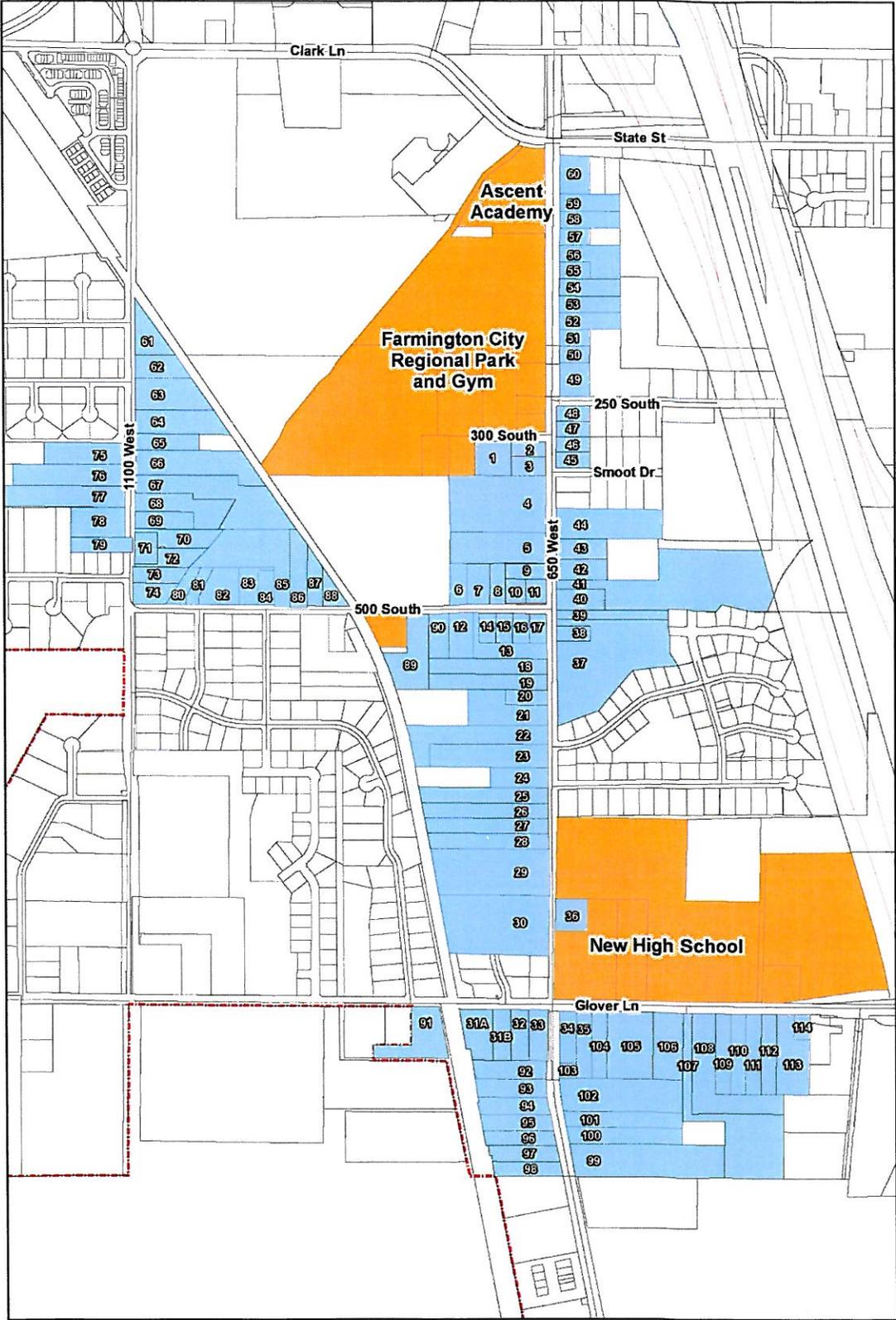


NOTICE OF INTENTION TO DESIGNATE PROPOSED ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on September 6, 2016, the City Council (the "Council") of Farmington City, Utah (the "City"), adopted a resolution (the "Resolution") declaring its intention to designate the proposed Farmington City, Utah School Safety Assessment Area (the "Assessment Area") to finance a portion of the costs of certain improvements consisting of curb, gutter, sidewalk and roads, along with asphalt extension from the existing road to the curb, gutter and sidewalk and all other work necessary to complete such improvements in a proper and workmanlike manner as described herein (the "Improvements") and to levy a special assessment to finance the Improvements (the "Assessment" or "Assessments") as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act") on the real property situated within the Assessment Area benefited by such Improvements.

Farmington City, Utah School Safety Assessment Area



PROPOSED IMPROVEMENTS

The proposed Improvements to be constructed for the benefit of the properties within the Assessment Area and their anticipated location are described as follows:

Construction of curb, gutter, and sidewalk along with asphalt extension from the existing road to the curb, gutter and sidewalk and other pertinent work in order to complete the project in proper and workmanlike manner. Said Improvements shall be installed along the following streets within the Assessment Area:

1. 650 West
2. 1100 West
3. Glover Ln.
4. 500 South

ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements to be constructed for the benefit of properties within the Assessment Area, including overhead costs and the costs of funding a reserve fund, is estimated to be approximately \$2,886,730, which is anticipated to be paid by the Assessment to be levied against benefitted property within the Assessment Area. Estimated costs of Improvements include estimated overhead costs which the City projects to incur in the creation and administration of the Assessment Area. The City proposes to levy the Assessment on benefitted property within the Assessment Area to pay for the Improvements according to the estimated benefits to the property from the Improvements. The total Assessment for the benefitted property related to this notice is estimated to be \$2,886,730.

The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants or bond anticipation notes. The interest on said warrants or notes, if issued, will be assessed to the property owners. In lieu of utilizing a guaranty fund, the City anticipates creating a special reserve fund to secure payment of the special assessment bonds (the "Bonds") anticipated to be issued by the City to finance the proposed Improvements. The currently estimated interest rate for the Bonds is six percent (6%) with a ten (10) year financing term. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately ten percent (10%) of the total principal amount of Bonds to be issued. The City Council anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payment to be made by the owners of property benefitted by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the City Council. The estimated cost of Improvements to be assessed against the benefitted properties within the Assessment Area and the method of assessment are as follows:

<u>Classifications</u>	<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment*</u>
1	8 foot asphalt, curb, gutter and sidewalk	\$199.60	Per Linear Frontage Foot
2	Sidewalk	46.43	Per Linear Frontage Foot
3	18.5 foot asphalt, curb, gutter and sidewalk	217.89	Per Linear Frontage Foot

*Except that corner lots will not be assessed for both frontages as applicable, only one.

The City Engineer has prepared a “Certificate of Project Engineer” which, among other things, identifies the costs of the proposed Improvements. Said Certificate is on file in the office of the City Recorder who will make such information available to all interested parties.

PROPERTIES EXCLUDED FROM ASSESSMENT AREA ASSESSMENTS

Government-owned properties shall be excluded from Assessments unless otherwise agreed to in writing by the City and the owners of such properties. The determination of qualification for exclusion for government-owned property shall be based upon exemptions from ad valorem real property taxes for properties owned and operated by governmental agencies. Due to the expected \$500,000 contribution from the Davis School District, the City is not aware of any benefitted government property that will receive improvements for which the cost will be allocated to the remaining benefitted properties within the proposed Assessment Area.

LEVY OF ASSESSMENTS

The Council proposes to levy assessments as provided in the Act on all lots of real property within the Assessment Area benefiting from the proposed Improvements within the Assessment Area as described herein. The purpose of the Assessment and levy is to pay those costs of the proposed Improvements which the City will not assume and pay. Assessments shall be levied by recorded lot as set forth above.

The Assessments may be paid by property owners in ten (10) annual principal installments with interest on the unpaid balance at a rate or rates fixed by the Council, or the whole or any part of the assessment may be paid without interest within sixty (60) days after the ordinance levying the assessments becomes effective. The Assessment shall not exceed the benefits derived by the properties within the Assessment Area. Other payment provisions and enforcement remedies shall be in accordance with the Act. The City will ensure that no Assessments will be collected and used for purposes other than those described in this Notice. The City Council will collect the Assessment by directly billing the property owner rather than inclusion on a property tax notice issued in accordance with Section 59-2-1317, Utah Code Annotated, as amended.

A map of the Assessment Area and specifications of the proposed Improvements and other related information are on file in the office of the City Recorder who will make such information available to all interested persons.

PUBLIC HEARING

The City Council shall hold a public hearing on October 4, 2016 at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah to hear all objections related to the Assessment Area as set forth in the Act.

TIME FOR FILING PROTESTS

PROTESTS FROM PROPERTY OWNERS OBJECTING TO THE ASSESSMENT AREA DESIGNATION OR OBJECTING TO BEING ASSESSED FOR THE PROPOSED IMPROVEMENTS MUST BE FILED IN WRITING, SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY OWNER, WITH THE CITY RECORDER OF FARMINGTON EITHER IN PERSON DURING REGULAR BUSINESS HOURS MONDAY THROUGH FRIDAY, OR BY MAIL ON OR BEFORE 5:00 P.M. ON DECEMBER 5, 2016 (ADMINISTRATIVE OFFICES, FARMINGTON CITY HALL).

To be counted against the creation of the Assessment Area, protests or objections MUST BE IN WRITING, signed by the owners of the property proposed to be assessed. The written protest must describe or otherwise identify said property. If the linear feet frontage for any single Classification (except that corner lots will not apply for both frontages as applicable, only one) that is the subject of timely filed written protests represents at least 40% of the prorated aggregate linear feet frontage of all property within any Classification of the Assessment Area, the City Council will not designate any Classification of the Assessment Area or impose the related Assessment. Protests withdrawn prior to the expiration of the protest period and protests from areas deleted from the Assessment Area will not be counted against the creation of the Assessment Area.

On Tuesday, December 6, 2016 (such date being within 15 days after the date the protest period expires), at 7:00 p.m. at the Farmington City Hall at 160 South Main Street in Farmington, Utah, the City Council shall count the written protests filed and calculate whether adequate protests have been filed and hold a public meeting to announce the protest tally and whether adequate protests have been filed. The City shall post the total and percentage of the written protests it has received on its website at least five days before such meeting.

