

NOTICE AND AGENDA - AMENDED
TOWN COUNCIL
Regular Meeting & Public Hearing

Notice is given that a meeting and **public hearing** of the Town Council of the Town of Apple Valley will be held on **Wednesday, December 16th, 2020**, commencing at **6:00 PM** or shortly thereafter at 1777 N Meadowlark Dr, Apple Valley.

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting: <https://us02web.zoom.us/j/87028764238>

To call into meeting, dial (253) 215 8782 and use Meeting ID 870 2876 4238

The Agenda for the meeting is as follows:

Call to Order / Pledge of Allegiance / Roll Call
Declaration of Conflicts of Interest
Mayor's Town Update

Packet Information

Sunrise Engineering/LYR&B on Impact Fee Study

- Impact Fee Analysis (IFA Addendum)
- Parks & Recreation Fee Facilities Plan (IFA Addendum)
- Roadway Facilities Plan (IFA Addendum)
- Stormwater Facilities Plan (IFA Addendum)

PUBLIC HEARING

1. Ordinance 2020-27 An Ordinance Modifying Impact Fees
2. Regarding the creation of one or more public infrastructure districts by Town of Apple Valley, Utah (Jepson Canyon)
3. Ordinance 2020-26 An Ordinance Creating the Office of Town Administrator

DISCUSSION AND ACTION

4. Discussion and possible action on Ordinance 2020-28 An Ordinance Amending the Zoning Map; AV-1329 to RE-1.0 (Page 13)
5. Discussion on Ordinance 2020-27 An Ordinance Modifying Impact Fees (Page 20)
6. Discussion and possible action regarding the creation of one or more public infrastructure districts by Town of Apple Valley, Utah (Jepson Canyon) (Page 41)
7. Discussion and possible action on Ordinance 2020-26 An Ordinance Creating the Office of Town Administrator (Page 16)
8. Discussion and possible action on appointing Town Administrator
9. Discussion and possible action on resolution certifying authorized users for Public Treasurer's Investment Fund (Page 57)
10. Discussion of Fraud Risk Assessment (Page 58)
11. Discussion and Training (Page 63)

Consent Agenda

1. Invoice Registry (Page 74)
2. Financial Statement (Page 64))
3. Minutes
 - a. July 15, 2020
 - b. August 19th, 2020
 - c. October 21st, 2020
 - d. September 16th, 2020

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee
Planning Commission – Janet Prentice/Michael McLaughlin
Fire Department – Chief Dave Zolg, Jr
Big Plains Water and Sewer SSD
Code Enforcement
Roads and Storm Drainage
Mosquito Abatement
Lot Split Applications Received (None Approved)
Building Permits Requested – November 2020 – 1 New Home, 1 Solar
Council

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including
auxiliary communicative aids and services) during this meeting should call 435-877-1190.



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

Fee: \$500.00 + Acreage Fee	
1 – 100 Acres:	\$50.00/Acre
101 – 500 Acres:	\$25.00/Acre
501 + Acres:	\$10/Acre

Zone Change Application

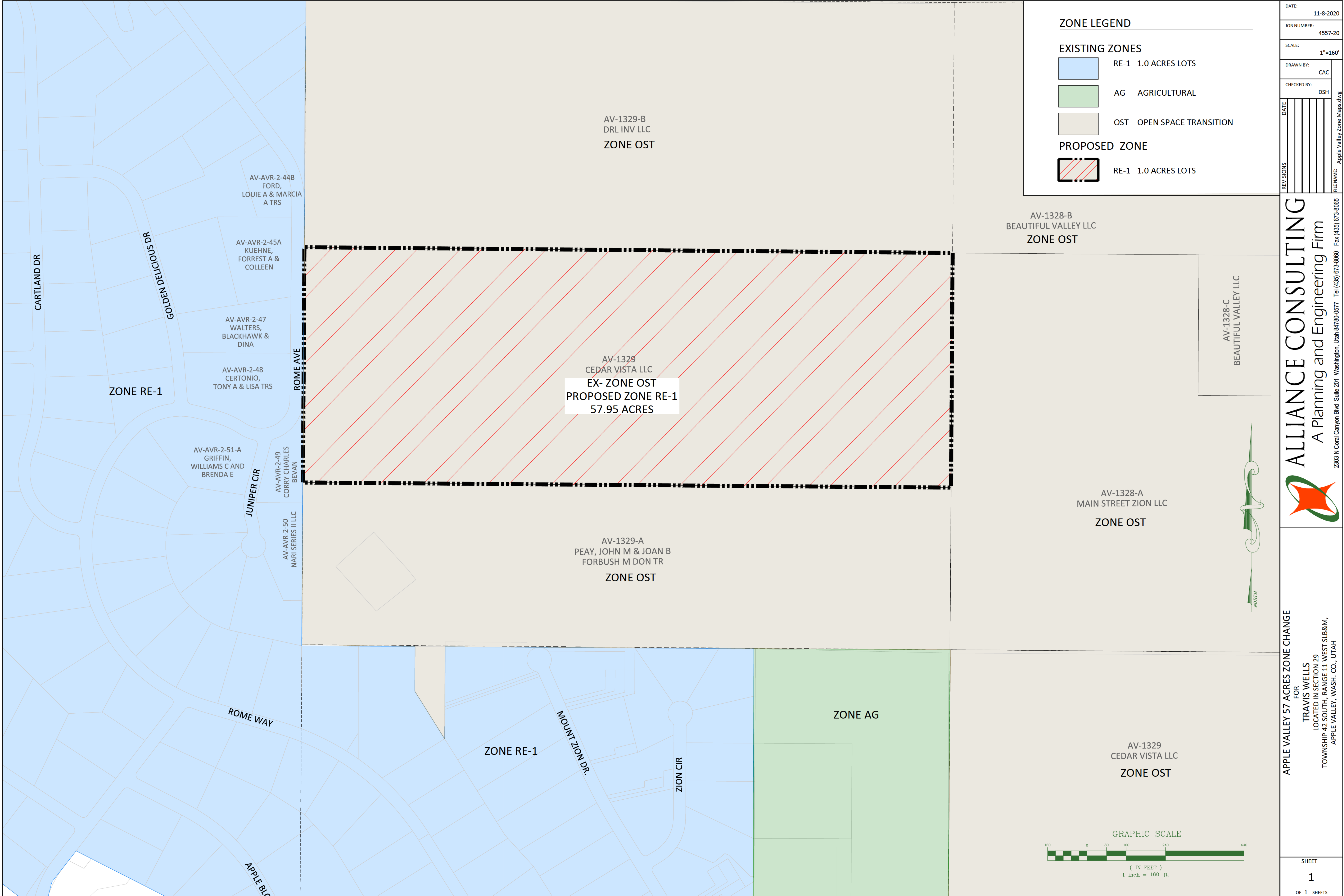
Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: Travis Wells		Phone: 208-589-5407	
Address: 1363 N Rome Way		Email: libbywells@infowest.com	
City: Apple Valley UT	State: UT	Zip: 84737	
Agent: (If Applicable) Craig Coats (Alliance Consulting)		Phone: 435-673-8060	
Address/Location of Property: NW 1/4 Section 29, T-42S R 11W, S.L.B. & M		Parcel ID: AV-1329	
Existing Zone: OS		Proposed Zone: Res 1 AC	
Reason for the request Proposed Subdivision			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of every person or company the applicant represents
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property




Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received:	By:
Date Application Deemed Complete:	By:

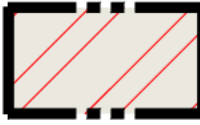


ZONE LEGEND

EXISTING ZONES

	RE-1 1.0 ACRES LOTS
	AG AGRICULTURAL
	OST OPEN SPACE TRANSITION

PROPOSED ZONE

	RE-1 1.0 ACRES LOTS
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DATE:	11-8-2020
JOB NUMBER:	4557-20
SCALE:	1"=160'
DRAWN BY:	CAC
CHECKED BY:	DSH
DATE	
REV	
SIGNS	

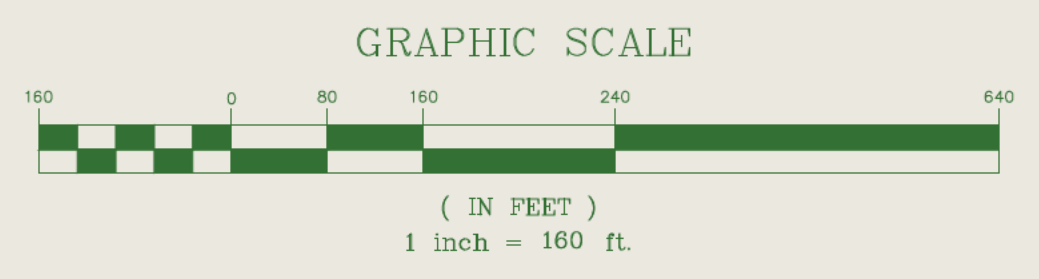
FILE NAME: Apple Valley Zone Maps.dwg

ALLIANCE CONSULTING
 A Planning and Engineering Firm

2303 N Coral Canyon Blvd, Suite 201, Washington, Utah 84780-0577
 Tel (435) 873-8080 Fax (435) 873-8085

APPLE VALLEY 57 ACRES ZONE CHANGE
 FOR
 TRAVIS WELLS
 LOCATED IN SECTION 29
 TOWNSHIP 42 SOUTH, RANGE 11 WEST SLB&M,
 APPLE VALLEY, WASH. CO., UTAH

SHEET
1
 OF 1 SHEETS



STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) _____, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20__.

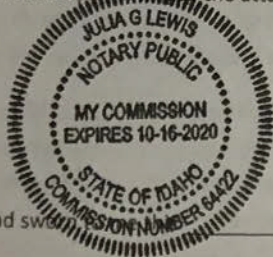
Notary Public

Residing in: _____

My Commission Expires: _____

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Cedar Vista LLC

Property Owner

[Signature]

Property Owner

Subscribed and sworn to me this _____ day of _____, 20__.

Julia G. Lewis

Notary Public

254



AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 OCT -2 AM 10:32

SECRETARY OF STATE
STATE OF IDAHO

- The name of the limited liability company is:
Cedar Vista, LLC
- The date the certificate of organization was originally filed : September 10, 2012
- The name of the limited liability company is amended to:

- The complete street and mailing addresses of the principal office is amended to:

(Street Address)

(Mailing Address, if different)
- The mailing address for future correspondence (annual reports) is amended to:

(Address)
- The name and address of the managers/members shall be amended as follows:
Add: Delete: Richard H. Miller 2150 South 1300 East, Ste 150, Salt Lake City, UT84106
(Name) (Address)
Add: Delete: _____
(Name) (Address)
Add: Delete: _____
(Name) (Address)
- Signature of a manager, member, or authorized person.

Printed Name: John K Bagley

Signature: [Handwritten Signature]

Printed Name: _____

Signature: _____

Rev. 05/2016

Secretary of State use only

IDAHO SECRETARY OF STATE
10/02/2017 05:00
CK:1050 CT:346414 BH:1605382
1@ 30.00 = 30.00 ORGAN AMEN #2

W117131

WALTERS BLACKHAWK & DINA
AV-AVR-2-47
1793 N ROME WAY
HURRICANE, UT 84737-4816

FULLMER SUSAN P, ET AL
AV-AVR-2-56
1584 N ROME WAY
HURRICANE, UT 84737

CLEVERLEY PAUL A
AV-AVR-2-37
1963 N ROME AVE
HURRICANE, UT 84737-4801

FORD LOUIE A & MARCIA A TRS
AV-AVR-2-44-C
1903 N ROME AVE
APPLE VALLEY , UT 84737

CORRY CHARLES BEVAN
AV-AVR-2-49
2573 LAKE ST
SALT LAKE CITY, UT 84106

RAINEY WORDELL J & DONNA ROSE TRS
AV-AVR-2-54
1360 E TELEGRAPH ST # 136
WASHINGTON, UT 84780

MAY FRANK C
AV-AVR-2-52-A
2135 CUMMINGS HWY
CHATTANOOGA, TN 37419

DRL INV LLC
AV-1329-B
5 ELIZABETH LN
DANVILLE, CA 94526

HENDEREK ROBYN, ET AL
AV-AVR-2-29
1758 N CARTLAND DR
APPLE VALLEY, UT 84737

JEFFS CAROLE J
AV-AVR-2-36
1871 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737

CEDAR VISTA LLC
AV-1329
PO BOX 122
REXBURG, ID 83440

LEGRAND JOHN D & HEATHER A
AV-AVR-2-41
1933 N ROME AVE
HURRICANE, UT 84737

MAY FRANK C
AV-AVR-2-52-A
2135 CUMMINGS HWY
CHATTANOOGA, TN 37419

CERTONIO TONY A & LISA TRS
AV-AVR-2-48
2152 S ANGEL HEIGHTS DR
HURRICANE, UT 84737

DEWEY JOSHUA
AV-AVR-2-32
1781 N GOLDEN DELICIOUS DR
APPLE VALLEY, UT 84737

MILDON BRENT K TR
AV-AVR-2-42
PO BOX 124
OAKLEY, UT 84055-0124

BEAUTIFUL VALLEY LLC
AV-1328-B
550 N 160 W CIR
SAINT GEORGE, UT 84770

EWELL DWAYNE, ET AL
AV-AVR-2-41-B
PO BOX 74
TOQUERVILLE, UT 84774-0074

HURST HENRY WAYNE & PEARL K
AV-AVR-2-51
1744 N ROME WAY
APPLE VALLEY, UT 84737

CHAPPELL DOUGLAS W
AV-AVR-2-33
1791 N GOLDEN DELICIOUS DR
APPLE VALLEY, UT 84737-4831

PORTER JEFFRY RANDALL & LOLA CLAIRE TRS
AV-AVR-2-56-A
2426 W SPENCER CREST DR
BLUFFDALE, UT 84065

NELSON PRICE W & CONNIE M TRS
AV-AVR-2-35
1851 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737-4870

FECHSER JOHN
AV-AVR-2-55
1604 N ROME WAY
APPLE VALLEY, UT 84737

PEAY JOHN M & JOAN B
AV-1329-C-1
1617 N MOUNT ZION DR
APPLE VALLEY, UT 84737-4884

BARLOW SAMUEL P
AV-AVR-2-43
1924 N ROME AVE
HURRICANE, UT 84737

CAM ALPAY
AV-AVR-2-57
4759 HACKAMORE DR
LAS VEGAS, NV 89103

KUEHNE FORREST A & COLLEEN
AV-AVR-2-45-A
1833 N ROME AVE
APPLE VALLEY, UT 84737

GUNN MARK W, ET AL
AV-AVR-2-53
1644 N ROME WAY
APPLE VALLEY, UT 84737-4817

BILANCIA SUZANNE M
AV-AVR-2-52
1664 N ROME WAY
APPLE VALLEY, UT 84737

DUVAL LAMBERT L
AV-AVR-2-34
1821 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737

NARI SERIES II LLC
AV-AVR-2-50
261 ANTELOPE VILLAGE CIR
HENDERSON, NV 89012

PEAY JOHN M & JOAN B, ET AL
AV-1329-A
1617 N MOUNT ZION DR
APPLE VALLEY, UT 84737-4884

GRIFFIN WILLIAM C & BRENDA E
AV-AVR-2-51-A
1727 N JUNIPER CIR
APPLE VALLEY, UT 84737-4848

FORD LOUIE A & MARCIA A TRS
AV-AVR-2-44-B
1903 N ROME AVE
APPLE VALLEY , UT 84737

RIDING STEWART, ET AL
AV-AVR-2-46-A
41203 N HARDESTY
ELK, WA 99009

DARGER DAN R & IDA J
AV-AVR-2-30
1733 N ROME WAY
HURRICANE, UT 84737

MAIN STREET ZION LLC
AV-1328-A
11505 RIVOLLI DR
RENO, NV 89521

WILSTERMAN JOSEPH & BRITNIE K
AV-AVR-2-40
1892 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737-4870



November 20th, 2020

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1329
Address: NW ¼ Section 29, T-42S R 11W, S.L.B. & M.

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from OS/OST (Open Space/Open Space Transition Zone) to RE-1 (Rural Estate 1-Acre) for the purpose building homes. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **December 9th, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The acting Planning and Zoning Administrator can be reached by phone at (435) 877-1190, or by email at administrator@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

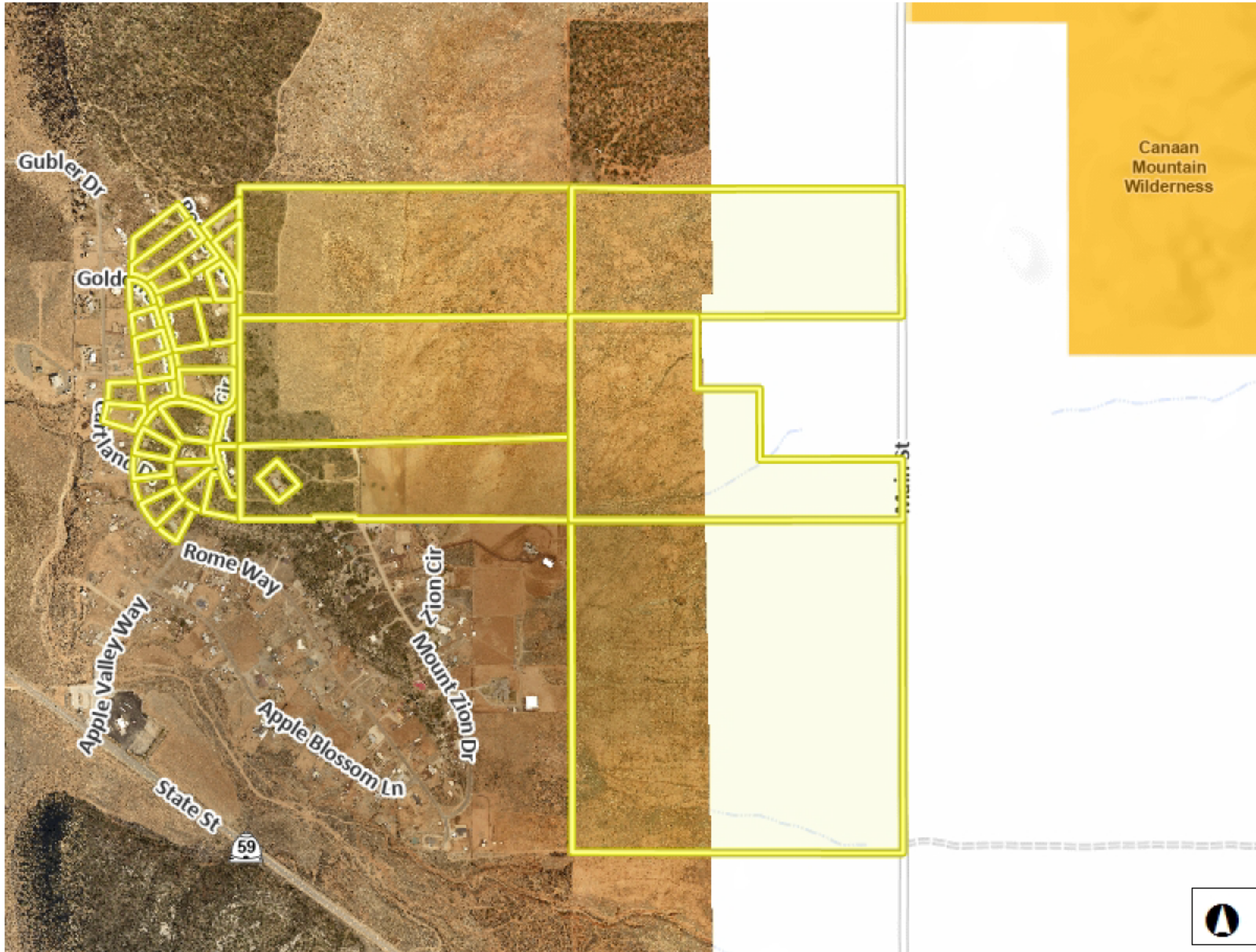
John Barlow,
Finance Director
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov



Mayor Marty Lisonbee
Council Members: Debbie Kopp, Paul Edwardsen, Mike McLaughlin, and Dale Beddo



Apple Valley

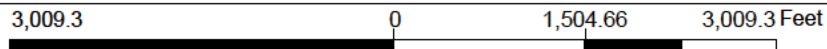


Legend

- County Boundary Outline
- CountyMask
- Building Outlines
- Roads**
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
- Waterbodies**
- Watercourses**
 - <all other values>
 - Santa Clara River
 - Virgin River
- Hillshade**
 - High : 238
 - Low : 4
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources



Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Apple Valley AV-1329

Parcel 2 of Document No. 20170037242

The Northwest Quarter, Less and Excepting the South 40.0 acres (As measured along the South line) of the Northwest quarter of Section 29, Township 42 South, Range 11, West, Salt Lake Base and Meridian; Also Less and Excepting the following: Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East along the quarter Section line 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West along the section line 1019.60 feet to the point of beginning.

AFFIDAVIT
PROPERTY OWNER

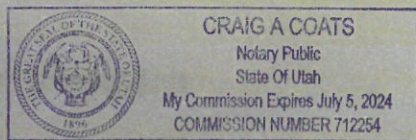
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) John K. Bagley, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 9 day of December, 2020.



[Signature]
Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

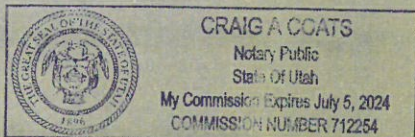
AGENT AUTHORIZATION

I (We), Cedar Vista LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 9 day of December, 2020.



[Signature]
Notary Public

Residing in: Wash. Co

My Commission Expires: July 5, 2024^{2/10}

**TOWN OF APPLE VALLEY
ORDINANCE O-2020-28**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE NORTHWEST SECTION OF
PARCEL AV-1329**

WHEREAS, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification for the northwest section of AV-1329 from Open Space to Rural Estate 1 Acre; and,

WHEREAS, the Planning Commission has reviewed pertinent information in the public hearing held on the December 9th, 2020. In a meeting on the same day the Planning Commission recommended denial of the zone change request by unanimous vote; and,

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and has received pertinent information and determined that concerns of Planning Commission could be mitigated by a development agreement with the land owner; and,

WHEREAS, in making these reviews the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 16th day of December, 2020, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: Section II and III shall be contingent upon the approval of a development agreement being approved by the Town Council and agreed upon by the property owner that includes a transportation and stormwater plan.

SECTION II: The zoning classification for the northwest section of AV-1329 (as shown in the map attached) is changed from Open Space (OS) to Rural Estate (RE-1.0).

SECTION III: Update of Official Zoning Map. The Official Zoning Map is amended to reflect the adoption of this ordinance.

Effective Date: This amendment shall be effective immediately without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 16th day of December, 2020.

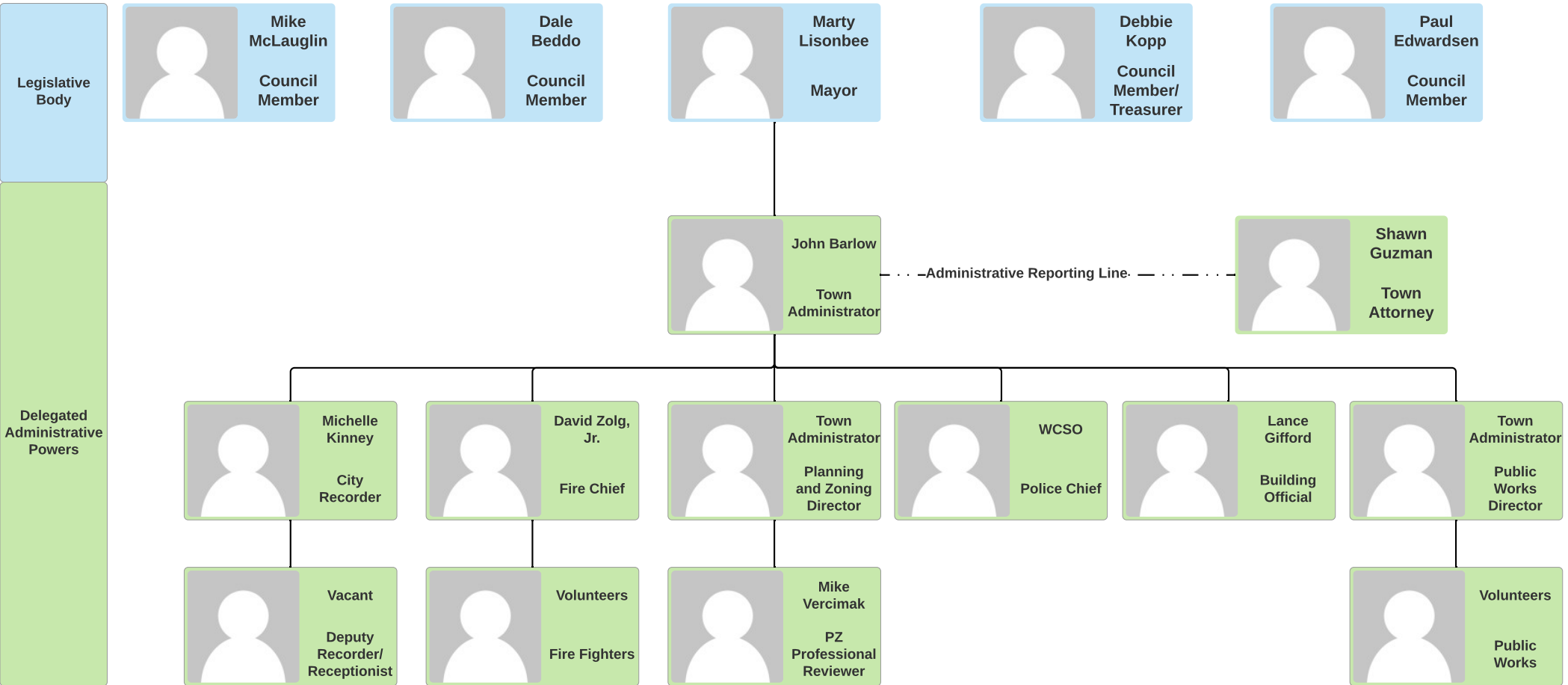
Marty Lisonbee, Mayor

ATTEST:

Michelle Kinney, Town Recorder

Mayor Marty Lisonbee	Aye ___ Nay ___ Absent ___
Debbie Kopp	Aye ___ Nay ___ Absent ___
Michael McLaughlin	Aye ___ Nay ___ Absent ___
Denny Bass	Aye ___ Nay ___ Absent ___
Dale Beddo	Aye ___ Nay ___ Absent ___

TOWN OF APPLE VALLEY ORGANIZATIONAL CHART



Task	Function	Responsibility	Oversight/Final Review
Recorder Functions			
Post Agenda	Recorder	Deputy Clerk	Michelle Kinney
Post Packet	Recorder	Deputy Clerk	Michelle Kinney
Noticing UPN/Posting/Mailings	Recorder	Deputy Clerk	Michelle Kinney
Draft Minutes	Recorder	Deputy Clerk	Michelle Kinney
Utah Transparency Reports	Recorder	John Barlow	Michelle Kinney
GRAMA Requests	Recorder	Michelle Kinney	Michelle Kinney
Process Business Licenses	Recorder	Deputy Clerk	Michelle Kinney
Payroll	Recorder	Michelle	John Barlow
Dog Licenses	Recorder	Deputy Clerk	Michelle Kinney
Accounts Payable Functions			
Process Invoices	AP	Michelle Kinney	Debbie Kopp
Print Checks	AP	Michelle Kinney	Debbie Kopp
Mail Checks	AP	Michelle Kinney	Michelle Kinney
Big Plains PMT	AP	Deputy Clerk	Michelle Kinney
Accounts (Billing) Receivable Functions			
Process Meeter Readings	AR	Michelle Kinney	Michelle Kinney
Generate Billings	AR	Michelle Kinney	Michelle Kinney
Process Billings	AR	Michelle Kinney	Michelle Kinney
Print Bills	AR	Michelle Kinney	Michelle Kinney
Answer Billing Questions	AR	Deputy Clerk	Michelle Kinney
Treasurer Functions			
Bank Reconciliation	Treasurer	John Barlow	Debbie Kopp
Money Transfers	Treasurer	John Barlow	Debbie Kopp
Administrative Functions			
Prepare Agenda	Administrator	John Barlow	Marty Lisonbee
Prepare Meeting Packets	Administrator	John Barlow	Marty Lisonbee
Authorize Expenditures	Administrator	John Barlow	Debbie Kopp
Prepare Budget	Administrator	John Barlow	Marty Lisonbee
Audit	Treasurer/Recorder/Administrator	John Barlow/Michelle	John Barlow/Michelle
Building Functions			
Review Plans and Inspect Building	Building Official	Lance Gifford	Lance Gifford
Track Building Permits	Building Official	Deputy Clerk	Michelle Kinney
Planning and Zoning Functions			
Rezone Applications	Planning and Zoning Director	John Barlow	Marty Lisonbee
Lot Split Applications	Planning and Zoning Director	John Barlow	Marty Lisonbee
Development Agreements	Planning and Zoning Director	Marty Lisonbee	Marty Lisonbee
Illegal Lot Split	Enforcement	Deputy Clerk	Michelle Kinney
Plat Process	Planning and Zoning Director	Marty Lisonbee	Marty Lisonbee
Public Works Functions			
Plan Public Infrastructure	Public Works Director	John Barlow	Marty Lisonbee
Maintain Public Infrastructure	PW Employees	John Barlow	Marty Lisonbee
Public Relations Functions			
Public Relations/Speak on Behalf of Town	Mayor	Mayor	Marty Lisonbee
Human Resource Functions			
Performance Reviews	Human Resource Officer	John Barlow	Marty Lisonbee
Recruitment and Onboarding	Human Resource Officer	John Barlow	Marty Lisonbee

**APPLE VALLEY
ORDINANCE O-2020-26**

AN ORDINANCE CREATING THE OFFICE OF TOWN ADMINISTRATOR

WHEREAS, the Town anticipates that the demand and challenges on administration will become greater over time and desires to meet said demands with good operational planning;

WHEREAS, the Town desires to be fiscally responsible;

WHEREAS, the Town desires to establish clear and meaningful reporting lines;

WHEREAS, the Town has hired a person qualified of acting as the Town Administrator;

WHEREAS, the finance director has, in many cases, had to fill the duties and responsibilities customarily assigned to a Town Administrator;

NOW THEREFORE, be it ordained by the Council of Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “2 Administrative Code” of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

2 Administrative Code

SECTION 2: **ADOPTION** “2.15 Town Administrator” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

2.15 Town Administrator(*Added*)

Section 1. Office of Town Administrator Created

The office of Town Administrator is hereby created and established pursuant to U.C.A. 2011, § 10-3b-403, and shall continue in force and effect as an appointed office of the Town.

Section 2. Appointment

The town administrator shall be appointed by the mayor with the advice and consent of the town council.

Section 3. Term of Office

The Town Administrator shall serve at the pleasure of the town council for an indefinite period.

Section 4. Residency

Residency in the town of a town administrator shall not be required as a condition of appointment.

Section 5. Compensation

The town administrator shall receive such compensation as the town council shall, from time to time, determine.

Section 6. Powers and Duties

Pursuant to the authority outlined in U.C.A. 2011, § 10-3b-403, and under the direction and control of the town council, the town administrator shall be responsible for the efficient management of all administrative affairs of the town. In addition to the general powers as chief administrative officer, the town administrator shall have the following powers, duties, and obligations:

- A. **Enforcement.** The town administrator shall faithfully execute and enforce all applicable laws, ordinances, rules and regulations, and see that all franchises, leases, permits, contracts, licenses and privileges granted by the town are observed.
- B. **Represent.** It shall be the duty of the town administrator, as directed by the Mayor and Town Council, to represent the town at various meetings or other functions and respond to requests or inquiries about town policies, rules, ordinances, regulations, resolutions or services rendered by the Town.
- C. **Authority for employees.** The town administrator shall have the authority, to control, order, and give directions to all heads of departments and to subordinate officers and employees of the town through their respective department heads.
- D. **Power of appointment and removal.** It shall be the duty of the town administrator to appoint, remove, promote, and demote any and all officers and employees of the Town, subject to all applicable personnel ordinances, rules and regulations, except for the positions of town recorder, town treasurer, town attorney and town department heads, which shall only be appointed, demoted or removed with the advice and consent of the town council.

- E. Direct and supervise administration. It shall be the duty of the town administrator to direct and supervise the administration of all departments, offices, and agencies of the Town, except as otherwise provided by law.
- F. Implement and recommend policies and programs. The town administrator shall carry out the policies and programs established by the town council.
- G. Ordinances. The town administrator shall recommend to the town council for adoption such measures and ordinances necessary for the efficient management of administrative affairs.
- H. Attendance at town council meetings. It shall be the duty of the town administrator to attend all meetings of the town council, unless excused therefrom by the mayor or the town council, and to take part in the discussions and to recommend matters for adoption by the town council, but without the right to vote.
- I. Financial reports. It shall be the duty of the town administrator to keep the town council fully advised at all times as to the financial condition and needs of the Town. The town administrator shall prepare and submit monthly financial reports to the town council for its information and review.
- J. Budget. The town administrator shall prepare and submit the proposed annual budget and capital improvements program to the town council for its approval and in accordance with all state laws and regulations. The town administrator shall serve as the town budget officer.
- K. Expenditure control and purchasing. It shall be the duty of the town administrator to manage all expenditures in accordance with state law and the town purchasing policy.
- L. Investigations and complaints. It shall be the duty of the town administrator to make investigations into the affairs of the Town. It shall be the duty of the town administrator to investigate all complaints in relation to matters concerning the administration of the town government. The town administrator shall examine and inspect the books, records and official papers of any office, department, agency, board or commission of the town and make investigations and require reports from all personnel.
- M. Public buildings. It shall be the duty of the town administrator to exercise general supervision over all public buildings, public parks and all other public properties which are under the control and jurisdiction of the Town.
- N. Emergencies. The town administrator shall notify the town council of any emergency that may arise in the Town.
- O. Additional duties. It shall be the duty of the town administrator to perform such other duties and exercise such other powers as may lawfully be delegated to the town administrator from time to time by ordinance or resolution or other official action of the town council.

Section 7. Removal From Office

The removal of the town administrator shall be affected only by a majority vote of the town council. The town council may, without any particular showing of cause, remove the town administrator from office. The town council's action shall be final.

Section 8. Resignation

The town administrator shall give the town council 30 days' notice in writing of the intent to resign as town administrator. The town council may waive this requirement for good cause.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember McLaughlin	_____	_____	_____	_____
Councilmember Kopp	_____	_____	_____	_____
Mayor Lisonbee	_____	_____	_____	_____
Councilmember Edwardsen	_____	_____	_____	_____
Councilmember Beddo	_____	_____	_____	_____

Presiding Officer

Attest

Marty Lisonbee, Mayor, Apple Valley

Michelle Kinney, Clerk Apple Valley

**APPLE VALLEY
ORDINANCE 2020-27**

AN ORDINANCE MODIFYING IMPACT FEES

**AN ORDINANCE ADOPTING A WRITTEN ANALYSIS OF TRANSPORTATION,
STORMWATER, PARKS, TRAILS AND OPEN SPACE AND PUBLIC SAFETY
IMPACT FEES; ENACTING WATER, WASTEWATER, TRANSPORTATION,
STORMWATER, PARKS, TRAILS AND OPEN SPACE AND PUBLIC SAFETY
IMPACT FEES; AND ESTABLISHING AN IMPACT FEE SERVICE AREA FOR
PURPOSES OF EQUITABLE DISTRIBUTION OF THE IMPACT FEES**

WHEREAS, he Town of Apple Valley (the "Town") is a political subdivision of the state of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, he Town has legal authority, pursuant to Title 11, Chapter 36 Utah Code, Annotated, as amended ("Impact Fees Act" or "Act"), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

WHEREAS, the Town desires to assess transportation, stormwater, parks, trails, and open space and public safety impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the Town, impact fee consultants, and consulting engineers retained by the Town have reviewed and evaluated the Town, and have determined that it is in the Town's best interest to establish the entire Town as a single impact fee service area ("Impact Fee Service Area") for purposes of Impact Fees imposed; and

WHEREAS, the Town has completed a reasonable capital facilities plan associated with water, wastewater, transportation, stormwater, parks, trails, and open space and public safety infrastructure, attached hereto; and

WHEREAS, he Town Council has directed Sunrise Engineering to prepare a written Development Impact Fee Analysis which is conducted consistent and in compliance with the Impact Fees Act (specifically 11-36-201).

NOW THEREFORE, be it ordained by the Council of Apple Valley, in the State of Utah, as follows:

SECTION 1: AMENDMENT “14.02.080 Impact Fee Schedules And Formulas” of the Apple Valley Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

CULINARY WATER IMPACT FEES. The impact fees for culinary water as set forth in the attached Table 1, shall be paid at the time of application for a building permit.

Table 1 - Culinary Water Maximum Impact Fees

Land Use	Units	Demand	ERUs	Unadjusted Impact Fee	Adjusted Impact Fee	Adopted Impact Fee
Residential	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
Multi-unit	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
High School	Person	15	0.0188	\$106	\$107	\$21
Middle School	Person	15	0.0188	\$106	\$107	\$21
Elementary School	Person	15	0.0188	\$106	\$107	\$21
Hotel	Room	150	0.1875	\$1,056	\$1,064	\$213
Service Station	Pump	250	0.1325	\$1,760	\$1,774	\$355
Restaurant	Seat	35	0.0438	\$247	\$249	\$50
RV Park	Vehicle	100	0.1250	\$704	\$710	\$142
Church	Seat	5	0.0063	\$35	\$36	\$7
Nursing Home	Bed	200	0.25	\$1,480	\$1,420	\$284
Doctor's Office	Patient	10	0.0125	\$70	\$71	\$14
	Staff	35	0.0438	\$247	\$249	\$50
Dentist Office	Chair	200	0.25	\$1,408	\$1,419	\$284
	Staff	35	0.044	\$248	\$250	\$50
Store	Toilet Rm	500	0.625	\$3,519	\$3,548	\$710
	Employee	11	0.014	\$79	\$79	\$16
Commercial	Building	1,600	2.000	\$11,262	\$11,354	\$2,271
Industrial	Building	3,200	4.000	\$22,524	\$22,708	\$4,542

WASTEWATER IMPACT FEES. The impact fees for wastewater facilities as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Table 2 - Wastewater Maximum Impact Fee

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Type	Units	ERUs	Adjusted Impact Fee / Unit	Adopted Impact Fee / Unit
Permanent residence	Residence	1.000 0	\$2,875	\$1,500
Hotels & motels	Room	0.375 0	\$1,078	\$216
RV parks	Space	0.250 0	\$719	\$144
Airports	Passenger	0.007 5	\$22	\$4
	Employee	0.037 5	\$108	\$22
Boarding houses	Residents	0.125 0	\$359	\$72
	Nonresidents	0.025 0	\$72	\$14
Bowling alleys w/snack bar	Alley	0.250 0	\$719	\$144
Bowling alleys w/o snack bar	Alley	0.212 5	\$611	\$122
Churches	Person	0.012 5	\$36	\$7
Country clubs	Resident member	0.250 0	\$719	\$144
	Non-resident member	0.062 5	\$180	\$36
	Employee	0.037 5	\$108	\$22
Dentist's office	Chair	0.500 0	\$1,438	\$288
	Staff member	0.087 5	\$252	\$50
Doctor's office	Patient	0.025 0	\$72	\$14
	Staff member	0.087 5	\$252	\$50

Fairgrounds	Person	0.0025	\$7	\$1
Fire station w/ food preparation	Full-time employee	0.1750	\$503	\$101
Fire station w/o food preparation	Full-time employee	0.0125	\$36	\$7
Gyms	Participant	0.0625	\$180	\$36
	Spectator	0.0100	\$29	\$6
Hairdresser	Chair	0.1250	\$359	\$72
	Operator	0.0875	\$252	\$50
Hospitals	Bed	0.6250	\$1,797	\$359
Industrial buildings w/ showers (exclusive of industrial waste)	Employee per shift	0.0875	\$252	\$50
Industrial buildings w/o showers (exclusive of industrial waste)	Employee per shift	0.0375	\$108	\$22
Jail facilities	Inmate	0.2875	\$827	\$165
	Employee	0.0250	\$72	\$14
Launderette	Washer	1.4500	\$4,169	\$834
Movie Theaters (auditorium)	Seat	0.0125	\$36	\$7
Movie Theaters (drive-in)	Car	0.0250	\$72	\$14
Nursing Homes	Bed	0.7000	\$2,013	\$403
Office buildings w/ cafeteria	Employee	0.0625	\$180	\$36
		0.037		

Office buildings w/o cafeteria	Employee	5	\$108	\$22
Picnic parks	Person	0.0125	\$36	\$7
Restaurants w/ 24 hour service	Seat	0.1250	\$359	\$72
Restaurants w/o 24 hour service	Seat	0.0875	\$252	\$50
Restaurants – single service utensils	Customer/day	0.0250	\$72	\$14
Rooming house	Person	0.1000	\$288	\$58
Schools – boarding	Person	0.1875	\$539	\$108
Schools w/o cafeteria & showers	Person	0.0375	\$108	\$22
Schools w/ cafeteria w/o showers	Person	0.0500	\$144	\$29
Schools w/ cafeteria & showers	Person	0.0625	\$180	\$36
Service stations	Vehicle/day	0.0250	\$72	\$14
Skating rinks & dance halls w/ kitchen	Person	0.0325	\$93	\$19
Skating rinks & dance halls w/o kitchen	Person	0.0250	\$72	\$14
Ski areas w/o kitchen	Person	0.0250	\$72	\$14
Stores	Toilet stall	1.2500	\$3,594	\$719
	Employee	0.0275	\$79	\$16
Swimming pools & bath houses	Person	0.0250	\$72	\$14
Taverns, bars, cocktail lounges	Seat	0.0500	\$144	\$29
		0.012		

Visitor centers	Visitor day	5	\$36	\$7
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STORM WATER IMPACT FEES. The impact fees for storm water as set forth in the attached Table 3, shall be paid at the time of application for a building permit.

Table 3 - Storm Water Maximum Impact Fee

Zoning	Adj. Impact Fee	Adopted Impact Fee
Residential	\$172/acre	\$172/acre
Commercial	\$172/acre	\$172/acre

PARKS, TRAILS AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 4, shall be paid at the time of application for a building permit.

Zoning	Adj. Impact Fee	Adopted Impact Fee
Residential	\$1,649/unit	\$141/unit
Commercial	None	None

PUBLIC SAFETY IMPACT FEES. The impact fees for public safety as set forth in the attached Table 5, shall be paid at the time of application for a building permit.

	Zoning	Adj. Impact Fee	Adopted Impact Fee
FIRE	Residential	\$59/unit	\$59/unit
	Commercial	\$852/acre	\$852/acre
POLICE	Residential	\$114/unit	\$114/unit
	Commercial	\$1,844/acre	\$1,844/acre

TRANSPORTATION IMPACT FEES. The impact fees for transportation as set forth in the attached Table 6, shall be paid at the time of application for a building permit.

Type	Units	Trips per day	ERUs	Adj. Impact Fee / Unit	Adopt. Impact Fee / Unit
Residential: Single Family Detached Housing	Lot	9.57	1.00	\$514.00	\$514.00
Auto Parts Store	1,000 S.F.	61.91	6.47	\$3,325.16	\$665.00

Bank: Drive in	1,000 S.F.	265.21	27.71	\$14,244.30	\$2,849.00
Bank: Walk in	1,000 S.F.	156.48	16.35	\$8,404.46	\$1,681.00
Car Lot	1,000 S.F.	37.5	3.92	\$2,014.11	\$403.00
Church	1,000 S.F.	9.11	0.95	\$489.29	\$98.00
Elementary School	Student	1.02	0.11	\$54.78	\$11.00
Furniture Store	1,000 S.F.	5.06	0.53	\$271.77	\$54.00
Gas or Service Station	Pump	168.56	17.61	\$9,053.27	\$1,811.00
Gas or Service Station w/ Convenience Center	Pump	162.78	17.01	\$8,742.83	\$1,749.00
Hardware or Paint Store	1,000 S.F.	51.29	5.36	\$2,754.76	\$551.00
High School	Student	1.79	0.19	\$96.14	\$19.00
Hospital	1,000 S.F.	16.78	1.75	\$901.25	\$180.00
Hotel	Room	8.92	0.93	\$479.09	\$96.00
Industrial Park	1,000 S.F.	6.96	0.73	\$373.82	\$75.00
Industrial: General Light	1,000 S.F.	6.97	0.73	\$374.36	\$75.00
Library	1,000 S.F.	54	5.64	\$2,900.31	\$580.00
Lumber Store	1,000 S.F.	39.71	4.15	\$2,132.80	\$427.00
Manufacturing	1,000 S.F.	3.82	0.40	\$205.17	\$41.00
Middle School	Student	1.45	0.15	\$77.88	\$16.00
Mobile home park	Occupied Unit	4.81	0.50	\$258.34	\$258.34
Nursery (Garden Center)	1,000 S.F.	36.08	3.77	\$1,937.84	\$388.00
Nursing Home	Beds	2.61	0.27	\$140.18	\$28.00
Office: General	1,000 S.F.	11.01	1.15	\$591.34	\$118.00
Office: Government	1,000 S.F.	68.93	7.20	\$3,702.20	\$740.00
Office: Medical or Dental	1,000 S.F.	36.13	3.78	\$1,940.52	\$388.00
Pharmacy w/ Drive Through Window	1,000 S.F.	88.16	9.21	\$4,735.03	\$947.00
Residential: Apartment	Unit	6.63	0.69	\$356.09	\$356.09
Residential: PUD	Lot	7.5	0.78	\$402.82	\$402.82
Residential: Townhome	Home	5.86	0.61	\$314.74	\$314.74

Restaurant: Fast-Food w/ Drive Through	1,000 S.F.	496.12	51.84	\$26,646.36	\$5,329.00
Restaurant: Fast-Food w/o Drive Through	1,000 S.F.	716	74.82	\$38,456.01	\$7,691.00
Restaurant: High- Turnover Sit Down	1,000 S.F.	130.34	13.62	\$7,000.50	\$1,400.00
Restaurant: Quality	1,000 S.F.	89.95	9.40	\$4,831.17	\$966.00
Specialty Retail Center	1,000 S.F.	40.67	4.25	\$2,184.37	\$437.00
Supermarket	1,000 S.F.	111.51	11.65	\$5,989.15	\$1,198.00
Tire Store	1,000 S.F.	24.87	2.60	\$1,335.76	\$267.00
Video Rental Store	1,000 S.F.	31.54	3.30	\$1,694.00	\$339.00
Warehouse	1,000 S.F.	4.96	0.52	\$266.40	\$53.00

*Units and Trips per day are found in the 6th edition of *Trip Generation* Published by the Institute of Transportation Engineers.

Fees included in this Section may be adjusted with adequate documentation from the developer that the true impact differs from that shown.

AFTER AMENDMENT

14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

CULINARY WATER IMPACT FEES. The impact fees for culinary water as set forth in the attached Table 1, shall be paid at the time of application for a building permit.

Table 1 - Culinary Water Maximum Impact Fees

Land Use	Units	Demand	ERUs	Unadjusted Impact Fee	Adjusted Impact Fee	Adopted Impact Fee
Residential	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
Multi-unit	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
High School	Person	15	0.0188	\$106	\$107	\$21
Middle School	Person	15	0.0188	\$106	\$107	\$21
Elementary School	Person	15	0.0188	\$106	\$107	\$21
Hotel	Room	150	0.1875	\$1,056	\$1,064	\$213
Service Station	Pump	250	0.1325	\$1,760	\$1,774	\$355
Restaurant	Seat	35	0.0438	\$247	\$249	\$50
RV Park	Vehicle	100	0.1250	\$704	\$710	\$142
Church	Seat	5	0.0063	\$35	\$36	\$7
Nursing Home	Bed	200	0.25	\$1,480	\$1,420	\$284
Doctor's Office	Patient	10	0.0125	\$70	\$71	\$14
	Staff	35	0.0438	\$247	\$249	\$50
Dentist Office	Chair	200	0.25	\$1,408	\$1,419	\$284
	Staff	35	0.044	\$248	\$250	\$50
Store	Toilet Rm	500	0.625	\$3,519	\$3,548	\$710
	Employee	11	0.014	\$79	\$79	\$16
Commercial	Building	1,600	2.000	\$11,262	\$11,354	\$2,271
Industrial	Building	3,200	4.000	\$22,524	\$22,708	\$4,542

WASTEWATER IMPACT FEES. The impact fees for wastewater facilities as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Table 2 - Wastewater Maximum Impact Fee

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Type	Units	ERUs	Adjusted Impact Fee / Unit	Adopted Impact Fee / Unit
Permanent residence	Residence	1.000 0	\$2,875	\$1,500
Hotels & motels	Room	0.375 0	\$1,078	\$216
RV parks	Space	0.250 0	\$719	\$144
Airports	Passenger	0.007 5	\$22	\$4
	Employee	0.037 5	\$108	\$22
Boarding houses	Residents	0.125 0	\$359	\$72
	Nonresidents	0.025 0	\$72	\$14
Bowling alleys w/snack bar	Alley	0.250 0	\$719	\$144
Bowling alleys w/o snack bar	Alley	0.212 5	\$611	\$122
Churches	Person	0.012 5	\$36	\$7
Country clubs	Resident member	0.250 0	\$719	\$144
	Non-resident member	0.062 5	\$180	\$36
	Employee	0.037 5	\$108	\$22
Dentist's office	Chair	0.500 0	\$1,438	\$288
	Staff member	0.087 5	\$252	\$50
Doctor's office	Patient	0.025 0	\$72	\$14
	Staff member	0.087 5	\$252	\$50

Fairgrounds	Person	0.0025	\$7	\$1
Fire station w/ food preparation	Full-time employee	0.1750	\$503	\$101
Fire station w/o food preparation	Full-time employee	0.0125	\$36	\$7
Gyms	Participant	0.0625	\$180	\$36
	Spectator	0.0100	\$29	\$6
Hairdresser	Chair	0.1250	\$359	\$72
	Operator	0.0875	\$252	\$50
Hospitals	Bed	0.6250	\$1,797	\$359
Industrial buildings w/ showers (exclusive of industrial waste)	Employee per shift	0.0875	\$252	\$50
Industrial buildings w/o showers (exclusive of industrial waste)	Employee per shift	0.0375	\$108	\$22
Jail facilities	Inmate	0.2875	\$827	\$165
	Employee	0.0250	\$72	\$14
Launderette	Washer	1.4500	\$4,169	\$834
Movie Theaters (auditorium)	Seat	0.0125	\$36	\$7
Movie Theaters (drive-in)	Car	0.0250	\$72	\$14
Nursing Homes	Bed	0.7000	\$2,013	\$403
Office buildings w/ cafeteria	Employee	0.0625	\$180	\$36
		0.037		

Office buildings w/o cafeteria	Employee	5	\$108	\$22
Picnic parks	Person	0.0125	\$36	\$7
Restaurants w/ 24 hour service	Seat	0.1250	\$359	\$72
Restaurants w/o 24 hour service	Seat	0.0875	\$252	\$50
Restaurants – single service utensils	Customer/day	0.0250	\$72	\$14
Rooming house	Person	0.1000	\$288	\$58
Schools – boarding	Person	0.1875	\$539	\$108
Schools w/o cafeteria & showers	Person	0.0375	\$108	\$22
Schools w/ cafeteria w/o showers	Person	0.0500	\$144	\$29
Schools w/ cafeteria & showers	Person	0.0625	\$180	\$36
Service stations	Vehicle/day	0.0250	\$72	\$14
Skating rinks & dance halls w/ kitchen	Person	0.0325	\$93	\$19
Skating rinks & dance halls w/o kitchen	Person	0.0250	\$72	\$14
Ski areas w/o kitchen	Person	0.0250	\$72	\$14
Stores	Toilet stall	1.2500	\$3,594	\$719
	Employee	0.0275	\$79	\$16
Swimming pools & bath houses	Person	0.0250	\$72	\$14
Taverns, bars, cocktail lounges	Seat	0.0500	\$144	\$29
		0.012		

Visitor centers	Visitor day	5	\$36	\$7
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STORMWATER IMPACT FEES. The impact fees for stormwater as set forth in the attached Table 3, shall be paid at the time of application for a building permit for any property located within the drainage boundary.

Table 3 - Storm Water ~~Maximum~~ Impact Fee

Zoning	Adj. Impact Fee	Adopted Impact Fee <u>Per Acre within Drainage Boundary</u>
Residential	\$172/acre	<u>\$2,885.79</u> 172 /acre
Commercial	\$172/acre	<u>\$1722,885.79</u> /acre

PARKS, TRAILS, AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 4, shall be paid at the time of application for a building permit.

Zoning	Adj. Impact Fee	Adopted Impact Fee <u>Per Household (2.38 Persons)</u>
Residential	\$1,649/unit	<u>\$725</u> 141 /unit
Commercial	None	None

NON-STANDARD PARK IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a land-use will have upon public facilities. The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

$$\text{Estimated Population per Unit} \times \text{Estimate of Impact Fee Per Capita } (\$305) = \text{Impact Fee per Unit}$$

~~PUBLIC~~POLICE SAFETY IMPACT FEES. The impact fees for public safety as set forth in the attached Table 5, shall be paid at the time of application for a building permit.

	Zoning	Adj. Impact Fee	Adopted Impact Fee
FIRE	Residential	\$59/unit	\$59/unit
	Commercial	\$852/acre	\$852/acre
POLICE	Residential	\$114/unit	\$114/unit
	Commercial	\$1,844/acre	\$1,844/acre

FIRE AND EMS IMPACT FEES. The impact fees for public safety as set forth in the attached Table 6, shall be paid at the time of application for a building permit.

	Cost per SFE	SFE Conversion	Total Impact Fee per Unit
<u>Residential</u>			
Single Family Dwelling Unit	\$844	1.00	\$844
Multi-Family Dwelling Unit	\$844	0.68	\$571
<u>Non-Residential</u>			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

NON-STANDARD FIRE AND EMS IMPACT FEES: The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities. This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the City should use the following formula:

~~Formula for Non-Standard Fire Impact Fees: Residential Fee: SFE Conversion x \$844 = Recommended Impact Fee
Non-Residential Fee: SFE Conversion x \$11,443 = Recommended Impact Fee~~

Formula for Non-Standard Fire Impact Fees: Residential Fee: SFE Conversion x \$844 = Recommended Impact Fee
Non-Residential Fee: SFE Conversion x \$11,443 = Recommended Impact Fee

TRANSPORTATION IMPACT FEES. The impact fees for transportation as set forth in the attached Table 76, shall be paid at the time of application for a building permit.

LAND USE:	Impact Fee per Unit	
Singe Family Residential	\$2,660	
Multi-Family Residential	\$1,800	
<u>Shopping Center</u>	<u>\$7,466</u>	
<u>Light Industrial</u>	<u>\$2,230</u>	
<u>Office</u>	<u>\$3,816</u>	

NON STANDARD IMPACT FEES: The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City’s transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The City may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

Formula for Non-Standard Transportation Impact Fees: Total Units x Estimate of PM Peak Hour Trips per Unit x Adjustment Factor x \$2,687 = Impact Fee per Unit

Type	Units	Trips per day	ERUs	Adj. Impact Fee /Unit	Adopt. Impact Fee /Unit
Residential: Single Family-Detached Housing	Lot	9.57	1.00	\$514.00	\$514.00
Auto Parts Store	1,000 S.F.	61.91	6.47	\$3,325.16	\$665.00
Bank: Drive in	1,000 S.F.	265.21	27.71	\$14,244.30	\$2,849.00
Bank: Walk in	1,000 S.F.	156.48	16.35	\$8,404.46	\$1,681.00
Car Lot	1,000 S.F.	37.5	3.92	\$2,014.11	\$403.00
Church	1,000 S.F.	9.11	0.95	\$489.29	\$98.00

Elementary School	Student	1.02	0.11	\$54.78	\$11.00
Furniture Store	1,000 S.F.	5.06	0.53	\$271.77	\$54.00
Gas or Service Station	Pump	168.56	17.61	\$9,053.27	\$1,811.00
Gas or Service Station w/ Convenience Center	Pump	162.78	17.01	\$8,742.83	\$1,749.00
Hardware or Paint Store	1,000 S.F.	51.29	5.36	\$2,754.76	\$551.00
High School	Student	1.79	0.19	\$96.14	\$19.00
Hospital	1,000 S.F.	16.78	1.75	\$901.25	\$180.00
Hotel	Room	8.92	0.93	\$479.09	\$96.00
Industrial Park	1,000 S.F.	6.96	0.73	\$373.82	\$75.00
Industrial: General Light	1,000 S.F.	6.97	0.73	\$374.36	\$75.00
Library	1,000 S.F.	54	5.64	\$2,900.31	\$580.00
Lumber Store	1,000 S.F.	39.71	4.15	\$2,132.80	\$427.00
Manufacturing	1,000 S.F.	3.82	0.40	\$205.17	\$41.00
Middle School	Student	1.45	0.15	\$77.88	\$16.00
Mobile home park	Occupied Unit	4.81	0.50	\$258.34	\$258.34
Nursery (Garden Center)	1,000 S.F.	36.08	3.77	\$1,937.84	\$388.00
Nursing Home	Beds	2.61	0.27	\$140.18	\$28.00
Office: General	1,000 S.F.	11.01	1.15	\$591.34	\$118.00
Office: Government	1,000 S.F.	68.93	7.20	\$3,702.20	\$740.00
Office: Medical or Dental	1,000 S.F.	36.13	3.78	\$1,940.52	\$388.00
Pharmacy w/ Drive Through Window	1,000 S.F.	88.16	9.21	\$4,735.03	\$947.00
Residential: Apartment	Unit	6.63	0.69	\$356.09	\$356.09
Residential: PUD	Lot	7.5	0.78	\$402.82	\$402.82
Residential: Townhome	Home	5.86	0.61	\$314.74	\$314.74
Restaurant: Fast Food w/ Drive Through	1,000 S.F.	496.12	51.84	\$26,646.36	\$5,329.00
Restaurant: Fast Food w/o Drive Through	1,000 S.F.	716	74.82	\$38,456.01	\$7,691.00
Restaurant: High-	1,000 S.F.	130.34	13.62	\$7,000.50	\$1,400.00

Turnover Sit Down					
Restaurant: Quality	1,000 S.F.	89.95	9.40	\$4,831.17	\$966.00
Specialty Retail Center	1,000 S.F.	40.67	4.25	\$2,184.37	\$437.00
Supermarket	1,000 S.F.	111.51	11.65	\$5,989.15	\$1,198.00
Tire Store	1,000 S.F.	24.87	2.60	\$1,335.76	\$267.00
Video Rental Store	1,000 S.F.	31.54	3.30	\$1,694.00	\$339.00
Warehouse	1,000 S.F.	4.96	0.52	\$266.40	\$53.00

~~*Units and Trips per day are found in the 6th edition of Trip Generation Published by the Institute of Transportation Engineers.~~

~~Fees included in this Section may be adjusted with adequate documentation from the developer that the true impact differs from that shown.~~

SECTION 2:**AMENDMENT** “14.02.020 Definitions” of the Apple Valley Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

14.02.020 Definitions

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Chapter. The following words and phrases shall have the following meanings.:

“**Capital Facilities Plan**” means the plan required by Section 11-36-201 of the Act. In Section 11-36-201(2)(e) there is an exception to the Capital Facilities Plan for cities of 5,000 or less in population, based on the latest census. Town meets this exception but has chosen to perform and adopt the Capital Facilities Plan attached hereto.

“**Development activity**” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential, commercial, and institutional users who are not currently connected to any of the Town’s public facilities systems, but will locate within the Impact Fee Service Area.

“**Development approval**” means any written authorization from the Town that authorizes the commencement of development activity.

“**Town**” means the Town of Apple Valley, a local political subdivision of the State of Utah.

“**Impact fee**” means a payment of money imposed upon development activity as a condition of development approval. “Impact fee” includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.

“**Project improvements**” means site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. “Project improvements” do not include “system improvements” as defined below.

“**Proportionate share**” of the cost of public facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.

“**Public facilities**” means water, wastewater, transportation, storm water, parks, trails and open space and public safety improvements of the Town for the Impact Fee Service Area.

“**Impact Fee Service Area**” refers to a geographic area designated by the Town based on sound planning and engineering principles in which a defined set of the Town’s public facilities provides service. The Impact Fee Service Area for purposes of this Chapter includes all of the area within the jurisdictional boundaries of the Town.

“**System improvements**” refers both to existing public facilities designed to provide services within the Impact Fee Service Area and to future public facilities identified in a reasonable plan for capital improvements adopted by the Town that are intended to provide service to the Impact Fee Service Area. “System improvements” do not include “Project improvements” as defined above.

AFTER AMENDMENT

14.02.020 Definitions

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Chapter. The following words and phrases shall have the following meanings:.

“**Capital Facilities Plan**” means the plan required by Section 11-36-201 of the Act. In Section 11-36-201(2)(e) there is an exception to the Capital Facilities Plan for cities of 5,000 or less in population, based on the latest census. Town meets this exception but has chosen to perform and adopt the Capital Facilities Plan attached hereto.

“**Development activity**” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential, commercial, and institutional users who are not currently connected to any of the Town’s public facilities systems, but will locate within the Impact Fee Service Area.

“Development approval” means any written authorization from the Town that authorizes the commencement of development activity.

"Drainage Boundary" means the boundary defined as a drainage area in the Town's latest stormwater impact fee study.

“Town” means the Town of Apple Valley, a local political subdivision of the State of Utah.

“Impact fee” means a payment of money imposed upon development activity as a condition of development approval. “Impact fee” includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.

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PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember McLaughlin	_____	_____	_____	_____
Councilmember Kopp	_____	_____	_____	_____
Mayor Lisonbee	_____	_____	_____	_____
Councilmember Edwardsen	_____	_____	_____	_____
Councilmember Beddo	_____	_____	_____	_____

Presiding Officer

Attest

Marty Lisonbee, Mayor, Apple Valley

Michelle Kinney, Clerk Apple Valley

**TOWN OF APPLE VALLEY
TOWN COUNCIL
HEARING NOTICE**

December 2, 2020

Via U.S. Mail

Little Creek Land Company, LLC
Jepson Canyon Resort Development Co., Inc.
Attn: Henry Isaksen, Jr.
2059 N. Chettro Trail
St. George, UT 84770

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF ONE OR MORE
PUBLIC INFRASTRUCTURE DISTRICTS BY TOWN OF APPLE VALLEY, UTAH**

Dear Property Owner,

This letter is furnished to you by the Town Council (the “Council”) of the Town of Apple Valley, Utah (the “Town”) to provide notice of a public hearing to be held by the Council on **December 16, 2020 at 6:00 P.M.** The public hearing is regarding the proposed creation of the public infrastructure districts listed below (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed Districts, (ii) whether the service should be provided by the Town or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts.

You are receiving this letter because your property is located within the boundaries of the Proposed Districts. Because consent to the creation of the Proposed Districts and waiver of the protest period is anticipated to be obtained from all registered voters and property owners within the boundaries of the Proposed Districts and inclusion area prior to the public hearing, pursuant to Section 17B-2a-1204 of the Utah Code, the Town may adopt a resolution creating the Proposed Districts immediately after holding the public hearing described herein. **Any withdrawal of consent to creation or protest of the creation of the Proposed District must be submitted to the Town prior to the public hearing described herein.**

Meeting Information:

Held By: The Town Council of the Town of Apple Valley, Utah

Date and Time: December 16, 2020 at 6:00 P.M.

Location: 1777 North Meadowlark Drive, Apple Valley, Utah 84737

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the public hearing may be held electronically and may be broadcast via Zoom. Persons may be allowed to comment during the meeting via Zoom or by calling in. Meeting details and dial in phone numbers will be provided when the agenda for the meeting is published on the Town website or via <https://www.utah.gov/pmn>.

Proposed Districts:

1. Jepson Canyon Public Infrastructure District No. 1
2. Jepson Canyon Public Infrastructure District No. 2
3. Jepson Canyon Public Infrastructure District No. 3

Proposed District Boundaries:

An anticipated metes-and-bounds boundary description of the Proposed Districts is attached as **Appendix A**. Maps of the Proposed Districts are included as **Appendix B**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties within the boundaries of the other districts, provided that certain requirements as established in a governing document have been met.

Proposed Service:

The Proposed Districts are being requested to finance and construct public infrastructure. They are expected to acquire water rights and finance and/or construct a park, water tanks, package sewer treatment plants, roads, utilities, sidewalks, round-a-bouts, and other public infrastructure serving the Districts. The Districts may incur any other costs that are allowable under Section 11-14-103 of the Utah Code. Such improvements are anticipated to be financed by the issuance by the Proposed Districts of bonds repayable through property taxes on property within the boundaries of each respective Proposed District.

Sincerely,

Mayor Marty Lisonbee

APPENDIX A
PROPOSED DISTRICT BOUNDARIES

**JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;
THENCE EAST A DISTANCE OF 1439.41 FEET AND NORTH A DISTANCE OF 885.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.30°31'35"W. A DISTANCE OF 184.84 FEET TO A POINT OF CURVATURE OF A 44.38-FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.64 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 117°00'49" AND A CHORD THAT BEARS S.28°07'35"E. A DISTANCE OF 75.68 FEET; THENCE S.30°03'58"W. A DISTANCE OF 151.41 FEET TO A POINT OF CURVATURE OF A 51.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 119°31'48" AND A CHORD THAT BEARS N.81°40'22"W. A DISTANCE OF 88.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 70.56 FEET TO A POINT OF CURVATURE OF A 35.89-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°24'16" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 16.39 FEET; THENCE S.54°57'09"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.16 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 12.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 59.08 FEET; THENCE N.84°14'24"E. A DISTANCE OF 227.04 FEET; THENCE S.56°07'37"E. A DISTANCE OF 172.01 FEET; THENCE S.56°41'38"E. A DISTANCE OF 76.75 FEET; THENCE N.61°15'47"E. A DISTANCE OF 72.62 FEET; THENCE S.36°47'04"E. A DISTANCE OF 166.12 FEET; THENCE S.57°56'47"E. A DISTANCE OF 363.01 FEET; THENCE S.89°51'15"W. A DISTANCE OF 689.35 FEET; THENCE S.00°08'45"E. A DISTANCE OF 2548.41 FEET; THENCE N.72°02'22"W. A DISTANCE OF 369.39 FEET; THENCE N.42°42'17"W. A DISTANCE OF 210.15 FEET; THENCE S.43°41'18"W. A DISTANCE OF 89.11 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE

HAVING A CENTRAL ANGLE OF 101°45'14" AND A CHORD THAT BEARS S.77°42'48"W. A DISTANCE OF 178.43 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS S.32°34'56"W. A DISTANCE OF 449.74 FEET; THENCE S.47°02'56"E. A DISTANCE OF 215.96 FEET; THENCE S.39°23'57"W. A DISTANCE OF 127.10 FEET; THENCE S.42°24'03"W. A DISTANCE OF 148.43 FEET; THENCE S.45°17'12"W. A DISTANCE OF 116.47 FEET; THENCE S.48°13'23"W. A DISTANCE OF 153.06 FEET; THENCE S.51°14'18"W. A DISTANCE OF 123.70 FEET; THENCE S.54°06'51"W. A DISTANCE OF 140.28 FEET; THENCE S.57°03'52"W. A DISTANCE OF 130.53 FEET; THENCE S.59°42'47"W. A DISTANCE OF 112.60 FEET; THENCE S.62°22'49"W. A DISTANCE OF 132.23 FEET; THENCE S.65°03'10"W. A DISTANCE OF 113.10 FEET; THENCE S.67°38'26"W. A DISTANCE OF 124.44 FEET; THENCE S.69°35'04"W. A DISTANCE OF 117.02 FEET; THENCE S.66°59'42"W. A DISTANCE OF 242.72 FEET; THENCE S.70°47'17"W. A DISTANCE OF 152.25 FEET; THENCE S.80°04'35"W. A DISTANCE OF 222.12 FEET; THENCE N.18°19'43"E. A DISTANCE OF 510.80 FEET; THENCE N.76°20'23"E. A DISTANCE OF 71.37 FEET; THENCE N.82°05'58"E. A DISTANCE OF 103.48 FEET; THENCE N.89°47'08"E. A DISTANCE OF 134.84 FEET; THENCE N.83°00'16"E. A DISTANCE OF 93.12 FEET; THENCE N.85°08'22"E. A DISTANCE OF 58.23 FEET; THENCE N.61°16'50"E. A DISTANCE OF 43.64 FEET; THENCE N.55°35'00"E. A DISTANCE OF 104.75 FEET; THENCE N.24°44'44"E. A DISTANCE OF 103.22 FEET; THENCE N.31°08'38"E. A DISTANCE OF 76.38 FEET; THENCE N.20°06'39"E. A DISTANCE OF 53.85 FEET; THENCE N.42°47'04"E. A DISTANCE OF 108.69 FEET; THENCE S.71°06'23"E. A DISTANCE OF 101.92 FEET; THENCE N.50°38'17"E. A DISTANCE OF 329.01 FEET; THENCE N.00°54'37"W. A DISTANCE OF 98.85 FEET; THENCE N.04°48'27"E. A DISTANCE OF 187.36 FEET; THENCE N.00°47'08"W. A DISTANCE OF 114.54 FEET; THENCE N.17°46'30"E. A DISTANCE OF 210.89 FEET; THENCE N.13°52'22"E. A DISTANCE OF 118.57 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 33.63 FEET; THENCE N.04°59'04"E. A DISTANCE OF 23.67 FEET; THENCE N.07°29'40"W. A DISTANCE OF 51.25 FEET; THENCE N.30°10'58"E. A DISTANCE OF 137.46 FEET; THENCE N.34°00'27"E. A DISTANCE OF 93.46 FEET; THENCE N.33°59'20"E. A DISTANCE OF 157.30 FEET; THENCE N.24°59'43"E. A DISTANCE OF 53.33 FEET; THENCE N.09°24'47"E. A DISTANCE OF 43.51 FEET; THENCE N.15°43'49"E. A DISTANCE OF 54.69 FEET TO A POINT OF CURVATURE OF A 153.62-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°43'30" AND A CHORD THAT BEARS N.02°31'28"E. A DISTANCE OF 94.24 FEET; THENCE N.13°57'01"W. A

DISTANCE OF 99.11 FEET; THENCE N.25°37'15"W. A DISTANCE OF 73.15 FEET; THENCE N.42°33'13"W. A DISTANCE OF 108.02 FEET TO A POINT OF CURVATURE OF A 96.37-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°00'32" AND A CHORD THAT BEARS N.00°04'38"E. A DISTANCE OF 69.09 FEET TO A POINT OF CURVATURE OF A 124.87-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°15'18" AND A CHORD THAT BEARS N.06°49'34"W. A DISTANCE OF 58.84 FEET; THENCE N.34°31'37"W. A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A 340.48-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°48'18" AND A CHORD THAT BEARS N.25°50'24"W. A DISTANCE OF 64.11 FEET TO A POINT OF CURVATURE OF A 226.79-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°58'35" AND A CHORD THAT BEARS N.03°25'10"E. A DISTANCE OF 124.94 FEET; THENCE N.13°17'10"E. A DISTANCE OF 83.37 FEET; THENCE N.85°41'45"E. A DISTANCE OF 52.53 FEET; THENCE N.04°32'44"W. A DISTANCE OF 47.50 FEET; THENCE S.85°46'30"W. A DISTANCE OF 0.47 FEET; THENCE N.04°46'55"W. A DISTANCE OF 15.05 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS N.33°28'00"E. A DISTANCE OF 61.91 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS N.46°14'32"E. A DISTANCE OF 86.02 FEET; THENCE N.20°46'11"E. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS N.00°27'45"E. A DISTANCE OF 55.53 FEET; THENCE N.19°50'41"W. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS N.13°20'01"E. A DISTANCE OF 60.20 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS N.16°36'34"E. A DISTANCE OF 119.65 FEET; THENCE N.13°17'36"W. A DISTANCE OF 31.46 FEET TO A POINT OF

CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°54'13" AND A CHORD THAT BEARS N.08°09'30"E. A DISTANCE OF 36.57 FEET; THENCE N.29°36'37"E. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS N.16°43'50"E. A DISTANCE OF 66.87 FEET; THENCE N.03°51'04"E. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.72 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'28" AND A CHORD THAT BEARS N.16°59'18"E. A DISTANCE OF 90.91 FEET; THENCE N.30°07'32"E. A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°06'58" AND A CHORD THAT BEARS N.17°04'03"E. A DISTANCE OF 56.48 FEET; THENCE N.04°00'34"E. A DISTANCE OF 14.94 FEET; THENCE S.58°10'40"E. A DISTANCE OF 385.06 FEET; THENCE N.38°33'44"E. A DISTANCE OF 51.98 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.30 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°24'29" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 9.27 FEET; THENCE N.22°10'18"E. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 19.24 FEET; THENCE N.38°33'44"E. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS N.05°52'23"W. A DISTANCE OF 133.72 FEET; THENCE N.50°18'30"W. A DISTANCE OF 20.73 FEET; THENCE N.38°47'54"E. A DISTANCE OF 83.65 FEET; THENCE S.50°17'37"E. A DISTANCE OF 39.64 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.64 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99°17'23" AND A CHORD THAT BEARS N.80°03'42"E. A DISTANCE OF 87.64 FEET; THENCE N.30°25'00"E. A DISTANCE OF 182.79 FEET; THENCE S.54°26'16"E. A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,836,683 SQ.FT. OR 88.08 ACRES.

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 2 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE EAST A DISTANCE OF 688.45 FEET AND NORTH A DISTANCE OF 2429.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.28°15'35"E. A DISTANCE OF 367.09 FEET; THENCE S.22°27'27"E. A DISTANCE OF 301.90 FEET; THENCE S.52°49'00"W. A DISTANCE OF 159.31 FEET; THENCE S.49°19'45"W. A DISTANCE OF 463.06 FEET TO A POINT OF CURVATURE OF A 60.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 152°54'46" AND A CHORD THAT BEARS S.29°14'05"W. A DISTANCE OF 116.66 FEET TO A POINT OF CURVATURE OF A 30-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 46°01'23" AND A CHORD THAT BEARS S.82°40'47"W. A DISTANCE OF 23.45 FEET; THENCE S.59°40'06"W. A DISTANCE OF 8.52 FEET; THENCE S.89°53'32"W. A DISTANCE OF 414.76 FEET; THENCE S.00°07'36"E. A DISTANCE OF 241.58 FEET; THENCE S.59°40'06"W. A DISTANCE OF 357.33 FEET TO A POINT OF CURVATURE OF A 1000-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 38°12'15" AND A CHORD THAT BEARS S.40°33'58"W. A DISTANCE OF 654.51 FEET; THENCE N.68°32'09"W. A DISTANCE OF 45.00 FEET; THENCE N.54°05'09"W. A DISTANCE OF 512.46 FEET TO A POINT OF CURVATURE OF A 419.23-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°36'09" AND A CHORD THAT BEARS S.01°22'41"E. A DISTANCE OF 77.47 FEET; THENCE S.04°01'28"E. A DISTANCE OF 99.03 FEET TO A POINT OF CURVATURE OF A 412.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 341.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°19'30" AND A CHORD THAT BEARS S.05°35'58"W. A DISTANCE OF 331.46 FEET; THENCE S.21°10'16"W. A DISTANCE OF 124.09 FEET TO A POINT OF CURVATURE OF A 355.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.55 FEET, SAID CURVE

HAVING A CENTRAL ANGLE OF 10°34'47" AND A CHORD THAT BEARS N.66°54'35"W. A DISTANCE OF 65.46 FEET; THENCE N.00°07'53"W. A DISTANCE OF 1196.07 FEET; THENCE N.80°04'35"E. A DISTANCE OF 222.12 FEET; THENCE N.70°47'17"E. A DISTANCE OF 152.25 FEET; THENCE N.66°59'42"E. A DISTANCE OF 242.72 FEET; THENCE N.69°35'04"E. A DISTANCE OF 117.02 FEET; THENCE N.67°38'26"E. A DISTANCE OF 124.44 FEET; THENCE N.65°03'10"E. A DISTANCE OF 113.10 FEET; THENCE N.62°22'49"E. A DISTANCE OF 132.23 FEET; THENCE N.59°42'47"E. A DISTANCE OF 112.60 FEET; THENCE N.57°03'52"E. A DISTANCE OF 130.53 FEET; THENCE N.54°06'51"E. A DISTANCE OF 140.27 FEET; THENCE N.51°14'18"E. A DISTANCE OF 123.70 FEET; THENCE N.48°13'23"E. A DISTANCE OF 153.06 FEET; THENCE N.45°17'12"E. A DISTANCE OF 116.47 FEET; THENCE N.42°24'03"E. A DISTANCE OF 148.43 FEET; THENCE N.39°23'57"E. A DISTANCE OF 127.10 FEET; THENCE N.37°57'24"E. A DISTANCE OF 5.31 FEET; THENCE N.75°12'54"E. A DISTANCE OF 191.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,864,487 SQ.FT. OR 42.80 ACRES.

**JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 3
BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.89°49'50"W. A DISTANCE OF 1350.41 FEET; THENCE N.00°04'34"E. A DISTANCE OF 990.77 FEET; THENCE S.89°55'26"E. A DISTANCE OF 570.86 FEET TO A POINT OF CURVATURE OF A 1555.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'29" AND A CHORD THAT BEARS N.05°47'46"E. A DISTANCE OF 297.85 FEET; THENCE N.89°55'02"E. A DISTANCE OF 744.46 FEET; THENCE S.89°58'11"E. A DISTANCE OF 887.33 FEET; THENCE S.54°26'16"E. A DISTANCE OF 584.45 FEET; THENCE S.30°25'00"W. A DISTANCE OF 182.63 FEET TO A POINT OF CURVATURE OF A 57.67-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.30 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°42'37" AND A CHORD THAT BEARS S.75°41'38"W. A DISTANCE OF 82.06 FEET; THENCE N.50°55'59"W. A DISTANCE OF 48.14 FEET; THENCE S.38°47'54"W. A DISTANCE OF 83.65 FEET; THENCE S.50°18'30"E. A DISTANCE OF 20.73 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS S.05°52'23"E. A DISTANCE OF 133.72 FEET; THENCE S.38°33'44"W. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.30°22'01"W. A DISTANCE OF 19.24 FEET; THENCE S.22°10'18"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.29°21'29"W. A DISTANCE OF 8.26 FEET; THENCE S.38°33'44"W.

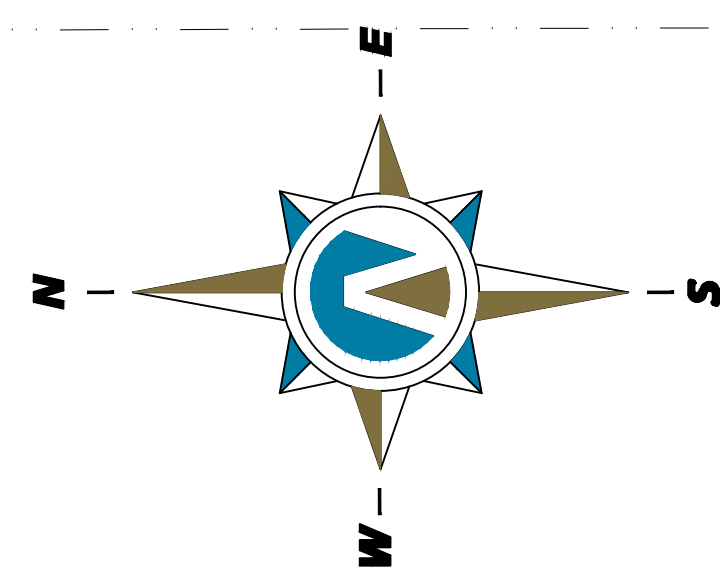
A DISTANCE OF 53.00 FEET; THENCE N.58°10'40"W. A DISTANCE OF 385.06 FEET; THENCE S.04°00'43"W. A DISTANCE OF 14.94 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS S.17°00'37"W. A DISTANCE OF 56.24 FEET; THENCE S.30°07'30"W. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS S.16°59'17"W. A DISTANCE OF 90.91 FEET; THENCE S.03°51'04"W. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS S.16°43'50"W. A DISTANCE OF 66.87 FEET; THENCE S.29°36'37"W. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS S.07°44'59"W. A DISTANCE OF 37.23 FEET; THENCE S.13°17'02"E. A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS S.16°36'34"W. A DISTANCE OF 119.65 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS S.13°20'01"W. A DISTANCE OF 60.20 FEET; THENCE S.19°50'41"E. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS S.00°27'45"W. A DISTANCE OF 55.53 FEET; THENCE S.20°46'11"W. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS S.46°14'32"W. A DISTANCE OF 86.02 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS S.33°28'00"W. A DISTANCE OF 61.91 FEET; THENCE S.04°46'55"E. A DISTANCE OF 15.05 FEET; THENCE N.85°46'30"E. A DISTANCE OF 0.47 FEET;

THENCE S.04°32'44"E. A DISTANCE OF 47.50 FEET; THENCE S.85°41'49"W. A DISTANCE OF 62.28 FEET;

TO A POINT OF CURVATURE OF A 117.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.46 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°37'50" AND A CHORD THAT BEARS N.79°59'17"W. A DISTANCE OF 57.86 FEET TO A POINT OF CURVATURE OF A 1200.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°48'22" AND A CHORD THAT BEARS N.67°34'32"W. A DISTANCE OF 79.70 FEET; THENCE S.02°07'27"E. A DISTANCE OF 115.89 FEET; THENCE S.07°42'09"E. A DISTANCE OF 156.46 FEET; THENCE S.46°58'47"W. A DISTANCE OF 202.69 FEET; THENCE S.35°11'51"W. A DISTANCE OF 179.48 FEET; THENCE S.26°04'28"W. A DISTANCE OF 52.70 FEET; THENCE S.38°41'00"W. A DISTANCE OF 130.79 FEET; THENCE S.32°45'26"W. A DISTANCE OF 235.34 FEET; THENCE S.70°01'56"W. A DISTANCE OF 110.39 FEET; THENCE S.28°22'37"W. A DISTANCE OF 211.44 FEET; THENCE S.26°35'03"W. A DISTANCE OF 252.82 FEET; THENCE S.03°25'10"E. A DISTANCE OF 237.11 FEET; THENCE S.00°50'24"W. A DISTANCE OF 406.14 FEET; THENCE S.44°29'19"W. A DISTANCE OF 118.83 FEET; THENCE S.14°25'41"W. A DISTANCE OF 270.17 FEET; THENCE S.06°13'15"W. A DISTANCE OF 126.05 FEET; THENCE S.08°43'37"E. A DISTANCE OF 204.60 FEET; THENCE S.05°48'36"E. A DISTANCE OF 90.25 FEET; THENCE S.71°06'23"E. A DISTANCE OF 198.47 FEET; THENCE S.42°47'04"W. A DISTANCE OF 108.69 FEET; THENCE S.20°06'39"W. A DISTANCE OF 53.85 FEET; THENCE S.31°08'38"W. A DISTANCE OF 76.38 FEET; THENCE S.24°44'44"W. A DISTANCE OF 103.22 FEET; THENCE S.55°35'00"W. A DISTANCE OF 104.75 FEET; THENCE S.61°16'50"W. A DISTANCE OF 43.64 FEET; THENCE S.85°08'22"W. A DISTANCE OF 58.23 FEET; THENCE S.83°00'16"W. A DISTANCE OF 93.12 FEET; THENCE S.89°47'08"W. A DISTANCE OF 134.84 FEET; THENCE S.82°05'58"W. A DISTANCE OF 103.48 FEET; THENCE S.76°20'23"W. A DISTANCE OF 71.36 FEET; THENCE N.18°19'43"E. A DISTANCE OF 3664.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,848,380 SQ.FT. OR 88.35 ACRES.

APPENDIX B
Maps of District Boundaries



INFRASTRUCTURE
DISTRICT 1
88.08 AC.

STATE HIGHWAY 59

PARCEL 4
HIGHWAY
COMMERCIAL
8.10 AC.

VILLAGE OF MANY NATIONS
PARCEL 15
13.30 AC.

PARCEL 11B
OPEN SPACE
14.98 AC.

PARCEL 8
HIGH DENSITY
15.00 AC.

PARCEL 13
SCIENCE CENTER
22.80 AC.

PARCEL 12
PAIUTE COVE
5.75 AC.

PARCEL 5
HIGH DENSITY
12.84 AC.

PARCEL 14
LODGE
9.38 AC.

PARCEL 9
9.87 AC.

PARCEL 11A OPEN SPACE
19.37 AC.

PARCEL 3
HIGH DENSITY
20.57 AC.

PARCEL 16
LOW DENSITY
10.12 AC.

PARCEL 10
GOLF COURSE
34.74 AC.

PARCEL 17
LOW DENSITY
13.17 AC.

PARCEL 7E
HILLTOP ESTATES
22.03 AC.

PARCEL 7A
WORLD'S LARGEST
BRONZE STAGE
COACH EXHIBIT
15.32 AC.

PARCEL 7B
OBSERVATORY
3.89 AC.

FOUND SOUTH 1/4 CORNER
SECTION 30, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP

FOUND SOUTH 1/4 CORNER
SECTION 31, TOWNSHIP 42
SOUTH, RANGE 11 WEST,
U.S. GENERAL LAND OFFICE
SURVEY, 1909 BRASS CAP

SECTION 30

SECTION 31

PARCEL 1B
PARK
4.00 AC.

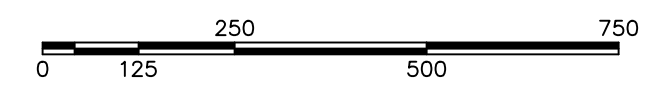
PARCEL 1A
LOW DENSITY
12.26 AC.

APPLE VALLEY
DRIVE

BLVD.

JEPSON
CANYON

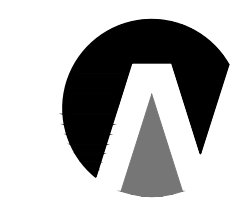
26' ACCESS ROAD



(24"x36")
SCALE 1" = 250'
(11"x17")
SCALE 1" = 500'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-14-043-00_JEPSON CANYON RESORT\CAD\Exhibit\JEPSON CANYON INFRASTRUCTURE 11-02-20.dwg 11/10/2020 8:32 AM		REV. COGO FILE:	DATE:



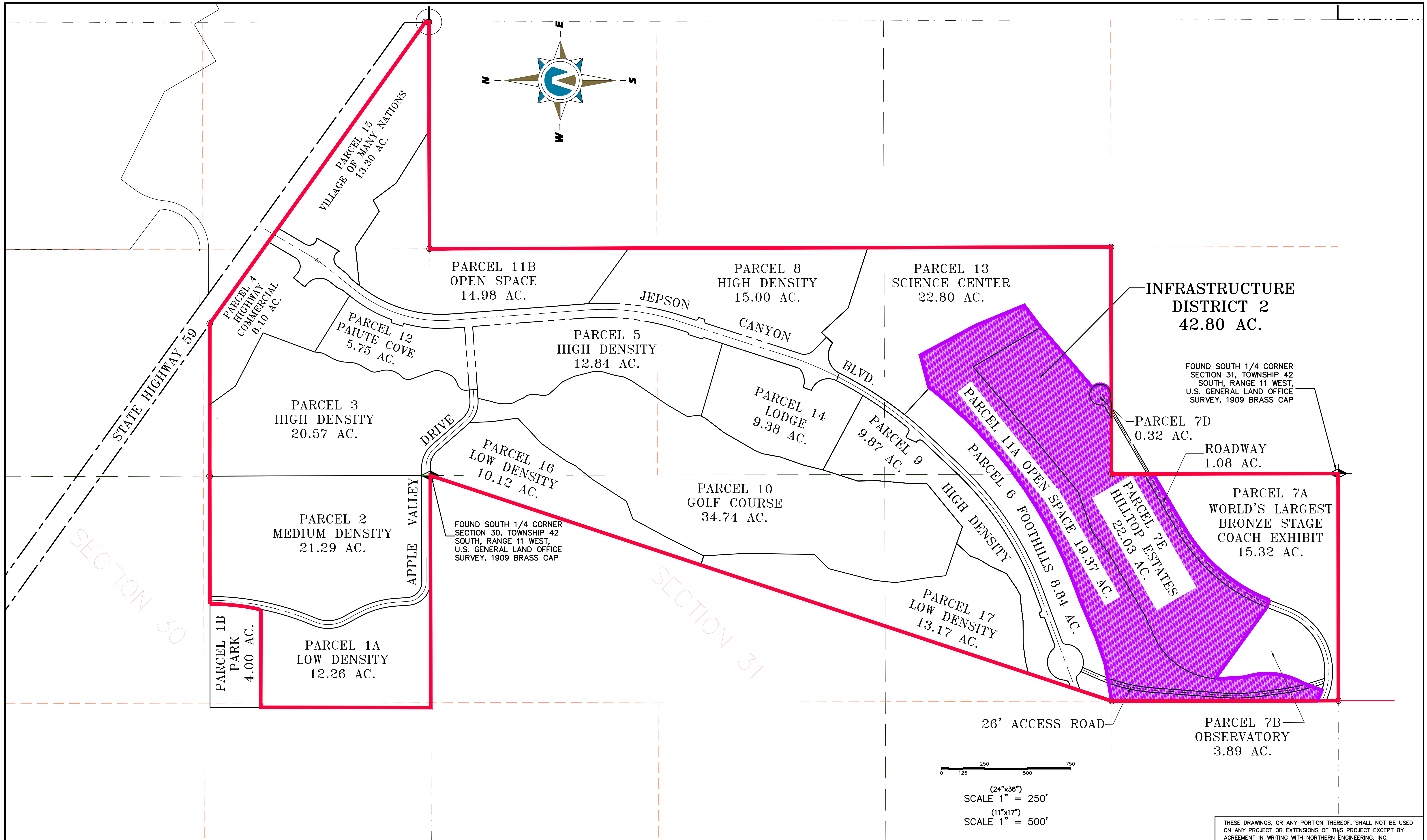
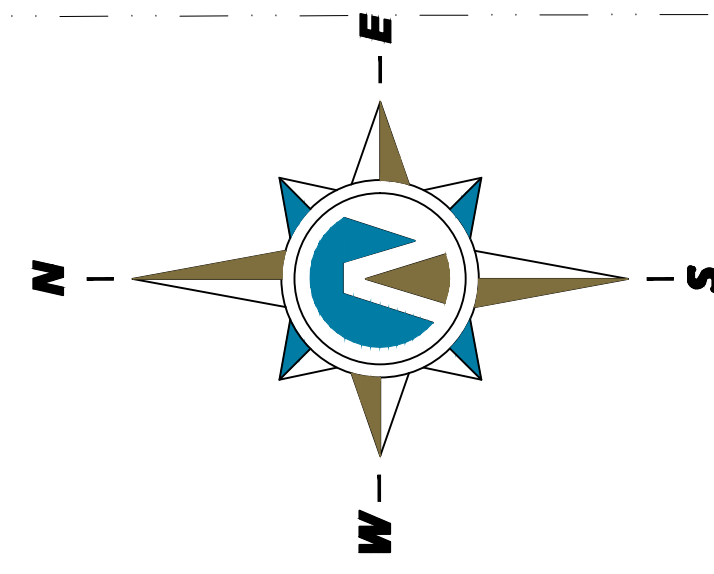
**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JEPSON CANYON RESORT

PARCEL EXHIBIT
INFRASTRUCTURE DISTRICT 1
APPLE VALLEY, UTAH

JOB NO.
3-14-043
SHEET NO.
2



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
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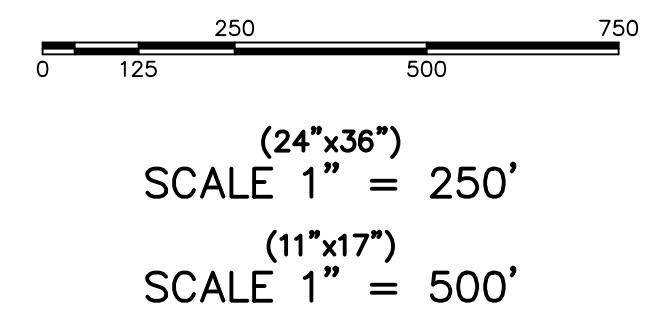
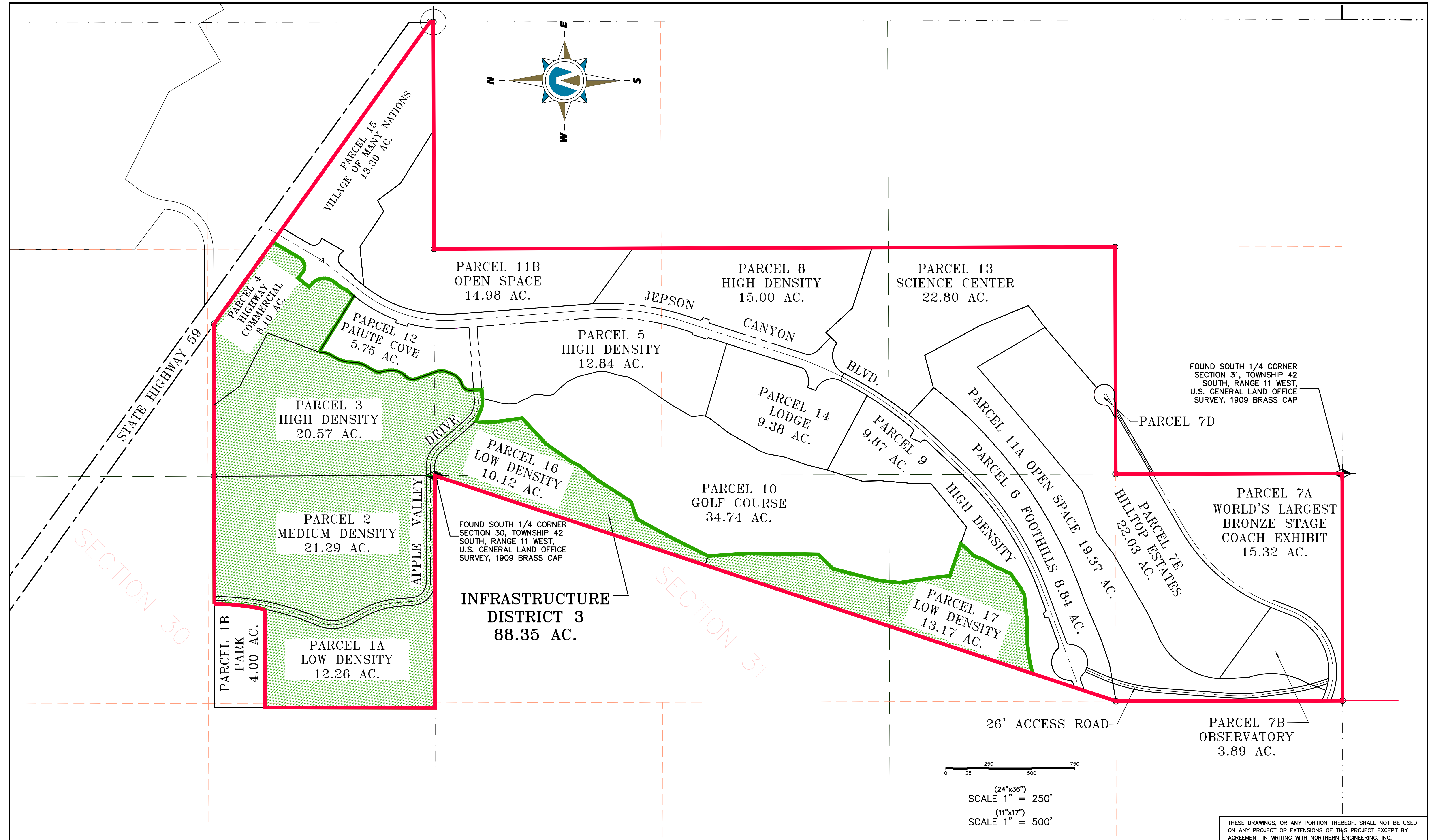
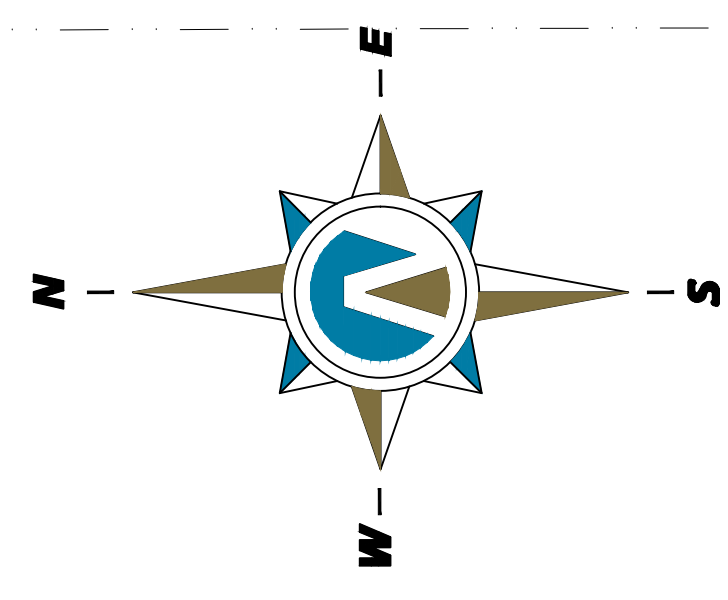
Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JEPSON CANYON RESORT

PARCEL EXHIBIT INFRASTRUCTURE DISTRICT 2 APPLE VALLEY, UTAH	JOB NO. 3-14-043 SHEET NO. 3
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THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

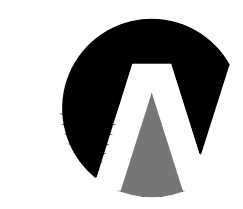


FOUND SOUTH 1/4 CORNER SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, U.S. GENERAL LAND OFFICE SURVEY, 1909 BRASS CAP

FOUND SOUTH 1/4 CORNER SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, U.S. GENERAL LAND OFFICE SURVEY, 1909 BRASS CAP

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-14-043-00_JEPSON CANYON RESORT\CAD\Exhibit\JEPSON CANYON INFRASTRUCTURE 11-02-20.dwg 11/10/2020 8:32 AM		REV. COGO FILE:	DATE:



Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JEPSON CANYON RESORT

PARCEL EXHIBIT INFRASTRUCTURE DISTRICT 3 APPLE VALLEY, UTAH	JOB NO. 3-14-043 SHEET NO. 4
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1. Certification of Authorized Individuals

I, Martin Lisonbee (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Town of Apple Valley, Utah (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
Martin Lisonbee	Mayor	mayor@applevalleyut.gov	
Debbie Kopp	Councilmember/Treasurer	dkopp@applevalleyut.gov	
John Barlow	Town Administrator	administrator@applevalleyut.gov	

The authority of the named individuals to act on behalf of Town of Apple Valley, Utah (Name of Legal Entity) shall remain in full force and effect until written revocation from Town of Apple Valley, Utah (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the ___ day of ___, 20___, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
		Martin Lisonbee	Mayor

STATE OF UTAH)
COUNTY OF _____) §

Subscribed and sworn to me on this ___ day of ___, 20___, by Martin Lisonbee (Name), as Mayor (Title) of Town of Apple Valley, Utah (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

(seal)



Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued


*Total Points Earned: 270 /395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	0	5
b. Procurement?	5	5
c. Ethical behavior?	0	5
d. Reporting fraud and abuse?	0	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	6	5
i. Cash receipting and deposits?	0	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	0	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	0	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	0	20
8. Does the entity have a formal internal audit function?	0	20
9. Does the entity have a formal audit committee?	0	20

*Entity Name: Town of Apple Valley, Utah

*Completed for Fiscal Year Ending: 2021 *Completion Date: 12/19/2020

*CAO Name: John Barlow *CFO Name: Debbie Kopp

*CAO Signature:  *CFO Signature: _____

*Required

Basic Separation of Duties

See page 2 of this questionnaire for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	x			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?			x	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".			x	
4. Are all the people who have access to blank checks different from those who are authorized signers?	x			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	x			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	x			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	x			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	x			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	x			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	x			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	x			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	x			

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?			X	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".			X	
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.



To: Town Council; Mayor
From: John Barlow, Finance Director
Date: December 10th, 2020
Subject: Training for Councilmembers and Mayor

This memo is to outline the required and optional training requirements for the Town Council and Mayor.

Each year the all elected officials must complete the Open and Public Meetings Act (OPMA) and Government Records Access and Management Act (GRAMA).

Additionally, it is highly recommended (and required to get a better score on fraud risk assessment) for elected officials to complete the Fraud Risk Assessment Questionnaire Training.

The training can be found at the link below. Please complete the training and send a certificate to administrator@applevalleyut.gov, or print it and bring it into the office.

<http://training.auditor.utah.gov/>

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 SBSU Checking	61,047.24	13,010.48	68,194.94
1114 SBSU Checking-Fire	2,495.50	0.00	3,055.63
1121 PTIF 4358 General	112,414.36	0.00	92,542.96
1122 PTIF 5003 Impact Fees	38,142.18	0.00	40,014.23
1124 PTIF 8340 Gateway Debt Service	57,426.58	0.00	31,317.65
1125 PTIF 8635 Storm Drainage	109,655.67	0.00	109,753.35
1171 Petty cash	100.00	0.00	100.00
1175 Undeposited receipts	13,020.13	(9,200.05)	27,224.51
1191.1 Restricted cash	234,159.78	0.00	252,002.58
1191.2 Restricted cash offset	(234,159.78)	0.00	(252,002.58)
Total Cash and cash equivalents	394,301.66	3,810.43	372,203.27
Receivables			
1311 Accounts receivable	45,433.04	(10,473.62)	50,162.83
1325 Other receivables	11,476.74	0.00	11,476.74
1341 Assessment receivable	10,526.88	0.00	10,526.88
1351 Property tax receivable	107,618.00	0.00	107,618.00
Total Receivables	175,054.66	(10,473.62)	179,784.45
Total Current Assets	569,356.32	(6,663.19)	551,987.72
Total Assets:	569,356.32	(6,663.19)	551,987.72
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(51,361.72)	2,234.92	(13,287.14)
2140 HCP payable	(2,749.33)	0.00	(5,506.71)
2141 UT State Construction Surcharge payable	0.00	0.00	(116.25)
2211 Accrued payroll payable	(5,903.32)	4,561.33	0.00
2212 Payroll Liability Clearing	(2,309.36)	1,240.10	0.00
2221 Accrued SS, MC & FWT payable	(2,224.86)	(1,062.22)	(2,968.87)
2222 Accrued SWT payable	(1,193.16)	(177.88)	(2,283.72)
2225 Other payroll liabilities payables	0.00	0.00	(165.59)
2330 Customer security deposits	(5,490.15)	0.00	(4,490.15)
2340 Due To/Big Plains Water Payable	(23,084.50)	30.81	(94,091.26)
2341 Due To Big Plains Water Other Payable	(4,200.00)	0.00	(4,200.00)
Total Current liabilities	(98,516.40)	6,827.06	(127,109.69)
Deferred revenue			
2380 Deferred revenues	(10,526.88)	0.00	(10,526.88)
2381 Deferred inflows - property tax	(107,618.00)	0.00	(107,618.00)
Total Deferred revenue	(118,144.88)	0.00	(118,144.88)
Long-term liabilities			
2501.1 Accrued interest	(25,310.61)	0.00	(25,310.61)
2502.2 Accrued interest offset	25,310.61	0.00	25,310.61
2513.1 2015 Gateway Bond Issued	(1,318,000.00)	0.00	(1,318,000.00)
2513.2 2013 Gateway Bond Repaid	93,000.00	0.00	125,000.00
2513.3 2015 Gateway Bond Current	(29,000.00)	0.00	(29,000.00)
2513.4 2015 Gateway Bond Current Offset	29,000.00	0.00	29,000.00
2514.1 2017 Case Backhoe 580SN Issued	(77,000.00)	0.00	(77,000.00)
2514.2 2017 Case Backhoe 580SN Repaid	32,220.22	0.00	46,600.72
2514.3 2017 Case Backhoe 580SN Current	13,860.36	0.00	13,860.36
2514.4 2017 Case Backhoe 580SN Current Offset	(13,860.36)	0.00	(13,860.36)
2515.1 2017 Vehicle F550 Issued	(58,402.94)	0.00	(58,402.94)
2515.2 2017 Vehicle F550 Repaid	23,370.89	0.00	25,272.49
2515.3 2017 Vehicle F550 Current	10,968.52	0.00	10,968.52
2515.4 2017 Vehicle F550 Current offset	(10,968.52)	0.00	(10,968.52)
2516.1 2008 Dump Truck Issued	(48,073.50)	0.00	(48,073.50)
2516.2 2008 Dump Truck Repaid	9,075.83	0.00	10,618.20
2516.3 2008 Dump Truck Current	9,075.83	0.00	9,075.83
2516.4 2008 Dump Truck Current offset	(9,075.83)	0.00	(9,075.83)
2590 GLTD offset	1,343,809.50	0.00	1,293,985.03
Total Long-term liabilities	0.00	0.00	0.00
Total Liabilities:	(216,661.28)	6,827.06	(245,254.57)

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Equity - Paid In / Contributed			
2711 Restricted - RAP Funds	(10,011.42)	0.00	(8,386.09)
2712 Restricted - Bond Fund	(46,968.75)	0.00	(57,406.25)
2713 Restricted - Bond Reserve	(28,633.28)	0.00	(30,422.86)
2715 Assigned - Storm Drainage	(103,115.58)	0.00	(109,753.35)
2720 Assigned - Fired Dept. Special	(2,495.50)	0.00	(3,055.63)
2770 Assigned - Reserve for Scholarship	(2,964.18)	0.00	(2,964.18)
2794 Impact Fees - Parks, Trails, OS	(1,378.31)	0.00	(1,362.85)
2795 Impact Fees - Fire	(5,128.93)	0.00	(5,156.73)
2797 Impact Fees - Roadways	(33,463.83)	0.00	(33,494.66)
2981 Unassigned Fund balance	(118,535.26)	(163.87)	(54,730.55)
Total Equity - Paid In / Contributed	(352,695.04)	(163.87)	(306,733.15)
Total Liabilites and Fund Equity:	(569,356.32)	6,663.19	(551,987.72)
Total Net Position	0.00	0.00	0.00

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	109,681.76	0.00	12,198.53	104,098.00	104,098.00
3120 Prior year's taxes-delinquent	14,975.22	0.00	2,326.60	8,000.00	8,000.00
3130 General sales and use taxes	118,486.33	0.00	23,380.64	85,000.00	85,000.00
3140 Energy and communication taxes	34,163.67	0.00	14,910.57	34,200.00	34,200.00
3150 RAP Tax	11,612.18	1,439.31	6,000.57	9,000.00	9,000.00
3160 Transient Taxes	2,117.20	0.00	299.75	1,500.00	1,500.00
3170 Fee in lieu of personal property taxes	6,821.22	0.00	4,562.45	8,500.00	8,500.00
3190 Highway/Transit Tax	7,182.50	0.00	2,157.49	9,600.00	9,600.00
Total Taxes	305,040.08	1,439.31	65,836.60	259,898.00	259,898.00
Licenses and permits					
3210 Business licenses	3,175.00	0.00	450.00	3,400.00	3,400.00
3221 Building Permits-Fee	32,586.75	0.00	45,754.31	15,091.00	15,091.00
3222 Building Permits-Non Surcharge	4,631.83	0.00	2,769.26	2,264.00	2,264.00
3223 Building permit - HCP Valuation	(1,732.42)	0.00	0.00	0.00	0.00
3225 Animal licenses	800.00	0.00	20.00	700.00	700.00
Total Licenses and permits	39,461.16	0.00	48,993.57	21,455.00	21,455.00
Intergovernmental revenue					
3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	10,000.00
3356 Class "C" road allotment	86,620.27	0.00	14,291.64	72,000.00	72,000.00
3358 Liquor control profits	845.23	0.00	0.00	800.00	800.00
3370 State Grants	33,174.99	0.00	3,588.50	45,000.00	45,000.00
Total Intergovernmental revenue	120,640.49	0.00	17,880.14	127,800.00	127,800.00
Charges for services					
3410 Clerical services	25.00	0.00	0.00	0.00	0.00
3415 SSD Payroll Services	0.00	0.00	4,612.40	30,000.00	30,000.00
3420 Fire Department Contracts	0.00	0.00	7,513.50	0.00	0.00
3431 Zoning and subdivision fees	28,174.50	(600.00)	15,621.00	15,000.00	15,000.00
3440 Solid waste	44,467.80	0.00	18,950.00	48,750.00	48,750.00
3441 Storm Drainage	38,948.95	0.00	16,948.24	38,880.00	38,880.00
3461 GRAMA requests	156.00	0.00	35.00	0.00	0.00
3470 Park and recreation fees	80.00	0.00	30.00	0.00	0.00
3615 Late charges	3,231.66	(21.85)	552.60	2,000.00	2,000.00
Total Charges for services	115,083.91	(621.85)	64,262.74	134,630.00	134,630.00
Fines and forfeitures					
3510 Fines	5,886.03	111.99	1,464.85	4,800.00	4,800.00
Total Fines and forfeitures	5,886.03	111.99	1,464.85	4,800.00	4,800.00
Interest					
3610 Interest earnings	6,661.64	0.00	451.55	4,800.00	4,800.00
Total Interest	6,661.64	0.00	451.55	4,800.00	4,800.00
Miscellaneous revenue					
3640 Sale of capital assets	0.00	0.00	0.00	2,000.00	2,000.00
3690 Sundry revenue	277.70	0.00	4,000.00	0.00	0.00
3692 Fire department fundraisers	1,200.00	0.00	1,000.00	800.00	800.00
3697 Park department fundraisers	6,049.19	0.00	0.00	800.00	800.00
3801.1 Impact fees - Fire	4,490.88	0.00	354.00	472.00	472.00
3801.3 Impact fees - roadways	10,280.00	0.00	3,084.00	4,112.00	4,112.00
3801.6 Impact fees - storm water	4,078.11	0.00	3,949.12	1,376.00	1,376.00
3801.7 Impact fees - parks, trails, OS	1,692.00	0.00	846.00	1,128.00	1,128.00
Total Miscellaneous revenue	28,067.88	0.00	13,233.12	10,688.00	10,688.00
Contributions and transfers					
3802.7 Contributions - parks and recreation	8,000.00	0.00	0.00	0.00	0.00
3890 Fund balance appropriation	0.00	0.00	0.00	15,000.00	15,000.00
Total Contributions and transfers	8,000.00	0.00	0.00	15,000.00	15,000.00
Total Revenue:	628,841.19	929.45	212,122.57	579,071.00	579,071.00
Expenditures:					
General government					
Council					
4111.110 Council Salaries and wages	5,925.00	0.00	1,742.04	17,200.00	17,200.00
4111.130 Council Employee benefits	245.06	0.00	120.54	1,316.00	1,316.00

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10 General Fund - 07/01/2020 to 12/10/2020
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	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4111.210 Council Travel Reimbursement	1,737.72	0.00	575.32	2,040.00	2,040.00
4111.220 Council Training	370.00	0.00	0.00	1,850.00	1,850.00
4111.610 Council Donations and discretionary spending	1,488.36	0.00	0.00	500.00	500.00
Total Council	9,766.14	0.00	2,437.90	22,906.00	22,906.00
Administrative					
4141.110 Admin Salaries and wages	79,824.07	0.00	29,614.85	85,000.00	85,000.00
4141.130 Admin Employee benefits	9,138.56	0.00	4,209.53	13,403.00	13,403.00
4141.140 Admin Employee Retirement - GASB 68	9,055.06	0.00	1,160.49	4,616.00	4,616.00
4141.210 Admin Dues, subs & memberships	1,128.11	0.00	200.00	700.00	700.00
4141.220 Admin Public notices	723.24	0.00	94.82	800.00	800.00
4141.230 Admin Clerk training	709.00	0.00	0.00	900.00	900.00
4141.240 Admin Office supplies	4,705.72	0.00	3,220.58	3,550.00	3,550.00
4141.250 Admin Equipment maintenance	4,913.22	0.00	1,778.42	5,048.00	5,048.00
4141.260 Admin Building & ground maintenance	415.49	0.00	145.00	1,000.00	1,000.00
4141.270 Admin Utilities	4,399.64	0.00	1,631.22	4,430.00	4,430.00
4141.280 Admin Telephone and Internet	11,082.91	0.00	3,017.39	10,646.00	10,646.00
4141.290 Admin Postage	2,870.10	0.00	1,382.20	2,970.00	2,970.00
4141.320 Admin Engineering/Professional Fees	74,601.98	0.00	12,000.00	55,000.00	55,000.00
4141.330 Admin Legal Wages and Contract Labor	44,529.33	560.00	9,499.86	55,000.00	55,000.00
4141.340 Admin Accounting	3,998.66	0.00	0.00	4,000.00	4,000.00
4141.350 Building Inspector Fees	22,212.12	0.00	7,125.99	13,151.00	13,151.00
4141.390 Admin Bank service charges	3,663.46	0.00	665.16	3,600.00	3,600.00
4141.410 Admin Insurance	9,846.90	0.00	696.04	10,000.00	10,000.00
4141.490 Admin Travel reimbursements	154.86	0.00	0.00	500.00	500.00
4141.500 Admin Weed abatement	975.00	0.00	1,063.00	0.00	0.00
4141.550 Admin Cares Act	0.00	0.00	27,442.07	0.00	0.00
4170 Elections	867.21	0.00	0.00	0.00	0.00
Total Administrative	289,814.64	560.00	104,946.62	274,314.00	274,314.00
Total General government	299,580.78	560.00	107,384.52	297,220.00	297,220.00
Public safety					
Police					
4210.110 Police Salaries & wages	0.00	0.00	3,780.00	15,000.00	15,000.00
4210.250 Police Expenditures	1.00	0.00	1.00	0.00	0.00
4253.250 Animal Control Supplies	62.90	0.00	62.90	100.00	100.00
Total Police	63.90	0.00	3,843.90	15,100.00	15,100.00
Fire					
4220.110 Fire Salaries & wages	21,680.12	0.00	9,878.82	20,400.00	20,400.00
4220.130 Fire Employee Benefits	1,872.48	0.00	755.79	1,621.00	1,621.00
4220.230 Fire Travel & mileage	282.05	0.00	0.00	300.00	300.00
4220.240 Fire Office expenses	0.00	0.00	75.87	0.00	0.00
4220.250 Fire Equipment maintenance & repairs	438.65	125.58	125.58	300.00	300.00
4220.260 Fire Rent expense	741.60	0.00	0.00	750.00	750.00
4220.360 Fire Training	415.83	0.00	0.00	800.00	800.00
4220.450 Fire Small Equip/Supplies	1,258.96	0.00	44.52	1,200.00	1,200.00
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	200.00
4220.465 Fire Gear	1,663.46	0.00	1,209.00	2,500.00	2,500.00
4220.475 Fire Other Grant Expenditures	962.89	0.00	0.00	0.00	0.00
4220.550 Fire Cares Act	0.00	0.00	10,479.85	0.00	0.00
4220.560 Fire Equipment Fuel	1,403.06	0.00	408.48	1,800.00	1,800.00
4220.610 Fire Interest	2,442.89	0.00	342.70	2,362.00	2,362.00
4220.620 Fire Principal	11,022.91	0.00	1,901.60	11,103.00	11,103.00
4220.740 Fire Capital outlay	0.00	0.00	0.00	5,000.00	5,000.00
Total Fire	44,184.90	125.58	25,222.21	48,336.00	48,336.00
Total Public safety	44,248.80	125.58	29,066.11	63,436.00	63,436.00
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	135.00	0.00	0.00	3,500.00	3,500.00
4410.130 Road Employee benefits	10.33	0.00	0.00	268.00	268.00
4410.380 Road Department Services	350.00	0.00	0.00	0.00	0.00
4410.450 Road Department Supplies	885.52	0.00	0.00	1,000.00	1,000.00
4410.550 Road Equipment Maintenance	9,108.01	0.00	0.00	10,000.00	10,000.00
4410.560 Road Equipment Fuel	4,829.75	0.00	641.28	5,400.00	5,400.00
4410.740 Road Capital outlay	20,335.00	0.00	14,592.90	51,000.00	51,000.00
4410.810 Road Principal	41,075.83	0.00	33,542.37	41,113.00	41,113.00

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50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
4410.820 Road Interest	32,913.71	0.00	30,843.37	32,076.00	32,076.00
4415.110 Public Works Wages and Contract Labor	1,537.50	0.00	675.00	2,500.00	2,500.00
4415.130 Public Works Employee benefits	124.84	0.00	2.30	191.00	191.00
4415.450 Public Works Supplies	2,969.91	0.00	370.81	300.00	300.00
4415.550 Public Works Equipment Maintenance	666.72	0.00	58.96	500.00	500.00
4415.560 Public Works Equipment fuel	557.57	0.00	100.00	500.00	500.00
4415.570 Public Works Travel Reimbursement	101.76	0.00	0.00	200.00	200.00
4415.610 Public Works Storm Drainage	36,690.92	0.00	0.00	0.00	0.00
4415.710 Public Works Interest	2,199.36	0.00	1,679.50	1,680.00	1,680.00
4415.720 Public Works Principle	13,860.64	0.00	14,380.50	14,381.00	14,381.00
Total Highways	168,352.37	0.00	96,886.99	164,609.00	164,609.00
Sanitation					
4420.460 Solid Waste Service	46,854.35	80.00	14,848.45	44,445.00	44,445.00
Total Sanitation	46,854.35	80.00	14,848.45	44,445.00	44,445.00
Total Highways and public improvements	215,206.72	80.00	111,735.44	209,054.00	209,054.00
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	4,916.00	0.00	4,380.00	4,560.00	4,560.00
4540.250 Park/Rec Department supplies	736.76	0.00	170.00	500.00	500.00
4540.740 Parks Capital outlay	5,449.97	0.00	5,348.39	4,000.00	4,000.00
Total Parks	11,102.73	0.00	9,898.39	9,060.00	9,060.00
Total Parks, recreation, and public property	11,102.73	0.00	9,898.39	9,060.00	9,060.00
Transfers					
4811 Transfer to Fund Balance	0.00	0.00	0.00	301.00	301.00
Total Transfers	0.00	0.00	0.00	301.00	301.00
Total Expenditures:	570,139.03	765.58	258,084.46	579,071.00	579,071.00
Total Change In Net Position	58,702.16	163.87	(45,961.89)	0.00	0.00

Town of Apple Valley
Standard Financial Report
41 Capital Projects Fund - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 SBSU Checking	41,355.72	0.00	37,579.68
1191.1 Restricted cash	41,565.72	0.00	41,565.72
1191.2 Restricted cash offset	(41,565.72)	0.00	(41,565.72)
Total Cash and cash equivalents	<u>41,355.72</u>	<u>0.00</u>	<u>37,579.68</u>
Total Current Assets	<u>41,355.72</u>	<u>0.00</u>	<u>37,579.68</u>
Total Assets:	<u>41,355.72</u>	<u>0.00</u>	<u>37,579.68</u>
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	0.00	0.00	(1,465.00)
Total Current liabilities	<u>0.00</u>	<u>0.00</u>	<u>(1,465.00)</u>
Total Liabilities:	<u>0.00</u>	<u>0.00</u>	<u>(1,465.00)</u>
Equity - Paid In / Contributed			
2970 Restricted	(41,565.72)	0.00	(41,565.72)
2981 Fund balance	210.00	0.00	5,451.04
Total Equity - Paid In / Contributed	<u>(41,355.72)</u>	<u>0.00</u>	<u>(36,114.68)</u>
Total Liabilites and Fund Equity:	<u>(41,355.72)</u>	<u>0.00</u>	<u>(37,579.68)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

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41 Capital Projects Fund - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	0.00	0.00	5,241.04	0.00	0.00
Total Miscellaneous	0.00	0.00	5,241.04	0.00	0.00
Total Expenditures:	0.00	0.00	5,241.04	0.00	0.00
Total Change In Net Position	0.00	0.00	5,241.04	0.00	0.00

Town of Apple Valley
Standard Financial Report
51 Big Plains Water & Sewer Special Service District - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking	14,613.91	0.00	14,613.91
1122 PTIF 8032 Impact fees	1,525.75	0.00	1,525.75
1123 PTIF 8339 Savings	10,413.78	0.00	10,413.78
1191.1 Restricted cash	106,530.00	0.00	106,530.00
1191.2 Restricted cash offset	(106,530.00)	0.00	(106,530.00)
Total Cash and cash equivalents	26,553.44	0.00	26,553.44
Receivables			
1311 Accounts receivable	128,495.69	0.00	128,495.69
Total Receivables	128,495.69	0.00	128,495.69
Total Current Assets	155,049.13	0.00	155,049.13
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in progress	9,507.50	0.00	9,507.50
Total Work in Process	9,507.50	0.00	9,507.50
Property			
1610 Land	21,507.00	0.00	21,507.00
1611 Water rights	996,483.17	0.00	996,483.17
1621 Source structures & improvements	475,175.90	0.00	475,175.90
1631 Source supply mains	2,972,575.06	0.00	2,972,575.06
1632 Storage tanks and reservoirs	1,137,795.73	0.00	1,137,795.73
1661 Power operated equipment	34,352.00	0.00	34,352.00
1662 Office Equipment	2,000.00	0.00	2,000.00
Total Property	5,639,888.86	0.00	5,639,888.86
Accumulated depreciation			
1721 A/D Source structures & improvements	(35,949.14)	0.00	(35,949.14)
1731 A/D Source supply mains	(173,664.02)	0.00	(173,664.02)
1732 A/D Storage tanks and reservoirs	(117,217.18)	0.00	(117,217.18)
1761 A/D Power operated equipment	(5,586.64)	0.00	(5,586.64)
1762 A/D Office Equipment	(1,883.15)	0.00	(1,883.15)
Total Accumulated depreciation	(334,300.13)	0.00	(334,300.13)
Total Capital assets	5,315,096.23	0.00	5,315,096.23
Total Non-Current Assets	5,315,096.23	0.00	5,315,096.23
Total Assets:	5,470,145.36	0.00	5,470,145.36
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(1,555.66)	0.00	(1,555.66)
2300 Accrued interest	(3,864.09)	0.00	(3,864.09)
2421 Due to general fund	(6,880.00)	0.00	(6,880.00)
Total Current liabilities	(12,299.75)	0.00	(12,299.75)
Long-term liabilities			
2510.1 2012 Water Project issued	(2,540,000.00)	0.00	(2,540,000.00)
2510.2 2012 Water Project repaid	255,000.00	0.00	255,000.00
2510.3 2012 Water Project current	(85,000.00)	0.00	(85,000.00)
2510.4 2012 Water Project current offset	85,000.00	0.00	85,000.00
2515.1 2014 2004 F-250 Ford issued	(18,000.00)	0.00	(18,000.00)
2515.2 2014 2004 F-250 Ford repaid	13,206.86	0.00	13,206.86
2515.3 2014 2004 F-250 Ford current	(4,793.14)	0.00	(4,793.14)
2515.4 2014 2004 F-250 Ford current offset	4,793.14	0.00	4,793.14
2520.1 2015 Water Bond 01 issued	(2,364,800.00)	0.00	(2,364,800.00)
2520.2 2015 Water Bond 01 repaid	51,328.09	0.00	51,328.09
2520.3 2015 Water Bond 01 current	(30,770.99)	0.00	(30,770.99)
2520.4 2015 Water Bond 01 offset	30,770.99	0.00	30,770.99
2521.1 2015 Water Bond 02 issued	(300,000.00)	0.00	(300,000.00)
2521.2 2015 Water Bond 02 repaid	5,841.35	0.00	5,841.35
2521.3 2015 Water Bond 02 current	(3,525.83)	0.00	(3,525.83)
2521.4 2015 Water Bond 02 current offset	3,525.83	0.00	3,525.83

Town of Apple Valley
Standard Financial Report
51 Big Plains Water & Sewer Special Service District - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
2522.1 2016 Aquifer Study issued	(41,000.00)	0.00	(41,000.00)
2522.3 2016 Aquifer Study current	(8,000.00)	0.00	(8,000.00)
2522.4 2016 Aquifer Study current offset	8,000.00	0.00	8,000.00
Total Long-term liabilities	<u>(4,938,423.70)</u>	<u>0.00</u>	<u>(4,938,423.70)</u>
Total Liabilities:	<u>(4,950,723.45)</u>	<u>0.00</u>	<u>(4,950,723.45)</u>
Equity - Paid In / Contributed			
2940.2 Restricted - Reserve fund	(76,500.00)	0.00	(76,500.00)
2950 Restricted - Capital facility replacement	(30,030.00)	0.00	(30,030.00)
2981 Retained earnings	(412,891.91)	0.00	(412,891.91)
Total Equity - Paid In / Contributed	<u>(519,421.91)</u>	<u>0.00</u>	<u>(519,421.91)</u>
Total Liabilities and Fund Equity:	<u>(5,470,145.36)</u>	<u>0.00</u>	<u>(5,470,145.36)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Town of Apple Valley
Standard Financial Report
91 General Fixed Assets - 07/01/2020 to 12/10/2020
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in process	44,990.89	0.00	60,260.32
Total Work in Process	<u>44,990.89</u>	<u>0.00</u>	<u>60,260.32</u>
Property			
1611 Land and rights	439,556.02	0.00	439,556.02
1621.15 Buildings 15yrs	62,497.28	0.00	62,497.28
1621.40 Buildings 40yrs	108,000.00	0.00	108,000.00
1631 Improvements other than bldgs	2,265,052.59	0.00	2,274,965.49
1661.05 Machinery and equipment 5yrs	275,457.52	0.00	275,457.52
1661.07 Machinery and equipment 7yrs	420,414.96	0.00	420,414.96
Total Property	<u>3,570,978.37</u>	<u>0.00</u>	<u>3,580,891.27</u>
Accumulated depreciation			
1721 AccDpn Buildings	(71,692.60)	0.00	(72,837.02)
1731 AccDpn Improvements other than bldgs	(526,980.20)	0.00	(552,207.14)
1761 AccDpn Machinery and equipment	(553,066.56)	0.00	(560,346.67)
Total Accumulated depreciation	<u>(1,151,739.36)</u>	<u>0.00</u>	<u>(1,185,390.83)</u>
Total Capital assets	<u>2,464,229.90</u>	<u>0.00</u>	<u>2,455,760.76</u>
Other non-current assets			
1802 Deferred outflows - pensions	40,451.00	0.00	40,451.00
Total Other non-current assets	<u>40,451.00</u>	<u>0.00</u>	<u>40,451.00</u>
Total Non-Current Assets	<u>2,504,680.90</u>	<u>0.00</u>	<u>2,496,211.76</u>
Total Assets:	<u>2,504,680.90</u>	<u>0.00</u>	<u>2,496,211.76</u>
Liabilites and Fund Equity:			
Liabilities:			
Long-term liabilities			
2601 Net pension liability	(30,593.00)	0.00	(30,593.00)
2602 Deferred inflows - pensions	(20,783.00)	0.00	(20,783.00)
Total Long-term liabilities	<u>(51,376.00)</u>	<u>0.00</u>	<u>(51,376.00)</u>
Total Liabilities:	<u>(51,376.00)</u>	<u>0.00</u>	<u>(51,376.00)</u>
Equity - Paid In / Contributed			
2971.1 Invested in fixed assets	(3,668,764.10)	0.00	(3,693,946.43)
2972 Total depreciation charged	1,215,459.20	0.00	1,249,110.67
Total Equity - Paid In / Contributed	<u>(2,453,304.90)</u>	<u>0.00</u>	<u>(2,444,835.76)</u>
Total Liabilites and Fund Equity:	<u>(2,504,680.90)</u>	<u>0.00</u>	<u>(2,496,211.76)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Town of Apple Valley
Invoice Register - 11/1/2020 to 11/30/2020 - All Invoices

12/10/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
111720	Able Builders.LLC	4663	11/17/2020	11/17/2020	\$1,615.00			
					1,615.00	104540.110	Park/Rec Wages and Contract L	Park Bathrooms Painted
2411	Advanced Network Consulting	4677	11/20/2020	11/20/2020	\$2,000.00			
					2,000.00	104141.550	Admin Cares Act	Server Setup
111720	AT&T	4664	11/17/2020	11/17/2020	\$184.14			
					184.14	104141.280	Admin Telephone and Internet	Cell Phones
8347	Backyard Services	4686	11/24/2020	11/24/2020	\$880.00			
					880.00	104540.110	Park/Rec Wages and Contract L	September Lawn Service and Tr
8351	Backyard Services	4665	11/17/2020	11/17/2020	\$145.00			
					145.00	104141.260	Admin Building & ground mainte	Oct Lawn Service
8351-2	Backyard Services	4686	11/24/2020	11/24/2020	\$580.00			
					580.00	104540.110	Park/Rec Wages and Contract L	remianing payment for lawn serv
	Vendor Total:				\$1,605.00			
103020	Big Plains Water and Sewer SSD	4675	11/18/2020	11/18/2020	\$42,896.79			
					24,823.77	102340	Due To/Big Plains Water Payabl	Water Receipts for Sept
					3,420.70	102340	Due To/Big Plains Water Payabl	Water Standby Receipts Sept
					2,652.32	102340	Due To/Big Plains Water Payabl	Connection Fee Receipts Sept
					12,000.00	102340	Due To/Big Plains Water Payabl	Water Impact Fee
111820	Big Plains Water and Sewer SSD	4675	11/18/2020	11/18/2020	\$36,236.74			
					28,924.84	102340	Due To/Big Plains Water Payabl	Sept Water Receipts
					4,922.66	102340	Due To/Big Plains Water Payabl	Water Standby Receipts
					2,389.24	102340	Due To/Big Plains Water Payabl	Connection Fee
	Vendor Total:				\$79,133.53			
030342	Blackburn Propane	4666	11/17/2020	11/17/2020	\$242.48			
					242.48	104141.270	Admin Utilities	Propane
11302020	El Cap Builders	4678	11/30/2020	11/30/2020	\$14,720.62			
					14,720.62	104141.550	Admin Cares Act	Hands Free Handwashing CAR
PR103120-144	Internal Revenue Service		11/4/2020	11/4/2020	\$823.73			
					505.56	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					118.26	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					199.91	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR103120-144	Internal Revenue Service		11/11/2020	11/11/2020	\$241.47			
					139.12	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					32.54	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					69.81	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR111420-144	Internal Revenue Service		11/12/2020	11/12/2020	\$44.22			
					35.84	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					8.38	102221	Accrued SS, MC & FWT payabl	Medicare Tax
PR111420-144	Internal Revenue Service		11/18/2020	11/18/2020	\$3.20			
					2.60	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					0.60	102221	Accrued SS, MC & FWT payabl	Medicare Tax
PR111420-144	Internal Revenue Service		11/20/2020	11/20/2020	\$794.03			
					481.50	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					112.62	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					199.91	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
	Vendor Total:				\$1,906.65			
PR103120-5064	Johnson Mark LLC		11/4/2020	11/4/2020	\$165.59			
					165.59	102225	Other payroll liabilities payables	Garnishment
11172020	Jorgensen, Gerald & Wenn		11/17/2020	11/17/2020	\$100.00			
					100.00	104415.560	Public Works Equipment fuel	Reimbursement Diesel for Dump

Town of Apple Valley
Invoice Register - 11/1/2020 to 11/30/2020 - All Invoices

12/10/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
111720	Kinney, Michelle	4667	11/17/2020	11/17/2020	\$9.61	104141.240	Admin Office supplies	Reimbursement for cleaning sup
11112020	Kopp, Debbie	4660	11/11/2020	11/11/2020	\$167.00	104111.210	Council Travel Reimbursement	Mileage Reimbursement
12032020	Kopp, Debbie	4688	11/30/2020	11/30/2020	\$129.92	104111.210	Council Travel Reimbursement	Treasurer mileage reimburseme
	Vendor Total:				\$296.92			
111720	Little Creek Station	4668	11/17/2020	11/17/2020	\$641.28	104410.560	Road Equipment Fuel	Fuel for Equipment
111820	MegaPro		11/18/2020	11/18/2020	\$502.00	104220.465	Fire Gear	Fire dpt hats and shirts
11302020	Municode	4679	11/19/2020	11/30/2020	\$2,400.00	104141.550	Admin Cares Act	CARES Meeting Management
Refund: 705	Perry, Jarom & Michelle	4658	11/10/2020	11/10/2020	\$29.00	101311	Accounts receivable	Refund: 705 - Perry, Jarom & Mi
023-000675584	Republic Services	4669	11/17/2020	11/17/2020	\$191.62	104141.270	Admin Utilities	Portable Restroom service at pa
584695	Revco Leasing	4670	11/17/2020	11/17/2020	\$230.69	104141.250	Admin Equipment maintenance	Printer Monthly Lease
111720	South Central Communications	4671	11/17/2020	11/17/2020	\$778.50	104141.280	Admin Telephone and Internet	Internet and Telephone
53756	Supreme Green	4691	11/24/2020	11/24/2020	\$645.00	104415.110	Public Works Wages and Contra	Fertilizer - Gateway and Park
3548528	The Spectrum	4672	11/17/2020	11/17/2020	\$48.45	104141.220	Admin Public notices	Sept Notice
100	Timpson, Teancum	4656	11/4/2020	11/4/2020	\$150.00	414141.740	Capital Outlay expenses	Soffit and Facia Bathrooms
PR103120-326	Utah State Tax Commission		11/4/2020	11/4/2020	\$136.25	102222	Accrued SWT payable	State Income Tax
PR103120-326	Utah State Tax Commission		11/11/2020	11/11/2020	\$52.56	102222	Accrued SWT payable	State Income Tax
PR111420-326	Utah State Tax Commission		11/12/2020	11/12/2020	\$0.51	102222	Accrued SWT payable	State Income Tax
PR111420-326	Utah State Tax Commission		11/20/2020	11/20/2020	\$137.06	102222	Accrued SWT payable	State Income Tax
	Vendor Total:				\$326.38			
98346	Washington County Solid Waste	4673	11/17/2020	11/17/2020	\$3,623.75	104420.460	Solid Waste Service	Solid Waste
540162	Weidner Fire	4680	11/19/2020	11/30/2020	\$10,479.85	104220.550	Fire Cares Act	TecGen Equipment
	Total:				\$122,026.06			
					29.00	101311	GL Account Summary	Accounts receivable
					1,906.65	102221		Accrued SS, MC & FWT payabl
					326.38	102222		Accrued SWT payable
					165.59	102225		Other payroll liabilities payables
					79,133.53	102340		Due To/Big Plains Water Payabl
					296.92	104111.210		Council Travel Reimbursement
					48.45	104141.220		Admin Public notices

Town of Apple Valley
Invoice Register - 11/1/2020 to 11/30/2020 - All Invoices

12/10/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
					9.61	104141.240	Admin Office supplies	
					230.69	104141.250	Admin Equipment maintenance	
					145.00	104141.260	Admin Building & ground mainte	
					434.10	104141.270	Admin Utilities	
					962.64	104141.280	Admin Telephone and Internet	
					19,120.62	104141.550	Admin Cares Act	
					502.00	104220.465	Fire Gear	
					10,479.85	104220.550	Fire Cares Act	
					641.28	104410.560	Road Equipment Fuel	
					645.00	104415.110	Public Works Wages and Contra	
					100.00	104415.560	Public Works Equipment fuel	
					3,623.75	104420.460	Solid Waste Service	
					3,075.00	104540.110	Park/Rec Wages and Contract L	
					121,876.06		Total	
					150.00	414141.740	Capital Outlay expenses	
					\$122,026.06		GL Account Summary Total	

OPENING

Mayor Marty Lisonbee opens the meeting at 6:03 pm with the Pledge of Allegiance.

ATTENDANCE

Mayor Marty Lisonbee
Councilmember McLaughlin
Councilmember Kopp
Councilmember Edwardsen
Councilmember Bass

DECLARATIONS OF CONFLICT OF INTEREST

None

MAYOR’S TOWN UPDATE

1. Mayor Lisonbee met with contractor and UDOT regarding road construction of passing lane past the S curve entering Apple Valley, with construction to begin July 20, 2020. Traffic will be limited to one lane for approximately six months.
2. Ensign Engineering is proving difficult and refusing to do business with the Town of Apple Valley due to the water district allegedly owing money. Sunrise Engineering has an updated system that may prove beneficial to Apple Valley. A meeting is set for July 16th, 2020 to go over this system.
3. The drainage project, that which has been discussed non multiple occasions, is now moving forward and applications have been submitted.

CONSENT AGENDA

1. **Approval of minutes for Town Council Meeting May 6, 2020.**

MOTION:	Councilmember Bass moves to approve minutes for May 6, 2020.	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION

- 2. Agenda Item 1 has been moved to the end of the meeting.**

- 3. Discussion and possible action on Town Council meeting frequency.**

Mayor Lisonbee- Met with staff and recommends only one meeting a month for each body. A town council meeting will meet the first Wednesday of the month and a planning commission meeting will meet the third Wednesday of the month. This will help the staff with meeting preparation and give members more time for review of the agenda.

MOTION:	Councilmember Bass moves to approve the frequency of the town council and the planning commission meetings to once a month.	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

- 4. Discussion and possible action on 10.10.110 Cabins or Tiny Home Parks Zone, for AMENDING ORDINANCE 0-2020-12. A separate hearing was held June 10, 2020.**

Recommendation of PC was 3-0 as two commissioners were absent. It was discussed that the ordinance wording was confusing. Item #5 sounded too “judgmental” and “Clubhouse Sales Registration Office” was missing altogether. It was listed that a cabin had to be less than 400 feet which seemed restricting.

Mayor Lisonbee- Asked Councilmembers if a curb should be required as an ordinance change. He mentioned that the goal is not to control building but to allow for growth. Another change is to ask applicants seeking permits to plan what they want based on topography. Approval would be based upon landscaping per plan as it’s approved.

Councilmember Edwardsen- Mentioned it might be appropriate to change wording to “the topography of the property may be considered when determining perimeter” instead of “shall always.” Where the “project” is mentioned, Councilmember Edwardsen suggested using “property with a wash.....or side property line.”

MOTION: Councilmember McLaughlin moves to amend ordinance 0-2019-12 with amendments to the cabin and tiny park home zone, and include changes presented in item F.

SECOND: Councilmember Kopp
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Mayor Lisonbee Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried.

5. Discussion and possible action on ZONE CHANGE for parcel AB-1338-H-2 from OST to OSC to RE-1. Applicant: Tommy Hart. Public hearing was July 8, 2020.

Planning Commission recommendation was 3-0 with only 3 members present. When zone change was first made paperwork was created and approved, however check was misplaced along with the application.

Mayor Lisonbee- Explained such information should always be documented on the server. It was also mentioned that there is no copy of the deed. Ordinances require a deed. State law requires a deed as opposed to the law of the town which does not require a deed. Mayor Lisonbee is recommending a record surveyor.

MOTION: Councilmember Bass moves to approve ordinance 0-2020-13 ordinance change zone parcel AB-1338-H-2 from OST to OSC RE-1.
SECOND: Councilmember Edwardsen
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Mayor Lisonbee Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried.

6. Discussion and possible action on ZONE CHANGE of a portion of AV-2178-A-1-A from OST/OSC to RE-1, Ordinance O-2020-14. Applicant: Scout Holm. Public Hearing was July 8, 2020.

PC recommended 3-0 on 7/8/2020.

MOTION: Councilmember Bass moves to approve ordinance 0-2020-14 ordinance change zone parcel AB-1338-H-2 from OST to OSC RE-1.
SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

7. Discussion and possible action on amendments to 10.10.020 Agricultural Zone, Ordinance O-2020-15. Public Hearing was July 8, 2020.

PC recommended 3-0 on 7/8/2020

Mayor Lisonbee- Mentions that in the ordinance it had stated that wiener pigs were conditional use and that wiener pigs were permitted use. The issue is the possibility of having someone wanting to raise pigs next to someone in a residential zone. Suggests changing the ordinance to specify that pigs may not be raised within a certain number of feet from a residential property.

Councilmember Kopp- Recommends having the limit be 1,500 ft. from residential properties.

Shawn Guzman- States that he will work on the language to ensure that it is consistent throughout the section.

MOTION: Councilmember Kopp moves to table the amendments to 10.10.020 A Agricultural Zone, Ordinance O-2020-15

SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ACCOUNCEMENTS

Events Committee- Tish Lisonbee/Debbie Kopp
None

Planning Commission- Janet Prentice/Michael McLaughlin

None

Fire Department- Chief Dave Zolg Jr.

Chief Zolg reports that we only had one fire in town with fireworks. He reports on current fires in the County. He reports that they have been called on mutual aid, and one was to man station 41 in Hurricane which has never happened in our station. They have also been called out on two brush fires in Hildale.

Reports that a \$1500 grant was applied for. Also expresses appreciation to Councilperson McLaughlin for donating pumps for the swamp coolers in the bay.

Big Plains Water and Sewer SSD- Denny Bass

Councilmember Bass reports that a lot of water is being used this year. The Canaan Springs funding has been approved and we are waiting on engineering approval, and hopefully within 30 days it will be approved.

Code Enforcement- Rich Ososki/Paul Edwardsen

Thanks the community for assistance in Code Enforcement. He would like to address one thing – if anyone feels like he is harassing them for the code, talk to him. He says people don't like codes. He reports that the Mayor can override the code if he feels like it's needed.

Road and Storm Drainage-

None

Mosquito Abatement- Margaret Ososki

None

Council

None

- 8. Discussion and possible action approval of the proposed 10-year Residential Waste Collection Agreement between the Washington County SSD No. 1 and Republic Services, and the proposed Solid Waste Collection Agreement between Washington County SSD No. 1 and the Town of Apple Valley, pertaining to billing and collection for solid waste services and related matters. Resolution R-2020-07**

Faye Reber- Introduces the changes coming to the Solid Waste District

MOTION: Councilmember Edwardsen moves to approve the 10 year collection agreement between the WCSSD 1 and Republic and... Resolution R-2020-07 as written.

SECOND: Councilmember Bass

VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

MAYOR LISONBEE OPENS PUBLIC COMMENT

Margaret Ososki – States that in a previous meeting during a zone change when it was going to Agricultural, it was mentioned that because someone has a lot of trees on the property so it doesn't matter what he does on the property. When our Council makes these types of comments, it gives property owners the idea that they can do whatever they want.

Robert Campbell – Feels like the bulky waste pickup needs to be broadcast to the community for cleanup.

Councilmember McLaughlin states that his neighbor called Republic, and they came out the next day to pick up a bulk item and didn't charge them anything.

Mayor – Informs that the contract states bulky items are anything that can be picked up.

MAYOR LISONBEE CLOSSES PUBLIC COMMENT

REQUEST FOR A CLOSED SESSION-

MOTION:	Mayor moves to close session to discuss the personal character of a staff member.	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Meeting moves to a closed session.

ADJOURNMENT

MOTION:	Councilmember Kopp moves to adjourn tonight's meeting
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SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:23 p.m.

Date approved: _____

Marty Lisonbee, Mayor

ATTEST BY: _____

OPENING

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp
Councilmember Denny Bass
Councilmember Paul Edwardsen
Councilmember Michael McLaughlin

Deputy Clerk Ben Billingsley
Town Attorney Shawn Guzman
District Engineer Rod Mills

DECLARATION OF CONFLICT OF INTEREST

None Declared

MAYOR’S TOWN UPDATE

Mayor reports on the UZONA chamber of commerce, which the Town has joined and the Mayor is on the board.

CONSENT AGENDA

MOTION:	Councilmember Kopp moves to approve the Consent Agenda	
SECOND:	Councilmember Edwardsen	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION

- 1. Presentation on SR-59 passing lane construction. Presented by Michael Beck of Harmony Public Involvement**

Michael Beck presents the Highway project currently underway. The project’s scheduled completion is June 2021.

Chris Hall with UDOT was also on Zoom to respond to technical questions. He also states that gravel is being added to the shoulders where it was not done as part of the previous highway project.

2. Contract amendment with Sunrise Engineering for SMART GIS Platform implementation conditional upon approval of CIB grant scope change request

Mayor Lisonbee introduces the change in scope and contract amendments with Sunrise Engineering. The current maps have been taken offline because the prior engineering firm chose not to continue doing business with the Town. The new proposal will allow for more immediate updates. The advantage of this proposed project is that is a live update with instant changes in line with the county. It also allows us to change the General Plan Map, which would cost additional money with the prior vendor.

MOTION: Councilmember Edwardson moves to approve the scope change request for the SMART GIS Platform

SECOND: Councilmember McLaughlin

VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardson Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried.

3. Ordinance O-2020-17 Outdoor Lighting Correction

Mayor Lisonbee inquired with Town Attorney Shawn Guzman as to whether it is appropriate to make these changes without additional public comment. Town Attorney Shawn Guzman confirmed that as this is cleanup and the public hearing took place and the council discussed already, it is appropriate to do this without going through the Planning Commission and Public Hearing.

MOTION: Councilmember McLaughlin moves to erase the old ordinance and keep the ordinance in place that was passed and accepted a couple months ago

SECOND: Councilmember Bass

VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardson Aye
Mayor Lisonbee Aye

Councilmember McLaughlin

Aye

The vote was unanimous and the motion carried

4. Main Street Cattle Guard Expenditure

The county has agreed to pay for the cattle guard on the North Side of the highway, and the county has asked that the Town pay for the cattle guard on the south side of the highway.

Councilmember Kopp poses the question as to who was going to pay for it originally.

Mayor Lisonbee responded that the county originally said they could pay for it, but they came back and said they wouldn't be able to.

It is also clarified that this cost is materials only; the county will be performing the labor to complete the installation.

MOTION:	Councilmember McLaughlin moves to accept the main street cattle guard expenditure	
SECOND:	Councilmember Edwardsen	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried

5. Resolution R-2020-08 Purchasing Policy Amendment

Deputy Clerk Ben Billingsley introduces the proposals to the purchasing policy amendment.

MOTION:	Councilmember Bass moves to accept resolution R-2020-08	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Nay
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried

6. Ordinance O-2020-18 General Plan Map Change of AV-1376-A and AV-1376-M from R-1 to Agricultural. Applicant Jeff and Susanne Spendlove. PC recommended 4-0

MOTION: Councilmember Kopp moves to table item 6 O-2020-18
SECOND: Councilmember Bass
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardsen Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

7. Ordinance O-2020-19 Zone change of parcels AV-1376-A and AV-1376-M from OST/OSC to A-10 and RE-1. PC recommended 4-0

MOTION: Councilmember McLaughlin moves to table item 7 O-2020-19
SECOND: Councilmember Bass
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardsen Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried

8. Ordinance O-2020-20 Changes to 11.02.040 Necessity of Plat; Exemptions from Plat Requirements. PC recommended 4-0

MOTION: Councilmember Edwardsen moves to table O-2020-20
SECOND: Councilmember Kopp
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardsen Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried

9. Resolution R-2020-09 Appointment of Zoning Administrator

MOTION: Councilmember Bass moves to table R-2020-09
SECOND: Councilmember Edwardsen
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardsen Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried

10. FY20 Fraud Risk Assessment

MOTION: Councilmember Kopp moves to approve the Fraud Risk Assessment ending Fiscal Year 2020
SECOND: Councilmember McLaughlin
VOTE: Councilmember Kopp Aye
Councilmember Bass Aye
Councilmember Edwardsen Aye
Mayor Lisonbee Aye
Councilmember McLaughlin Aye

The vote was unanimous and the motion carried

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee- Tish Lisonbee/Debbie Kopp
None

Planning Commission- Janet Prentice/Michael McLaughlin
None

Fire Department- Chief Dave Zolg Jr.

A few EMS calls and 3 fires in the last couple weeks. One was started by an individual working on a well who dropped a torch. The fire department caught it next to the road. Another fire came up in cedar point which burned a tree. A human caused car fire was also located at the transmission shop which was intentionally set. It is still under investigation and they are working with the individuals involved. He asks that the public keep their eyes open and call 911 if you see anything.

The billing has been completed for the 3 fires. About \$7500 has been billed out, about \$5,000 of which was revenue from the truck for 5 days of fire.

Chief also obtained his Type 1 task book signed off. His new sign off has 87 tasks that must be signed off by someone at a grade above you. He is also scheduling new classes with the state, which is free for the department that will take 6 days.

Last week Anthony Moser was promoted to Lieutenant.

We are currently billing out \$120 per hour as a development trainee. As soon as his certification is complete, it will be increased to \$160 per hour.

Councilmember Bass- reports that the contractor site visit took place this week.

Engineer Mills- reports that funds are not released until the bid is approved.

Big Plains Water and Sewer SSD- Denny Bass

None

Code Enforcement- Rich Ososki/Paul Edwardsen

None

Road and Storm Drainage –

Margaret Ososki reports that she called a couple companies about dust deterrent, and she reports that unless you have 4" road base their products won't work. She reports that she would prefer washboard instead of grading because it makes it so dusty.

Mayor Lisonbee reports that Jerry was out grading Gooseberry and received a lot of public approval for the work.

Council –

Councilmember Kopp requests that the Town implement a grading permit. Mayor states he will send out what he has on file so we can continue that discussion.

MAYOR LISONBEE OPENS PUBLIC COMMENTS

Allison Kapke – states last time we met we were waiting on bids and asks where they came back in.

Mayor reports that the asphalt bid was \$900,000, and we haven't received back the chip and seal bids.

Rich Ososki – Would like to know who gave him the thumbs up, because he only saw thumbs down. He said he couldn't see the neighbor's house when Jerry drove by. He suggests that we put water down before we use the dragger. He said Jerry drove by at 8:02, and at 8:35 everyone left the neighborhood. He said a neighbor drove by at 36mph and the dust never settled down

after that. He also states that there is a rumor that there is no code enforcer. He says the Town's ordinance states that we need a code enforcer. He doesn't know the technicalities of having the mayor as code enforcer.

Mayor Lisonbee clarifies that the Town Council has not been appointed as Code Enforcers, that was a rumor, what he said.

Mary Cannady – Asks if we are supposed to have a code enforcer and why we don't have one.

Mayor Lisonbee responds that we don't have one at the moment.

MAYOR CLOSSES PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

Mayor Lisonbee moves to close session to discuss character and competency of a staff member.
Second

ADJOURNMENT

MOTION:	Councilmember Bass moves to adjourn tonight's meeting	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

Council moves to a closed session

Meeting adjourned at 7:04 PM

Date approved: _____

Marty Lisonbee, Mayor

ATTEST BY: _____

OPENING

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

PRESENT

- Mayor Marty Lisonbee
- Councilmember Debbie Kopp
- Councilmember Paul Edwardsen (Phone)
- Councilmember Michael McLaughlin
- Councilmember Dale Beddo- *Voted into office at Discussion and Action item 2.*

Clerk Michelle Kinney

Declaration of Conflicts of Interest

None Declared

Mayor’s Town Update

Reports there have been an uptick of building permits in southern Utah.

Consent Agenda

The Consent Portion of the agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

- A. Approval of minutes for June 17, 2020**
- B. Approval of July 2020 Expenditure Report**
- C. Approval of July 2020 Monthly Operational Budget Update**

MOTION: Councilmember Kopp moves to approve items A, B, and C on the Consent Agenda as stated

SECOND: Councilmember Mclaughlin

VOTE:

Councilmember Kopp	Aye
Councilmember Edwardsen	Aye
Mayor Lisonbee	Aye
Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION**1. Interview candidates for town council seat vacancy**

Blackhawk Walters
William Dale Beddo
Patrick Baker
Richard Fischer
Marshall Andy McGinnis
Margaret Ososki
Mary Cannady
Landon Holm

Mary Cannady- She knows she can help the town set goals and achieve them. She was a program manager in her work. Capable of making change happen successfully. She has read the meeting minutes for the past 2 years. Yet, she hasn't figured out what the measurable goals are.

Landon Holm- He has lived here for the last few years. He would like to be a part of the team. He has been involved with other towns with planning and zoning.

Margaret Ososki- She has tried to get in town council 4 times. She moved here for the rural living. She worked for stock brokerage and the PD in Las Vegas, court worker. She feels the town needs something new. She would like to see the town take advice from the residents. She would like to be a voice for the residents and for those who live on dirt roads. She will not be a rubber stamp.

Marty mentions the storage container discussion and the survey, why was she against that?

Margaret states that Surveys can be skewed.

Andy McGinnis- He would like to help guide the future of the community. He has been a volunteer fire fighter for many years. He believes in the checks and balances of the constitution. He believes the community will be a hub of growth and he would like to help with how we will grow. His experience in budget management in building and roads as well as the water system will serve this community well.

Richard Fischer- He volunteers with the road department and is a builder in the area. He would like to make sure the town is growing as residents would like to see it. Building is going crazy right now.

Pat Baker- Did not come for the interview.

Dale Beddo- Mentions the passion of some of the residents who are applying for this position. He mentions that attitude reflects leadership. He has been a previous member of the planning commission and he has worked on many development projects. He has 25 years of experience in this area. He thinks responsible government is important and he would like to make sure that we have good communication with the community. He would like to see the community work together.

Blackhawk Walters- He helped build the fire station. He participated in getting grants processed to build the station as well as the grant to get a fire truck. He believes the council will make the best decision they can. He loves the town. This is the second driest place in the USA. He will vote with the people and what they want.

2. Vote on Town Council Seat vacancy / Oath of office

Vote:	Councilmember Kopp	Blackhawk Walters
	Councilmember McLaughlin	Dale Beddo
	Councilmember Edwardsen	Dale Beddo
	Mayor Lisonbee	Dale Beddo

Vote 2:	Councilmember Kopp	Blackhawk Walters
	Councilmember McLaughlin	Dale Beddo
	Councilmember Edwardsen	Dale Beddo
	Mayor Lisonbee	Dale Beddo

Dale Beddo is voted in as the new councilmember and joins the council at the chamber. His personal goal is to work with and win over those people who just left the room.

3. Appointment of Mayor Pro Tem

Mayor Lisonbee- We need a Mayor Prop Tem to take over the meetings and help with administration when the mayor is unable or out of town.

MOTION: Mayor Lisonbee moves to appoint Councilmember Dale Beddo as the Mayor Pro Tem.

SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	Abstain
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye
	Councilmember Beddo	Aye

Vote was approved and the motion carried with an abstention from Councilmember Kopp

**4. General Plan Map change of parcels AV-1376-A and AV-1376-M from R-1 to AG.
Applicant: Jeff and Susanne Spendlove. PC recommended 4-0**

Susanne Spendlove would like to amend the location moved to the northwest corner of the property line. States that the owner would like to modify the legal description. This could be approved subject to the verification of the legal description. These changes are to save on road construction costs. The applicant requests to move the 1 acre spot zoning to the north-west corner of the property. Starting approximately 25 feet from the north property line and 50 feet from the west property line.

MOTION: Mayor Lisonbee moves to approve the general map change from R-1 to AG for parcel AV-1376-M. From this point the lot will be approximately 290 feet to the east and approximately 150 feet to the south creating a rectangle. Approval will be upon receipt of the legal description for this change. O-2020-18

SECOND: Councilmember Kopp

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

**5. Ordinance O-2020-18 General Plan Map Change of AV-1376-A and AV-1376-M from RE-1 to Agricultural. Applicant: Jeff and Susanne Spendlove. PC recommended 4-0
She is moving the RE 1 acre parcel to the upper left hand portion of the property.**

MOTION: Mayor Lisonbee moves to approve the spot zoning. Ordinance O-2020-19

SECOND: Councilmember Kopp

VOTE:	Councilmember Kopp	Nay
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

Vote was approved and the motion carried with one Nay from Councilmember Kopp

6. Zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone. Applicant Bang Properties. PC Recommended 4-0

MOTION: Mayor moves to table this item. This gives a possibility of 500 cabins. Based on this we would like to do a Planned Development zone approval on this item which will require a Development Agreement to help limit the number of cabins at this time.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

7. Discussion and possible action on refund of lot line adjustments

The state code has eliminated the need to pay for lot line adjustment.

MOTION: Mayor Lisonbee moves to refund those since the beginning of the year.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

8. Amending town fee schedule. Resolution R-2020-11

Amending fees from the fee schedule to the lot line adjustment fee.

MOTION: Councilmember Kopp moves to accept the amended fee schedule

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

9. Adoption of O-2020-12 (Correcting prior motion when adopted as O-2019-12)

MOTION: Mayor Lisonbee moves to approve the new ordinance number O-2020-12

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

10. Changes to 11.02.040 Necessity of Plat; Exemption from plat requirements Ordinance O-2020-20

Councilmember Kopp- Doesn't like the changes for 3 to 10.

Mary Cannaday - Would like to see this process clarified including a simple checklist for the planning commission to use for oversight. She recommends the fire chief be involved in the process.

Mayor Lisonbee- We may want to consider having Attorney Guzman countersign these, they will still come to council.

Janet Prentice would like these to be seen by the public for transparency . Big plains will also be countersigning for water service.

Anthus Barlow- Paragraph B mentions they need to have a public right of way. Does this mean that you cannot access by a private road.

Mayor Lisonbee- Mentions they are allowing a record of survey without the subdivision plat process. Agrees to add the fire chief to the checklist for access review.

Mary Cannaday- Would like to make sure the process is clearly defined. The lot split form or application still isn't updated.

Councilmember Kopp would like to see the checklist before they accept this.

MOTION: Councilmember Beddo moves to accept this and eliminate rocky

mountain power from the verbiage. He would like to see the internal procedure

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Nay
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was accepted and the motion carried with one Nay from Councilmember Kopp

11. Approval of Ross Gregerson as Big Plains Treasurer

MOTION: Mayor Lisonbee moves to approve Ross Gregerson as the Big Plains Treasurer

SECOND: Councilmember Kopp

VOTE:	Councilmember Kopp	Aye
	Councilmember Edwardsen	Aye
	Councilmember Beddo	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

12. Appointment of Big Plains Town Council Board Member

Dale Harris- believes Harold Marriott would be in favor of the Dale to the water board.

MOTION: Mayor Lisonbee moves to appoint Dale Beddo to the water board.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye
	Councilmember Beddo	Abstain

The vote was unanimous and the motion carried with one abstention.

13. Big Plains Water and Sewer capital improvement study and Zions public finance water impact fee sturdy. BP Board passed 3-0

Mayor Lisonbee- Mentions that we don't have the scope of work on this item. It is not on the budget and having Engineer Rod Mills do the impact study for the district that he is employed by is a conflict of interest. He recommends that we need to go outside of the district to really get a good idea of the needs for the district. A month ago we still didn't have this scope of work document.

Harold- Mentions the information that rod holds has all of the information and a peer review would be conducted by state bank.

Councilmember McLaughlin- Asks do you feel he can give an objective opinion on this where he is working for the district?

Harold- mentions that the bank will do the peer review for about \$5,000. The entire study would be done for about \$10,000

Richard Fischer- Would like to see a different engineer do this project.

Mayor Lisonbee- Asks if it is normal to have a scope of work for this type of work.

Engineer Rod Mills- Mentions that he is following state code and is including the required information for scope.

Harold- Mentions he is comfortable with the plan as he outlined it.

Councilmember Beddo- Mentions the judiciary responsibility of the town to make sure the dollars are accounted for with a scope of work. They would like to see the scope of work

MOTION: Councilmember Beddo motions to table item number 13 Big Plains Water improvement studies that was approved by the board until they have the scope of work document.

SECOND: Councilmember McLaughlin

VOTE: Councilmember Kopp Aye

Councilmember Edwardsen Aye

Mayor Lisonbee Aye

Councilmember Beddo Aye

Councilmember McLaughlin Aye

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS**No Events**

Planning Commission- Chairman Janet Prentice- Would like to see the lot splits on the documents on the website under legal notices. She would like to see the block of signatures.

Fire – Chief David Zolg Jr.-3 tree fires in the last 2 weeks all human caused. The sheriff has fined some people in town. Everything is within fire restriction. No burning unless it is within an approved fire permit. If you are outside doing mitigation, the fire chief is out taking pictures of those doing this work. Please fill out mitigation forms. The community needs to help with this requirement.

Risk has gone up which means the hours are going to go up. We got a new tank for the hummer and we have an old pump running. This will be another type 6 engine that we can leave here in the area when the other engine is out on calls. Pumps class will be held here at the station in the next few weeks. Use caution on the roads. Squad boss book is being approved and by next year the chief will have his engine boss training completed.

Big Plains Water & Sewer- Harold Merritt- Bid request for the Canaan Springs projects has been awarded to PCI. This work will start about the 1st of October. This will be funded as soon as the contractor is staged and ready to start. The grant for this was \$700,000. Water will limit the growth in town.

Roads – None

Council – Lots splits application received for AV-1334-J. Building permits for August- 5 homes, 1 casita , 1 accessory building

Lots splits application received for AV-1334-J. Building permits for August- 5 homes, 1 casita , 1 accessory building.

MAYOR LISONBEE OPENS PUBLIC COMMENTS

Chief Zolg Jr.- Thanks to Ben for all of his help with the fire department. Thanks to him. .

Ben Billingsley- has been here for almost 2 years he has tried to stay neutral and understand all sides. He has gained a lot of respect and insight into those who have been here. There has been a lot of people who donate time to the town. It really is an awesome community.

MAYOR CLOSES PUBLIC COMMENTS

ADJOURNMENT

MOTION: Councilmember Kopp moves to adjourn tonight’s meeting

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried. Meeting adjourned at 7:54 PM

Date approved: _____

Marty Lisonbee, Mayor

ATTEST BY: _____

OPENING

Mayor Lisonbee brought the meeting to order at 6:01 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

PRESENT

Mayor Lisonbee
Councilmember McLaughlin
Councilmember Kopp (VIRTUAL)
Councilmember Beddo
Councilmember Edwardsen

Staff: John R. Barlow
Town Attorney Shawn Guzman

DECLARATION OF CONFLICTS OF INTEREST

Councilmember Beddo declared that “I may have a conflict on this property.”

MAYOR’S TOWN UPDATE

None

CONSENT AGENDA

None

DISCUSSION AND ACTION

1. Approval of ZONE CHANGE for parcel AV-1313-D-1 from Agriculture to a mixed use of Single Family .50, Single family 1.0, and C-3. Zoning division is by legal description. Current General Plan designation is Medium density and Commercial. Applicant 2000 Main LLC. (Recommended 4/0) Ordinance O-2020-22

Mayor Lisonbee- Welcomed Travis Holm to present.

Travis Holm- Explained that he is asking for rezone of 21 lots.

Mayor Lisonbee- Explained that the preliminary plat process has a few requirements and the applicant is requesting that the zoning happen so that the applicant feels good about preparing a preliminary plat.

Councilmember Kopp- Asked for clarification on how many total lots there are.

Mayor Lisonbee- Mentioned that he called a prior Mayor and asked if he was concerned about ground

contamination. The Mayor said that it was important to have only one residential unit per acre.

Councilmember Beddo asked how many total acres it is. Travis said that it was 214 acres.

Councilmember Beddo- asked about density of zoning designations. Expressed concerns about the map presented only having one entrance. He explained that he applauds the effort and he appreciates the plan to invest in the community.

Mayor Lisonbee said that the Planning Commission recommended the zone change 4-0 and asked the Council if they are ok with that recommendation.

Councilmember Beddo explained that the applicant is requesting a large zone change for a small development plan.

Mayor Lisonbee asked Councilmember Kopp had any thoughts.

Councilmember Kopp asked if the zoning could be changed back later or could a term limit be placed on the zone change.

Attorney Guzman recommended that the Council not make the change unless they are comfortable with it and that they typically would not be reversed without the property owner requesting it.

Councilmember Beddo asked if the City could change it back without the property owner requesting.

Attorney Guzman recommended against acting on the idea that the City could change the zone back without the property owner's request. Recommends considering each zone change to determine whether it is good for the community.

Councilmember Beddo explained that he still has concerns.

Attorney Guzman pointed out that the zone request is in line with the general plan. He explained that part of the applicants request could be granted.

Councilmember Beddo explained that he has concerns about the limited access. He asked the applicant to plan to push a second roadway access as soon as possible.

Mayor Lisonbee stated that UDOT has some requirements that will have to be considered as well.

Mayor Lisonbee asked the Council if the Council is ok with considering the next agenda item, change to General Plan, along with this action item.

Councilmember Beddo began making a motion but retracted it due to lack of specificity at the recommendation of Attorney Guzman.

Travis Holm explained that after you "take out" all of the open and public space than you would be able to have one unit per one acre.

Councilmember Beddo asked if the whole property can be considered when calculating density.

Attorney Guzman- Advised that the council needs to consider each individual zone/lot. He advised to just look at the map and determine whether it is what the council would like.

Mayor Lisonbee- Asked the applicant why the applicant chose C-3. Mayor pointed out that there may be some problems with having C-3. The Mayor recommended C-2 instead of C-3.

Travis Holm- Applicant agreed that it would be ok.

- MOTION:** Councilmember Beddo moves to approve the ZONE CHANGE of AB-1313-B-1 from agricultural to a mixed-use single family 1/2 acre, single family 1 acre and C-2 zoning division by legal description.
- SECOND:** Councilmember McLaughlin
- VOTE:**
- | | |
|--------------------------|-----|
| Councilmember Kopp | Aye |
| Councilmember Beddo | Aye |
| Councilmember Edwardsen | Aye |
| Councilmember McLaughlin | Aye |
| Mayor Lisonbee | Aye |

The vote was unanimous and the motion carried.

2. Approval of GENERAL PLAN AMENDMENT for parcel AV-1338-H-3 to Planned Development. Applicant Robert and Maria Campbell. (Recommended 4/0) Ordinance O-2020-23

Mayor Lisonbee- Recommends the topic be tabled.

- MOTION:** Mayor Lisonbee moves to table discussion and action item 2.
- SECOND:** Councilmember McLaughlin
- VOTE:**
- | | |
|--------------------------|-----|
| Councilmember Kopp | Aye |
| Councilmember Beddo | Aye |
| Councilmember Edwardsen | Aye |
| Councilmember McLaughlin | Aye |
| Mayor Lisonbee | Aye |

The vote was unanimous and the motion carried.

3. Approval of GENERAL PLAN AMENDMENT for parcel AV-1338-H-3 to Planned Development. Applicant Robert and Maria Campbell. (Recommended 4/0) Ordinance O-2020-23

- MOTION:** Mayor Lisonbee moves to table discussion and action item 3.

SECOND: Councilmember McLaughlin
VOTE: Councilmember Kopp Aye
Councilmember Beddo Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye
Mayor Lisonbee Aye

The vote was unanimous and the motion carried.

4. Discussion and Action on Cares ACT Funding. Resolution R-2020-13

Mayor Lisonbee- Explained that the Town has applied for CARES Funding. The town needs the ability to work remotely in case of a COVID outbreak in the town. The Town would need to update its technology. The Mayor explained some of the other necessary, unplanned, expenses related to COVID. Explains why it is important to have security systems during the pandemic and explains the current state of the Town's camera system

Councilmember Beddo- Asked what was included in the Camera quote.

Mayor Lisonbee- Explained that it replaces where current cameras are but updates the technology. The Mayor said it comes with a few additional cameras.

Councilmember Guzman- Advised the Mayor that some of the things on the resolution may not qualify for CARES funding.

Councilmember Kopp- Asked how the purchase of laptops would affect working hours of the office.

Mayor Lisonbee- Explains that if the CARES funding is approved, the laptops would help us maintain regular working hours.

Shawn Guzman- Stated that he does not feel comfortable with some of the items discussed tonight.

Mayor Lisonbee- Expressed that he does not feel comfortable going forward without meeting with Attorney Guzman.

MOTION: Mayor Lisonbee moves to table discussion and action item 4.
SECOND: Councilmember McLaughlin
VOTE: Councilmember Kopp Aye
Councilmember Beddo Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye
Mayor Lisonbee Aye

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee –

None

Planning Commission –

None

Fire Department –

None

Big Plains Water and Sewer SSD –

None

Code Enforcement –

None

Roads and Storm Drainage –

None

Council-

None

MAYOR LISONBEE OPENS PUBLIC COMMENTS

No Comments

MAYOR CLOSSES PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

MOTION: Councilmember Kopp moves to have a closed session.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Meeting moves to a closed session.

ADJOURNMENT

MOTION: Councilmember Kopp moves to adjourn tonight’s meeting.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:13 PM

Date approved: _____

Marty Lisonbee, Mayor

ATTEST BY: _____