



PROVO MUNICIPAL COUNCIL

Truth in Taxation Meeting Agenda

6:00 PM, Tuesday, August 08, 2023

Council Chambers (Room 100)

Hybrid meeting: 445 W. Center Street, Provo, UT 84601 or

<https://www.youtube.com/provocitycouncil>

The in-person meeting will be held in the **Council Chambers**. The meeting will be available to the public for live broadcast and on-demand viewing on YouTube and Facebook at: [youtube.com/provocitycouncil](https://www.youtube.com/provocitycouncil) and [facebook.com/provocouncil](https://www.facebook.com/provocouncil). If one platform is unavailable, please try the other. If you do not have access to the Internet, you can join via telephone following the instructions below.

TO MAKE A VIRTUAL PUBLIC COMMENT:

To participate in the public comment portion(s) of the meeting, call in as an audience member as the presentation is wrapping up. Be sure to mute/silence any external audio on your end to reduce feedback (if you are viewing the live proceedings on YouTube, mute the YouTube video; you will be able to hear the meeting audio through the phone while you are on the line).

Press *9 from your phone to indicate that you would like to speak. When you are invited to speak, the meeting host will grant you speaking permission, calling on you by the last four digits of your phone number. Please begin by stating your first and last name, and city of residence for the record. After you have shared your comment, hang up. If you wish to comment on a later item, simply re-dial to rejoin the meeting for any subsequent comment period(s).

August 08 Truth in Taxation Meeting: Dial 346 248 7799. Enter Meeting ID 861 0883 1172 and press #. When asked for a participant ID, press #. To join via computer, visit zoom.us and enter the meeting ID and passcode: 529327.

Decorum

The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others, and refraining from applauding during the proceedings of the meeting.

Opening Ceremony

Roll Call

Prayer

Pledge of Allegiance

Public Comment

Fifteen minutes have been set aside for any person to express ideas, concerns, comments, or issues that are not on the agenda:

Please state your name and city of residence into the microphone.

Please limit your comments to two minutes.

State Law prohibits the Council from acting on items that do not appear on the agenda.

Action Agenda

1. A public hearing regarding the Provo City property tax rate for Fiscal Year 2023-2024. (23-058)

Adjournment

If you have a comment regarding items on the agenda, please contact Councilors at council@provo.org or using their contact information listed at: provo.org/government/city-council/meet-the-council

Materials and Agenda: agendas.provo.org

Council meetings are broadcast live and available later on demand at youtube.com/ProvoCityCouncil

To send comments to the Council or weigh in on current issues, visit OpenCityHall.provo.org.

The next TBD - Joint Meeting with Planning Commission will be held on Saturday, January 1, 2020. The meeting will be held in the Council Chambers, 445 W. Center Street, Provo, UT 84601 with an online broadcast. Work Meetings generally begin between 12 and 4 PM. Council Meetings begin at 5:30 PM. The start time for additional meetings may vary. All meeting start times are noticed at least 24 hours prior to the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the ADA, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, phone: (801) 852-6120 or email chanderson@provo.org at least three working days prior to the meeting. Council meetings are broadcast live and available for on demand viewing at youtube.com/ProvoCityCouncil.

Notice of Telephonic Communications

One or more Council members may participate by telephone or Internet communication in this meeting. Telephone or Internet communications will be amplified as needed so all Council members and others attending the meeting will be able to hear the person(s) participating electronically as well as those participating in person. The meeting will be conducted using the same procedures applicable to regular Municipal Council meetings.

Notice of Compliance with Public Noticing Regulations

This meeting was noticed in compliance with Utah Code 52-4-207(4), which supersedes some requirements listed in Utah Code 52-4-202 and Provo City Code 14.02.010. Agendas and minutes are accessible through the Provo City website at agendas.provo.org. Council meeting agendas are available through the Utah Public Meeting Notice website at utah.gov/pmn, which also offers email subscriptions to notices.

PROVO MUNICIPAL COUNCIL STAFF REPORT



Submitter: JUHARRISON
Department: Council
Requested Meeting Date:

SUBJECT: A public hearing regarding the Provo City property tax rate for Fiscal Year 2023-2024. (23-058)

RECOMMENDATION: Public hearing and motion to adopt a property tax rate for Fiscal Year 2023-2024.

BACKGROUND: Provo City is proposing to increase its property tax revenue by 4.82% of the general operations portion and 2.78% of the library portion of the City's property tax rate. If the proposed budget is approved, Provo City would increase its property tax budgeted revenue by 2.15% above last year's property tax budgeted revenue, excluding eligible new growth. All concerned citizens are invited to a public hearing on the tax increase through the Truth in Taxation process.

FISCAL IMPACT: \$354,316 in Fiscal Year 2023-2024.

PRESENTER'S NAME: Justin Harrison, Council Executive Director

REQUESTED DURATION OF PRESENTATION: 30 minutes

COMPATIBILITY WITH GENERAL PLAN POLICIES, GOALS, AND OBJECTIVES:

CITYVIEW OR ISSUE FILE NUMBER: 23-058

FY2024 Truth in Taxation

August 8, 2023



Important Dates



- Before June 8, 2023 - County Auditor to provide certified tax rates, forms, instructions and valuation information to each taxing entity.
- Before June 22, 2023 – Adopt tentative budgets and proposed tax rates and report them to the County Auditor.
- On or before June 22, 2023 – Enter proposed tax rates in the Certified Tax Rate system so they may be finalized by the Utah State Tax Commission or begin the Truth in Taxation process for fiscal year entities.
- July 2023 - Publishing of notices
- After August 1, 2023, or at least 10 days after mailing of Valuation Notice – Hold public hearing(s) on property tax increase before adopting final budget.



Fiscal Year Entity Property Tax Increase Requirements (TNT)

(Section 59-2-919, 59-2-919.1 & 59-2-919.2)

Special Service Districts & Local Districts may be subject to additional requirements; Please contact the Property Tax Division if considering a tax increase

DATE	Action	Requirement
On or Before June 22nd	Entity Adopt a tax rate & budget	(1) Taxing entity shall adopt a final or proposed tax rate, (2) Entity shall adopt a tentative budget. (59-2-924), (3) If an entity wants to increase the certified tax rate the county auditor must be notified.
2 Weeks before Public Hearing	County Auditor 1 st Newspaper Advertisement	If two or more entities are going through TNT , the auditor must publish a combined newspaper ad and post on the public notice websites: www.utah.gov/pmn/index.html , www.utahlegals.com . It must also be posted to the county website. It is recommended to post it on the entity websites. The form can be completed on the Certified Tax Rate System (www.taxrates.utah.gov); hover on the View tab, click on T-in-T Admin, and then click on Combined Ad. This ad must run twice. (59-2-919.2)
On or Before July 22 nd	County Auditor	The Auditor must include the date, time, and location of public hearings on the "Notice of Property Valuation and Tax Changes." The date of the public hearing can be no earlier than 10 days after the notice has been mailed. (59-2-919.1). The only other hearings allowed on the same day are budget, fee, and enterprise fund hearings. Any meetings on the same day must end before the TNT hearing. The TNT hearing must be held BEFORE September 1st.
2 weeks before Public Hearing (Not required if auditor published a combined ad)	Entity (if only entity in county raising taxes) 1 st Newspaper Advertisement	Publish a newspaper advertisement and post on the public notice websites: www.utah.gov/pmn/index.html , www.utahlegals.com . It is also recommended to post on the county and entity websites. TNT ad's must be completed on the Certified Tax Rates System (www.taxrates.utah.gov); hover over the Data Entry tab click on Tax Rate Summary (693), then click on the gold Truth in Taxation button. A combined ad published by the county auditor counts as the 1st newspaper Ad.
1 Week before Public Hearing	Entity and Auditor 2nd Newspaper Advertisement	Same advertisement as was used the week before. This is required regardless if the Auditor published a combined ad. All copies of newspaper advertisements must be sent in to county auditor and tax commission. The combined ad must run again this week. (59-2-919.2)
Public Hearing	Adopt the Property Tax Increase	***Public Hearing must be held at or after 6PM*** After the public hearing, the property tax increase may be adopted by the governing body. Resolution (PT-800) must be sent in to tax commission before rate can be finalized.

PLEASE SEND A COPY OR PROOF OF ALL THE REQUIREMENTS TO THE COUNTY AUDITOR AND THE TAX COMMISSION!!!

Exception: A taxing entity is not required to meet the advertising notice requirements if the taxing entity budgeted less than \$20,000 for the previous fiscal year and sets a budget during the current fiscal year of less than \$20,000 of ad valorem tax revenues.

Judgment Levy: Section 59-2-918.5



Provo City Property Taxes

- General Operations
- Interest and Sinking Fund/Bond
- Library
- Discharge of Judgement

Budget Code	Budget Name	2022 Year End Budgeted Revenue	2022 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2022 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 5,237,938	\$ 5,237,938	0.000560	0.000539	3.90%	\$ 5,234,483	\$ 83,537	\$ 5,318,021	0.000560	\$ 5,318,021	0.000587	\$ 5,572,337	0.000587	\$ 5,572,337
20	Interest and Sinking Fund/Bond	\$ 7,688,856	\$ 7,688,856		0.000791					0.000809	\$ 7,686,456	0.000809	\$ 7,686,456	0.000809	\$ 7,686,456
30	Library	\$ 3,691,453	\$ 3,691,453	0.000395	0.000380	3.95%	\$ 3,692,180	\$ 58,924	\$ 3,751,104	0.000395	\$ 3,751,104	0.000406	\$ 3,851,104	0.000406	\$ 3,851,104
190	Discharge of Judgement														
	Grand Total	\$ 16,618,247	\$ 16,618,247	0.000955	0.001710		\$ 8,926,663	\$ 142,461	\$ 9,069,125	0.001764	\$ 16,755,581	0.001802	\$ 17,109,897	0.001802	\$ 17,109,897

Library

Recommendation from the Library Board

- \$100,000 increase each of the next five (5) years (2.78%)
- County certified property tax rate (library): 0.000395
- Proposed 2023 tax year library property tax rate (library): 0.000406
- Increase to average Provo home (\$467,000): \$2.83/year



Inflation

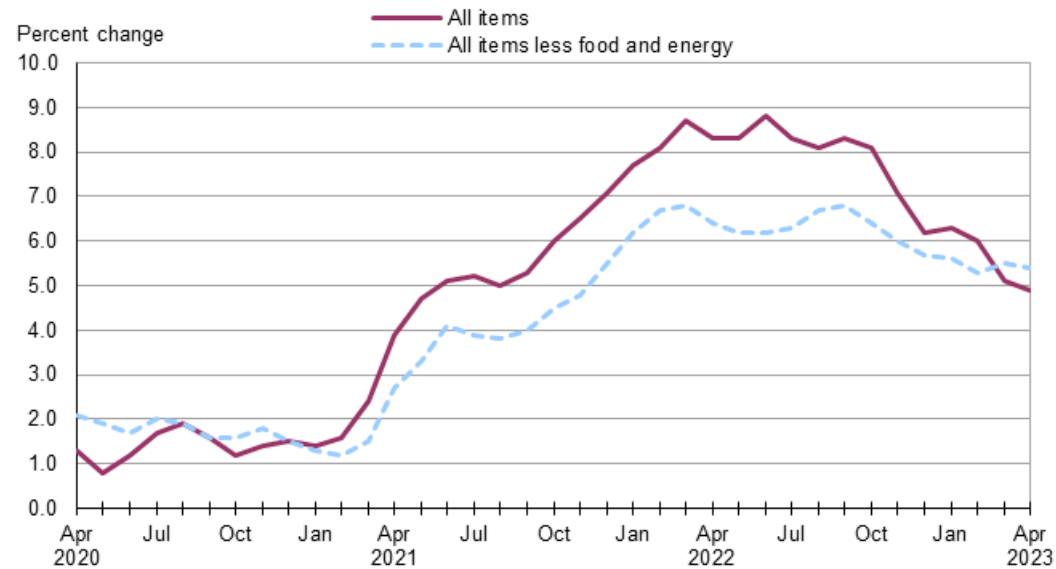
Bureau of Labor Statistics United States Inflation

- 2022: 6.5%
- 5-year average: 4.42%
- 10-year average: 2.97%

Bureau of Labor Statistics Western United States Inflation

- 2022: 7.4%
- 5-year average: 5.18%
- 10-year average: 3.46%

Chart 1. Over-the-year percent change in CPI-U, West region, April 2020–April 2023



General Operations

- \$254,316 increase to the general operations portion of the Provo City portion of the property tax (4.82%)
- County certified property tax rate (general operations): 0.000560
- Proposed 2023 tax year library property tax rate (general operations): 0.000587
- Increase to average Provo home (\$467,000): \$6.93/year
- Combined increase of 2.15% to the Provo City portion and 0.37% increase to the combined property tax bill



Valuation Notice



2023 Notice of Property Valuation and Tax Changes
 Utah County Auditor
 ROD MANN
 111 S University Ave
 Provo, UT 84601
www.utahcounty.gov/auditor

July 21, 2023

Property Address: [REDACTED]

[REDACTED]

Owner as of January 1, 2023: [REDACTED]

PROPERTY INFORMATION	
SERIAL NUM	[REDACTED]
TAX DIST	110
PROP TYPE	RES PRIMARY
ACRES	[REDACTED]
YEAR OF LAST PROPERTY REVIEW	
[REDACTED]	

NOTICE OF PROPERTY VALUATION			APPEAL INFORMATION
ASSESSMENT TYPE	2022	2023	If you believe the assessed value of your property is incorrect, you may begin the appeal process by filing an appeal (online, mail or email) with the County Auditor by Friday, September 15, 2023 . Please see the back of this notice for phone numbers, website, and more information.
FULL MARKET VALUE	463,000	467,000	
RESIDENTIAL EXEMPTION	-208,350	-210,150	
TOTAL TAXABLE VALUE	254,650	256,850	

THIS IS NOT A BILL. DO NOT PAY FROM THIS NOTICE. ADJUSTMENTS FOR TAX RELIEF PROGRAMS ARE NOT LISTED.

NOTICE OF TAX CHANGES - PRIOR, CURRENT, AND PROPOSED TAXES COMPARISON							
TAXING ENTITIES Each entity sets its own budget. For questions about tax changes, please contact that specific entity.	2022		CURRENT TAX DUE NO BUDGET CHANGE		PROPOSED TAX DUE IF BUDGET APPROVED		CHANGE IN TAXES
	2023		2023		2023		2023
	TAXES	RATE	TAXES	RATE	TAXES	CHG TAX	% CHG
UTAH COUNTY - LOCAL ASSESSING	28.27	.000110	28.25	.000110	28.25	0.00	0.00%
MULTI COUNTY ASSESSING	3.82	.000015	3.85	.000015	3.85	0.00	0.00%
UTAH COUNTY	142.86	.000656	168.49	.000656	168.49	0.00	0.00%
CENTRAL UTAH WATER CONS DIST	101.86	.000387	99.40	.000400	102.74	3.34	3.36%
PROVO CITY	435.45	.001764	453.08	.001802	462.84	9.76	2.15%
PROVO SCHOOL DISTRICT	1,419.67	.005829	1,497.18	.005829	1,497.18	0.00	0.00%
STATE CHARTER SCHOOL-PROVO	24.45	.000098	25.17	.000098	25.17	0.00	0.00%
STATEWIDE SCHOOL BASIC LEVY	420.68	.001406	361.13	.001406	361.13	0.00	0.00%
TOTALS	2,577.06	.010265	2,636.57	.010316	2,649.66	13.10	0.50%

PUBLIC HEARINGS FOR PROPOSED TAX INCREASES			
TAXING ENTITY	DATE	TIME	LOCATION
CENTRAL UTAH WATER CONS DIST	08/21/2023	6:00 PM	DISTRICT OFFICE, 1426 E 750 N BLDG 2 OREM, UT 84097
PROVO CITY	08/08/2023	6:00 PM	CITY OFFICE, 445 W CENTER ST PROVO, UT 84601



Valuation Notice



2023 Notice of Property Valuation and Tax Changes

Utah County Auditor
ROD MANN
111 S University Ave
Provo, UT 84601
www.utahcounty.gov/auditor

Property Address: [REDACTED]

July 21, 2023

PROPERTY INFORMATION

SERIAL NUM	[REDACTED]
TAX DIST	110
PROP TYPE	RES PRIMARY
ACRES	[REDACTED]
YEAR OF LAST PROPERTY REVIEW	
[REDACTED]	

Owner as of January 1, 2023: [REDACTED]

NOTICE OF PROPERTY VALUATION

ASSESSMENT TYPE	2022	2023
FULL MARKET VALUE	188,888	187,888
RESIDENTIAL EXEMPTION	-208,350	-210,150
TOTAL TAXABLE VALUE	254,650	256,850

APPEAL INFORMATION

If you believe the assessed value of your property is incorrect, you may begin the appeal process by filing an appeal (online, mail or email) with the County Auditor by **Friday, September 15, 2023**. Please see the back of this notice for phone numbers, website, and more information.

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Valuation Notice

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NOTICE OF TAX CHANGES - PRIOR, CURRENT, AND PROPOSED TAXES COMPARISON

7-6-23_v2

TAXING ENTITIES Each entity sets its own budget. For			CURRENT TAX DUE NO BUDGET CHANGE		PROPOSED TAX DUE IF BUDGET APPROVED		CHANGE IN TAXES	
2022	Rate (2022)	Rate Change 2022 to 2023	2023		2023		2023	
			RATE	TAXES	RATE	TAXES	CHG TAX	% CHG
Utah County - Local Assessing	0.000111	-0.000001	.000110	28.25	.000110	28.25	0.00	0.00%
Multi County Assessing	0.000015	0.000000	.000015	3.85	.000015	3.85	0.00	0.00%
Utah County	0.000561	0.000095	.000656	168.49	.000656	168.49	0.00	0.00%
Central Utah Water Cons Dist	0.0004	-0.000013	.000387	99.40	.000400	102.74	3.34	3.36%
Provo City	0.00171	0.000054	.001764	453.08	.001802	462.84	9.76	2.15%
Provo School District	0.005575	0.000254	.005829	1,497.18	.005829	1,497.18	0.00	0.00%
State Charter School - Provo	0.000096	0.000002	.000098	25.17	.000098	25.17	0.00	0.00%
Statewide School Basic Levy	0.001652	-0.000246	.001406	361.13	.001406	361.13	0.00	0.00%
Total	0.01012	0.000145						
2023 Proposed			Rate (2023)	Taxes (2023)	CHG Tax	% CHG of Property Tax Bill	of Property x Bill	
General Operations			0.000587	\$ 150.77	\$ 6.93	0.26%	5.69%	
Library			0.000406	\$ 104.28	\$ 2.83	0.11%	3.94%	0.50%
Total			0.000993	\$ 255.05	\$ 9.76	0.37%	9.63%	



Valuation Notice

TOTALS	2,577.06	.010265	2,636.57	.010316	2,649.66	13.10	0.50%
PUBLIC HEARINGS FOR PROPOSED TAX INCREASES							
TAXING ENTITY	DATE	TIME	LOCATION				
CENTRAL UTAH WATER CONS DIST PROVO CITY	08/21/2023 08/08/2023	6:00 PM 6:00 PM	DISTRICT OFFICE, 1426 E 750 N BLDG 2 OREM, UT 84097 CITY OFFICE, 445 W CENTER ST PROVO, UT 84601				

174101 1/1



Provo City Truth in Taxation Notice

NOTICE OF PROPOSED TAX INCREASE PROVO CITY

The PROVO CITY is proposing to increase its property tax revenue.

- The PROVO CITY tax on a \$467,000 residence would increase from \$245.29 to \$255.05, which is \$9.76 per year.
- The PROVO CITY tax on a \$467,000 business would increase from \$445.99 to \$463.73, which is \$17.74 per year.
- If the proposed budget is approved, PROVO CITY would increase its property tax budgeted revenue by 3.95% above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

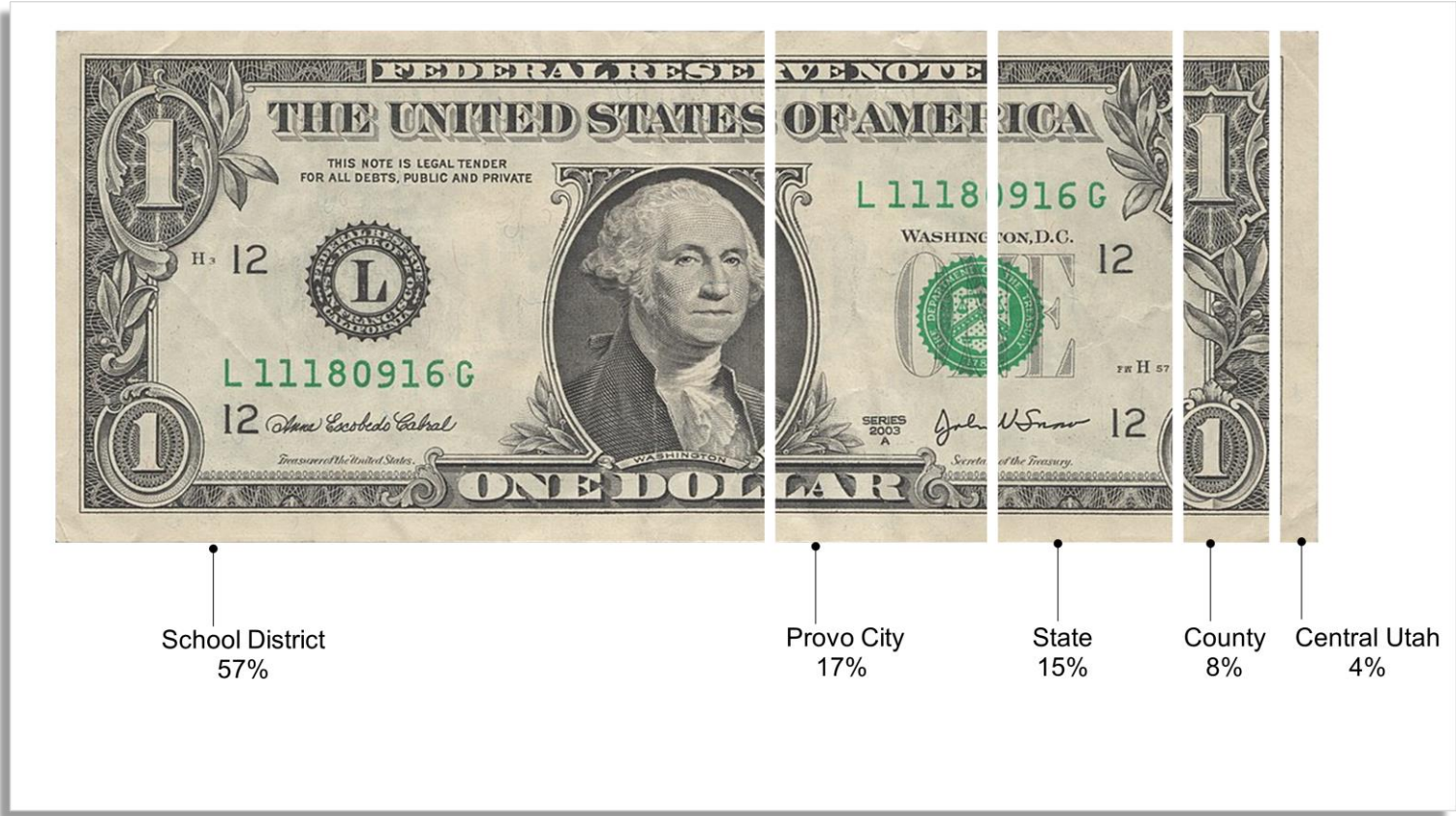
PUBLIC HEARING

Date/Time: 8/8/2023 6:00PM
Location: Provo City Office City
Council Chambers
445 W Center St
Provo

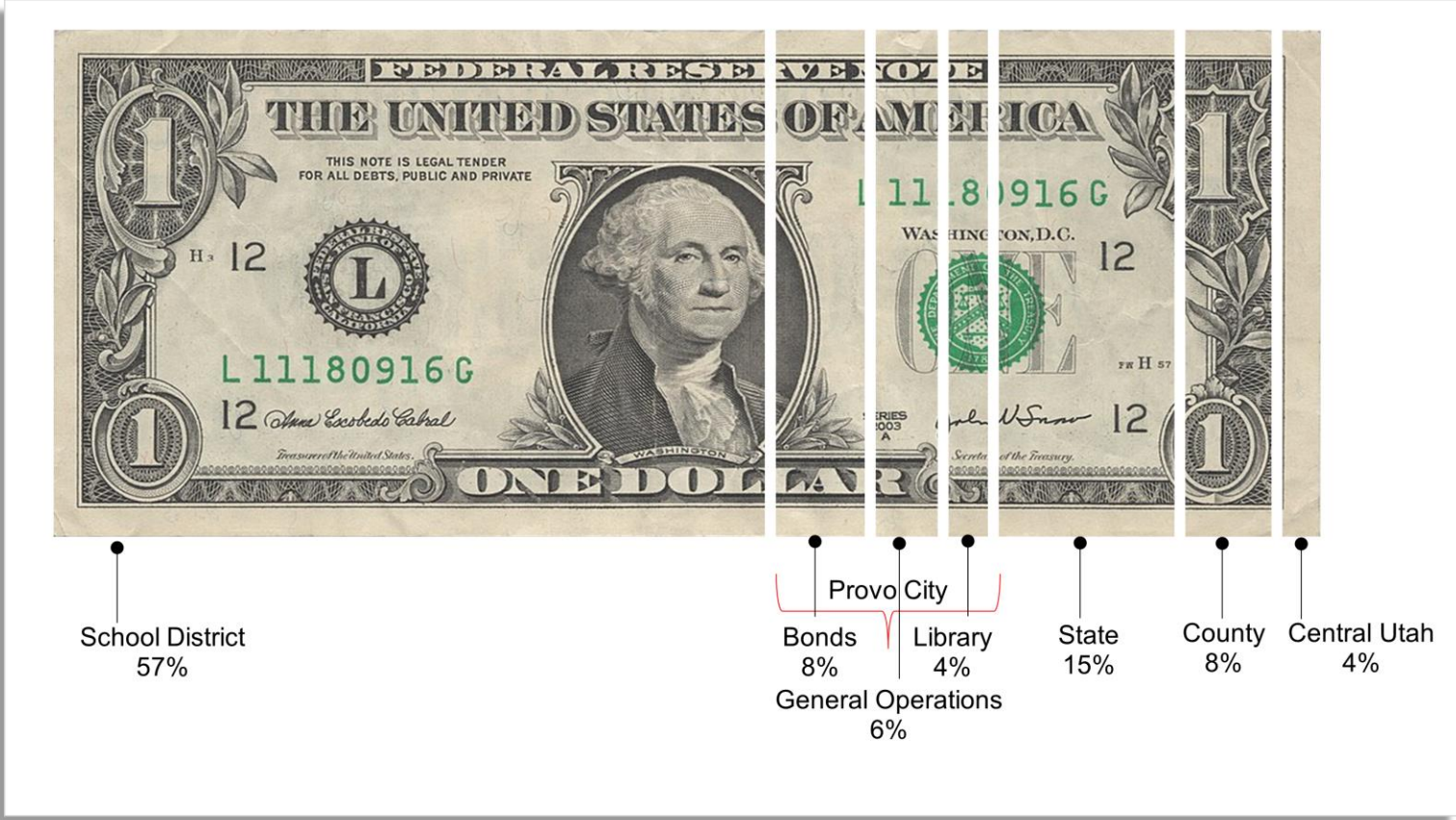
To Obtain more information regarding the tax increase, citizens may contact PROVO CITY at 801-852-6120



Property Tax Bill Breakdown by Taxing Entity



Property Tax Bill Breakdown by Taxing Entity



Valuation Determined by Utah County



Sales in the market place



Income generated or that could be generated by a property



Cost to replace or construct a similar property



Valuation Determined by Utah County

Other Factors which may influence value include :

- Land use
- Location
- Property size
- Property condition



Valuation

- There are bound to be **some** errors
- Appeal success rate is 70%
- “Could I sell this property for the assessed value?”



Taxpayer Resources

- [Provo City FY24 Tentative Budget](#)
- [FY24 Citizens Budget](#)
- [Utah County Assessor](#)
 - Utah County Assessor's Office at 801-851-8244. The deadline to file an appeal is either 45 days after the notice is mailed or September 15th, whichever is later. The deadline is displayed on the valuation notice.
- [Utah State Tax Commission](#)



Property Tax Relief Programs & Information

- [Utah Property Tax Division – Property Tax Relief Information](#)
 - Includes forms and publications
- [Property Tax Relief FAQs](#)
- [2023 Property Tax Relief Table](#)
- [Utah County – Valuation FAQs](#)
- [Utah County Property Tax Relief Application](#) (Deadline – September 1st)
 - Active duty servicemembers
 - Exemption for the blind
 - Circuit breaker and low-income abatement
 - Disabled veteran/killed in action exemption



2023 PROPERTY TAX PROPOSAL

Provo City Council

PROPERTY TAX

Property taxes are calculated from property valuations and go toward state, county, and local government agencies.



2.15% TAX INCREASE

Provo City's portion of the proposed tax increase for residents' property tax bill is 2.15%. The city's property taxes make up 17% of residents' property tax bill. The dollar bill below shows how the tax rate is broken up.

School District	57%	Provo City	17%	State	15%	County	8%	Central Utah	4%
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PROVO CITY

The proposed tax increase for Provo City can be attributed to two portions of the city's bill: General Operations and the Provo City Library. The increase in General Operations is 4.52% and the increase for the Library is 2.28%. The City's revenue will increase by \$354,316. The figures below show the dollar amount for both of the increases based on the average home value of 467K.



Average Home Value:

467K

General Operations

\$6.93

Provo City Library

\$2.83



The logo for Provo, Utah, is a circular emblem. It features a stylized mountain range in the background, with a sun or moon rising behind the peaks, casting rays. In the foreground, there are wavy lines representing water. The words "PROVO, UTAH" are written in a semi-circle at the bottom of the emblem.



2023 Notice of Property Valuation and Tax Changes

Utah County Auditor
 ROD MANN
 111 S University Ave
 Provo, UT 84601
www.utahcounty.gov/auditor

July 21, 2023

Property Address: [REDACTED]



Owner as of January 1, 2023: [REDACTED]

PROPERTY INFORMATION	
SERIAL NUM	[REDACTED]
TAX DIST	110
PROP TYPE	RES PRIMARY
ACRES	[REDACTED]
YEAR OF LAST PROPERTY REVIEW	
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		2023		2023		2023		
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TAXING ENTITY	DATE	TIME	LOCATION
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PROVO CITY	08/08/2023	6:00 PM	CITY OFFICE, 445 W CENTER ST PROVO, UT 84601



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School District
57%

Provo City
17%

State
15%

County
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Central Utah
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PROVO CITY

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Provo City Library

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Date/Time: 8/8/2023 6:00PM
Location: Provo City Office City
Council Chambers
445 W Center St
Provo

To Obtain more information regarding the tax increase, citizens may contact PROVO CITY at 801-852-6120

Hunter Biden sold ‘illusion of access,’ partner tells Congress

BY FARNOUSH AMIRI
Associated Press

WASHINGTON — Hunter Biden’s former business partner insisted in testimony to Congress Monday that President Joe Biden was never directly involved in their financial dealings, though Hunter would often put his famous father on speakerphone to impress clients and business associates.

The Republican-led House Oversight Committee conducted a more than-five hour interview with Devon Archer as part of its expanding congressional inquiry into the Biden family businesses as the GOP explores a potential impeachment inquiry into the president.

Both Republican and Democratic lawmakers inside the closed-door interview said Archer testified that over the span of 10 years, Hunter Biden put his father on the phone around 20 times while in the company of associates but “never once spoke about any business dealings.”

New York Rep. Dan Goldman, who was representing Democrats inside the room, told reporters after the interview that Archer testified that Hunter sold the “illusion of access” to his father by taking credit for things his father did as vice president that he had no part in.

But Rep. Andy Biggs, a Republican member of the Oversight Committee, came out of the interview saying that testimony implicated the president directly. “I think we should do an impeachment inquiry,” the Arizona lawmaker told reporters.



J. SCOTT APPLEWHITE, ASSOCIATED PRESS

Devon Archer, Hunter Biden’s former business partner, joined at left by lawyer Matthew Schwartz, departs after giving closed-door testimony to the House Oversight Committee in the Republican-led investigations of President Joe Biden’s son, on Capitol Hill in Washington on Monday.

Biggs, reading from his notes, said Archer testified that the Ukrainian gas company “Burisma would have gone out of business sooner if the Biden brand had not been invoked. People would be intimidated to legally mess with Burisma because of the Biden family brand.”

Focusing on that idea, Rep. James Comer, the GOP chairman of the Oversight Committee, said in a statement late Monday that “Joe Biden was ‘the brand’ that his son sold around the world to enrich the Biden family.”

“We are aware that all sides are

claiming victory following Mr. Archer’s voluntary interview today,” Archer’s attorney, Matthew Schwartz, said in a statement. “But all Devon Archer did was exactly what we said he would: Show up and answer the questions put to him honestly and completely.”

He added, “Mr. Archer shared the truth with the committee, and we will leave to them and others to decide what to do with it.”

The White House saw the testimony as a falling short of House Republicans promise to deliver “bombshell evidence.”

“It appears that the House Re-

publicans’ own much-hyped witness today testified that he never heard of President Biden discussing business with his son or his son’s associates, or doing anything wrong,” Ian Sams, a White House spokesperson, said in a statement.

Archer, who served with Hunter Biden on the board of Burisma, has long been seen by Republicans as a key witness in their search to directly connect the president to his son’s various international business transactions.

Comer had issued a subpoena to Archer in June, saying he “played a significant role in the Biden family’s business deals abroad, including but not limited to China, Russia, and Ukraine.” He said Archer’s testimony would be critical to the committee’s investigation.

Republicans have focused much attention on an unverified tip to the FBI that alleged a bribery scheme involving Joe Biden when he was vice president. The claim, which first emerged in 2019, was that Biden pressured Ukraine to fire its top prosecutor in order to stop an investigation into Burisma, the oil-and-gas company where Hunter Biden was on the board.

Democrats on the committee, including Maryland Rep. Jamie Raskin, the ranking minority member, have reiterated that the Justice Department investigated the Burisma claim when Donald Trump was president and closed the matter after eight months, finding “insufficient evidence” that it was true.

Democrats have also highlighted the transcript of an interview with Mykola Zlochevsky, Burisma’s co-founder, in which he denied having any contact with Joe Biden while Hunter Biden worked for the company.

“Mr. Zlochevsky’s statements are just one of the many that have debunked the corruption allegations,” Raskin said.

On top of his relationship with Hunter Biden, who is currently facing federal tax charges, Archer has his own legal troubles stemming from a 2018 felony conviction for his role in a conspiracy to defraud a Native American tribe. That conviction was overturned later that year, but the court of appeals in New York reinstated it in 2020. His sentencing in the case has been repeatedly delayed by appeals.

Archer’s appearance before lawmakers had been scheduled and canceled several times since June. Republicans suggested it was about to be delayed again after the Justice Department over the weekend asked a judge to schedule a date for Archer to surrender to prison and begin serving out his one-year sentence in the unrelated fraud case.

Republicans — led by Comer — criticized that delay, calling it an effort by the Justice Department to intimidate a witness. But the Justice Department in a follow-up memo to the court noted Archer’s surrender was not imminent and asked a judge to ensure that he testified to Congress before reporting to prison.

Mar-a-Lago manager makes first court appearance in documents case

BY ADRIANA GOMEZ LICON
AND ALANNA DURKIN RICHER
Associated Press

MIAMI — The property manager of Donald Trump’s Mar-a-Lago estate made his first court appearance on Monday facing charges in the classified documents case against the former president, but he did not enter a plea because he has not found a Florida-based attorney to represent him.

Carlos De Oliveira is accused of scheming with Trump to try to delete security footage sought by investigators probing the former president’s hoarding of classified documents at his Palm Beach club. De Oliveira was added last week to the indictment with Trump and the ex-pres-

ident’s valet, Walt Nauta, and faces charges including conspiracy to obstruct justice and lying to investigators.

De Oliveira, wearing a blue suit and tie, answered questions from a magistrate judge during a brief hearing in Miami federal court. He was ordered to turn over his passport and sign an agreement to pay \$100,000 if he doesn’t return to court. He was represented by Washington, D.C.-based attorney John Irving, but under court rules he needs local counsel to proceed with his arraignment, which was scheduled for Aug. 10 in Fort Pierce.

Irving told reporters after the hearing that he looks forward to seeing what potential evidence the Justice Department has. He declined

to comment about whether De Oliveira has been asked to testify against Trump.

De Oliveira’s court appearance comes as Trump braces for possible charges stemming from investigations into his efforts to cling to power after he lost the 2020 election to Joe Biden.

Trump, the early front-runner in the 2024 Republican presidential primary, has been informed he’s a target of special counsel Jack Smith’s investigation into efforts to overturn the 2020 election, and Trump’s lawyers met with Smith’s team last week. A Georgia prosecutor is also expected to seek a grand jury indictment in the coming weeks in her investigation into efforts by Trump and his

allies to subvert his election loss there.

Trump, who pleaded not guilty in June in the documents case, has denied any wrongdoing. He posted on his Truth Social platform last week that the Mar-a-Lago security tapes were voluntarily handed over to investigators and that he was told the tapes were not “deleted in any way, shape or form.”

Prosecutors have not alleged that security footage was actually deleted or kept

from investigators.

Nauta has also pleaded not guilty. U.S. District Judge Aileen Cannon had previously scheduled the trial of Trump and Nauta to begin in May, and it’s unclear whether the addition of De Oliveira to the case may impact the case’s timeline.

The latest indictment, unsealed on Thursday, alleges that Trump tried to have security footage deleted after investigators visited in June 2022 to collect classified doc-

uments the former president took with him after he left the White House.

Trump was already facing dozens of felony counts — including willful retention of national defense information — stemming from allegations that he mishandled government secrets that as commander-in-chief he was entrusted to protect. Experts have said the new allegations bolster the special counsel’s case and deepen the former president’s legal jeopardy.

Legal Notices

NOTICE OF TRUSTEE’S SALE

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, at the South Main Entrance, Fourth Judicial District Court, American Fork Division, 75 East 80 North, American Fork, Utah on Friday, 08/18/2023 at 10:00 a.m. for the purpose of foreclosing a trust deed originally executed on October 31, 2022, effective October 11, 2022, by BDD Holdings, LLC, as Trustor, in favor of Discover Auto, LLC, as Beneficiary, and First American Title Insurance Company, as Trustee (the “Trust Deed”), recorded on January 17, 2023 as Entry No. 2532:2023 of Official Records of Utah County, Utah. A Substitution of Trustee was filed for recording with the Utah County Recorder on March 7, 2023 as Entry No. 13957:2023. The Notice of Default and Election to Sell was filed for recording with the Utah County Recorder on April 12, 2023 as Entry No. 22776:2023. The Trust Deed covers real property located at 271 North 400 East, Lindon, Utah 84042, and more particularly described as: Beginning at the Southwest Corner of that real property described in Deed Entry No. 88398:2010 in the office of the Utah County Recorder located North 0 deg 08’49” West along the Section Line 492.55 feet and East 1,717.81 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along said real property the following four (4) courses: North 0 deg 23’34” East 389.73 feet; thence South 89 deg 16’ 18” East 262.06 feet; thence South 89 deg 21’ 34” East 108.15 feet; thence South 88 deg 52’ 12” East 336.19 feet to the West line of that real property described in Exhibit “C” of that Boundary Line Agreement in Deed Entry No. 86534:2008 of Official Records of Utah County; thence along said Boundary Line Agreement the following two (2) courses: South 0 deg 36’56” West 100.00 feet; thence South 88 deg 52’12” East 201.28 feet; thence South 0 deg 49’23” East 92.58 feet to the intersection with the North line of Plat “A”, JOHN BYLUND SUBDIVISION; thence along said subdivision the following (3 course: Northwestly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: South 48 deg 06’43” West) 12.65 feet through a central angle of 48 deg 19’08” (chord North 66 deg 02’51” West 12.28 feet); thence South 89 deg 47’35” West 145.15 feet; thence South 0 deg 12’25” East 134.66 feet to the boundary line agreement described in Deed Book 2664, Page 618 in the office of the Utah County Recorder; thence North 89 deg 06’15” West along those Boundary Line Agreements described in Deed Book 2664, Page 618, and in Deed Book 1629, at Page 139 in the Official Records of Utah County, and an existing fence line 495.21 feet; thence South 1 deg 14’28” West along a fence line and that real property described in Deed Entry No. 870:1995 in the office of the Utah County Recorder 63.97 feet to that Boundary Line Agreement described in

Deed Entry No. 37730:2000 in the office of the Utah County Recorder; thence North 89 deg 01’27” West along said Boundary Line Agreement and an existing fence line 258.08 feet to the point of beginning. Together with and Less and Excepting those portions conveyed in Boundary Agreement and Declaration, recorded as Entry No. 86534:2008, Utah County Records, more particularly described as follows: Beginning at a point located North 0 deg 08’49” West along the Section line 871.10 feet and East 2,427.76 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 88 deg 52’12” East 198.76 feet; thence South 0 deg 49’23” East 100.06 feet; thence North 88 deg 52’12” West 201.28 feet; thence North 0 deg 36’56” East 100.00 feet to the point of beginning. Together with all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. Property address: 271 North 400 East, Lindon, Utah 84042 Parcel I.D. No. 14-071-0317 The current beneficiary of the deed of trust is Discover Auto, LLC and the record owner of the property as of the recording of the Notice of Default is reported to be BDD Holdings LLC. Any interested purchasers of the afore-described property are informed that the Successor Trustee will accept bids accompanied with deposits of cashier’s checks at the time of sale. Bidders (except the Beneficiary, which may credit bid) must tender to the Successor Trustee a \$20,000 deposit at the sale and the balance of the purchase price by 12:00 noon the next business day following the sale. The deposit must be in the form of a bank cashier’s check, bank official check, or U.S. Postal money order payable to “Robert E. Mansfield, Successor Trustee.” The balance must be in the form of a wire transfer, bank cashier’s check, bank official check (credit union official checks are not acceptable), or U.S. Postal money order payable to “Robert E. Mansfield, Successor Trustee.” Cash payments are not acceptable. A Trustee’s Deed will be delivered to the successful bidder within five (5) business days after receipt of the amount bid. The Successor Trustee disclaims any responsibility for any error in the description of the physical address or legal description of the property. The sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property. The sale is subject to bankruptcy filing, payoff, reinstatement, or any other circumstances that would affect the validity of the sale. If any such circumstances exist, the sale shall be void, the successor bidder’s funds shall be returned, and the Successor Trustee and current Beneficiary shall not be liable to the successful bidder for any damages. THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT AND FORECLOSE A SECURITY INSTRUMENT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: July 14, 2023
Robert E. Mansfield,
Successor Trustee
9 Exchange Place, Suite 600
Salt Lake City, Utah 84111
Telephone: 801-998-8888

Legal Notice 11753 Published in the Daily Herald on July 18, 25, August 1, 2023

Storage Auction
August 5, 2023
4095 W Center Street Provo, UT
9:30 AM

Units to be auctioned:

Unit O162 Property of Walter Brown
Unit C126 Property of Spencer Colby
Unit B5 Property of William Dixon
Unit OA15 Property of Holly Hall
Unit A4 Property of Brandon Jackson
Unit DD202 Property of Ray Hansen
Unit AA109 Property of Don Porter
Unit CC116 Property of Shariene Vert
Unit E7 Property of Aldred Schofield
Unit DD123 Property of Joseph Lebaron
Unit OC03 Property of Joseph Lebaron
Unit O204 Property of Joseph Lebaron
Unit L09 Property of Zulema Ortega
Unit O123 Property of Trevor Hildreth
Unit O172 Property of Richard Schradle

Legal Notice 11760 Published in the Daily Herald on July 20, August 4, 2023

SUMMONS
IN THE FOURTH DISTRICT JUVENILE COURT UTAH COUNTY, STATE OF UTAH
In the Interest of C.R.C., DOB: 07-28-2012, Case No. 1083732. Person under the age of eighteen (18). Presiding Judge: Brent H. Bartholomew
SUMMONS & NOTICE OF TRIAL ON TERMINATION OF PARENTAL RIGHTS
STATE OF UTAH TO: ANTHONY RUSSELL BELL
You are hereby Summoned to appear before the Honorable Brent H. Bartholomew, Judge of the Juvenile Court, located at 137 North Freedom Blvd, Courtroom 3C, Provo, Utah, 84601, for the Termination of Parental Rights Trial scheduled before this Court on September 18, 2023, beginning at the hour of 10:00 a.m., on the State’s Verified Petition for Termination of Parental Rights, regarding the above-named child. The Verified Petition requests that your parental rights to the child be permanently terminated. A copy of said petition can be obtained by you at the Court listed above. The Verified Petition is brought pursuant to Utah Code Ann. §78A-6-103 and §80-4-1. Failure to appear may result in a judgment against you, which may include termination of your parental rights. DATED this 19th day of July 2023. OFFICE OF THE UTAH ATTORNEY GENERAL
/s/ Kelly Ann Booth
Assistant Attorney General

Legal Notice 11762 Published in the Daily Herald on July 25, August 1, 8, 15, 2023

UPAXLP

NOTICE OF PROPOSED TAX INCREASE PROVO CITY

The PROVO CITY is proposing to increase its property tax revenue.

- The PROVO CITY tax on a \$467,000 residence would increase from \$245.29 to \$255.05, which is \$9.76 per year.
- The PROVO CITY tax on a \$467,000 business would increase from \$445.99 to \$463.73, which is \$17.74 per year.
- If the proposed budget is approved, PROVO CITY would increase its property tax budgeted revenue by 3.95% above last year’s property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 8/8/2023 6:00PM
Location: Provo City Office City Council Chambers
445 W Center St
Provo

To Obtain more information regarding the tax increase, citizens may contact PROVO CITY at 801-852-6120

Provo / Provo Municipal Council / NOTICE OF PROPOSED TAX INCREASE PROVO CITY

NOTICE OF PROPOSED TAX INCREASE PROVO CITY

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Provo

Public Body:

[Provo Municipal Council](#)

Notice Information

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Notice Title:

NOTICE OF PROPOSED TAX INCREASE PROVO CITY

Notice Subject(s):

Taxation , Property Tax

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

August 8, 2023 06:00 PM

Event End Date & Time:

August 8, 2023 07:00 PM

Description/Agenda:

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445 W Center St, Provo, UT 84601

To obtain more information regarding the tax increase, citizens may contact PROVO CITY at 801-852-6120.

Notice of Special Accommodations (ADA):

Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting are invited to notify the Provo Council Office at 445 W. Center, Provo, Utah 84601, (801) 852-6120 or email chanderson@provo.org

Notice of Electronic or Telephone Participation:

One or more Councilors may participate by telephone or Internet communication in this meeting. Phone or Internet communications will be amplified as needed so all Councilors and others attending the meeting will be able to hear the persons participating.

Meeting Information

Meeting Location:

445 W Center St
City Council Chambers
Provo, UT 84601

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Contact Name:

Elizabeth VanDerwerken

Contact Email:

evanderwerken@provo.org

Contact Phone:

(801)852-6120

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Notice Posted On:

July 27, 2023 04:16 PM

Notice Last Edited On:

July 27, 2023 04:16 PM

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File Name	Category	Date Added
Provo City TNT Notice 2023.pdf	Public Information Handout	2023/07/27 04:11 PM

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Travis Hoban	travis4provo@gmail.com	(801)872-8471
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Definitions

- **Government Type:** A categorization of government entities, including state, county, municipality, special districts, and schools, among others. The designation of special district includes all local districts and special service districts. There are many different designations, and the term special district is only used as a common term.
- **Entity:** All state agencies, political subdivisions (cities, counties, special districts), the legislature, judiciary, and public education or state-funded higher education institutions.
- **Public Body:** A board, commission, or committee that posts notices or holds meetings, according to the Open and Public Meetings Act, [Utah Code 52-4-103\(7\)](#)



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Council Chambers

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Provo

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Council Meetings



Contact the Council



Open City Hall



City Code



Neighborhood District Program

The Provo City Council is the city's part-time, municipal legislative body. Each of the seven (7) councillors are elected to a four-year term. The Council meets regularly to adopt local ordinances and resolutions that comprise the Provo City Code. As the local legislative body, they are charged with setting tax levies, fee schedules, and utility rates, as well as, adopting a balanced City budget, approving long-term contracts, and receiving and reviewing an annual independent audit of the City's fiscal affairs. Council staff provides policy analysis, legal counsel and administrative support for the Council's legislative activities, and provides the public with access to the Provo City ordinances, resolutions, agendas, minutes, and adopted policies. In addition, an extensive volunteer Neighborhood District Program is administered through the Council Office.

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