   | Inert Gas  |  |
| 12. Oil shipped separately?                     | 165 Gal  | 420 Gal  |  |
| If yes, # gal & means                           | truck  | 4-55 Gal Drums   |  |

| Evaluation Bid Sheet<br>BID #53-06-B01 - 1/5/06 | 1<br>CODALE<br>ABB   | 2<br>ROGERS-STRONG<br>Waukesha | 5<br>D'EWART<br>Delta Star |
|---|--|--------------------------------|----------------------------|
| 13. Height over cover (in.)                     | 116  | 126                            |                            |
| 14. Ht over top-mounted HV (in.)                | 152  | 154                            |                            |
| 15. Ht over top-mounted LV (in.)                | 131  | 148                            |                            |
| 16. Width, incl. radiators (in.)                | 136  | 196                            |                            |
| Width of base                                   | 98   | 146                            |                            |
| 17. Depth, incl. radiators (in.)                | 228  | 166                            |                            |
| Depth of base                                   | 75   | 63                             |                            |
| 18. Shipping height (in.)                       | 131  | 154                            |                            |
| 19. Current rating HV bushings (amps)           | To Be Determined   | 400                            |                            |
| 20. Manufacturer HV bushings                    | ABB, Inc   | Pcore (Lapp)                   |                            |
| Catalog # HV bushings                           | To Be Determined   | B89293-70                      |                            |
| 21. Diameter HV bushing studs (in.)             | To Be Determined   | 1.5                            |                            |
| Threads per inch (in.)                          | To Be Determined   | 12                             |                            |
| Length HV bushing studs (in.)                   | To Be Determined   | 2                              |                            |
| 22. Current rating LV bushings                  | To Be Determined   | 1200                           |                            |
| 23. Manufacturer LV bushings                    | ABB, Inc   | Pcore (Lapp)                   |                            |
| Catalog # LV bushings                           | To Be Determined   | B89293-70                      |                            |
| 24. Diameter LV bushing studs                   | To Be Determined   | 1.5                            |                            |
| Threads per inch                                | To Be Determined   | 12                             |                            |
| Length LV bushing studs                         | To Be Determined   | 2                              |                            |
| 25. Current rating neutral                      | To Be Determined   | 1200                           |                            |
| 26. Manufacturer neutral bushings               | ABB, Inc   | Pcore (Lapp)                   |                            |
| Catalog # neutral bushings                      | To Be Determined   | B89293-70                      |                            |
| 27. Manufacturer 50 kV MCOV                     | To Be Determined   | Ohio Brass                     |                            |
| Catalog # Station Class Arrestor                | To Be Determined   | 219548-5001                    |                            |
| 28. Diameter neutral bushings                   | To Be Determined   | 1.5                            |                            |
| Threads per inch                                | To Be Determined   | 12                             |                            |
| Length neutral bushing                          | To Be Determined   | 2                              |                            |
| 29. Impedance (±7.5%)                           | 7 %  | 0.421+j 6.98                   |                            |
| 30. Max regulation                              |  |                                |                            |
| a. Unity power factor                           | 0.63%  | 0.67%                          |                            |
| b. .95 power factor lag                         | 2.76%  | 2.80%                          |                            |
| c. .9 power factor lag                          | 3.58%  | 3.63%                          |                            |
| d. .80 power factor lag                         | 4.65%  | 4.69%                          |                            |
| 31. Inrush (X Rated current, amps)              | To Be Determined   | 12x Normal                     |                            |
| 32. Exciting cur./rated voltage                 | 0.82 amps  | 0.50% amps                     |                            |
| 33. Exciting cur./110% rated                    | 3.08 amps  | 1.00% amps                     |                            |
| 34. Max no-load loss/rated volt.                | 12.3 kW  | 9 kW                           |                            |
| 35. Max no-load loss at 110% V                  | 12.3 kW  | 11.7 kW                        |                            |
| 36. Max Auxilliary Loss                         | 2.1 kW   | 1.8 kW                         |                            |
| 37. Max total loss                              |  |                                |                            |
| a. 12 MVA rated voltage                         | 60.5 kW  | 59.5 kW                        |                            |
| b. 12 MVA, LTC @ max boost                      | 59 kW  | 61.1 kW                        |                            |
| c. 12 MVA, LTC @ max buck                       | @10.8MVA; 58 kW  | 62.1 kW                        |                            |
| d. 22.4 MVA, rated voltage                      | 183 kW   | 191.7 kW                       |                            |
| 38. Max total loss                              |  |                                |                            |
| a. 120 VAC -KW                                  | n/a  | 7.2 kW                         |                            |
| b. 240 VAC -KW                                  | 2 kW   | 1.8 kW                         |                            |
| 39. Audible sound level:                        |  |                                |                            |
| a. Audible limit (NEMA TR-1)                    | 72 dB  | 60 / 71 / 72 dB                |                            |
| b. Guaranteed max audible                       | 70 dB  | 64 / 66 / /67 dB               |                            |
| c. Cost adder for 67 dB                         | \$4,000 Test \$2,530                                       | Included                       |                            |
| 40. Load Tap Changer:                           |  |                                |                            |
| a. Type   | resistive  | Resistance Bridging            |                            |
| Manufacturer & model                            | ABB, UZE   | Waukesha Electric, UZD         |                            |
| b. Service interval                             | 100,000  | 100,000                        |                            |
| c. Contact life                                 | 500,000  | 500,000                        |                            |
| d. Controller Manufacturer & Model              | Beckwith 2001C   | Beckwith M2001C                |                            |
| e. Paralleling control equip type               | N/A  | --                             |                            |
| 41. Current Transformers                        | Added  |                                |                            |
| a. HV Quantity, Ratio & Accuracy Class          | 3 ea, MR400/5, C400  |                                |                            |
| b. LV Quantity, Ratio & Accuracy Class          | 6 ea, MR1200/5, C400                                       |                                |                            |
| 42. Surge Arrester; HV-MCOV rating              | 48 kV  |                                |                            |
| LV-MCOV rating                                  | 10 kV  |                                |                            |
| 43. Items shipped separately:                   |  |                                |                            |
| a. HV Bushings                                  | X  |                                |                            |
| b. HV & LV Arresters                            | X  | X                              |                            |
| c. Radiators                                    | (more radiators may be req'd if lower db option is chosen) | X & bracing                    |                            |
| d. Fans   |  | X                              |                            |
| e. Oil Filter Cnaister                          |  | X                              |                            |
| f. Bushing Terminals                            |  | X                              |                            |
| g. Base Anchor Lugs                             |  | X                              |                            |

| Evaluation Bid Sheet<br>BID #53-06-B01 - 1/5/06 | 1<br>CODALE<br>ABB                     | 2<br>ROGERS-STRONG<br>Waukesha  | 5<br>D'EWART<br>Delta Star |
|---|--|---|----------------------------|
| 44. Exceptions:                                 |  |   |                            |
| a. Core Ground                                  | Adjacent to handhole (not external)    |   |                            |
| b. In & Out costs apply [-\$54,000 total]       | Yes; 1 year only & max 5%              | Yes; 1 year only & max 10 %   |                            |
| c. Paint  | 3mil exterior                          |   |                            |
| d. Oil Preservation                             | No Nitrogen +\$7160                    |   |                            |
| e. Impulse & Temp Test                          | Not included; +\$1800 & +\$4000        |   |                            |
| f. Domed Tank                                   | Not included; +\$4000                  |   |                            |
| g. Sudden Pressure Relay & Control              | will provide rapid pressure relay      |   |                            |
| h. LTC position indication                      | Not included; +\$1890                  |   |                            |
| i. 60 day quote                                 | 30day limit                            | 30 day limit  |                            |
| i. Terms  | net 30                                 | net 30: 1.5% disc (20% SOA, 30% 15wks prior, 30% 35days prior, 20% 15day after Xfmr dlrvy |                            |
| j. General Terms & Conditions                   | ABB Standard (unless otherwise stated) | Legal review & negotiation after award  |                            |
| k. Escalation                                   | 2% escalation/30day delay in shipping  | none noted  |                            |
| l. 7 day drawing review                         |  | X   |                            |
| m. Progress Pymt alternate                      |  | 1.5% discount = \$6,485.81  |                            |

**Evaluation Bid Sheet - Summary**

|  |               |                  |              |                                    |              |                  |              |
|--|---------------|------------------|--------------|------------------------------------|--------------|------------------|--------------|
| <b>1.1 PRICING</b>   |               |                  |              |                                    |              |                  |              |
| <b>1.Base Bid</b>  |               | \$407,715        |              | \$432,387                          |              | No Bid           |              |
| Comparison of loss evaluations - Bid   |               | \$179,654        |              | \$169,702                          |              | \$0              |              |
| 4. Transf. loss evaluation \$ per Data Sheet   |               | \$178,310        |              | \$169,702                          |              |                  |              |
| <b>LIFE CYCLE COST</b>   |               | <b>\$587,369</b> |              | <b>\$602,089</b>                   |              |                  |              |
| <b>Equalized "Life-cycle" Equipment Cost</b>   |               |                  |              |                                    |              |                  |              |
| Transformer life-cycle cost:   |               | \$587,369        |              | \$602,089                          |              |                  |              |
| 2 day on-site support:   |               | \$7,100          |              |                                    |              |                  |              |
| 5 year warranty cost:  |               | \$0              |              | \$0                                |              |                  |              |
| Inert Gas - Oil Preservation System  |               | \$7,160          |              |                                    |              |                  |              |
| Domed Tank   |               | \$4,000          |              |                                    |              |                  |              |
| Premium Paint  |               | \$3,685          |              |                                    |              |                  |              |
| Progress Payment Alternate   |               |                  |              | -\$6,486                           |              |                  |              |
| Impulse & Temperature Tests  |               | \$5,800          |              |                                    |              |                  |              |
| Electronic LTC Position Indication   |               | \$1,890          |              |                                    |              |                  |              |
| Initial bushing installation   |               | \$2,500          |              |                                    |              |                  |              |
| Un-reimbursed In & Out costs [\$54,000 total]  |               | \$33,614         |              | \$10,761                           |              |                  |              |
| Cost for inspection of facility (2 people-flight)  |               |                  |              | 1 person flight & lodging included |              |                  |              |
| <b>Option A</b> including 1.5% discount for Progress Payments  |               |                  |              |                                    |              |                  |              |
| <b>Total Equalizing Cost</b>   |               | <b>\$653,118</b> |              | <b>\$606,364</b>                   |              | <b>\$0</b>       |              |
| <b>Equalized Purchase Price</b>  |               | <b>\$439,850</b> |              | <b>\$425,901</b>                   |              |                  |              |
| <b>Option B</b> excluding 1.5% discount for Progress Payments  |               |                  |              |                                    |              |                  |              |
| <b>Total Equalizing Cost</b>   |               | <b>\$653,118</b> |              | <b>\$612,850</b>                   |              |                  |              |
| <b>Equalized Purchase Price</b>  |               | <b>\$439,850</b> |              | <b>\$432,387</b>                   |              |                  |              |
| <b>RATING:</b>   | <b>Weight</b> | <b>Raw Score</b> | <b>Score</b> | <b>Raw Score</b>                   | <b>Score</b> | <b>Raw Score</b> | <b>Score</b> |
| Rate on a scale (1-10) 10 being the best   |               |                  |              |                                    |              |                  |              |
| 1. Reputation (Industry)   | 7             | 9                | 63           | 9.5                                | 66.5         |                  |              |
| 2. Prior Experience/Performance  | 5             | 7                | 35           | 8.75                               | 43.75        |                  |              |
| 3. Technical Support (Evaluation)  | 3             | 8.75             | 26.25        | 8.75                               | 26.25        |                  |              |
| 4. Local Rep. Support (Historical & Eval)  | 5             | 9.25             | 46.25        | 9                                  | 45           |                  |              |
| 5. Compliance with technical spec.   | 7             | 7.75             | 54.25        | 8.5                                | 59.5         |                  |              |
| 6. Compliance with commercial spec   | 6             | 7.25             | 43.5         | 7.5                                | 45           |                  |              |
| 7. Overall Proposal (clarity, presentation)  | 2             | 7.75             | 15.5         | 8.25                               | 16.5         |                  |              |
| 8. Life Cycle Cost. (Low\$=10; High\$= lowest pts; Others P<br>10+[(Spread ratio - ((Equalized \$ - Low Equ. \$)/MaxDiff\$)] * Spread ratio) | 10            | 9.928            | 99.2841      | 10.000                             | 100          | No bid           |              |
| 9. Operations/Maintenance/Environmental  | 8             | 7.5              | 60           | 8                                  | 64           |                  |              |
| 10. Delivery (as specified/required)   | 7             | 5.5              | 38.5         | 5.75                               | 40.25        |                  |              |
| 11. Facility Evaluation<br>(travel \$, on/offshore, emerg parts avail.)  | 3             | 7                | 21           | 7.5                                | 22.5         |                  |              |
| <b>Total Ratings:</b>  | <b>63</b>     |                  | <b>503</b>   |                                    | <b>529</b>   |                  |              |