

Entry 2012001503  
Book 1266 Page 183-214 \$0.00  
23-FEB-12 02:01  
RANDY SIMMONS  
RECORDER, UINTAH COUNTY, UTAH  
VERNAL CITY CORP  
2012E MAIN VERNAL, UT 84078  
Rec By: SYLENE ACCUTTOROOP , DEPUTY

**VERNAL CITY COUNCIL**  
**January 18, 2012 & February 1, 2012**

Ordinance No. 2012-05

Entry 2012001503  
Book 1266 Page 183

**AN ORDINANCE OF VERNAL CITY, UTAH, APPROVING THE CREATION OF A COMMUNITY DEVELOPMENT AND RENEWAL AGENCY IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CODE.**

**WHEREAS** the City Council of Vernal City, Utah, (the “City Council” and “City,” respectively) has determined that it is in the best interests of the City to undertake community development, economic development and/or urban renewal in such areas of the City as may hereafter become necessary or desirable;

**WHEREAS** the City Council deems it advisable that any community development, economic development and/or urban renewal project undertaken within the City be carried out in accordance with the provisions of Title 17C of the Utah Code, “Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act,” as amended (the “Act”); and

**WHEREAS** Section 17C-1-201 of the Act authorizes the legislative body of a community to approve the creation of a community development and renewal agency for the purposes of undertaking or promoting community development, economic development, urban renewal or any combination thereof within the geographic boundaries of the agency, which shall be coterminous with the boundaries of the community creating the agency, or as otherwise authorized by the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UINTAH COUNTY, UTAH, AS FOLLOWS:**

**Section 1.** Pursuant to the provisions of Section 17C-1-201(1) of the Act, Vernal City hereby approves the creation of a community development and renewal agency (the “Agency”), contingent upon the issuance by the Utah Lieutenant Governor of a certificate of creation under Section 67-1a-6.5 of the Utah Code.

**Section 2.** The name of the Agency shall be the Vernal City Community Development and Renewal Agency.

**Section 3.** The geographic boundaries of the Agency shall be coterminous with the geographic boundaries of the City.

**Section 4.** Upon creation, the Agency shall be vested with all the powers set forth in the Act and as otherwise provided by law.

EXHIBIT A

NOTICE OF IMPENDING BOUNDARY ACTION

CREATION AND ESTABLISHMENT OF THE BOUNDARIES FOR THE VERNAL CITY  
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

To the Utah Lieutenant Governor:

Enclosed please find a copy of Ordinance No. 2012-05 adopted by the Vernal City Council approving the creation of the Vernal City Community Development and Renewal Agency (the "Agency"). The boundaries of the Agency are as depicted on the plat included and filed together with this Notice. Vernal City requests that a certificate of creation be issued for the Agency in accordance with Sections 17C-1-201(2)(a)(ii) and 67-1a-6.5 of the Utah Code.

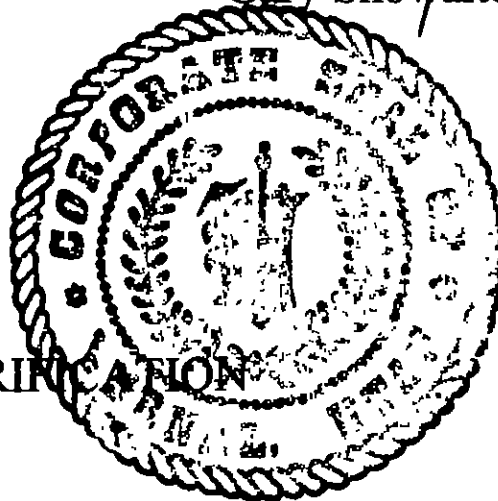
In accordance with Section 67-1a-6.5(3)(d)(i) of the Utah Code, I certify as of this 1st day of February, 2012, that Vernal City has met all of the requirements for the creation of the Agency.

VERNAL CITY, UTAH

*Gary Showalter*  
\_\_\_\_\_  
Gary Showalter, Mayor

ATTEST:

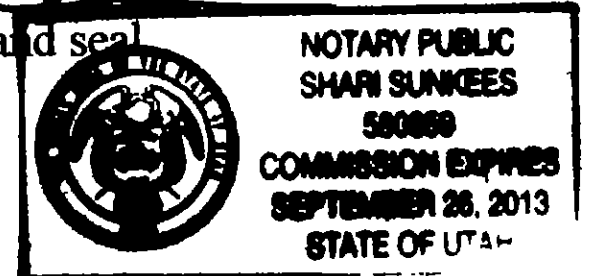
*Ken Bassett*  
\_\_\_\_\_  
Ken Bassett, City Manager/Recorder



STATE OF UTAH            )  
  : ss  
COUNTY OF UINTAH    )

In the County of Uintah, State of Utah, on this 7 day of February, 2012, before me, the undersigned notary, personally appeared Gary Showalter and Ken Bassett, the Mayor and the City Manager/Recorder, respectively, of the Vernal City, Utah, who are personally known to me or who proved to me their identities through documentary evidence to be the persons who signed the preceding document in my presence and who swore or affirmed to me that their signatures are voluntary.

*Shari Sunkees*  
\_\_\_\_\_  
Notary signature and seal



VERNAL CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY,  
LOCATED IN SECTIONS 14, 15, 21, 22, 23, 24, 25, 26, 27 AND 28 OF  
TOWNSHIP 4 SOUTH, RANGE 21 EAST OF THE SALT LAKE BASE AND  
MERIDIAN, UINTAH COUNTY, UTAH. THE BOUNDARY OF SAID AGENCY  
BEING DESCRIBED AS FOLLOWS:

SECTION 14:

Beginning at the Southwest Corner of Section 14, Township 4 South, Range 21 East of the Salt Lake Base and Meridian; thence N01°49'56"W along the West line of the Southwest Quarter of said Section 990.00 feet; thence N87°54'38"E parallel with the South line of said Southwest Quarter 1324.44 feet to the West line of the Southeast Quarter of said Southwest Quarter; thence N01°57'32"W along said West line of the Southeast Quarter of the Southwest Quarter 339.33 feet to the Northwest Corner of said Southeast Quarter of the Southwest Quarter; thence N87°53'21"E along the North line of said Southeast Quarter of the Southwest Quarter 845.19 feet to a point which bears S87°53'21"W 478.50 feet from the Northeast Corner of said Southeast Quarter of the Southwest Quarter; thence N02°05'08"W parallel with the East line of said Southwest Quarter 1330.17 feet to the South line of the Northwest Quarter of said Section; thence N02°04'47"W parallel with the East line of said Northwest Quarter 1064.73 feet; thence N81°24'29"W 15.66 feet; thence N57°57'31"W 153.57 feet; thence S87°01'32"W 281.67 feet; thence N85°53'17"W 96.00 feet; thence N70°44'06"W 102.04 feet; thence S86°44'18"W 238.34 feet; thence N01°27'18"W 499.69 feet; thence N89°09'39"E 1326.29 feet to said East line of the Northwest Quarter; thence S02°04'47"E along said East line of the Northwest Quarter 1513.13 feet to a point which bears N02°05'07"W 2809.50 feet from the South Quarter Corner of said Section; thence N87°52'20"E parallel with the South line of the Southeast Quarter of said Section 478.50 feet; thence S02°04'47"E parallel with the West line of the Northeast Quarter of said Section 149.21 feet to the South line of said Northeast Quarter; thence N87°52'17"E along said South line of the Northeast Quarter 1303.50 feet; thence S02°05'08"E parallel with the West line of the Southeast Quarter of said Section 429.00 feet; thence S87°52'17"W parallel with the North line of said Southeast Quarter 825.00 feet; thence S02°05'08"E parallel with said West line of the Southeast Quarter 231.00 feet; thence S87°52'17"W parallel with said North line of the Southeast Quarter 478.50 feet; thence S02°05'08"E parallel with said West line of the Southeast Quarter 549.29 feet to a point which bears N02°05'08"W parallel with said West line of the Southeast Quarter 1451.00 feet from the South line of said Southeast Quarter; thence N87°52'20"E parallel with said South line of the Southeast Quarter 264.00 feet; thence S02°05'08"E parallel with said West line of the Southeast Quarter 736.00 feet; thence S87°52'20"W parallel with said South line of the Southeast Quarter 264.00 feet; thence S02°05'08"E parallel with said West line of the Southeast Quarter 137.50 feet; thence N87°52'20"E parallel with said South line of the Southeast Quarter 264.00 feet; thence S02°05'08"E parallel with said West line of the Southeast Quarter 14.99 feet; thence N87°51'53"E

parallel with the North line of the Southeast Quarter of said Southeast Quarter 772.22 feet to a point which bears S87°52'20"W parallel with said South line of the Southeast Quarter 1138.50 feet from the East line of said Southeast Quarter; thence S02°00'45"E parallel with said East line of the Southeast Quarter 354.11 feet; thence N87°52'20"E parallel with said South line of the Southeast Quarter 184.00 feet; thence S02°00'45"E parallel with said East line of the Southeast Quarter 208.50 feet to said South line of the Southeast Quarter; thence N87°52'20"E 954.50 feet to the corner common with Sections 13, 14, 23 and 24 of said Township 4 South, Range 21 East;

**SECTION 24:**

Continuing, thence S02°02'36"E along the West line of the Northwest Quarter of Section 24, Township 4 South, Range 21 East of the Salt Lake Base and Meridian 1012.42 feet to a point which bears N02°02'36"W 312.55 feet from the Southwest Corner of the Northwest Quarter of said Northwest Quarter; thence N87°41'06"E parallel with the North line of said Northwest Quarter 1082.86 feet; thence N02°02'36"W parallel with said West line of the Northwest Quarter 110.00 feet; thence N87°41'06"E parallel with said North line of the Northwest Quarter 260.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 110.00 feet; thence S87°41'06"W parallel with said North line of the Northwest Quarter 13.40 feet to the East line of the West Half of said Northwest Quarter; thence S02°01'30"E along said East line of the West Half of the Northwest Quarter 588.21 feet to a point which bears N02°02'36"W parallel with said West line of the Northwest Quarter 1056.00 feet from the South line of said Northwest Quarter; thence S87°58'25"W parallel with the said South line of the Northwest Quarter 75.25 feet to a point which bears N87°58'25"E parallel with said South line of the Northwest Quarter, 1254.00 feet from said West line of the Northwest Quarter; thence S02°02'36"E parallel with said West line of the Northwest Quarter 582.00 feet; thence S87°58'25"W parallel with said South line of the Northwest Quarter 462.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 234.75 feet; thence N87°58'25"E parallel with said South line of the Northwest Quarter 100.00 feet; thence S02°02'36"E parallel with said West line of the Northwest Quarter 189.25 feet to the North Right-of-Way line of Highway 40; thence N87°58'25"E along said Right-of-way line 684.29 feet; continuing along said Right-of-way, thence Easterly along a spiral curve concave to the south whose chord bears S89°04'00"E a distance of 315.69 feet to the beginning of a curve concave to the south; continuing along said Right-of-way, thence Easterly along the arc of said curve, having a radius of 1004.93 feet and an internal angle of 8°24'56", for a distance of 147.60 feet (chord bears S78°49'00"E 147.47 feet) to the south line of said Northwest Quarter; thence N87°58'25"E 622.72 feet to the Center Quarter Corner of said Section 24; thence S02°02'39"E along the West line of the Southeast Quarter of said Section 24, 426.50 feet; thence N87°58'46"E parallel with the North line of said Southeast Quarter 267.00 feet; thence N02°02'39"W parallel with said West line of the Southeast Quarter 393.50 feet; thence S87°58'46"W parallel with said North line of the Southeast Quarter

67.00 feet; thence N02°02'39"W parallel with said West line of the Southeast Quarter 33.00 feet to the South line of the Northeast Quarter of said Section 24; thence N02°00'24"W parallel with the West line of said Northeast Quarter 164.00 feet; thence N87°58'46"E parallel with said South line of the Northeast Quarter 145.08 feet; thence N01°58'39"W parallel with the East line of said Northeast Quarter 215.50 feet; thence N87°58'46"E parallel with said South line of the Northeast Quarter 495.44 feet to a point which bears S87°58'46"W parallel with said South line of the Northeast Quarter 495.00 feet from the East line of the Southwest Quarter of said Northeast Quarter; thence N01°59'32"W parallel with said East line of the Southwest Quarter of the Northeast Quarter 953.12 feet to the North line of the South Half of said Northeast Quarter; thence N87°54'51"E along said North line of the South Half of the Northeast Quarter 1561.03 feet to a point which bears S87°54'51"W 269.85 feet from the Northeast Corner of said South Half of the Northeast Quarter of Section 24; thence S01°32'49"E 667.22 feet to the North line of the South Half of the Southeast Quarter of said Northeast Quarter; thence N87°56'48"E along said North line of the South Half of the Southeast Quarter of the Northeast Quarter 241.85 feet; thence S01°58'39"E parallel with said East line of the Northeast Quarter 667.33 feet to a point on the North line of the Southeast Quarter of said Section 24 which bears S87°58'46"W 33.00 feet from the East Quarter Corner of said Section 24; thence S87°58'46"W along said North line of the Southeast Quarter 25.00 feet; thence S01°58'46"E parallel with the East line of said Southeast Quarter 58.00 feet; thence N87°58'46"E parallel with said North line of the Southeast Quarter 25.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 847.74 feet; thence S87°58'35"W parallel with the South line of the Northeast Quarter of said Southeast Quarter 330.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 473.64 feet; thence S87°58'24"W parallel with the South line of said Southeast Quarter 51.26 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 371.53 feet; thence S86°07'11"W 233.49 feet; thence S05°20'36"E 35.17 feet; thence S86°07'11"W 119.51 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 212.07 feet to a point which bears N01°58'46"W parallel with said East line of the Southeast Quarter 660.00 feet from said South line of the Southeast Quarter; thence N87°58'24"E parallel with said South line of the Southeast Quarter 732.00 feet; thence S01°58'46"E parallel with said East line of the Southeast Quarter 627.00 feet to a point which bears N01°58'46"W parallel with said East line of the Southeast Quarter 33.00 feet and S87°58'24"W parallel with said South line of the Southeast Quarter 33.00 feet from the Southeast Corner of said Section 24; thence S87°58'24"W parallel with said South line of the Southeast Quarter 1110.02 feet; thence S02°00'43"E parallel with the West line of the Southeast Quarter of the Southeast Quarter of said Section 24, 33.00 feet to said South line of the Southeast Quarter; thence S87°58'24"W along said South line of the Southeast Quarter 338.27 feet; thence N02°00'43"W parallel with the East line of the Southwest Quarter of said Southeast Quarter 33.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 257.60 feet

to a point which bears N87°58'24"E parallel with said South line of the Southeast Quarter 929.20 feet from the West line of said Southeast Quarter; thence N02°02'39"W parallel with said West line of the Southeast Quarter 627.00 feet; thence N87°58'24"E parallel with said South line of the Southeast Quarter 489.12 feet to the Southwest Right-of-way line of Highway 40; thence N47°22'14"W along said Right-of-way line 449.60 feet to a point which bears N02°02'39"W parallel with said West line of the Southeast Quarter 976.00 feet from said South line of the Southeast Quarter; thence S87°58'24"W parallel with said South line of the Southeast Quarter 216.10 feet to a point which bears N87°58'24"E parallel with said South line of the Southeast Quarter 882.50 feet from said West line of the Southeast Quarter; thence S02°02'39"E parallel with said West line of the Southeast Quarter 89.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 71.00 feet; thence S02°02'39"E parallel with said West line of the Southeast Quarter 227.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 397.50 feet; thence S02°02'39"E parallel with said West line of the Southeast Quarter 265.00 feet; thence S87°58'24"W parallel with said South line of the Southeast Quarter 414.00 feet to a point on the East line of the Southwest Quarter of said Section 24 which bears N02°02'39"W 395.00 feet from said South Quarter Corner of Section 24; thence N02°02'39"W along said East line of the Southwest Quarter 776.00 feet; thence S87°59'04"W parallel with the South line of said Southwest Quarter 1332.19 feet to the East line of the West Half of said Southwest Quarter; thence N01°55'08"W along said East line of the West Half of the Southwest Quarter 725.01 feet to a point which bears S01°47'38"E parallel with the West line of said Southwest Quarter 773.52 feet from the North line of said Southwest Quarter; thence S87°58'25"W parallel with said North line of the Southwest Quarter 657.64 feet to a point which bears N87°58'25"E parallel with said North line of the Southwest Quarter 672.96 feet from said West line of the Southwest Quarter; thence S01°47'38"E parallel with said West line of the Southwest Quarter 291.28 feet; thence S87°58'25"W parallel with said North line of the Southwest Quarter 672.96 feet to said West line of the Southwest Quarter; thence S01°47'38"E along said West line of the Southwest Quarter 1274.48 to a point which bears N01°47'38"W 330.00 feet from the Southwest Corner of said Section 24; thence N87°59'04"E parallel with said South line of the Southwest Quarter 528.00 feet; thence S01°47'38"E parallel with said West line of the Southwest Quarter 330.00 feet to the North line of the Northwest Quarter of Section 25, Township 4 South, Range 21 East of the Salt Lake Base and Meridian;

**SECTION 25:**

Continuing into said Section 25, thence S1°47'38"E 33.00 feet; thence S87°59'04"W parallel with the North line of the Northwest Quarter of said Section 25, 123.51 feet; thence S02°12'21"E parallel with the West line of said Northwest Quarter 290.40 feet; thence S87°59'04"W parallel with said North line of the Northwest Quarter 32.01 feet; thence S02°12'21"E parallel with said



West line of the Northwest Quarter, 677.16 feet; thence S87°59'04"W parallel with said North line of the Northwest Quarter 339.24 feet; thence S02°12'21"E parallel with said West line of the Northwest Quarter 1659.49 feet to a point on the South line of said Northwest Quarter which bears N88°07'55"E 33.00 feet from the West Quarter Corner of said Section 25; thence S02°15'35"E parallel with the West line of the Southwest Quarter of said Section 25, 243.03 feet; thence S88°10'40"W 33.00 feet to a point on the East line of the Southeast Quarter of Section 26, Township 4 South, Range 21 East of the Salt Lake Base and Meridian which bears S02°15'35"E 243.00 feet from the East Quarter Corner of said Section 26;

**SECTION 26:**

Continuing into said Section 26, thence S88°10'40"W parallel with the North line of said Southeast Quarter of Section 26, 198.00 feet; thence S02°15'35"E parallel with the East line of said Southeast Quarter 7.00 feet; thence S88°10'40"W parallel with said North line of the Southeast Quarter 409.00 feet; thence N02°15'35"W parallel with said East line of the Southeast Quarter 250.00 feet to said North line of the Southeast Quarter; thence S88°10'40"W along said North line of the Southeast Quarter 715.07 feet to the Southeast Corner of the West Half of the Northeast Quarter of said Section 26; thence N01°59'43"W along the East line of said West Half of the Northeast Quarter 99.00 feet; thence N80°11'46"W 85.50 feet; thence S89°18'14"W 201.30 feet; thence N56°11'46"W 104.60 feet; thence N35°07'21"W 69.66 feet; thence N76°19'51"W 208.70 feet; thence N54°41'46"W 268.40 feet; thence N84°41'46"W 141.90 feet; thence S73°48'14"W 82.50 feet; thence N69°41'46"W 188.10 feet; thence N47°06'52"W 144.91 feet to a point on the West line of said Northeast Quarter; thence S01°47'00"E along said West line of the Northeast Quarter 626.99 feet to the Center Quarter Corner of said Section 26; thence S88°10'47"W along the North line of the Southwest Quarter of said Section 26, 1331.12 feet to the Northeast Corner of the Northwest Quarter of said Southwest Quarter; thence S01°46'06"E along the East line of said Northwest Quarter of the Southwest Quarter 1328.96 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter; thence S87°59'37"W along the South line of said Northwest Quarter of the Southwest Quarter 1298.63 feet to a point which bears N87°59'37"E 33.00 feet from the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence S01°44'49"E parallel with the West line of said Southwest Quarter 1300.18 feet; thence S87°48'28"W parallel with the South line of said Southwest Quarter 33.00 feet to a point on the East line of Section 27, Township 4 South, Range 21 East of the Salt Lake Base and Meridian which bears N01°44'49"W 33.00 feet from the Southeast Corner of said Section 27;

**SECTION 27:**

Continuing into said Section 27, thence S88°09'26"W parallel with the South line of the Southeast Quarter of said Section 27, 1894.24 feet to a point which bears S88°09'26"W 564.00 feet from the East line of the Southwest Quarter of

said Southeast Quarter; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 631.96 feet to the South line of the North Half of said Southwest Quarter of the Southeast Quarter; thence N88°06'23"E 564.00 feet to the Southeast Corner of said North Half of the Southwest Quarter of the Southeast Quarter; thence N01°45'39"W along said East line of the Southwest Quarter of the Southeast Quarter 665.46 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence S88°03'20"W along the North line of said Southwest Quarter of the Southeast Quarter 592.99 feet; thence S01°45'39"E parallel with said East line of the Southwest Quarter of the Southeast Quarter 215.40 feet; thence S88°03'20"W parallel with said North line of the Southwest Quarter of the Southeast Quarter 199.59 feet; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 195.40 feet; thence S88°03'20"W parallel with said North line of the Southwest Quarter of the Southeast Quarter 199.59 feet; thence N01°45'39"W parallel with said East line of the Southwest Quarter of the Southeast Quarter 20.00 feet to said North line of the Southwest Quarter of the Southeast Quarter; thence S88°03'20"W along said North line of the Southwest Quarter of the Southeast Quarter 338.39 feet to the Southwest Corner of the Northwest Quarter of said Southeast Quarter; thence N01°46'30"W along the West line of said Southeast Quarter 668.56 feet to a point which bears S01°46'30"E 660.00 feet from the Center Quarter Corner of said Section 27; thence S87°57'14"W parallel with the North line of the Southwest Quarter of said Section 27, 250.00 feet; thence N01°46'30"W parallel with the East line of said Southwest Quarter 660.00 feet to said North line of the Southwest Quarter; thence N87°57'14"E 250.00 feet to said Center Quarter Corner of Section 27; thence N01°46'30"W along the East line of the Northwest Quarter of said Section 27, 990.00 feet; thence S87°57'14"W parallel with the South line of said Northwest Quarter 1825.24 feet; thence N23°33'05"E 103.53 feet; thence N04°18'05"E 144.60 feet; thence N07°04'55"W 217.48 feet to a point which bears N01°40'50"W parallel with the West line of said Northwest Quarter 1443.75 feet from said South line of the Northwest Quarter; thence S87°57'14"W parallel with said South line of the Northwest Quarter 554.45 feet to a point which bears N87°57'14"E parallel with said South line of the Northwest Quarter 325.00 feet from said West line of the Northwest Quarter; thence S01°40'50"E parallel with said West line of the Northwest Quarter 50.00 feet; thence S87°57'14"W parallel with said South line of the Northwest Quarter 325.00 feet to the East line of the Northeast Quarter of Section 28, Township 4 South, Range 21 East of the Salt Lake Base and Meridian;

**SECTION 28:**

Continuing into said Section 28, thence S88°54'16"W parallel with the North line of the Northeast Quarter of said Section 28, 33.00 feet; thence S01°40'50"E parallel with the East line of said Northeast Quarter 734.12 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Northeast Quarter ; thence S88°25'34"W along said North line of the Southeast



Quarter of the Southeast Quarter of the Northeast Quarter 555.60 feet; thence S01°40'50"E parallel with said East line of the Northeast Quarter 628.57 feet to a point which bears N01°40'50"W parallel with said East line of the Northeast Quarter 33.00 feet from the South line of said Northeast Quarter; thence S88°15'52"W parallel with said South line of the Northeast Quarter 753.37 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence S02°02'21"E along said West line of the Southeast Quarter of the Northeast Quarter 33.00 feet to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence S02°01'48"E along the East line of said Northwest Quarter of the Southeast Quarter 1320.84 feet to the Southeast Corner of said Northwest Quarter of the Southeast Quarter; thence S88°08'27"W along the South line of said Northwest Quarter of the Southeast Quarter 666.75 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Southeast Quarter; thence S02°12'33"E along the East line of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter 661.15 feet to the Southeast Corner of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter; thence S88°04'42"W along the South line of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter 410.67 feet to a point which bears N88°04'42"E 254.00 feet from the Southwest Corner of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter; thence S02°23'16"E parallel with the West line of said Southeast Quarter of Section 24, 441.61 feet to a point which bears N02°23'16"W parallel with said West line of the Southeast Quarter 220.00 feet from the South line of said Southeast Quarter; thence S88°00'56"W parallel with said South line of the Southeast Quarter 254.00 feet to said West line of the Southeast Quarter; thence S02°23'16"E along said West line of the Southeast Quarter 187.00 feet to a point which bears N02°23'16"W 33.00 feet from the South Quarter Corner of said Section 28; thence S88°01'08"W parallel with the South line of the Southwest Quarter of said Section 28, 1349.30 feet to the West line of the Southeast Quarter of said Southwest Quarter; thence N02°15'59"W along said West line of the Southeast Quarter of the Southwest Quarter 400.62 feet to the Northwest Right-of-Way line of Highway 40; thence N43°57'59"E along said Right-of-way line 2508.28 feet; thence N83°21'53"W 266.86 feet (the length of this call and the length of the preceding call along Highway 40 being shortened or lengthened to accommodate the following two calls which terminate at the Center Quarter Corner); thence N02°23'16"W parallel with said West line of the Southeast Quarter 429.00 feet to the North line of said Southeast Quarter; thence S88°15'52"W along said North line of the Southeast Quarter 203.08 feet to the Center Quarter Corner of said Section 28; thence S88°16'35"W along the South line of the Northwest Quarter of said Section 28, 990.00 feet; thence N02°23'37"W parallel with the West line of the Southeast Quarter of said Northwest Quarter 594.00 feet; thence S88°16'35"W parallel with said South line of the Northwest Quarter 186.37 feet to a point which bears N88°16'35"E parallel with said South line of the Northwest Quarter 165.00 feet from the West line of said Southeast Quarter of the Northwest Quarter; thence

S02°09'32"E parallel with said West line of the Southeast Quarter of the Northwest Quarter 66.00 feet; thence S88°16'35"W parallel with said South line of the Northwest Quarter 165.00 feet to said West line of the Southeast Quarter of the Northwest Quarter; thence N02°09'32"W along said West line of the Southeast Quarter of the Northwest Quarter 391.98 feet to a point which bears S02°09'32"E 412.40 feet from the Northwest Corner of said Southeast Quarter of the Northwest Quarter; thence S88°16'35"W parallel with said South line of the Northwest Quarter 148.50 feet; thence N02°09'32"W parallel with the East line of the Southwest Quarter of said Northwest Quarter 412.10 feet to the South line of the North Half of said Northwest Quarter; thence N88°09'44"E along said South line of the North Half of the Northwest Quarter 755.30 feet to a point which bears S88°09'44"W 731.50 feet from the Southeast Corner of said North Half of the Northwest Quarter; thence N02°23'37"W parallel with the East line of said Northwest Quarter 1333.53 feet to the North line of said Northwest Quarter; thence N88°02'29"E along said North line of the Northwest Quarter 731.50 feet to the North Quarter Corner of said Section 28; thence N88°54'16"E along the North line of the Northeast Quarter of said Section 28, 2683.90 feet to a point which bears S88°54'16"W 33.00 feet from the corner common to Sections 21, 22, 27 and 28 of said Township 4 South Range 21 East;

**SECTION 21:**

Continuing into said Section 21, thence N02°03'40"W parallel with the East line of the Southeast Quarter of said Section 21, 1181.66 feet; thence N88°18'39"W 170.23 feet; thence S00°30'59"E 206.00 feet; thence S87°26'12"W 1250.71 feet; thence N02°02'36"W 210.50 feet; thence S88°54'36"W 85.28 feet; thence S89°20'20"W 1165.82 feet to the West line of said Southeast Quarter; thence N01°43'50"W along said West line of the Southeast Quarter 1467.30 feet to the Center Quarter Corner of said Section 21; thence N01°43'50"W along the West line of the Northeast Quarter of said Section 21, 1504.32 feet to a point which bears S01°43'50"E 1154.90 feet from the North Quarter Corner of said Section 21; thence N88°38'42"E parallel with the North line of said Northeast Quarter 1344.60 feet to the West line of the East Half of said Northeast Quarter; thence S01°57'53"E along said West line of the East Half of the Northeast Quarter 842.54 feet; thence N88°33'59"E parallel with the South line of said Northeast Quarter 1348.03 feet to the East line of said Northeast Quarter; thence S02°11'58"E along said East line of the Northeast Quarter 610.00 feet to a point which bears N02°11'58"W 50.00 feet from the Quarter Corner common with Sections 21 and 22 of said Township 4 South, Range 21 East;

**SECTIONS 22 AND 15:**

Continuing into said Section 22, thence N87°56'45"E parallel with the South line of the Northwest Quarter of said Section 896.32 feet to a point which bears S87°56'45"W parallel with said South line of the Northwest Quarter 435.16 feet from the East line of the West Half of said Northwest Quarter; thence

N02°06'13"W parallel with said East line of the West Half of the Northwest Quarter 1886.00 feet to a point which bears S02°11'58"E parallel with the West line of said Northwest Quarter 720.00 feet from the North line of said Northwest Quarter; thence S87°55'43"W parallel with said North line of the Northwest Quarter 866.47 feet; thence N02°11'58"W parallel with said West line of the Northwest Quarter 720.00 feet to a point on said North line of the Northwest Quarter which bears N87°55'43"E 33.00 feet from the corner common with Sections 15, 16, 21 and 22 of said Township 4 South, Range 21 East; thence N01°54'15"W parallel with the West line of the Southwest Quarter of said Section 15, 41.25 feet to the North Right-of-way line of 500 North Street; thence N87°55'43"E along said Right-of-way line 1813.95 feet; thence S02°00'29"E parallel with the East line of said Northwest quarter of Section 22, 41.25 feet to the intersection of the South line of said Southwest Quarter of Section 15 and the Centerline of 1150 West Street; thence N87°55'43"E along said South line of the Southwest Quarter 824.63 feet to the South Quarter Corner of said Section 15; thence N02°20'37"W along the West line of the Southeast Quarter of said Section 15, 41.25 feet to said Right-of-way line of 500 North Street; thence N87°55'19"E along said Right-of-way line 1327.06 feet to the West line of the Southeast Quarter of said Southeast Quarter; thence N02°05'18"W along said West line of the Southeast Quarter of the Southeast Quarter 125.00 feet; thence N87°55'19"E parallel with the South line of said Southeast Quarter 150.00 feet; thence S02°05'18"E parallel with said West line of the Southeast Quarter of the Southeast Quarter 125.00 feet to said Right-of-Way line; thence N87°55'19"E along said Right-of-way line 439.59 feet; thence S02°05'18"E parallel with said West line of the Southeast Quarter of the Southeast Quarter 41.25 feet to the North line of the Northeast Quarter of said Section 22; thence S02°14'46"E parallel with the West line of the East Half of said Northeast Quarter 191.25 feet; thence N87°55'19"E parallel with said North line of the Northeast Quarter 170.00 feet; thence N02°14'46"W parallel with said West line of the East Half of the Northeast Quarter 191.25 feet to said North line of the Northeast quarter; thence N87°55'19"E along said North line of the Northeast Quarter 567.28 feet to the point of beginning.

Bearings are Utah State Grid, NAD 83, Central Zone.

**EXHIBIT B**

**PLAT OF CITY/COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

**(See Attached)**

**EXHIBIT C**

**INDUCEMENT AGREEMENT**

**(See Attached)**

**INDUCEMENT AGREEMENT**

This Agreement is entered into this 18<sup>th</sup> day of January, 2012, by and between VERNAL CITY (“the City”) and GARDNER TOWNE CENTER, LLC., a Utah limited liability company (“Gardner”).

WHEREAS the City desires to further and facilitate community development, economic development, and urban renewal activities within Vernal City, and

WHEREAS Gardner desires to improve a retail area (“Gardner’s Project”) in the City in the areas more particularly described on Exhibit “A” attached hereto (the “Project Area”), and

WHEREAS Gardner’s Project is consistent with the City’s community development desires, and

WHEREAS the City desires to further Gardner’s Project, which proposes that the City enter into an agreement to allow Gardner to participate in the property tax increment that will be generated by development within the Project Area (“Tax Increment”),

NOW THEREFORE the parties hereby agree to the following:

1. The City and its agents shall create a community development and renewal agency (the “Agency”), prepare a master checklist and timeline identifying dates and schedules for the creation of a draft Plan (defined below), draft Budget (defined below), and other developmental, legislative, regulatory, and financial activity necessary to facilitate participation in Tax Increment in Gardner’s Project by the Agency (the “Master Checklist and Timeline”).

2. The City and its agents shall prepare a draft project area plan (the “Plan”) as required pursuant to Utah Code Section 17C-1-101 et seq. (the “Act”) identifying all matter required by Utah Code Section 17C-4-103, including, without limitation, the boundaries of the Project Area, a general statement of the land use, the standards that will guide the community development, how the City’s financial involvement in Gardner’s Project is consistent with the City’s general plan, how the community development will create additional jobs, whether and how private developers will be involved in the improvement project, any tax incentives offered to private entities for facilities located in the Project Area, and whether adoption of the project area plan is beneficial under a benefit analysis.

3. The City and its agents shall also prepare a draft budget as required by Section 17C-4-204 (the “Budget”)

4. Following completion of the Master Checklist and Timeline, the draft Plan, and the draft Budget, and other necessary and desirable matters, the City shall present the same to the appropriate regulatory and legislative entities as required by the Act for further review and proceedings. The City shall diligently pursue regulatory and legislative approval of the same. Gardner acknowledges that the City has not and does not herein guarantee regulatory and legislative approval or the Agency's ability to assure participation in Tax Increment by Gardner.

5. Gardner agrees to pay for the reasonable, out-of-pocket expenses of the City's professional, legal and financial advisors (including Eric Todd Johnson of Blaisdell & Church, P.C. and Bob Springmeyer of Bonneville Research) in preparing the Master Checklist and Timeline, the draft Plan, the draft Budget, and further efforts directly related to finalizing a participation agreement to obtain participation by Gardner in Tax Increment from the Project. Gardner shall deposit with the City a retainer fee of \$5,000 no later than February 1, 2012, and permit the City's legal and financial advisors to bill monthly against said retainer for work performed. The City shall provide Gardner a monthly statement of fees paid out in the preceding month related to its legal and financial advisors for work pertaining to the Project. Gardner retains the right to dispute the reasonableness of the City's professional costs. All expenses shall be agreed to in writing by both parties.

6. This Agreement shall not limit the future exercise of the police powers of the City to enact ordinances, standards, or rules regulating community development and renewal. Gardner acknowledges that the City and its community development and renewal agency cannot circumvent statutorily required public processes, including public hearings, and cannot and do not guarantee any outcome of or from such public processes. The City and its community development and renewal agency assume no obligations hereunder but merely agree to bring forward the community development proposal of Gardner in accordance with the provisions of this Agreement, the City ordinances, and State law.

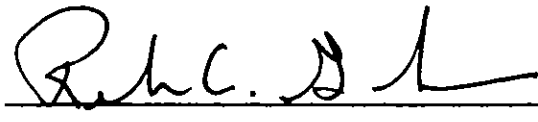
IN WITNESS THEREOF, the undersigned have signed this Agreement as of the date written above.

(SIGNATURES ON FOLLOWING PAGE)



SIGNATURE PAGE FOR INDUCEMENT AGREEMENT

GARDNER TOWNE CENTER, LLC

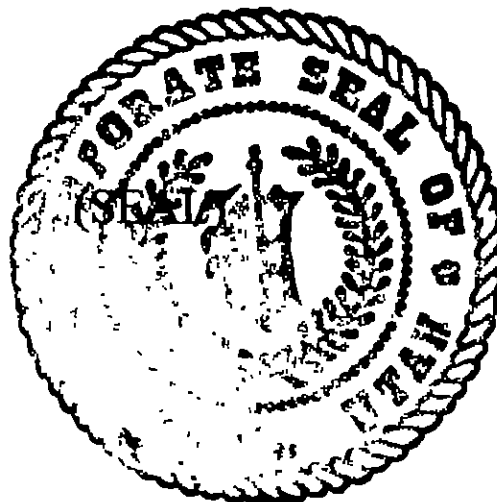
By:   
Rulon Gardner, Manager

VERNAL CITY, Utah

By:   
Mayor

ATTEST:

By:   
City Manager/Recorder



**EXHIBIT D**

**RECORD OF PROCEEDINGS**

The City Council of the City met in public session at the City Council’s regular meeting place in Vernal, Utah on February 1, 2012 (the “Meeting”), at the hour of 7:00 p.m., or as soon thereafter as feasible, with the following members of the City Council being present:

Gary Showalter	Mayor
JoAnn Cowan	Council Member
Ted Munford	Council Member
Sonja Norton	Council Member
David Everett	Council Member

Also present:

Kenneth Bassett	City Manager/Recorder
-----------------	-----------------------

Absent for the February 1, 2012 meeting:	
Bert Clark	Council Member

which constituted all the members thereof.

After the Meeting had been duly called to order and after other matters were discussed, the foregoing ordinance (the “Ordinance”) was introduced in written form and fully discussed.

A motion to adopt the Ordinance was then duly made by Council Member JoAnn Cowan and seconded by Council Member Dave Everett, and the Ordinance was put to a vote and carried, the vote being as follows:

Those voting YEA:

JoAnn Cowan	Council Member
Ted Munford	Council Member
Sonja Norton	Council Member
David Everett	Council Member

Those voting NAY:

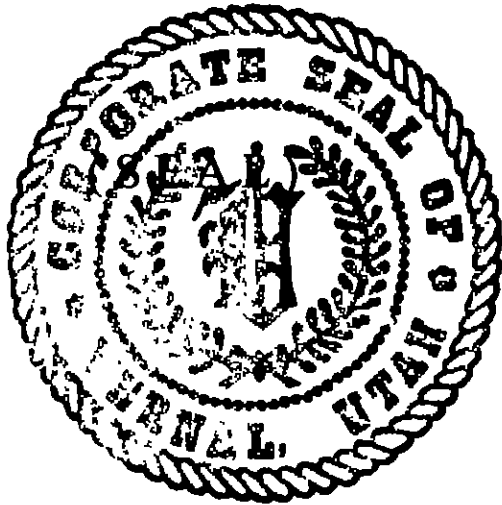
Those Abstaining:

Other business not pertinent to the Ordinance appears in the minutes of the Meeting. Upon the conclusion of all business on the Agenda and motion duly made and carried, the Meeting was adjourned.

CERTIFICATE OF THE CITY MANAGER/RECORDER

I, Kenneth Bassett, the duly appointed and qualified City Manager/Recorder of the City, do hereby certify that the attached Ordinance is a true, accurate and complete copy thereof as adopted by the City Council at a public meeting duly held on January 18, 2012 and February 1, 2012 (the "Meeting"). The persons present and the result of the vote taken at the Meeting are all as shown above. The Ordinance, with all exhibits attached, was deposited in my office on February 1, 2012 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the City, this 1<sup>st</sup> day of February, 2012.



  
City Manager/Recorder

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Kenneth Bassett, the City Manager/Recorder of the City, do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than 24 hours public notice of the agenda, date, time and place of the January 18, 2012 public meeting and the February 1, 2012 meeting held by the governing body of the City as follows:

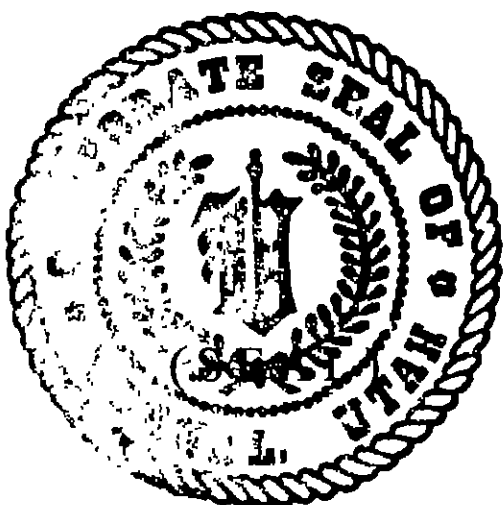
(a) By causing a Meeting Notice, in the form attached, to be posted at the principal office of the City at least 24 hours prior to the convening of the meetings, the Meeting Notices having continuously remained so posted and available for public inspection until the completion of the meetings; and

(b) By causing a copy of the Meeting Notices to be delivered to a newspaper of general circulation in the geographic jurisdiction of the City at least 24 hours prior to the convening of the meetings.

(c) By causing the Meeting Notices to be posted on the Utah Public Notice Website at least twenty-four (24) hours prior to the convening of the meetings.

In addition, the Notice of 2012 Annual Meeting Schedule for the City, attached hereto, specifying the date, time and place of the regular meetings of the governing body of the City to be held during the calendar year 2012 was posted on December 14, 2011, at the principal offices of the City and provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on December 14, 2011, and posted on the Utah Public Notice Website on January 16, 2012.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 1<sup>st</sup> day of February, 2012.



*Kenneth Bassett*  
\_\_\_\_\_  
City Manager/Recorder

(Attach Meeting Notice and website proof of posting)  
(Attach 2012 Annual Meeting Schedule and website proof of posting)

# NOTICE OF PUBLIC MEETING

**TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:** Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on **Wednesday, February 1, 2012 at 7:00 p.m.** in the Vernal City Council Chambers, 374 East Main, Vernal, Utah.

Entry 2012001503  
Book 1266 Page 201

## A G E N D A

**7:00 p.m.**

### **OPENING CEREMONY**

1. Invocation or Uplifting Thought
2. Pledge of Allegiance

### **STANDING BUSINESS**

1. Approval of Minutes of January 18, 2012 Regular Meeting

### **PUBLIC BUSINESS**

1. Youth City Council Report – Grayson Massey

### **POLICY & LEGISLATION**

1. Request for Approval of Airport Agreement – Kelly Harvey
2. Request for Approval of Capital Project List for Community Impact Board – Ken Bassett
3. Request for Approval of Economic Development Services Proposal from Bonneville Research – Ken Bassett
4. Review of Safety Sidewalk Bids and Award of Bid – CIVCO Engineering
5. Request for Approval of Contracts with ESI:
  - A. Waterline Replacement Project – Ken Bassett
  - B. Water System Master Plan – Ken Bassett
6. An Ordinance of Vernal City, Utah, Reapproving The Creation of a Community Development and Renewal Agency in accordance with the Provisions of the Utah Code – Ordinance No. 2012-05 – Ken Bassett

### **COMMITTEE REPORTS**

- |                             |                      |
|-----------------------------|----------------------|
| 1. Public Works Report      | 4. UBNSF Report      |
| 2. Impact Mitigation Report | 5. Uintah Health SSD |
| 3. Airport Board Report     |                      |

### **ADJOURN**

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ken Bassett, 374 East Main, Vernal, Utah 84078 or phone (435) 789-2255 at least three days before the meeting.

# NOTICE OF PUBLIC MEETING

**TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:** Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on **Wednesday, January 18, 2012 at 7:00 p.m.** in the Vernal City Council Chambers, 374 East Main, Vernal, Utah.

Entry 2012001503  
Book 1266 Page 202

## A G E N D A

### **7:00 p.m. OPENING CEREMONY**

1. Invocation or Uplifting Thought
2. Pledge of Allegiance

### **STANDING BUSINESS**

1. Approval of Minutes of January 4, 2012 Regular Meeting

### **PUBLIC BUSINESS**

1. Introduction of New Police Officer, Anya Brennan – Chief Dylan Rooks
2. Youth City Council Report – Grayson Massey, Youth Mayor
3. Victim Advocate Report – Alisha Gowen, Advocate Director
4. FY2011 Audit Report – Smuin, Rich and Marsing

### **7:15 p.m. PUBLIC HEARINGS**

1. Request for Consider Amending to the Vernal City Municipal Planning and Zoning Code :
  - A. Chapter 16.04 - Definitions - Ordinance No. 2012-01 – Allen Parker
  - B. Chapter 16.10 – Board of Adjustment - Ordinance No. 2012-02 – Allen Parker

### **POLICY & LEGISLATION**

1. 2012 Council Committee Assignments – Mayor Showalter
2. Request for Approval of Inducement Agreement with Gardner Towne Center, LLC – Ken Bassett
3. An Ordinance of Vernal City, Utah, Approving The Creation of a Community Development and Renewal Agency in accordance with the Provisions of the Utah Code – Ordinance No. 2012-05 – Ken Bassett
4. Request for Approval of Final Plat for Ashley Estates Phase II – Allen Parker
5. Request for Amendment to the Vernal City Municipal Code, Adding Electric Utility Franchise, Approving Franchise Agreement with Rocky Mountain Power – Ordinance No. 2012-03 – Ken Bassett
6. Request for Approval to Adopt Updated Specifications for Public Works – Ordinance No. 2012-06 – Ken Bassett
7. Request for Approval of Amendment to the Vernal City Personnel Policies and Procedures – Retirement Benefits – Resolution No. 2012-02 – Ken Bassett
8. Request for Approval of Amendment to the Vernal City Benefit Package – Resolution No. 2012-03 – Ken Bassett
9. Request for Approval of Software Maintenance Agreement with Caselle – Mike Davis

### **STAFF REPORTS**

- |                            |                             |
|----------------------------|-----------------------------|
| 1. Accounts Payable Report | 5. Justice Court Report     |
| 2. Building Permit Report  | 6. Tax Report               |
| 3. Business License Report | 7. Streets Report           |
| 4. Investment Report       | 8. Water / Sewer Report     |
|                            | 9. Zoning Compliance Report |

### **ADJOURN**

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ken Bassett, 374 East Main, Vernal, Utah 84078 or phone (435) 789-2255 at least three days before the meeting.



# Entity: Vernal

## Public Body: City Council

Subject: Contracts

Notice Title: Vernal City Council Regular Meeting

Meeting Location: 374 East Main St  
Vernal 84078

Notice Date & Time: February 1, 2012  
7:00 PM - 9:00 PM

Description/Agenda:

### NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the VERNAL CITY COUNCIL will hold a regular meeting on Wednesday, February 1, 2012 at 7:00 p.m. in the Vernal City Council Chambers, 374 East Main, Vernal, Utah.

### A G E N D A

7:00 p.m.

#### OPENING CEREMONY

1. Invocation or Uplifting Thought
2. Pledge of Allegiance

#### STANDING BUSINESS

1. Approval of Minutes of January 18, 2012 Regular Meeting

#### PUBLIC BUSINESS

Entry 2012001503

Book 1266 Page 204

- 1. Youth City Council Report  
Grayson Massey

POLICY & LEGISLATION

- 1. Request for Approval of Airport Agreement - Kelly Harvey
- 2. Request for Approval of Capital Project List for Community Impact Board - Ken Bassett
- 3. Request for Approval of Economic Development Services Proposal from Bonneville Research - Ken Bassett
- 4. Review of Safety Sidewalk Bids and Award of Bid - CIVCO Engineering
- 5. Request for Approval of Contracts with ESI:
  - A. Waterline Replacement Project - Ken Bassett
  - B. Water System Master Plan - Ken Bassett
- 6. An Ordinance of Vernal City, Utah, Reapproving The Creation of a Community Development and Renewal Agency in accordance with the Provisions of the Utah Code - Ordinance No. 2012-05 - Ken Bassett

COMMITTEE REPORTS

- 1. Public Works Report
- 2. Impact Mitigation Report
- 3. Airport Board Report
- 4. UBNSF Report
- 5. Uintah Health SSD

ADJOURN

Notice of Special Accommodations:

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ken Bassett at 447 East Main, Vernal, Utah 84078, telephone: 789-2255.

Notice of Electronic or telephone participation:

NA

Other information:

Contact Information:

Entry 2012001503  
Book 1266 Page 205

NA  
NA  
NA

Posted on: January 31, 2012 02:49 PM

Last edited on: January 31, 2012 02:49 PM

Printed from Utah's Public Notice Website (<http://pmn.utah.gov/>)

Entry 2012001503  
Book 1266 Page 206

# Entity: Vernal

## Public Body: City Council

Subject: Resolutions

Notice Title: Vernal City Council Regular Meeting  
374 E Main St

Meeting Location: Vernal 84078

Notice Date & Time: January 18, 2012  
7:00 PM - 10:00 PM

Description/Agenda:

### NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the VERNAL CITY COUNCIL will hold a regular meeting on Wednesday, January 18, 2012 at 7:00 p.m. in the Vernal City Council Chambers, 374 East Main, Vernal, Utah.

### A G E N D A

7:00 p.m.

#### OPENING CEREMONY

1. Invocation or Uplifting Thought
2. Pledge of Allegiance

#### STANDING BUSINESS

1. Approval of Minutes of January 4, 2012 Regular Meeting

#### PUBLIC BUSINESS

Entry 2012001503  
Book 1266 Page 207

1. Introduction of New Police Officer, Anya Brennan - Chief Dylan Rooks
2. Youth City Council Report - Grayson Massey, Youth Mayor
3. Victim Advocate Report - Alisha Gowen, Advocate Director
4. FY2011 Audit Report - Smuin, Rich and Marsing

7:15 p.m.  
HEARINGS

PUBLIC

1. Request for Consider Amending to the Vernal City Municipal Planning and Zoning Code :
  - A. Chapter 16.04 - Definitions - Ordinance No. 2012-01 - Allen Parker
  - B. Chapter 16.10 - Board of Adjustment - Ordinance No. 2012-02 - Allen Parker

#### POLICY & LEGISLATION

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2. Request for Approval of Inducement Agreement with Gardner Towne Center, LLC - Ken Bassett
3. An Ordinance of Vernal City, Utah, Approving The Creation of a Community Development and Renewal Agency in accordance with the Provisions of the Utah Code - Ordinance No. 2012-05 - Ken Bassett
4. Request for Approval of Final Plat for Ashley Estates Phase II - Allen Parker
5. Request for Amendment to the Vernal City Municipal Code, Adding Electric Utility Franchise, Approving Franchise Agreement with Rocky Mountain Power - Ordinance No. 2012-03 - Ken Bassett
6. Request for Approval to Adopt Updated Specifications for Public Works - Ordinance No. 2012-06 - Ken Bassett
7. Request for Approval of Amendment to the Vernal City Personnel

Policies and Procedures - Retirement  
Benefits - Resolution No. 2012-02 -  
Ken Bassett

8. Request for Approval of  
Amendment to the Vernal City Benefit  
Package - Resolution No. 2012-03 - Ken  
Bassett

9. Request for Approval of  
Software Maintenance Agreement with  
Caselle - Mike Davis

STAFF REPORTS

- 1. Accounts Payable Report
- 2. Building Permit Report
- 3. Business License Report
- 4. Investment Report
- 5. Justice Court Report
- 6. Tax Report
- 7. Streets Report
- 8. Water / Sewer Report
- 9. Zoning Compliance Report

ADJOURN

Notice of Special  
Accommodations:

NOTE: In compliance with the Americans with  
Disabilities Act, individuals needing special  
accommodations during this meeting should  
notify Ken Bassett at 447 East Main, Vernal,  
Utah 84078, telephone: 789-2255.

Notice of Electronic or  
telephone participation:

NA

Other information:

Contact Information:

NA  
NA  
NA

Posted on:

January 17, 2012 04:10 PM

Last edited on:

January 17, 2012 04:10 PM

Printed from Utah's Public Notice Website (<http://pmn.utah.gov/>)



**Ordinance 2011-25**

**AN ORDINANCE PRESCRIBING THE TIME AND PLACE FOR HOLDING THE REGULAR MEETINGS OF THE VERNAL CITY COUNCIL FOR 2012.**

**BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UTAH:**

**SECTION 1. TIME AND PLACE OF REGULAR MEETING OF THE CITY COUNCIL.**

The City Council of Vernal City will conduct its regular meetings for 2012 on the first and third Wednesday of each month, such regular meetings to commence at 7:00 p.m. in the City Council Chambers at 374 East Main.

**SECTION 2. REPEALER.** All former ordinances, or parts thereof, conflicting or inconsistent with the provisions of this ordinance or of the code hereby amended are hereby repealed.

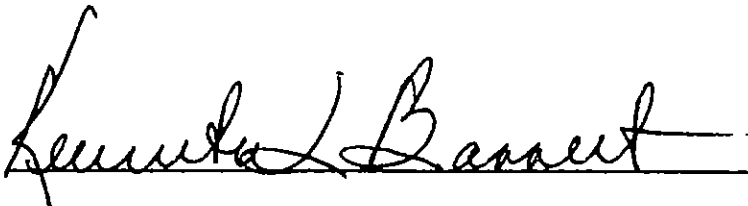
**SECTION 3. SEVERABILITY.** The provisions of this ordinance shall be severable; and if any provision thereof or the application of such provision under any circumstance is held invalid, it shall not affect the validity of any other provision of this ordinance or the application in a different circumstance.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall take effect January 1, 2012.

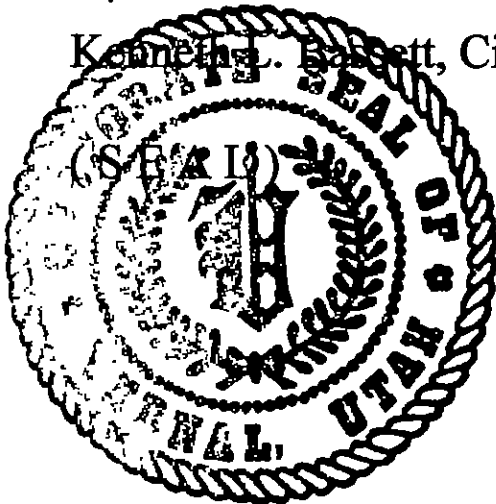
**PASSED, ADOPTED AND ORDERED PUBLISHED** this 8th day of December, 2011.

  
\_\_\_\_\_  
Mayor Gary Showalter

ATTEST:

  
\_\_\_\_\_  
Kenneth L. Babbett, City Recorder

Date of Publication: December 14,  
2011.



Entry 2012001503  
Book 1266 Page 210

# Entity: Vernal

## Public Body: City Council

Subject: Ordinances  
 Notice Title: Public Meeting Schedule  
 Meeting Location: 374 East Main  
 Vernal Utah  
 Notice Date & Time: January 1, 2012  
 10:01 AM - 10:01 AM  
 Description/Agenda:

Meeting Schedule for the  
Vernal City Council is as follows:

1st & 3rd Wednesday of each month  
starting at 7:00 pm

Notice of Special  
Accommodations:

NOTE: In compliance with the Americans with  
Disabilities Act, individuals needing special  
accommodations during this meeting should  
notify Ken Bassett at 447 East Main, Vernal,  
Utah 84078, telephone: 789-2255.

Notice of Electronic or  
telephone participation:

NA

Other information:

Contact Information:

NA  
NA  
NA

Posted on:

January 16, 2012 10:21 AM

Last edited on:

January 16, 2012 10:21 AM

Printed from Utah's Public Notice Website (<http://pmn.utah.gov/>)



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## **Public Notice Details Search again**

**Entity: Vernal**

**Public Body:** [City Council](#)

**Subject:** Ordinances

**Notice Title:** Vernal City Council Meeting

**Notice Type:** Meeting

**Notice Date & Time:** December 8, 2011  
7:00 PM - 9:00 PM

### **Description/Agenda:**

#### NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the VERNAL CITY COUNCIL will hold a special meeting on Thursday, December 8, 2011 at 7:00 p.m. in the Vernal City Council Chambers, 374 East Main, Vernal, Utah.

#### A G E N D A

7:00 p.m. OPENING CEREMONY

1. Invocation or Uplifting Thought
2. Pledge of Allegiance
3. Approval and Acknowledgement of Special Meeting

#### STANDING BUSINESS

1. Approval of Minutes of November 16, 2011 Regular Meeting

#### PUBLIC BUSINESS

1. Introduction of New Employees for Zoning Enforcement Officer and Building Inspector - Allen Parker

#### POLICY & LEGISLATION

1. Request for Amendment to the Vernal City Personnel Policies and Procedures - Defining a "working day" for leave - Resolution No. 2011-16 - Ken Bassett
2. Request for Approval of Franchise Agreement with Rocky Mountain Power - Ordinance No. 2011-24 -

Ken Bassett

- 3. Planning Commission Appointments - Allen Parker
- 4. Request to Transfer Surplus Furniture to Fire Department - Ken Bassett
- 5. Relinquishment of Easement for PEG Development - Allen Parker
- 6. Request for Approval of an Employee Christmas Bonus - JoAnn Cowan
- 7. Report on Permanent Community Impact Board Presentation - Ken Bassett
- 8. Annual City Council Meeting Schedule for 2012 - Ordinance No. 2011-25 - Ken Bassett
- 9. Selection of a Justice Court Judge - Mayor Showalter

**COMMITTEE REPORTS**

- 1. Public Works Report
- 2. Impact Mitigation Report
- 3. Airport Board Report
- 4. UBNSF Report
- 5. Uintah Health SSD

**CLOSED SESSION**

- 1. A Strategy Session to Discuss the Character, Professional Competence, or Physical or Mental Health of an Individual.

**ADJOURN**

**Notice of Special Accommodations:** NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Ken Bassett at 447 East Main, Vernal, Utah 84078, telephone: 789-2255.

**Notice of Electronic or telephone participation:** NA

**Other information:**

**Attachments:** [12-08-2011 Council Agenda.pdf](#)

**This notice was posted on:** December 06, 2011 04:12 PM

**This notice was last edited on:** December 06, 2011 04:12 PM

Please give us feedback

**Meeting Location:**

374 East Main Street  
Vernal , 84078

Map this!

**Contact Information:**

NA  
NA  
N/A

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**Ordinance No. 2012-05**

**Section 5.** The governing body of the Agency shall be a board consisting of the members of the City Council as may serve from time to time on the City Council.

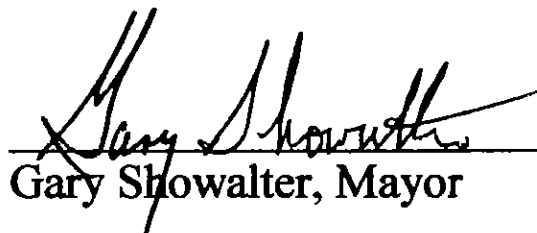
**Section 6.** Within 10 days of the adoption of this Ordinance, the City Council shall file or cause to be filed with the Utah Lieutenant Governor a copy of a notice of impending boundary action (the "Notice") and a copy of an approved final local entity plat (the "Plat") as required by Section 17C-1-201(2)(a) of the Act. The Notice, in substantially final form, is attached hereto as Exhibit A and the Plat, in substantially final form, is attached hereto as Exhibit B. Having reviewed the Notice and the Plat, the City Council hereby authorizes and directs the appropriate officials of the City to sign and seal both the Notice and the Plat when finalized in proper form. The Notice must comply with the requirements of Section 67-1a-6.5(3) of the Utah Code and the Plat must comply with the requirements of Section 17-23-20(4) of the Utah Code.

**Section 7.** Upon the issuance by the Utah Lieutenant Governor of a certificate of creation under Section 67-1a-6.5 of the Utah Code, the Agency shall be created and incorporated. Upon the issuance by the Lieutenant Governor of a certificate of creation, the City Council shall submit or cause to be submitted to the Uintah County Recorder (a) the original Notice, (b) the original certificate of creation, (c) the original Plat, and (d) a certified copy of this Ordinance.

**Section 8.** The City Council authorizes the Mayor to sign and the City Manager/Recorder to attest to an inducement agreement (in substantially the form as present herewith as Exhibit C) between the City and Gardner Town Center, LLC, a Utah limited liability company or any affiliate whereby Gardner Towne Center, LLC agrees to reimburse the City for its costs and expenses related to the creation of the Agency and consideration of any project areas by the City.

**THIS ORDINANCE SHALL TAKE EFFECT UPON RECORDING AND PUBLICATION.**

Approved and adopted this January 18, 2012, and reapproved February 1, 2012 by the City Council of Vernal City, Utah.

  
\_\_\_\_\_  
Gary Showalter, Mayor

ATTEST:

  
\_\_\_\_\_  
Ken Bassett, City Manager/Recorder

