



ROOSEVELT

CITY | UT

December 03, 2024

Notice is hereby given that the Roosevelt City Council will hold their regularly scheduled meeting on Tuesday December 03, 2024, at the Roosevelt Municipal Building, 255 South State Street, Roosevelt, Utah. The meeting shall begin promptly at 05:30 PM.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING CEREMONY**

Prayer and Pledge of Allegiance

4. **APPROVAL OF PREVIOUS MINUTES**

4.A. ROOSEVELT CITY COUNCIL 11/19/2024, SUNSHINE BELLON

[Unposted Minutes](#)

[Posted Minutes](#)

Attachments

1. [11.19.24 Minutes Drft.pdf](#)

5. **PUBLIC COMMENT PERIOD**

Three (3) minute time limit per speaker. If you would like to make a comment, but are unable to attend the meeting, please consider emailing your comment to citycouncil@rooseveltcity.com.

6. **COUNCIL APPOINTMENTS**

To make an appointment to appear before the Roosevelt City Council, please visit rooseveltcity.com/council or contact the City Recorder.

7. **COMMITTEE APPOINTMENTS**

8. **PUBLIC HEARING(S)**

8.A. REOPEN OF FY25 BUDGET, RHONDA GOODRICH

Adjustment to approved FY25 Budget

Attachments

1. [FY25 Budget reopen 12-3-24.pdf](#)

8.B. ORDINANCE ADOPTING REVISIONS TO ROOSEVELT CITY CODE TITLES 1-17, DREW ESCHLER

A public hearing has been held to discuss the revisions to each title (1-17) and now a public hearing must be held on the ordinance adopting the previously approved changes.

9. **ACTION ITEMS**

9.A. THIRD AMENDMENT TO WORK ORDER AGREEMENT- ROUGH RIDER SHOOTING COMPLEX PHASE I, JR BIRD

- An Environmental Assessment (EA) is required for funding compliance.

- Jones & DeMille Engineering, Inc. (JDE) will draft the EA and coordinate with Wildlife Restoration, Sport Fish Restoration, and Utah Division of Wildlife Resources to complete NEPA compliance.
- Total estimated fee: \$58,000, including amendments.
- Current amendment (hourly, not-to-exceed): \$17,000.

Attachments

1. [2101-058_2024 3rd Amend-Roosevelt City-Gun Range Design WO_11-14em.pdf](#)

9.B. MAINTENANCE AGREEMENT FOR CITY BUILDING ROOF, BROCK ARNOLD

Pitt Roofing is proposing an annual agreement of \$3,500 to come twice a year to check the roof for repairs and catch them before they become a problem.

9.C. GOLF COURSE MAINTENANCE EQUIPMENT LEASE/PURCHASE, AARON BROWN

Our current lease is expiring October 2025. We are proposing a new lease with lower payments while purchasing for functional equipment giving us longevity and savings over time.

Attachments

1. [Maintenance Lease Buyout.pdf](#)
2. [Maintenance Lease payment.pdf](#)
3. [Maintenance Lease Quote.pdf](#)
4. [Mtn Land Mower Quote.pdf](#)
5. [2025 Maint Equipment Numbers.pdf](#)
6. [2025 Maintenance Lease Quote.pdf](#)

9.D. GOLF COURSE CAFE PROPOSAL APPROVAL, AARON BROWN

Requesting approval for the Tap In business to operate concessions at the golf course cafe.

9.E. GOLF PRO SHOP FLOORING AND CABINET APPROVAL, AARON BROWN

Looking for approval on a bid for new flooring as well as additional funds to replace cabinets

9.F. MINI GOLF PROPOSAL, AARON BROWN

Requesting approval for mini golf as well as additional funds for fencing, and other amenities.

Attachments

1. [Mini Golf Pool Layout.pdf](#)
2. [Mini Golf Color Design.pdf](#)
3. [mini golf fence bid.pdf](#)
4. [Mini Golf Backyard Greens Quote.pdf](#)
5. [Mini Golf Pricing.pdf](#)

9.G. SWIMMING POOL CAPACITY DISCUSSION, JOSHUA BAKE

10. EXPENDITURE APPROVAL & FINANCIAL REVIEW

11. CITY MANAGER REPORT

12. COMMITTEE REPORTS

13. ITEMS FOR FUTURE DISCUSSION

14. CLOSED SESSION

As for the purposes listed in Utah Code 52-4-205

15. ADJOURN

Further information can be obtained by contacting Sunshine Bellon at (435) 823-0519 In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary

communicative aids and services) during these hearings should notify Sunshine Bellon at 255 South State Street, Roosevelt, Utah, 84066, at least three days prior to the hearing to be attended.



ROOSEVELT

CITY | UT

November 19, 2024

ROOSEVELT CITY COUNCIL MINUTES

1. CALL TO ORDER

Mayor J.R. Bird called the meeting to order at 5:30 p.m.

2. ROLL CALL

Members Present:

Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White, J.R. Bird

Members Absent:

David Baird

3. OPENING CEREMONY

Prayer and Pledge of Allegiance

Councilman Don Busenbark offered the opening prayer.

Lieutenant Allan Tucker led the Pledge of Allegiance.

4. APPROVAL OF PREVIOUS MINUTES

4.A. ROOSEVELT CITY COUNCIL 10/15/2024, SUNSHINE BELLON

Agenda Attachments

1. [10.15.24 City Council Minutes Draft.pdf](#)

Motion submitted by Don Busenbark. Seconded by Dustin White

Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White, J.R. Bird

Nos: none.

5. PUBLIC COMMENT PERIOD

Three (3) minute time limit per speaker. If you would like to make a comment, but are unable to attend the meeting, please consider emailing your comment to council@rooseveltcity.com.

Matt Luce - Mr. Luce addressed the council regarding the quality of the paintwork on the basketball court, asking if any action could be taken. Recreation Department Head Aaron Brown responded that the issue had been noted by staff who reached out to the painting company to get it addressed during the warranty period, but noted that any work would be postponed until spring.

Mr. Luce also inquired about signs along Lagoon Street threatening to tow vehicles that were posted by a business on that street, questioning their legality. City attorney Grant Charles clarified that since the city controls the street, such signs are not enforceable.

Additionally, Mr. Luce raised an issue about vehicles blocking sidewalks, particularly on 1080 South, which affects his ability to walk his children to school. He requested that measures be taken to prevent this.

6. COUNCIL APPOINTMENTS

7. COMMITTEE APPOINTMENTS

8. PUBLIC HEARING(S)

9. ACTION ITEMS

9.A. UINTA WAX RIGHT OF WAY (ROW) REQUEST, LESLIE PEARSON

Agenda Attachments

1. [Exhibit A.pdf](#)
2. [Layflat PL Agreement_temp_Roosevelt City Corp.pdf](#)
3. [Roosevelt City Road Widening Request.pdf](#)
4. [Roosevelt City SUA.pdf](#)
5. [UW Roosevelt City-8.5x11 PIPELINE.pdf](#)
6. [Axia Energy II - Roosevelt City Corp - Road & Pipeline Easement - Signed.pdf](#)

Leslie Pearson, representing Uinta Wax, requested that the Council approve a right of way agreement for a layflat pipeline running across the gun range property owned by Roosevelt City. The proposed agreement and easement locations are included in the attachments.

A motion to approve the layflat pipeline, surface use and road and pipeline easement was submitted by Don Busenbark. Seconded by Cody Aland

Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White,

Nos: none

9.B. TITLE 17, ZONING- FINAL REVIEW BEFORE PUBLIC HEARING, MIKE HANSEN- RURAL COMMUNITY CONSULTANTS

A document containing the most recent updates to Title 17 is attached. These updates can also be viewed on a "living" Google Doc by visiting: <https://docs.google.com/document/d/1Dyq5lth0w0CCgEKqMBz7lqf4ZXM1AtVA7Pr84XewuzM/edit?tab=t.0>

Agenda Attachments

1. [V.2 Roosevelt 17 - Zoning Updated 10.31.24.pdf](#)

Planning and Zoning Manager Drew Eschler presented proposed revisions to Roosevelt City Code, Title 17, which included the following key points:

- **Penalties for Land Use Issues (17.01.090) and ADUs/IADUs (17.04.230)** were reviewed.
- **Short-Term Rentals (17.04.240)**: Limitations on the number per area (POR and commercial zones). Busenbark suggested that zoning limitations should suffice for control, and the mayor recommended removing certain separation requirements.
- **Table Legend Notations (17.50.050)**: Busenbark proposed adding a legend to clarify acronyms.
- **Overlay Zones**: Council discussed overlay zones, including Animal and Airport Overlay Zones (17.15.05 and 17.25), as well as the **Tiny Home Overlay Zone (17.26)**, addressing guidelines for tiny homes and setbacks.
- **Mayor's Comments**: The Mayor suggested that tiny homes should be zoned similarly to trailer parks with HOA-style rules for tidiness, and recommended deferring further discussion to a future date.

Following Mr. Eschler's summary, Mike Hanson of Rural Community Consultants, who have been conducting the code revisions on behalf of the city, urged approval of Title 17 "Subdivisions" during the December meeting to retain state funding that had been secured for Title 17 revisions. He also recommended allowing staff to make plain language revisions.

A motion to approve the pending revisions and hold a final public hearing during the next meeting was submitted by Don Busenbark. Seconded by Dustin White

Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White

Nos: none

9.C. XCL PIPELINE RIGHT OF WAY (ROW) MAP UPDATE, JOSHUA BAKE, RYAN CLAYBURN, XCL

The council has already approved this ROW. However, the map has been updated for council approval. (See maps)

Agenda Attachments

1. [BALLARD WATER IMPROVEMENT DIST_ID 170540002.pdf](#)
2. [CITY OF ROOSEVELT, ID 170540001, 0007_140320004, 0003.pdf](#)
3. [CITY OF ROOSEVELT, ID 170540008 \(1\).pdf](#)
4. [TRUSTEE PATRICIA, A_ID 170530001 \(1\).pdf](#)

Paxton Mars representing XCL requested that the Council approve amendments to the existing right of way for a pipeline that will be installed at the gun range/ sewer pond property. Mr. Paxton presented a map with an updated pipeline route, which had been determined after visiting the location with city staff. Mayor Bird noted that the proposed location would put the pipeline directly beneath the planned "cowboy action" range. Mr. Paxton noted that the line is rated for 2,250 lbs and would be buried approximately 5 feet deep. The council determined that they would prefer the line not run under the "cowboy action" range in case XCL needed to excavate. Additional amendments to the location of the pipeline were discussed, and no final action was taken. Before ending the discussion, Mr. Mars noted that due to a recently signed agreement, XCL would soon be known as SM, and advised that the Council should anticipate seeing this name on future agreements and documents.

9.D. JONES AND DEMILLE GENERAL SERVICE AGREEMENT APPROVAL, JONES AND DEMILLE

Consultant's services shall be provided consistent with and limited to the standard of care applicable to such services, which is that Consultant shall provide its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. Consultant incorporates herein by reference those services set forth in Section A1.01 of Exhibit A of the Agreement. *Roosevelt City adjusted hourly rates with an estimated fee of \$75,000.*

Agenda Attachments

1. [2401-012_2024 Roosevelt City-2024-2026 General Misc Engineer Services AO_1-9mh.pdf](#)

City staff spoke favorably of Jones and DeMille Engineering and recommended approving a new general servie agreement. However, staff also recommended limiting the term of the agreement to one year to keep the city's options open.

A motion to approve the submitted general services agreement was submitted by Don Busenbark. Seconded by Audrey Goodrich
Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White.

Nos: none

9.E. ROOSEVELT INNOVATION HUB LEASE AGREEMENT APPROVAL, GRANT CHARLES/JOSHUA BAKE

Staff is seeking approval of a new lease agreement with tenants for the new Roosevelt Innovation Hub.

Agenda Attachments

1. [Innovation Hub Lease Agreement \(2024\) - Redline\[70\].pdf](#)

City Manager, Josua Bake, presented a proposed lease agreement for the Innovation Hub facility, aimed at providing temporary workspace to help businesses grow. The lease term is set for 12 months, with an option for a one-time, 12-month extension. Staff recommended a flat rate of \$300 per month, regardless of office size, with a 10% rent increase upon renewal.

Key Revisions:

- **Holdover Fee:** Councilman Busenbark recommended changing the wording of the

holdover fee to "double the original amount" to avoid confusion around percentage-based fees.

- **Landlord Rights:** The lease was simplified to allow the landlord entry for any reason with 24 hours' notice(as well as in the case of emergencies) rather than just specific circumstances.
- **Termination Clause:** Either party may terminate the lease with 30 days' notice, and lease terms can range from 1 to 12 months.

A motion approve the revised lease agreement, including the changes to the holdover fee and landlord rights submitted by Don Busenbark. Seconded by Audrey Goodrich
Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White.

Nos: none

9.F. ENCORE- PERMISSION TO SURVEY ACCESS AGREEMENT FOR UNTAH WAX, MACI ROBINSON/ JOSHUA BAKE

- Township 2 South, Range 1 West, U.S.M. Section 25 parcel ID- 170490007
- Township 2 South, Range 1 West, U.S.M. Section 27: Beginning at a point which is 392.13 Ft. South 89°58'23" West and 1322.11 Ft. North 0°02'45" East from S4/C; thence a metes and bounds description. Parcel Number: 00-0034-9743
- Township 2 South, Range 1 West, U.S.M. Section 36: Beginning at the NW Corner; thence East 236.48 Ft; South 1323.18 Ft.; West 236.48 Ft.; North 1323.04 Ft. to point of beginning. Serial Number: 17:054:0008

Agenda Attachments

1. [Encore Permission to Survey Agreement.pdf](#)
2. [PTS with letter and signature page_Roosevelt City Corporation\[27\].pdf](#)
3. [PTS with letter and signature page_Roosevelt City\[32\].pdf](#)

City attorney Grant Carles discussed this agreement with the council and explained that in the past surveying work like this had been done without a formal agreement, but that he had no problems with the proposed agreement and would recommend their approval.

A motion to approve the presented agreements was submitted by Don Busenbark.
Seconded by Dustin White
Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White.

Nos: none

9.G. RDA UPDATE RE: DOWNTOWN REDEVELOPMENT , JOSHUA BAKE

In 2019, the City Council/RDA Board approved design standards and a financial tool to help Main Street businesses improve their storefronts. The City/RDA will use ARPA funds to create a loan and grant program based on these standards, with plans to replenish the grant pool using tax increment funds over time. A public hearing on the funding plan was held in August 2023. The final steps are to approve the plan, budget, and an interlocal agreement between the City and RDA. Afterward, the City's funds will be the main revenue source, with future contributions sought from the County and School District.

City Manager Joshua Bake reminded the Council about previous actions to support downtown redevelopment and informed them about necessary upcoming meetings and public hearings to continue to move forward with the process.

10. EXPENDITURE APPROVAL & FINANCIAL REVIEW

A motion to approve the presented expenditures was submitted by Don Busenbark. Seconded by Audrey Goodrich
Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White.

Nos: none

11. CITY MANAGER REPORT

City Manager Joshua Bake informed the Council that RPD Officer Kori Reed will be receiving a medal of valor from the State of Utah for his involvement in apprehending the suspect in the murder of the Santaquin officer earlier this year.

Mr. Bake also informed the Council that mineral lease royalties that were due to the City were found by staff, and we just received an additional \$400K and that a budget reopen would be necessary to allocate the funds.

12. COMMITTEE REPORTS

gun range buildings are going up, cement is being poured. 200 yard range is almost done. EA still pending (in comment period, awaiting PH)

12.A. ARTS, PARKS, & RECREATION COMMITTEE (APR) PROPOSAL TO COMPENSATE COMMITTEE MEMBERS, DANIEL MAUCHLEY

The APR Committee is requesting the City consider approving per diem and optional mileage reimbursement for APR Committee meetings to reduce turnover and attract new members. This would acknowledge the significant time commitment beyond meetings, including events, grant work, and facility support.

Agenda Attachments

1. [Relevant Utah Code for APR Request.pdf](#)

Arts, Parks, and Recreation Committee Secretary, Daniel Mauchley addressed the Council regarding the potential for securing compensation for committee members meeting attendance. Councilwoman Goodrich elaborated on the issues the committee's facing by highlighting how few members attend meetings, and the difficulty that causes in obtaining a quorum to vote on committee business. Councilwoman Goodrich added that she was in favor of per diem compensation.

The Council discussed the fact that whatever they do for one committee, they will have to do for all of them, but spoke largely in favor of pursuing the idea of compensation.

13. ITEMS FOR FUTURE DISCUSSION

14. CLOSED SESSION

As for the purposes listed in Utah Code 52-4-205

motion to closed session for personnel, and adjourn upon concluding business.

A motion to enter closed session to discuss personnel matters, then adjourn upon completion of the discussion was submitted by Don Busenbark. Seconded by Dustin White
Ayes: Audrey Goodrich, Cody Aland, Don Busenbark, Dustin White.

Nos:none

15. ADJOURN

			original budget	adjustment	variance	
Capital Projects	Golf	Club House Flooring & Remodel	\$ 25,000.00	\$ 45,000.00	\$ 20,000.00	Slate removal \$8k, new flooring \$22k, \$15k remodel
Capital Projects	Rec	Mini Golf	\$ 120,000.00	\$ 150,000.00	\$ 30,000.00	Includes decorative fencing
						FY24 project not completed by year end. Removed from FY24 final budget, but was not added to FY25 (oversight). Originally budgeted for \$60k, the compressor actually cost \$57,571 and Duchesne County gave us \$8k towards its purchase, leaving \$49,571 that needs to be added to FY25 capital project budget
Capital Projects	Fire	Air Compressor	\$ -	\$ 49,571.00	\$ 49,571.00	
Capital Projects	Parks	ReRoof Project	\$ 30,000.00	\$ 10,000.00	\$ (20,000.00)	There was no structural damage to repair
Capital Projects	Parks	Back Drops &/or Trash Containers @ Sports Complex	\$ -	\$ 20,000.00	\$ 20,000.00	Would like to utilize unused funds from ReRoof project for items needed to complete the sports complex
Capital Projects	PD	Wellness Grant	\$ -	\$ 23,311.65	\$ 23,311.65	State Grant received in FY24. \$1,328.35 spend in FY24, leaving \$23,311.65 that should have been added to FY25 budget but was overlooked
Capital Projects	Rec	Gun Range	\$ 238,023.00	\$ 511,965.35	\$ 273,942.35	Increase project budget utilizing remaining royalty revenues

Total additional Capital Projects
spend requested:

\$ 396,825.00

General Fund	Revenue	Royalty Revenue	\$ (60,000.00)	\$ (460,000.00)	\$ (400,000.00)	Roosevelt City well(s) Altamont Energy paid us for back royalties, which were unbudgeted
General Fund	HR/IT	Conference Room Management Software	\$ -	\$ 900.00	\$ 900.00	to help manage innovation hub and city building conference rooms. Should pay for itself in increased efficiencies, requiring less staff time.
General Fund	Animal Shelter	Logo'd shirts for staff	\$ -	\$ 1,200.00	\$ 1,200.00	Animal Shelter has never had uniforms for employees, and would like to have shirts made that can be used by the staff on duty.
General Fund	Golf	Bank Charges & Processing	\$ 6,000.00	\$ 15,000.00	\$ 9,000.00	Cost of Credit Card Processing underestimated. \$11k YTD
General Fund	Airport	Health Insurance	\$ 7,925.00	\$ -	\$ (7,925.00)	Duplicated entry - duplicate GL has been inactivated.

Total increase in revenue less
addt'l spend requested
General Fund:

\$ (396,825.00) Move to Capital Projects



**Jones & DeMille
Engineering**

www.jonesanddemille.com | 800.748.5275

THIRD AMENDMENT TO WORK ORDER AND AGREEMENT

PROJECT INFORMATION		CLIENT	
Roosevelt City ■ Rough Rider Shooting Complex Phase I	Name:	Roosevelt City	
	Address:	Attn: JR Bird	
		255 S. State St. (36-8)	
		Roosevelt, UT 84066	
	Phone:	(435) 722-5001	
	Fax:		
Project #: 2101-058	Email:	jrbird@rooseveltcity.com	
Date: 11/14/2024	PM: Eric Major		

This Third Amendment to the original Work Order and Agreement, dated March 3, 2021, between the parties, hereby modifies the terms of the agreement as set forth below.

Scope of Work

- Due to funding requirements, an Environmental Assessment (EA) is required to be prepared.
- JDE will draft the EA and coordinate with Wildlife Restoration and Sport Fish Restoration (WSFR) and Utah Division of Wildlife Resources (DWR) to complete NEPA.

Assumptions and Limitations:

- No public meetings would be required for the project.
- No environmental surveys would be required for this project. It is assumed that other parties will complete the cultural survey for the project.
- It is assumed that there will not be any insurmountable resource concerns that would require design changes.
- It is assumed that the Client would consider commitments and best management practices (BMP) that would help meet the agency requirements for the EA.
- All project measures would occur on private land or land owned by the Client.
- It is assumed that the project would not impact any jurisdictional channels or wetlands, or otherwise require any waters permitting with the Utah Division of Water Rights or the Army Corps of Engineers. Presence or absence of potential jurisdictional channels and wetlands would be reviewed during the preparation of the EA.
- No impacts to federally listed species or state sensitive species are anticipated.

Agreement

JONES & DEMILLE ENGINEERING, Inc. (JDE) will submit progress invoices to Client and a final bill upon completion of the services. Each invoice is due upon receipt. Client agrees to pay a finance charge of one and one-half percent (1 1/2%) per month, or the maximum rate allowed by law, on accounts thirty (30) days past-due. Any attorneys' fees or other costs incurred in collecting any delinquent amounts shall be paid by the Client. JDE reserves the right to file a lien within 90 days of completion of services if the invoice has not been paid.

Unless otherwise agreed, client will furnish right-of-way entry for JDE.

Reports, plans, and other work prepared by JDE remain the property of JDE. Client agrees that all reports and other work furnished to the Client and his agents not paid for will be returned upon demand, and will not be used for licensing, permits, design and/or construction.

JDE agrees, in connection with services performed under this Agreement, that such services are performed with the care and skill ordinarily exercised by members of the profession practicing under similar conditions at the same time and in the same or similar locality. No warranty, expressed or implied, is made or intended by rendition of consulting services or by furnishing oral or written reports of the findings made. Liability is limited to fees paid.

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 107/109
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

Fee Schedule

The client agrees to pay in accordance with the following billing structure:

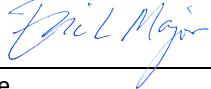
Amended hourly, not-to-exceed fee of \$17,000, without prior approval of Client. JDE reserves the right to adjust billing rates based on market conditions and pay adjustments. This amount will be added to Phase 51 for billing purposes.

Original agreement (lump sum/ <i>pro-bono</i>)	\$ 10,000
1 st amendment (hourly)	\$ 29,000
2 nd amendment (hourly)	\$ 12,000
3 rd amendment (hourly)	\$ <u>17,000</u>

TOTAL ESTIMATED FEE \$ 58,000

JONES & DEMILLE ENGINEERING, INC.

Signature



Eric L. Major
Director

Title

November 14, 2024

Date

ROOSEVELT CITY

Signature

Title

Date



Quote Summary

Prepared For:

ROOSEVELT CITY CORPORATION
255 S STATE ST
ROOSEVELT, UT 84066
Business: 435-722-5001

Prepared By:

Miller Phillip
Stotz Equipment
14750 South Pony Express Rd
Bluffdale, UT 84065
Phone: 801-966-4231
Mobile: 801-850-2166
phillmiller@stotzeq.com

Buyout prices are assuming all payments are made through March 2024.

Quote Id: 30286749
Created On: 26 January 2024
Last Modified On: 22 November 2024
Expiration Date: 01 January 2025

Equipment Summary	Selling Price	Qty	Extended
SMITHCO Tournament XL Ultawide Roller	\$ 11,500.00 X	1 =	\$ 11,500.00
JOHN DEERE 2700 PrecisionCut Triplex Mower **End of Lease Buyout**	\$ 7,150.00 X	1 =	\$ 7,150.00
JOHN DEERE GATOR™TX Turf (Model Year 2021) **End of Lease Buyout**	\$ 2,695.00 X	1 =	\$ 2,695.00
JOHN DEERE 7500A HYBRID DIESEL **End of Lease Buyout**	\$ 11,064.00 X	1 =	\$ 11,064.00
Equipment Total			\$ 32,409.00

Quote Summary

Equipment Total	\$ 32,409.00
SubTotal	\$ 32,409.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 32,409.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 32,409.00

Salesperson : X _____

Accepted By : X _____ 12 of 31

**JOHN DEERE**

Selling Equipment

**Quote Id:** 30286749**Customer:** ROOSEVELT CITY CORPORATION

SMITHCO Tournament XL Ultra Wide Roller

Hours: 0**Stock Number:**

Code	Description	Qty
7000	Smithco Tournament Ultra XL Ultra Wide Roller	1

JOHN DEERE 2700 PrecisionCut Triplex Mower **End of Lease Buyout**

Equipment Notes:**Hours:** 0**Stock Number:**

Code	Description	Qty
1230TC	2020 John Deere 2700E Triplex Mower	1

JOHN DEERE GATOR™TX Turf (Model Year 2021) **End of Lease Buyout**

Equipment Notes:**Hours:** 0**Stock Number:**

Code	Description	Qty
559FM	2020 John Deere TX 4x2 Gas Utility Vehicle	1

Other Charges

Stotz MDF	1
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JOHN DEERE 7500A HYBRID DIESEL **End of Lease Buyout**



JOHN DEERE

Selling Equipment



Quote Id: 30286749

Customer: ROOSEVELT CITY CORPORATION

Equipment Notes:

Hours: 0

Stock Number:

Code	Description	Qty
7500	2020 John Deere 7500A E-Cut Hybrid Fairway Mower	1

Customer Name: **Roosevelt City Corp**

Date: November 20, 2024

**WELLS
FARGO**

Lease Type:	FMV
Term:	60 Months
Payment Option:	Monthly

Please Contact:

Jennifer Gaalswyk at Wells Fargo Equipment Finance, Golf and Turf Division with any questions. Email: Jennifer.L.Gaalswyk@wellsfargo.com, Phone: 515-423-4955 (cell)

- Equipment could be subject to hour limits
- Pricing assumes full package delivery and financing from Wells Fargo Equipment Finance
- Applicable taxes to be added to the quoted amounts
- Quote expires: 12/20/2024
- Call for other quotes



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Quote Summary

Prepared For:

ROOSEVELT CITY CORPORATION
255 S STATE ST
ROOSEVELT, UT 84066
Business: 435-722-5001

Prepared By:

Miller Phillip
Stotz Equipment
14750 South Pony Express Rd
Bluffdale, UT 84065
Phone: 801-966-4231
Mobile: 801-850-2166
phillmiller@stotzeq.com

Customer agrees to read Operator's Manual before operation of equipment.

Quote Id: 32008078

Created On: 20 November 2024

Last Modified On: 20 November 2024

Expiration Date: 20 December 2024

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 7500A PrecisionCut Fairway Mower	\$ 82,446.58 X	1 =	\$ 82,446.58
JOHN DEERE 2700 PrecisionCut Triplex Mower (Model Year 2025)	\$ 51,727.51 X	1 =	\$ 51,727.51
JOHN DEERE GATOR™TX Turf (Model Year 2025)	\$ 14,736.39 X	2 =	\$ 29,472.78
Equipment Total			\$ 163,646.87

Quote Summary

Equipment Total	\$ 163,646.87
SubTotal	\$ 163,646.87
Total	\$ 163,646.87
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 163,646.87

Salesperson : X _____

Accepted By : X _____ 16 of 31

**JOHN DEERE**

Selling Equipment

**Quote Id:** 32008078**Customer:** ROOSEVELT CITY CORPORATION

JOHN DEERE 7500A PrecisionCut Fairway Mower

Hours:**Stock Number:**

Code	Description	Qty
151DTC	7500A PrecisionCut Fairway Mower	1
Standard Options - Per Unit		
001A	United States and Canada	1
183E	JDLink™ Modem	1
0443	All Other countries (English/Spanish)	1
1201	Quick Adjust 5 (QA5) 7-blade Heavy Section Cutting Units	1
1305	76.2 mm (3-in.) Diameter Heavy Duty Grooved Disc Rollers	1
1400	QA5 Cutting Unit ONLY Counterweights	1
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Rollers	1
9849	(5) 55.9 cm (22-in.) Rear Roller Scrapers (Solid) for QA5 or QA7 with 50.8 mm (2-in.) Smooth Rear Rollers	1

JOHN DEERE 2700 PrecisionCut Triplex Mower (Model Year 2025)

Equipment Notes:**Hours:****Stock Number:**

Code	Description	Qty
1235TC	2700 PrecisionCut Triplex Mower (Model Year 2025)	1
Standard Options - Per Unit		
001A	United States and Canada	1
183E	JDLink™ Modem	1
0443	All Other Countries (English / Spanish)	1
1024	Smooth Tires and Wheels (20x10.00-10, 4 ply)	1

**JOHN DEERE**

Selling Equipment

**Quote Id:** 32008078**Customer:** ROOSEVELT CITY CORPORATION

1190	Two-Wheel Drive (2WD)	1
1214	Quick Adjust 5 (QA5) 14-blade Cutting Units	1
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	1
1400	Cutting Unit ONLY Counterweights	1
1601	50.8 mm (2-in.) Diameter Machined Smooth Solid Rollers	1
2009	Standard Seat	1
3203	Cutting Unit Attaching Yokes and Translucent Yellow Grass Catchers	1
9766	LED Work Light Kit	1

JOHN DEERE GATOR™TX Turf (Model Year 2025)

Equipment Notes:**Hours:****Stock Number:**

Code	Description	Qty
559WM	GATOR™TX Turf (Model Year 2025)	2
Standard Options - Per Unit		
001F	US 49 State	2
0505	Build to Order	2
1015	Turf Tires	2
2016	Non Adjustable Seat	2
3001	Deluxe Cargo Box with Paint and Reflectors	2
3100	Cargo Box Manual Lift	2
4099	Less Front Protection Package	2
4199	Less Rear Protection Package	2
Dealer Attachments		
BM23459	Front Bumper and Brush Guard	2
Other Charges		
Stotz MDF		2



JOHN DEERE

Selling Equipment



Quote Id: 32008078

Customer: ROOSEVELT CITY CORPORATION

Q U O T A T I O N

PAGE: 1

Mountainland Power Equipment
2808 S. Main Street
Salt Lake City, UT 84115 USA
Phone #: (801)485-5770
Fax #: (801)485-5774

PHONE #: **(435)722-5001**
CELL #: **(435)823-7236**
ALT. #: _____
P.O.#: _____
TERMS: **NET 30**
SALES TYPE: **Quote**
DATE: **11/19/2024**
ORDER #: **94933**
CUSTOMER #: **100193**
CP: **Chase**
LOCATION: **1**
STATUS: **Active**

BILL TO **100193**

ROOSEVELT CITY
255 S. STATE
ROOSEVELT, UT 84066

SHIP TO

ROOSEVELT CITY
255 S. STATE
ROOSEVELT, UT 84066

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	NET	TOTAL
EXC	942995	SUPER Z HYPER DRIVE 60" KAWASAKI 38.5 HP	1	\$14,999.31	\$14,999.31
EXC	943027	SUPER Z HYPER DRIVE 38.5 HP 72 INCH	1	\$15,165.75	\$15,165.75
EXC	944066	HUSTLER SUPER 104 VANGUARD 40HP EFI OIL GUARD	1	\$28,332.76	\$28,332.76

STATE CONTRACT PRICING MA2190

Prices reflected on this quote are valid for 30 days and while current supplies last. However, prices are subject to change if the program or promotion the prices were quoted under is no longer in effect.

SUBTOTAL:	\$58,497.82
TAX:	\$0.00
ORDER TOTAL:	<u>\$58,497.82</u>

Authorized By: _____

\$43,644.07 Current Lease (5 year) = \$218,220.35

\$34,110.72 Proposed New Lease (5 year) = 170,553.60

Lease Savings \$47,666.75

\$32,409.00 Proposed Buyout of leased equipment

\$58,497.82 Proposed Equipment Purchase

Asking for an additional \$43,240.07

Customer Name: **Roosevelt City Corp**

Date: November 26, 2024

**WELLS
FARGO**

Lease Type:	FMV
Term:	60 Months
Payment Option:	Annual Pay

Please Contact:

Jennifer Gaalswyk at Wells Fargo Equipment Finance, Golf and Turf Division with any questions. Email: Jennifer.L.Gaalswyk@wellsfargo.com, Phone: 515-423-4955 (cell)

- Equipment could be subject to hour limits
- Pricing assumes full package delivery and financing from Wells Fargo Equipment Finance
- Applicable taxes to be added to the quoted amounts
- Quote expires: 12/26/2024
- Call for other quotes



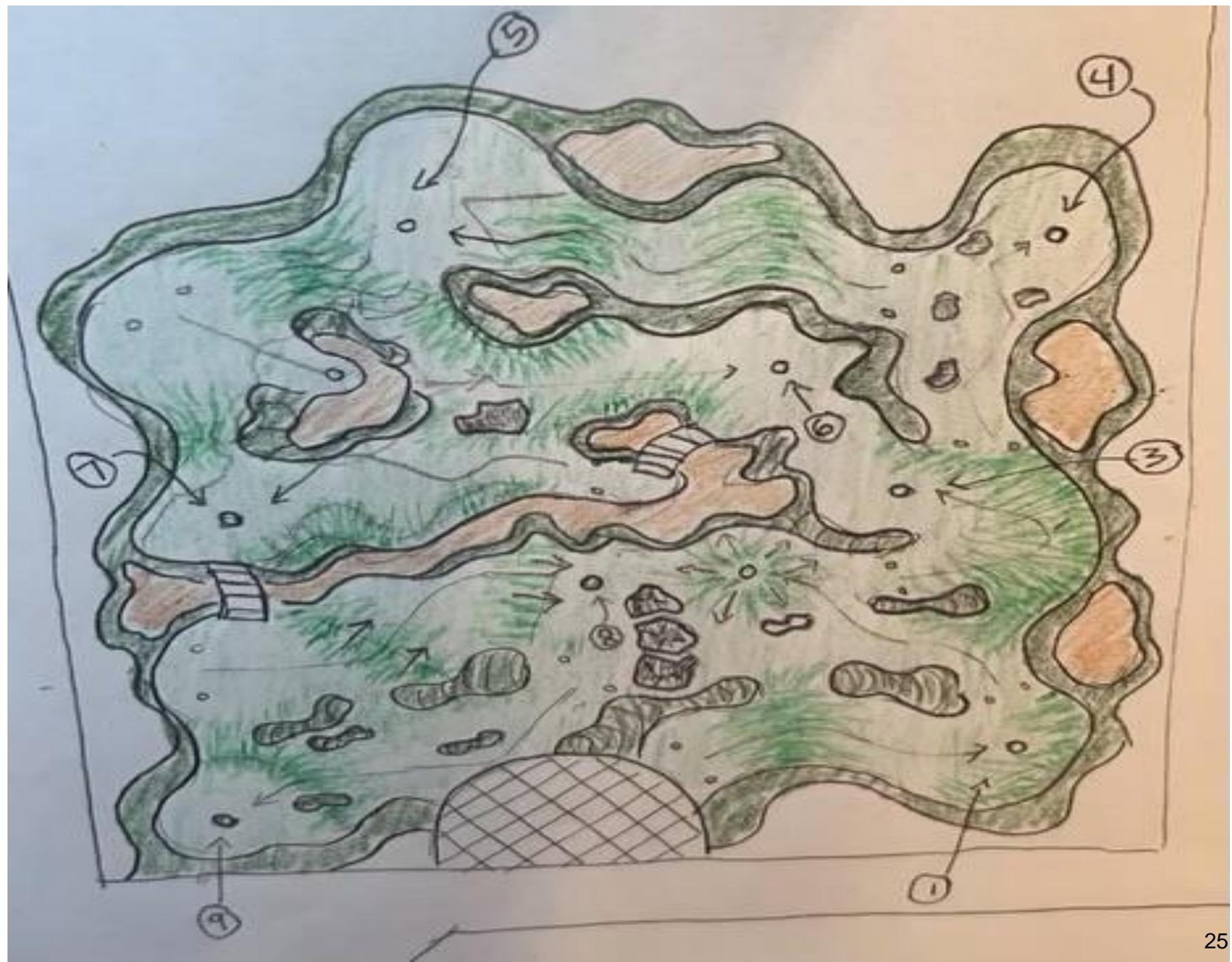
© 2014 Wells Fargo Bank, N.A. All rights reserved. All transactions are subject to credit approval. Some restrictions may apply. Wells Fargo Equipment Finance is the trade name for certain equipment leasing and finance businesses of Wells Fargo Bank, N.A. and its subsidiaries.

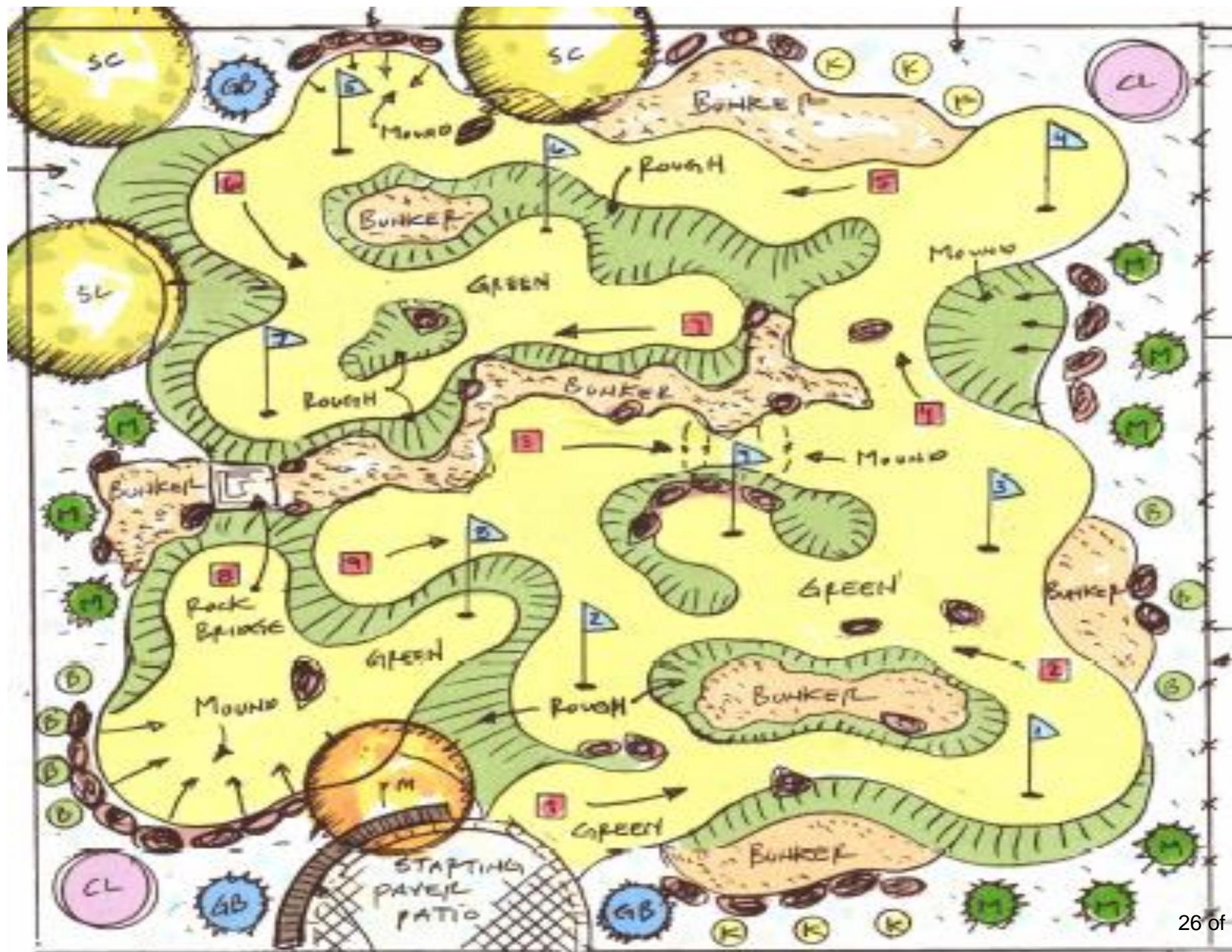
Total of around 6,000 sq feet. Mini golf course itself would be 4,500 sq feet



Total of around 6,000 sq feet. Mini golf course itself would be 4,500 sq feet







Earls Fence Company
PO Box 774
Fort Duchesne, UT 84026 US
+14357223170
jason@earlsfence.com

Estimate

**ADDRESS**

Roosevelt City

ESTIMATE #	DATE	
1143	11/25/2024	

DESCRIPTION	QTY	RATE	AMOUNT
PROVIDE AND INSTALL APP. 56' OF 6' ORNAMENTAL BLACK FENCE	256	45.00	11,520.00
PROVIDE AND INSTALL CONCRETE MOWSTRIP	256	30.00	7,680.00
PROVIDE 4' WALK GATE	1	450.00	450.00
PROVIDE 10' DOUBLE DRIVE GATE	1	1,000.00	1,000.00

Quote for favorable digging conditions. Earl's Fence Co. reserves the right to add REASONABLE charges for rocky digging conditions and any excessive hand digging due to utility lines. Earl's Fence Co. is not responsible for any sprinkler damage. Additional winter rates may occur. If credit card is used a processing fee will be applied. Earl's Fence Co. is not responsible for property lines.

SUBTOTAL 20,650.00
TAX 0.00
TOTAL **\$20,650.00**

Accepted By

Accepted Date

Quote good for 7 days.
Acceptance of this estimate
requires signature and 50%
deposit.

Backyard Greens, LC.
 523 North Geneva Road
 Lindon, UT 84042 US
 +1 8012277874
 cecil@backyardgreens.com
 www.backyardgreens.com

Estimate



ADDRESS		SHIP TO	
Roosevelt City		Roosevelt City	
ESTIMATE #	DATE	SHIP TO	
3196	12/06/2023		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		9 Hole Mini Golf at Central Park Option#2 (April 15th Start) *PO#			
	Short Game Elite	Short Game Elite Putting Green Turf, 1.125" Nylon 35 oz. Summer Blend	4,000	18.00	72,000.00
	Soft-step Pad	Soft-step Pad 1/4" (makes the ball check and spin better also provides the base protection from the elements)	4,000	1.65	6,600.00
	1st Cut Fringe around the green	Super Lawn 1st Cut Fringe	1,500	9.62	14,430.00
	Bunker Turf	Bunker Turf - White	1	8.00	8.00
	Diamond Light Fescue / Spring 65 oz.	Diamond Light Fescue / Spring 60 oz. 2nd Cut	1,300	9.50	12,350.00
	Fill & Base	Fill & Base (included up to 4-5")	1	0.00	0.00
	Miscellaneous	Rocks and features	1	4,000.00	4,000.00
	Cup and Flag	Cup and Flag set	9	35.00	315.00
	Miscellaneous	*this does not include the removal of the existing trees, sod, or other materials *this does not include the landscaping around the putting course *this will include conduit placed for future electrical or irrigation lines	1	0.00	0.00
	Travel	Travel Charge - car, gas, air, hotel, per diem	16	324.00	5,184.00
	Terms 50/50	Orders are placed with a 50% deposit and 50% due upon completion for all Putting Greens, Synthetic Grass, or other listed items. Deposits are taken to help purchase the materials for your project. If you choose to cancel, the materials that were purchased are yours and will be delivered to you in a timely manner or a 20% restocking fee will be applied to the materials, and we will refund the difference. Any items that are not listed but needed for completion of this project will be completed with the	1	0.00	0.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		<p>submission of a change order and billed at the agreed rate. This project is being estimated on a cost of goods and daily cost analysis, any delay after starting that causes extra cost on our end will be added on and billed at the end of this project.</p> <p>Backyard Greens is authorized to perform the work indicated. Buyer agrees to the costs written on this estimate and that the costs may vary based on dig conditions or extreme grading, slope, extra needed material removal, or removal and replacement of sprinklers. Backyard Greens is not responsible for sprinkler system damages or repairs, unmarked electrical, Internet wires, Cement damage or any other damage related to the normal scope of installation. Turf installed can easily be damaged by reflections from windows or other reflective surface that produce heat and reflection. These issues are not covered by any warranty. If you think this may be a problem, it is the contracted parties responsibility to make sure this is addressed before installation or shortly after so no damage happens.</p> <p>Backyard Greens does not always know where this reflection comes from, the time of day that it is an issue or the intensity, so this is the sole responsibility of the contracted party. Putting Greens being installed during times of inclement weather will be completed on the earliest date possible. Sometimes if the weather will not cooperate then final rolling can be done at a later date, this cannot hold-up your final payment. Any alterations or deviation from above specifications involving extra cost will become an extra charge above this estimate. All Taxes will be added upon final invoice.</p> <p>Signee is responsible for all the above costs and agrees to pay the final amount due when work is completed. Work is described as items listed above. Signee agrees, and is an authorized representative for the above property, club, business, etc. and that they agree to pay 2.5% per month interest on, all legal expenses for and damages because of the lack of final payment if any portion of this invoice is not paid within 15 days of the job's completion. (Completion is described as finishing all items that are listed above). Cancelled deposits will be refunded minus a restocking fee and any commissions paid.</p> <p>Backyard Greens will file a Preliminary Notice with Utah's State Construction Registry (SCR) and, if necessary, a Notice of Construction Lien that provides Backyard Greens added legal rights to collect any amounts unpaid upon completion of its work.</p> <p>All estimate pricing is valid for 90 days from original date. After 90 days pricing may fluctuate.</p> <p>Estimate Approval <input type="checkbox"/> _____ Signee _____ Date ____/____/ Company _____ Position CK# _____ Cash _____ Amount Paid \$_____ Credit _____ (additional 2.5% charged for credit cards) # _____</p>			

TOTAL

\$114,887.00

Accepted By

Accepted Date

Mini golf	\$114,887
Fencing	\$12,970 (this is 6' decorative fence to match the pool's)
Mow strip	\$7,680
Benches/pad	\$3,500
In House Landscaping	<u>\$8,500 (could be cheaper or not done at all)</u>
Curbing	\$6,000
Total	\$153,537

Project has \$120,000 budgeted. With the proposed additions \$33,537 in addition is being requested for the project.

Other Project Options

Replace window at pool with a sliding window \$530

Lighting \$5500

Water feature \$6500

Local business sponsorships with signage at course or on fencing

Hired Landscaping \$18,000-\$20,000 (could be cheaper)

Drinking fountain \$1000-\$2000