

PUBLIC NOTICE OF A MEETING OF THE  
**PLEASANT VIEW CITY REDEVELOPMENT AGENCY**  
OF PLEASANT VIEW CITY, UTAH

**May 28, 2019**

Public Notice is hereby given that the Pleasant View City Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, May 28, 2019 **commencing after the 6:00 PM City Council Meeting.** The agenda consists of the following:

**Declaration of Conflicts of Interest**

**Consent Items:**

Minutes of April 9, 2019

**Business:**

- 8:00 P.M. 1. Tax Increment Financing (TIF) payment approval to JD Machine and Western States Rebar Fabrication.
- 8:10 P.M. 2. Public Hearing - Discussion and possible action to consider adopting the 2019-2020 fiscal year budget and amending the 2018-2019 fiscal year budget, Resolution 2019-C(RDA).

**Adjournment**

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 782-8529, at least 24 hours prior to the meeting*

**MINUTES OF THE MEETING OF THE  
PLEASANT VIEW CITY REDEVELOPMENT AGENCY (RDA)  
PLEASANT VIEW, UTAH**

**April 9, 2019**

**The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:00 P.M.**

**CHAIR:** Leonard Call

**BOARD MEMBERS:** Jerry Burns  
Ken Francis  
Steve Gibson  
Boyd Hansen  
Sara Urry

**STAFF:** Bill Cobabe  
Tyson Jackson  
Ryon Hadley  
Laurie Hellstrom  
Jay Palmer

**VISITORS:** Dana Shuler  
Emma Flattery  
Reagan Hawks  
Matt Bolingbroke  
Blake Spencer  
Joshua Spencer  
Doug Hamblin  
Lorin Gardner  
Rob Gibb  
Cameron Richardson  
Garrett Spencer  
Luke Wight  
Brock Kolten

**Pledge of Allegiance:** Troop 53

**Opening Prayer, Reading or Expression of Thought:** Jerry Burns

**Declaration of Conflict of Interest**

**Consent:**

Motion was made by BM Gibson to approve the consent items (minutes of January 22, 2019). 2<sup>nd</sup> by BM Burns. Voting Aye: BM Burns, BM Francis, BM Gibson, and BM Urry. Motion passed 4-0.

**1. Discussion and possible action on the award of the RMP (Rocky Mountain Power) Relocation 2700 North Project for the installation of electrical conduit and padvaults along 2700 North between Parkland Drive and the Union Pacific Railroad tracks to Sorensen, Craig F. Construction, Inc. in the amount of \$180,762.00. (Presenter: Dana Shuler with Jones & Associates)**

Dana Shuler: this is with the Rulon White Blvd. extension and deals with UDOT because they will help us reconstruct the intersection if we move the utility boxes. We received two bids. Our engineer estimate was \$240K. We recommend Sorensen. They are a reputable contractor.

Motion was made by BM Gibson to approve the bid for the RMP Relocation 2700 North Project for the installation of electrical conduit and padvaults along 2700 North between Parkland Drive and the Union Pacific Railroad tracks to Sorensen, Craig F. Construction, Inc. in the amount of \$180,762.00 and especially if UDOT will help us. 2<sup>nd</sup> by BM Francis.

Discussion: Dana Shuler with UDOT's help it is saving us \$400k. Mayor Call: they will be doing the work this year. Bill Cobabe: we will ask for reimbursement for this from the funding in 2021. Dana Shuler: this is being done because the lines are old and they need to be tied into good lines.

Voting Aye: BM Burns, BM Francis, BM Gibson, and BM Urry. Motion passed 4-0.

**2. Budget work session.**

The RDA budget was reviewed.

**3. Tentatively adopt the Tentative Budget for the 2019-2010 fiscal year.**

Motion was made by BM Francis to tentatively adopt the Tentative Budget for the 2019-2010 fiscal year. 2<sup>nd</sup> by BM Burns. Voting Aye: BM Burns, BM Francis, BM Gibson, and BM Urry. Motion passed 4-0.

**4. Set public hearings to consider amending the 2018-2019 fiscal year budget and adopting the 2019-2020 fiscal year budget.**

Motion was made by BM Gibson to set public hearings to consider amending the 2018-2019 fiscal year budget and adopting the 2019-2020 fiscal year budget on May 28, 2019. 2<sup>nd</sup> by BM Urry. Voting Aye: BM Burns, BM Francis, BM Gibson, and BM Urry. Motion passed 4-0.

**Adjournment:** 6:15 P.M.



520 W. Elberta Dr.  
Pleasant View, Ut 84414  
Main Office (801) 782-8529  
Police Dept. (801) 782-6736

May 29, 2019

Matthew D. Wardle, President  
JD Machine  
2744 Parkland Blvd.  
Pleasant View, UT 84404

***RE: Tax Year 2018 Tax Increment Payment***

Dear Mr. Wardle,

Enclosed, please find your Tax Increment Financing (TIF) payment for the 2018 tax year in the amount of \$41,069.32. This is JD Machine's eighth payment, with a total of \$262,700.08 now having been dispersed.

This qualifies for the 50% Reimbursement of Improvement Costs level, as outlined in Section 2.5 of the April 14, 2010 Participation Agreement.

In 2010, when the agreement was put in place, JD Machine had 66 employees; you now have a total of 199 employees, an increase of 133 employees. The average hourly wage for a JD Machine employee is \$21.86, which is \$1.13 above the 110% requirement of exceeding the Weber County median income of \$18.85.

In addition, you have exceeded the \$7M requirement of capital investment for the parcel with TIN# 19-372-0001. Weber County outlines your current total taxable value as \$8,936,605.

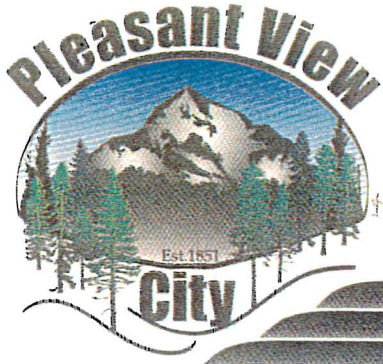
With this letter I have included a spreadsheet that details the calculation of the TIF payment as outlined in the agreement and the Redevelopment Agency's approved budget.

JD Machine, Tealco and Parkland Boulevard  
Tax Increment Refund per April 14, 2010 Participation Agreement

	Account	Ownership	2018 Taxes Paid	Line #
Real Property	19-372-0001	2800 Parkland Boulevard, LLC	\$59,288.13	1
Personal Property	125621	Tealco, LLC	\$4,378.41	2
Personal Property	8607	JD Machine	\$54,859.65	
		<b>Total 2018 Taxes Paid</b>	<b>\$118,526.19</b>	<b>3</b>
	<b>Less:</b>	10% Flow Through to Taxing Entities	\$11,852.62	4
		<b>Tax Increment Received by Pleasant View City:</b>	<b>\$106,673.57</b>	<b>5</b>
	<b>Less:</b>	20% for Housing (Line 5 x 20%)	\$21,334.71	6
		3% for Administration (Line 5 x 3%)	\$3,200.21	7
		<b>Available Tax Increment:</b>	<b>\$82,138.65</b>	<b>8</b>
		% of Available Tax Increment to be Paid (per Participation Agreement)	50%	9
<b>4th Payment</b>		<b>Amount to be Paid: (Line 8 x Line 9)</b>	<b>\$41,069.32</b>	<b>11</b>

2011 Payment	\$	21,637.63
2012 Payment	\$	23,493.68
2013 Payment	\$	32,633.22
2014 Payment	\$	36,967.76
2015 Payment	\$	36,551.68
2016 Payment	\$	36,002.60
2017 Payment	\$	34,344.18
2018 Payment	\$	41,069.32
<b>Total Paid</b>		<b>\$262,700.08</b>

accounts:		
19-372-0001	\$	4,470,190.00
125621	\$	330,122.00
8607	\$	4,136,293.00
<b>Total Taxable</b>		
<b>Value 2018</b>	\$	<b>8,936,605.00</b>



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May 29, 2019

Grant Norman, President  
Western States Rebar Fabrication  
1525 W Stonefield Way  
Pleasant View, UT 84412

***RE: Tax Year 2018 Tax Increment Payment***

Dear Mr. Norman,

Please find enclosed with this letter, your 2018 Tax Increment Financing (TIF) payment for the tax year of 2018. The City of Pleasant View appreciates Western States' presence in our community and the value that your business brings to our residents in the form of jobs, increased property values and tax revenues.

The TIF refund amount for the 2018 Tax Year is \$21,127.60. I have also attached a spreadsheet that details the calculation of the TIF payment as outlined in the agreement and the Redevelopment Agency's approved budget.

The agreement outlines that no more than a total of \$300k will be reimbursed to Western States, and your total reimbursement is now \$191,269.72, leaving you eligible for an additional \$108,730.28. We wish your business luck and prosperity as you continue in your business efforts. Please feel free to contact me if you have any questions regarding the payment amount.

Sincerely,

Laurie Hellstrom  
City Recorder

Western States Rebar Tax Increment Refund per September 28, 2009 Participation Agreement				
	Account	Ownership	2018 Taxes Paid	Line #
Real Property	19-236-0006	Western States Machine	\$28,369.56	1
Personal Property	65001	Western States Machine	\$2,117.60	2
		Total:	\$30,487.16	3
	Less:	10% Flow Through to Taxing Entities	\$3,048.72	4
		Tax Increment Received by Pleasant View City:	\$27,438.44	5
	Less:	20% for Housing (Line 5 x 20%)	\$5,487.69	6
		3% for Administration (Line 5 x 3%)	\$823.15	7
		Available Tax Increment:	\$21,127.60	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	100%	9
		Amount to be Paid (Line 8 x Line 9):	\$21,127.60	10

2010 Amount:	\$ 20,855.79
2011 Amount:	\$ 20,902.64
2012 Amount:	\$ 21,231.61
2013 Amount:	\$ 21,231.61
2014 Amount:	\$ 21,935.94
2015 Amount:	\$ 21,246.51
2016 Amount:	\$ 20,833.67
2017 Amount:	\$ 21,904.34
2018 Amount:	\$ 21,127.60
<b>Total Amount:</b>	<b>\$ 191,269.72</b>

**Total Amount Left Available:** \$ 108,730.28