

Pleasant View City Council

Meeting Agenda

Tuesday, August 12, 2025

6:00 p.m.

6:00 P.M. **1. Introduction.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought: *(Councilmember Steve Gibson)*
- b. Declaration of Conflicts of Interest
- c. Public Comments/Questions for the Mayor & Council (limited to 3 minutes)

6:05 P.M. **2. Consent Items.**

- a. Minutes of July 8, 2025 (open & closed), July 10, 2025 and July 22, 2025 (open & closed)
- b. Bills of Pleasant View City

6:10 P.M. **3. Home Occupation Exception Request.** Discussion and possible action to grant an exemption to the Home Occupation Conditions to allow a business to use the residence of which they don't reside for teaching piano lessons at 3040 N 1000 W. Requester: Kristina Pope. *(Presenter: Laurie Hellstrom)*

6:15 P.M. **4. Planning Commission Recommendations:**

- a. **General Plan Amendment.** Consider a General Plan Amendment to modify the Future Land Use Map and the designation of approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive, from Agriculture (A-2, 1 dwelling unit per 2 acres) to Medium and Low Density Residential (4-8 dwelling units per acre), Weber County Parcel 17-060-0053, Ordinance 2025-18. Applicant: Jeff Lee Investment. *(Presenter: Tammy Eveson)*
- b. **Rezone-Public Hearing.** Consider a rezone for approximately .17 acre portion of 6.31 acres of land, located at approximately at 475 West Pleasant View Drive from A-2 (agriculture) to LSFR (Limited Single Family Residential, Weber County Parcel 17-060-0053, Ordinance 2025-19. Applicant: Jeff Lee Investment. *(Presenter: Tammy Eveson)*
- c. **Rezone-Public Hearing.** Consider a rezone for approximately .29 acres of land, located at 624 West Fox Meadows Drive, from CP-1 (Commercial) to LSFR (Limited Single Family Residential), Weber County Parcel 17-418-0021, Ordinance 2025-20. Applicant: Paul Pitcher. *(Presenter: Tammy Eveson)*

6:30 P.M. **5. Development Agreement Amendment.** Discussion and possible action to consider amending Section 1.2-Roadways (b)(i) and (b)(ii) of the Development Agreement with Val Poll for the Christofferson Ranch Subdivision, located at approximately 540 W 4300 N. *(Presenter: Andrea Steiniger)*

6:45 P.M. **6. Recommendation of Award.** Discussion and possible action to award contracts to the recommended consultants for the Property Acquisition Consultant Pool. *(Presenter: Andrea Steiniger)*

6:55 P.M. **7. Confidentiality and Non-Disclosure Agreement.** Discussion and possible action to consider approving a Confidentiality and Non-Disclosure Agreement with Rise Baking Company, LLC. *(Presenter: Andrea Steiniger)*

- 7:05 P.M. **8. Consolidated Fee Schedule.** Discussion and possible action to amend the Consolidated Fee Schedule to add PID fees from Resolution 2025-K and amend the North View Fire District Impact Fees. Resolution 2025-L. (*Presenter: Laurie Hellstrom*)
- 7:15 P.M. **9. Pickup Replacement.** Discussion and possible consideration to purchase five pickup trucks not to exceed \$54,000 each from Ken Garff and to surplus six pickup trucks. (*Presenter: Tyson Jackson*)
- 7:20 P.M. **10. Dump Truck Replacement.** Discussion and possible consideration to purchase an International HV507 Dump Truck and equipment not to exceed \$360,000 from Rush (chassis) and Reading Truck (body/plow) and to surplus one plow truck. (*Presenter: Tyson Jackson*)
- 7:25 P.M. **11. Award Striping Bid.** Discussion and possible consideration to award the bid for street striping services in the amount of \$43,619.60 to Road Safe. (*Presenter: Tyson Jackson*)
- 7:30 P.M. **12. Approve Bulk Service Meter Purchase.** Discussion and possible consideration to approve purchase Auto Read Meter Equipment in the amount of \$286,083.20 from Hydro Specialties. (*Presenter: Tyson Jackson*)
- 7:35 P.M. **13. Other Business.**
- 14. Closed Meeting.** Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).
- *7:45 P.M. **15. Adjournment.**

** The office staff needs to be excused in order to close the voting ballot box at 8:00 P.M. – The City Council Meeting needs to close before 8:00 PM.*

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, August 12, 2025, commencing at 6:00 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

The City Council at its discretion may change the order and times of the agenda items.

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

July 8, 2025

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:04 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen (*absent*)
Sara Urry

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson
Stetson Talbot
Cindy Harrison
Dana Schuler

VISITORS:

Justin Urry	Kris Mager
Heather Hansen	Euice Williams
Matt Montano	Johnny Ferry
Julie Farr	Brad Jones
Jen Jones	Glen Ames
Nicole Ames	Matt Wardle
Ken Phippen	Sara B.
Dustin Ragland	Hayden Peterson
Joren Peterson	Drew Snyder

1. Introduction.

- a. **Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:**
(*Councilmember Sara Urry*)
- b. **Declaration of Conflicts of Interest.** None given.
- c. **Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**

Kris Mager: there are state regulations on e-bikes, etc. and golf carts. I got pulled over in a golf cart. Does the city have an ordinance? Mayor Call: we have not passed an ordinance. Get with Chief Stetson.

Julie Farr: I have concerns with the development agreement and the rural road concept. I am not against a rural standard, but it needs to be done correctly and not in a development agreement. Deny it and do the right thing.

Glen Ames: early I didn't have enough frontage and had to redraw my plans. I didn't ask for an exception. If the road project not up to grade it will cost us money to pay for curb and gutter. If rural roads, it needs to be consistent. Are we prepared for it in Pleasant View?

Brad Jones: define urban road. There is water and storm sewer drainage coming off that road. I have dealt with flooding at my house. If urban road is there a storm drain system going through? Mayor Call: yes.

2. Consent Items.

a. Minutes of May 27, 2025, June 10, 2025, and June 12, 2025

b. Bills of Pleasant View City.

Motion was made by CM Marriott to approve the consent item (minutes of May 27, 2025, June 10, 2025, and June 12, 2025 and the bills of Pleasant View City). 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

3. Development Agreement. Discussion and possible action to consider adopting a Development Agreement with Val Poll for the Christofferson Ranch Subdivision, located at approximately 540 W 4300 N. (Presenter: Andrea Steiniger)

Adrea Steiniger presented a power point on the development agreement. In summary the development agreement is being reviewed for a proposed subdivision. The concept includes 11 to 13 clustered lots, shared detention basin, trail connections, and rural road sections. Property is located at 500 West and 4400 North. The plan includes road connections to 500 West and 4400 North but discussion on an easement westward through wetlands. Developer proposes bark trail from Wadman Park to 4400 N and 5-ft asphalt trail from 4400 N to 4575 N. Council recommends removal of bark trail due to lack of access easement and replacement with sidewalks. Developer proposes a 60-ft ROW. Council discussed 60-ft and 66-ft road and possibly requiring the city to purchase 6 ft. Developer includes "agricultural" and "educational" uses and outbuildings in open space language. Staff says this violates city code; recommends removal. Concern raised on clustering. The developers are proposing to preserve unbuildable wetlands as open space to comply with clustering intent. Open space maintenance (e.g., with horses) would keep weeds and fire hazards under control and may qualify for greenbelt status. Plan includes replacing a 50-year-old water line. Staff suggests deferring decision until engineering plans are reviewed. Replacement may not be necessary if the line ends up in a rural ditch section. The agreement has not been reviewed by legal counsel. There were concerns of creating a new "rural road" standard without formal adoption or public process and maintaining road quality and long-term infrastructure integrity. Discussed rolling curbs and preserving recharge area which is a concern in the General Plan and adding a storm basin in the development agreement. There was a request to see actual pictures of rolling curbs.

Motion was made by CM Gibson to table. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson and CM Marriott. Voting Nay: CM Urry. 3-1

CM Urry: I voted nay because I want to deny this.

4. Property Acquisition Contract. Discussion and possible action to approve a property acquisition contract with Kimley-Horn to complete the Skyline Drive property acquisitions to allow Tammy Evans to finish the acquisitions. (Presenter: Andrea Steiniger)

Andrea Steiniger: we had a contract with for property acquisition with Tammy Evan and she moved to Kimley-Horn. We have consulted with legal and determined this as a sole-source to finalize the work that was started.

Motion was made by CM Arrington to approve the property acquisition contract with Kimley-Horn to complete the Skyline Drive property acquisitions to allow Tammy Evans to finish the acquisitions. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

5. Public Infrastructure Districts (PID). Discussion and possible action to consider adopting a policy statement regarding the establishment of Public Infrastructure Districts (PID). Resolution 2025-K. (Presenter: Andera Steiniger)

Andrea Steiniger: we have someone that wants a PID. We need a policy in place. CM Marriott: is this between cities? Andrea Steiniger: this doesn't affect the city but defers the cost to property owners as a tax. This is for the process. The city will need to weigh in on this.

Motion was made by CM Marriott to approve a policy statement regarding the establishment of Public Infrastructure Districts (PID). Resolution 2025-K. 2nd by CM Urry. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

6. Consolidated Fee Schedule. Discussion and possible action to amend the Consolidated Fee Schedule for credit card fee and impact fee collection fee. Resolution 2025-J. (Presenter: Laurie Hellstrom)

Laurie Hellstrom reviewed the issues listed in the resolution. CM Arrington: can we charge a handling fee?

Motion was made by CM Gibson to amend the Consolidated Fee Schedule for credit card fee and impact fee collection fee. Resolution 2025-J. 2nd by CM Marriott. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

7. Pickleball Court Resurface. Discussion and possible action to approve a change order with Renner to resurface the 4 east pickleball courts at Pleasant View Park in the amount of \$19,563.00. (Presenter: Tyson Jackson)

Motion was made by CM Gibson to approve the resurfacing of the 4 east pickleball courts at Pleasant View Park in the amount of \$19,563.00. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

8. Check signers. Approve the removal of Mayor Call as a check signer on the America First Credit Union account. (Presenter: Laurie Hellstrom)

Motion was made by CM Arrington to remove Mayor Call as a check signer on the America First Credit Union account. 2nd by CM Urry. Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Urry. 4-0

9. CERT Sheds. Discussion on Community Emergency Response Team (CERT) Sheds. (Presenter: Ann Arrington)

Cindy Harrison: there are CERT emergency supply sheds placed on residential properties throughout the community. A resident requested the removal of a CERT shed from their property. We only have a partial record where the sheds are located from 20217. In a recent site visit with Tyson Jackson. We identified five sheds and two were not located. Many sheds are in poor condition, some bulging, rusted shut, or containing outdated supplies. Some residents value having the supplies nearby and others want them removed. There are concerns about city liability for unsafe or poorly maintained sheds on private property. Council recommended evaluating each shed individually, remove those where residents request it, inventory and salvage usable supplies, consider consolidating supplies into central, public locations. A formal motion was deemed unnecessary at this stage.

10. Other Business.

Andrea Steiniger: there is a letter to sign for support of the CTP applying for a grant. There is a thank you Founder's Day list to review. The Moderate Income Housing report has been submitted. A letter from CWSID was read regarding their property tax increase proposal.

Mayor Call: we may need to have a special meeting July 22nd to get the acquisition going and Val Poll's agreement revisited. We will play it by ear. Thanks to all for Founders Day.

CM Urry: there is a Founder's Day meeting this Thursday.

Stetson Talbot: we have sergeant testing going on. We are opening up the SRO position. We made another job offer and we will be fully staffed.

11. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

Motion was made by CM Arrington to go into a closed meeting to discuss property acquisition. 2nd by CM Gibson. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

Minutes of the closed meeting are filed separately.

Motion was made by CM Gibson to end the closed meeting. 2nd by CM Arrington. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Urry. 4-0

12. Adjournment: 8:42 P.M.

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

July 10, 2025

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 3:31 P.M.

MAYOR:

Leonard Call - *called to order*

COUNCILMEMBERS:

Ann Arrington (*absent*)
Steve Gibson – *conducted the meeting*
David Marriott
Phillip Nelsen (*absent*)
Sara Urry

STAFF:

Andrea Steiniger
Tyson Jackson
Heather Gale
Cindy Harrison
Robbie Done

VISITORS:

Jerry Burns
Lynn Christensen

Business:

1. Founder's Day Wrap-up Workshop.

The Founder's Day committee met for a wrap-up of the Founder's Day Celebration 2025.

Adjournment: 4:41 P.M.

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

July 10, 2025

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 3:31 P.M.

MAYOR:

✓ Leonard Call - *called to order*

COUNCILMEMBERS:

~~Ann Arrington~~
✓ Steve Gibson – *conducted the meeting*
✓ David Marriott @ 3:32
~~Phillip Nelsen~~
✓ Sara Urry @ 3:31

STAFF:

✓ Andrea Steiniger
✓ Tyson Jackson
✓ Heather Gale
✓ Cindy Harrison
~~Stetson Talbot~~
✓ Robbie Done

VISITORS:

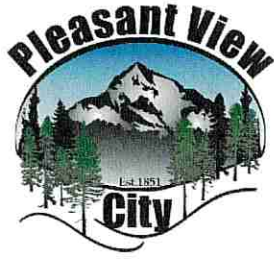
Jerry Burns
Lynn Christensen

Business:

1. Founder's Day Wrap-up Workshop.

The Founder's Day committee met for a wrap-up of the Founder's Day Celebration 2025.

Adjournment: 4:41 P.M.



Pleasant View City Council

Special Meeting Agenda

Thursday, July 10, 2025

3:30 p.m.

3:30 P.M. 1. **Founders Day Celebration wrap-up session.**

2. **Adjournment**

Public Notice is hereby given that the City Council of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Thursday, July 10, 2025, commencing at 3:30 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

Founder's Day Wrap-Up

"Traditions for Generations"

June 22-28

Week long Activities

- PVPA Pickleball Tournament
- Heritage Activity
- CERT Activity
- Flags at City Hall

Friday Eve.

- Movie in the Park (Kung Fu Panda 4)

Saturday

- 7:00 AM Salutes
- Breakfast & Fun-Run
- Parade
- Barker Park Activities
- Car Show
- Salmon Bake
- Fireworks (w/ Radio)

Volunteers

Note:

Salmon Bake #'s:	<u>Salmon Plates</u>	<u>Hot Dog Plates</u>	<u>Other</u>
pre-sale	751	124	
event sales	1544	300	
extra fillets			58

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF PLEASANT VIEW CITY, UTAH**

July 22, 2025

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:04 P.M.

MAYOR:

Leonard Call

COUNCILMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry (via Zoom-during first part of meeting)

STAFF:

Andrea Z Steiniger
Laurie Hellstrom
Tyson Jackson

VISITORS:

Nancy Jensen	Harry Jensen
Charlotte Christopher	Julie Farr
Scott Nicholson	Kelly Larson
Wade Larson	Matt Wardle
Matt Montono	Michele Thorpe
Andy Neff	

1. Introduction.

a. **Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought:**
(*Councilmember Dave Marriott*)

b. **Declaration of Conflicts of Interest.** None given.

c. **Public Comments/Questions for the Mayor & Council (limited to 3 minutes).**

Matt Wardle: I am a business owner in Parkland Industrial Park (not currently a Pleasant View resident). I have concerns over Utah's high median home prices, particularly how it affects homeownership for younger people. I want to move into the development and support the proposed development under consideration. The developers have acted responsibly and in coordination with city staff and officials with no special treatment or reduced standards. I urged the city council to support the development to help ensure future generations can afford to live in Pleasant View.

Andy Neff: I have concerns that the city may be rushing a development decision and bypassing established procedures, such as involving the Planning Commission and City Council. It is important to follow ordinances and long-term infrastructure planning rather than making decisions based on short-term convenience or cost savings. The previous recommendation by the Planning Commission, which I was part of, supported a road because it aligned with the master plan, despite being unpopular. I urged you to slow down and involve the citizens through public hearings to ensure that any changes follow proper processes. If this revised plan had come before the Planning Commission in its current form I would not have supported it.

Scott Nicholson: I have concerns about the proposed development agreement. There are so many problems with the development agreement, and it needs to be tabled. It comes down to the road. It seems that it all comes down to increasing density and it is a Ponzi scheme. Mayor Call: the rural road is not being considered. They will put in a regular road. The rural road was done because of water recharge comment that was made but now it is off. Scott Nicholson: if recharge area when will the Geotech be done? Mayor Call: it will require more items.

Charlotte Christoffer: I am opposed. All developments should be held to the current codes. The city council was elected to represent residents and maintain the city's standards. It was promised a 66-foot road funded by the developer to save city money. I have concerns changing it to a 60-foot road. The developer now plans to add one sidewalk on the east side. Will a bark trail still be included on the other side? Bark trails are inaccessible, especially for elderly or disabled individuals. Deny the request and require the developer to meet city codes.

Julie Farr: I submitted a letter to Tammy earlier that day, unaware she was out of town, and hopes the council received and read it. I had originally introduced the rural road concept to preserve land in A-5 but it was never intended for A-2. The development is not genuinely "clustered" housing, which by definition involves shared communal spaces and smaller homes, promoting efficient land use. Lot calculations should be objective and based on established standards, not subjective opinions. Sidewalks are important citing injuries to seniors and those with disabilities. This is a "bait and switch," as the road was initially emphasized as crucial for future city growth and supported a major connector road per the master plan. The plan now allows a smaller road and omitting sidewalks which is inconsistent and unfair. Tree preservation had been discussed previously but is not addressed in this development agreement. This is setting a precedent and other developers wanting to bypass the planning commission and the public process. I urge you to deny the proposal and uphold the city's standards for its future.

2. Development Agreement. Discussion and possible action to consider adopting a Development Agreement with Val Poll for the Christofferson Ranch Subdivision, located at approximately 540 W 4300 N. (Presenter: Andrea Steiniger)

Andrea Steiniger gave a presentation (attached) and here is a summary of the presentation: This development agreement addresses multiple items. One is a cluster subdivision. The other involves accommodating the exaction—not a taking—of a roadway. This is a complex legal matter that involves the use of city funds. Specifically, the city may have to cover the cost difference between a 60-foot and 66-foot right-of-way, whether proportional or not. We've worked diligently to ensure that we minimize the expenditure of city funds, and that's part of why this agreement is structured the way it is. That's also why this item does not go to the Planning Commission; the Planning Commission does not negotiate city funds—that responsibility lies with the City Council. With that background the presentation here is on the changes. I want to clarify, it has been suggested that I am representing Val Poll in these discussions. That is not the case. My role is to present city code requirements, staff concerns, proposed changes, and the developer's requests to the City Council. I'm not advocating for the developer—I'm simply providing the necessary information to help you make the best decision for the city. Cluster Development Overview: The concept plan has not changed since the last meeting. We discussed development agreements previously and their purpose. Some have raised concerns about adhering to city ordinances, but development agreements are allowed and, in fact, required for cluster subdivisions under our ordinances. In consulting legal counsel, we must consider the proportional benefits to both the city and the developer. While compromises and concessions are allowed, fairness and proportionality must be maintained. Tipping the scale too far in either direction sets a precedent. Density Issue: The developer proposes 13 lots. Based on the calculation, the density supports 11.5 lots. If we allow the calculation using a 60-foot road (instead of 66 feet), it rises to 11.7. Still, the proposal remains at 13 lots—unchanged from the last meeting. Trail Easement: The existing easement from Wadman Park to 4400 North on the east side of the development is not designated for trail use. No changes have been made to

this. The developer has indicated they will obtain a trail easement from the property owner. This must be verified as legal and binding before moving forward. This is a trail easement, not a sidewalk, and it runs alongside the service road in Wadman Park—not the area near the detention basin. It's meant to connect to existing bark trails in Wadman Park. The surface type is not a concern; our main requirement is ensuring the trail easement is legally secured.

Detention Pond and Utility Easement: The current detention pond was noted as temporary when the subdivision was first developed. The area is covered by a utility and maintenance easement, not a trail easement. If a trail is to be placed there, we must confirm a legal easement exists beyond the temporary pond. The pond will be replaced in the future.

Cluster Subdivision Objectives: The concept plan hasn't changed, and nothing new has been added by the developer. Under Chapter 18.35, the purpose and intent of cluster subdivisions are subject to the City Council's interpretation. Whether or not the plan meets these objectives is for each Council member to decide. The open space is reported to be just under six acres, although the exact size is unclear due to image resolution.

Easement for 4300 North: An easement was needed for the continuation of 4300 North along the south side of the development. The developer stated Pleasant View City has already obtained this right-of-way. It was part of a purchase package from our acquisition agent and recorded with Weber County on March 17 of this year.

500 West Road Width: There was an issue with the 500 West rural cross-section not meeting the master street plan. The developer has now changed the proposal to a standard 60-foot-wide road with a sidewalk on one side. Relevant road cross-section and master street plan diagrams were provided.

4400 North Right-of-Way: There is a proposal to extend 4400 North westward from 500 West. The developer will install and dedicate the portion from 500 West to the west boundary. We are requesting a 60-foot right-of-way to ensure future connectivity. No changes have been made to this since the last meeting. The developer and adjoining property owner have discussed alternatives to this connectivity. The developer is concerned that the required easement might affect the greenbelt status of his remaining property, impacting taxes. Legal counsel explained that requiring both the 4400 North extension and full standard improvements on 500 West—including sidewalks on both sides—could amount to an improper exaction. If the developer is only allowed one additional lot, the burden becomes disproportionate. To maintain balance, the city could require only one sidewalk or modify other conditions.

4575 North Improvement: The developer has omitted improvements to 4575 North, which is adjacent to the northwest lot. That remains unchanged from the last meeting.

Open Space and Irrigation: The developer has removed uses not allowed in the open space (previously agricultural and educational). However, we have not yet received documentation from Pine View confirming the secondary water requirements. The developer has agreed to obtain a "Will Serve" letter from Pine View. Staff requested a protective easement for wetlands, but this has not been added. Wetland regulation typically falls under the Army Corps of Engineers, not the city.

Culinary Water System: There was a concern about the water line on 500 West and whether it needed replacement. The developer added language allowing for replacement if determined necessary. The city engineer reviewed it and recommends adding that this determination be at the city's sole discretion. This would be added to Section 2.1.a. If the line is replaced, it would likely be upsized from an 8-inch to a 10-inch line. This would be a city cost and handled in the budget process, as has been done in similar recent subdivisions.

Stormwater: A minor language change related to stormwater has been included by the developer.

Legal Review – Section 4: Our city attorney reviewed Section 4 (Terms and Binding Effect) and would like to revise the wording. Specifically, he prefers using "this proposed development contained herein" rather than "this agreement," so that the terms apply more directly to the development itself.

Other Legal Updates: Contact information has been added. A transferability clause has been included in Section 4, which also needs rewording. Exhibit C (Dedication Agreement) references Weber County, likely from a template. This must be updated to refer to Pleasant View City instead.

Final Notes: The 60-foot road is not on the master street plan. The open space language was reviewed earlier. The rural road section is no longer

relevant, as the developer is no longer pursuing it. Conclusion: These are the changes made since the last meeting.

Summary of CM Urry's letter read to the council:

CM Urry expresses appreciation for the applicant's efforts to revise the proposed development agreement and for the invitation to visit the site. However, she raises several concerns: Legal and procedural issues: Development agreements must protect the city's and residents' interests, and should follow established processes. This agreement deviates from standard practices and wasn't addressed properly at the rezoning stage. Non-compliance: The current proposal does not meet: The intent of the A2 zoning provisions; City development standards; Guidelines under Utah's Land Use Development and Management Act (LUDMA). Design concerns: The proposed clustering of small lots, road design (lack of sidewalks on both sides), and poor infrastructure connectivity are not in line with city requirements. Open space issues: The open space is proposed as private agricultural land rather than publicly accessible, landscaped areas for recreation, as required. Governance: City ordinances and planning standards are in place to ensure fair, consistent, and lawful decision-making and should not be overridden by persuasive arguments. Conclusion: Sarah recommends rejecting the current development agreement and reworking it to comply with city ordinances and A2 zoning standards.

Discussion amongst the council:

Mayor Call: I have a couple of comments regarding this proposal. First, the idea of moving back to an A-2 zoning designation: what's being proposed is a cluster subdivision, which is unique because such subdivisions are typically not found in agricultural zones like A-2. Cluster subdivisions are usually intended to create smaller lots, like the ones being discussed here. These smaller lots are not traditional A-2 lots, but are instead designed to allow for open space. Now, technically, the applicant could go back to A-2 zoning and eliminate the open space altogether. This seems odd, considering that what everyone initially wanted was to preserve some open space and maintain the rural nature of the area. I think we're confusing the issue by framing this situation as unusual. It *is* unusual—because cluster subdivisions are not commonly used in A-2 zones—but that doesn't mean it can't be done. It's just rare, largely because most places don't have the kind of A-2 density that Pleasant View does. That level of rural density is uncommon and mostly only found in places like rural counties, over the hill, or areas like Upper Eden, where you see A-5s or A-2s. So yes, it's a bit unique. But simply reverting back to A-2 doesn't seem to accomplish much other than creating standard-sized lots with no open space. That's not ideal. We're really looking at two things here. First, there's the development agreement for the cluster subdivision. Second, we need to ensure our proportionate exactions are actually proportionate and don't become a legal "taking," as the attorney has pointed out. It might be wise to include specific language in the development agreement stating that the purpose of this arrangement is to avoid setting a precedent that people are concerned about. If a future property came in with the exact same proposal, and we included the right provisions in the agreement, then that situation might also be justified. However, I don't foresee that happening often. This language currently looks like a standard development agreement for a cluster subdivision. My recommendation would be to clearly state that, because of certain factors—like the roads and the city's development goals—we are willing to compromise to ensure that the exactions are proportionate. We need to clarify in the agreement that this isn't just a simple development deal. It's also about legal compliance with exaction laws. These laws are strict. I didn't realize how serious the exaction versus taking issue was until now, but it makes sense. It protects people's property rights and prevents cities from taking land without due process. And frankly, we've never faced this kind of situation before. Most of the easy land has already been developed—probably 95 to 98 percent of it. The remaining properties we're seeing now are more challenging. They aren't standard, straightforward developments. Developers won't keep bringing in simple rectangular plots where we can just extend a road and

say, "That works." Those easy days are mostly behind us. So, we're going to see more of these "different" kinds of projects, and we need to handle them thoughtfully. That's why it's so important that we document everything clearly in the agreement. This is more than just a cluster subdivision approval—it also reflects our stance on exactions and takings. We need to be clear about what we're willing to give and take.

CM Gibson: I have a question for CM Urry, maybe, about the public access aspect of the open space. I personally don't agree with allowing public access to the open space. My understanding of clustering is this: if we're allowing a 26-acre parcel to be divided into 13 two-acre lots, and the rest—about 5 or 6 acres—is dedicated open space, then that open space is preserved. It means no buildings, no sheds—nothing. It stays open for wildlife like deer and turkeys. Much of that land is also wet and not farmable right now. It will remain that way. I don't think the city wants public access through it because it's still the property owner's land. It just can't be developed. That's my understanding of what open space means—it's private land that remains undeveloped. It's not a park. Wadman Park is a public open space, but this cluster open space is private and not accessible by the public. If the city later chooses to create a trail or allow access, that's a separate matter. But for now, I'm approving it with the understanding that this land cannot be built on and that it remains open space indefinitely. That means no development in 20 years either—open space means open space, permanently. That's what the dedication agreement, recorded with the plat, is for. So, yes, the property owner can maybe keep horses there or use the land in ways that don't involve building, but no structures can go on it.

CM Urry: To begin, development agreements allow the city council a lot of flexibility. However, according to our ordinances—specifically 18.35—the term "open space" is defined with certain requirements. When something is called "dedicated open space," it implies that development rights are being given up. You're giving something up—you're not just labeling a piece of land. And to be clear, the city doesn't need to own the land for it to be considered dedicated open space; it can still be owned by the developer. But the ordinance lays out specific permitted uses for that space, and simply having a greenbelt doesn't meet the criteria. It does require public access. Again, while a development agreement can change some of these requirements, the concern here is that the developer has chosen a site that is largely unusable for anything but maybe hay production. This doesn't match the city's definition of dedicated open space, which usually includes elements like trails, landscaping, recreation, or parks. In this case, the land is for private use only, so it doesn't qualify as dedicated open space.

Mayor Call: In fairness, the ordinance does mention that open space may also be preserved in its natural state. Can we reread that portion?

CM Arrington: Yes, it's from Ordinance 18.35.040, which outlines that: "Cluster developments are intended to preserve open spaces by allowing flexibility in lot design. These spaces can be used for recreation, maintained in their natural state to preserve features or wildlife, or a combination of both. This type of development is not meant to be applied universally, but rather in areas where natural features and land use warrant it."

Mayor Call: I want to reiterate that this is a unique cluster development. It's located in a rural area with large lots, unlike typical cluster subdivisions which are more high-density. In those cases, you usually have smaller lots around a shared park or open area.

CM Nelsen: But our city code doesn't allow lots smaller than RE-15; it's based on RE-20 (half-acre lots). So we're not talking about a "tiny-lot cluster." Our city code prevents that anyway.

CM Arrington: There's been a lot of misinformation about this property. It's been controversial. I walked it this week, and I remember we denied a half-acre proposal and then a one-acre proposal. We ultimately accepted two-acre lots. Ironically, those opposing the development now are living on half-acre lots themselves. Residents have asked us for open space, water recharge areas, consistency with Wadman Park, and tree preservation. One resident even asked us to move a tree in Wadman Park. So, when we approached the

developer with these concerns, we asked for concessions: open space, recharge areas, and consistency. He agreed, but now the residents still aren't satisfied. We even said we wouldn't put a sidewalk on the east side to keep consistency with Wadman Park—as requested by the residents. Now they say they *do* want that sidewalk. We also tried to design a narrower road for water recharge. They didn't want that either. It seems like no matter what we propose, the real issue is that they just don't want development there. But that's not fair to the developer. We asked for a cluster, which requires a development agreement, and that's what we're working on. Looking at the road master plan, this area is designated for a minor collector, a 66-foot road. A minor collector connects local neighborhoods to major roads. The road will still be the standard size. The only compromise is not putting a sidewalk on the east side to allow for more green space and recharge. That feels reasonable. If we deny the agreement, the developer can simply proceed with two-acre lots and no open space or recharge features. We would lose the benefits we're negotiating for. Now, regarding 4575 N, the developer isn't planning to develop that road section. Would we then require another developer to complete it later? Are we going back into "takings" territory again? To clarify, are you referring to the sliver where the road connects on his property? He's only responsible for his portion.

Mayor Call: The problem is that 4575 N was originally built as a rural road for just a few homes, and the city accepted that setup decades ago. So now, asking this developer to build a small section of new road—maybe 300 feet—feels like building a sidewalk to nowhere. There are no homes there, and the road already exists.

CM Nelsen: Eventually, the road will connect, particularly when 4575 meets Skyline Drive. He's only required to connect along his southern border. Comparing this to other subdivisions isn't really fair—they're not dealing with the same legal boundaries related to takings and exactions. If we require the developer to build half the road, then the city should be responsible for the other half. Otherwise, we'll have a damaged, partially completed road. That road is already in bad shape and will need to be addressed someday, but that's a major cost.

CM Arrington: Could we ask the developer to contribute funds toward his portion and place it in escrow until we're ready to build the rest? Possibly, but that could still be considered a taking.

CM Marriott: Also, when would we actually be ready to build that road? It's a lot of work for only three homes and a tough financial burden.

CM Arrington: I am in support doing curb, gutter, full road, and one sidewalk. I'm okay with no sidewalk next to Wadman Park as long as the road is still standard width.

Tyson Jackson: According to our standards, back-of-curb to back-of-curb should be 46 feet. On 500 West, that's an 80-foot total right-of-way. Reducing this to a 60-foot road means the paved width would also shrink.

Mayor Call: If we want to keep it that way, we'll have to pay the extra \$50,000. That's what we paid to plan for and adopt.

CM Urry: For clarification, 500 West and 4400 are standard residential road widths at 60 feet—not collector roads. So this would be a downgrade from what the master plan calls for. On a related note, the development near the Blackburn's site on A-5 zone hillside land. While people often say it will "never be developed," we've heard that before. Many places in the city that were once considered undevelopable have since required city funding to improve because development eventually *did* happen—often due to safety concerns. So we can't say with certainty that this won't be developed someday. 4575 N will eventually connect to Skyline Drive. The only two existing routes off the mountain are 900 West and 1100 West. When development happens on the hillside, that road will need to be widened. If we don't require developers to build their portion now, the city—and ultimately the taxpayers—will have to pay for it.

Mayor Call: The decision between a 60-foot and 66-foot road isn't about what the developer wants—it's about what the city is willing to fund. A narrower road means less asphalt and reduced costs, but also compromises future capacity. We want a road wide enough for parking on both sides and two-way traffic. That means four cars wide, ideally. For context, Skyline Drive

and 4300 have a six-foot turning lane we don't need here. If 4300 is 66 feet, 500 is less. 4300 is a major collector, while 500 is a minor one. That's the network: residential roads feed into minor collectors, which feed into major collectors. This is about proper planning, fairness to developers, and being realistic about long-term costs and infrastructure.

Discussion on road size: 66 feet is better. A 60-foot road, the paved section would be narrower. This would be more like a subdivision-sized road, not a minor collector. The standard residential streets are meant to bring people either to their homes or to visit others. Those roads then connect to minor collectors, which funnel traffic to major collectors that lead to other parts of the city. That's the general design principle. At the top of 500, that road does get a bit wider as it comes down, and it should continue to get wider since it gathers more cars as it moves. It's \$50,000 for just the easement—not including the road. Maybe we need to come back with a better cost estimate. The city would probably cover the costs under the adopted impact fees. I want to be able to have two driving lanes, plus on-street parking—so space for four cars. 4300 N is an 80 foot road. That's a full, major collector. Roads like 900 and 500 would be your minor collectors, feeding into the major roads. They're meant to funnel standard residential traffic from homes to their next destination.

CM Nelsen: Can I say something about the road? I think we need to be intellectually honest about how much we actually care about a minor arterial road. If we really want a wide road, let's pave the entire field and tax the other 11,000 citizens who aren't in this room—just to appease the 11 who are. Before, we were all about water conservation and environmental concerns. Now suddenly we want a major paved road? I don't care either way, but if we care about sidewalks, then we need to be honest. If we came back and said, "Yep, we're doing an 80-foot road with 16-foot sidewalks on each side," would that make people happy? It's an honest question. Or is it just a case of "gotcha"? Will people never be happy if houses are built there? We need to answer that, because I've lived here for 34 years, and this debate has been going on since I was a kid. I used to walk through the fields where all your houses are now. This issue has been debated for a long time. It's been through the planning commission six times and city council discussions for months. Yes, it has. I remember it being debated when I was a kid. I grew up here. Let me ask my questions—and if they get answered, great. It's gone through the planning commission multiple times, correct? Yes. So what other developments have gone through this process this many times? Because we're being accused of going outside city norms—which our city code anticipates, hence development grievances. But can anyone name another development that's been through this many cycles?

Never in our city's history, right? That's never happened. I think we all agree on that. So maybe we just need to be honest and say: we don't want houses there. That's the real issue.

Andy Neff: I'll keep this short since I made the statement. As the planning commission, we wouldn't have voted if we didn't think it was going through the full process. The room was packed, and we voted to recommend approval to the city council based on the understanding that the road would be included. I liked Ann's earlier comments about keeping the wider road. That matches the General Plan. It wasn't a popular opinion, but we voted for it anyway. I'm okay with having sidewalk on just one side if that helps preserve open space. So you asked if we'd be happy with houses and a proper road? Yes—we'd be closer to satisfying the General Plan requirements for an arterial road. Am I okay with housing? Sure. As CM Gibson said, we all moved in and wanted to close the door behind us—but we don't have that luxury. We need to plan for both short-term and long-term needs. So yes, I'm okay with houses there—as long as we find the best fit.

CM Nelsen: What I'm trying to understand is that we're being told not to vary from city code. But right now, you're saying you'd be okay not having a sidewalk on that road. That's my point. I don't know that there's any version of the road that will satisfy the 11–13 people who are actively concerned right now.

Mayor Call: If Pine View gets water up above 4575 N before they can develop uphill, but there's not much land above us. Most of it is already developed. There might be maybe 100

acres. If this is going to be a minor collector road what will it collect besides those three or four houses. Those houses would probably prefer to come down that road rather than go over 900 W. Does it need to be a minor collector 66-foot road for just three or four houses? Do we want 11,000 other people to pay for this? This is a financial decision for the council to make on behalf of those 11,000 people, not the planning commission. We need to decide if this should be a 60-foot road or a 66-foot road.

CM Marriott: About the width of the road: given the size of these lots, there will likely be zero cars parked on the street. The smallest lot is more than half an acre, so this is different from other residential roads where on-street parking is common. One thing I think we should change is the sidewalk design. I like the sidewalk running all the way up alongside the road, but on the west side above the three lots, it doesn't make sense to have a sidewalk. There are three lots on that side, and then open space plus one very large lot at the top. For the bottom three lots, I think we should have a sidewalk because eventually, like with some of the last few projects we've done, a sidewalk will be required there. People could cross the road, but that road will be busier at the bottom, so crossing would be more dangerous. Everyone living in the subdivision behind this will likely use this other road, which is faster and easier from 4400 and down. Regarding the sidewalk location, the plan is to put the east sidewalk all the way up, because that's where all the lots are. The west side has the three bottom lots below the open space, which are bigger than half an acre but still smaller lots, extending down to 4300. The frontage there is probably close to 100 feet, so it's about 400 feet of sidewalk.

CM Nelsen: I like the idea of expanding the sidewalk on one side to make it a full-size road, which seems to satisfy most concerns. But will the city be paying for the additional cost of that?

CM Marriott: Even with the sidewalk on one side, we still need the same size easement on both sides of the road. So, the easement acquisition cost remains the same regardless of sidewalk placement.

Tyson Jackson: The right-of-way includes the sidewalk, park strip, some utilities, and the 46-foot roadway.

CM Nelsen: So, even if we add the sidewalk, the city still pays for the additional cost of the roadway, which could be somewhere from \$50,000 up to an unknown higher number.

CM Marriott: About the open space, I don't understand why agriculture was taken out of the development agreement. It makes sense that agriculture should be included, or else the space could never be used for agricultural education. The agreement mentions wildlife but excludes agriculture. In my mind, you can't have animals on that property with how it's currently set. That lot is not developable because it has a spring and subwater. It makes sense for that to remain open space for that reason alone. If it's not maintained, it will become overgrown with high weeds that you can't mow because the tractor gets stuck. To me, it makes sense for that space to be non-buildable but still usable for agriculture or wildlife purposes.

CM Nelsen: I don't know why agriculture was excluded, but our city ordinance says we're supposed to have covenants and agreements that restrict the land perpetually as open space for common use and permanent maintenance. I think that space is meant for common use by the development, not necessarily a city park for general public use.

Mayor Call: I was told that someone wanted to use animals to maintain the space, but that doesn't make sense to me.

CM Marriott: When we walked the property, we saw horses that had been kept on that section for many years.

CM Arrington: Does the agreement prohibit horses?

CM Marriott: I want to make sure it doesn't because horses help manage that land better than letting it become wild, which could attract unwanted wildlife and increase fire risk.

CM Nelsen: Does the agreement consider horses as agriculture, or is agriculture just farming? The zoning (RE-20) allows horses, and half-acre lots can have horses too.

CM Nelsen: I have a few other comments from city residents. For example, Julie's concerns: this isn't a rural road or subdivision cluster. The average lot size is half an acre or more, and

some lots on the top are much bigger. Our city code limits how small lots can be but does not limit how large lots can be in a cluster. Regarding tree preservation, I don't know of any time the city required people not to cut down trees.

Mayor Call: Also, it's sad because if 4400 N is extended many trees, including cottonwoods, will need to be removed.

CM Nelsen: My friend said cutting down one cottonwood tree costs \$15,000 to \$20,000, so I can't imagine them cutting down many of those trees without huge expense.

CM Marriott: Cottonwoods also tend to die relatively young. If they die, do we require replanting? That would be unreasonable to put on any landowner.

CM Nelsen: one other thing I have to mention— Scott Nicholson's comment was about the geotechnical survey. Can we just clarify for everyone the process of when a geotech survey would normally happen? Can you walk us through the timeline on that?

Tyson Jackson: You're looking at what's essentially a concept right now. When they come in with their full submittal, including the water main survey and all the detailed plans, that's usually when the geotech survey is included

CM Nelsen: All I'm pointing out is that no one at this stage would normally have those materials. The fact that we have some of that information at this stage in this case is unusual.

CM Urry: what's happening now, everything in the design phase—staff and the planning commission—will be subject to what is approved in the development agreement. So, unless it specifically says otherwise, they won't necessarily be required to follow normal procedure, because everything defers back to what's agreed upon.

Mayor Call: That's not a true statement. They still have to follow all the other processes that aren't exempted in the agreement.

CM Arrington: CM Urry, are you saying it has to go back to the planning commission? Because that's not how I read it.

CM Urry: it will go to the planning commission when it goes in for the subdivision process. Any other provisions—like the mayor mentioned—that may or may not be included, it doesn't matter. If it's in the development agreement, that's what controls like the roadway, open space, setbacks, or anything else mentioned in the development agreement—that's what's binding.

CM Nelsen: I want to bring up. There are concerns about 4400 North. The neighboring property owner has had a flag lot approved on the west side and now a cluster development on the right side—neither of which are zoned A-5 anymore. He's in the middle, still zoned A-5, and that's my main concern. I understand there's a plan to figure that out later, to allow him to do something with his property, but it's not included in this development.

Mayor Call: the problem with that is this: normally, we say we're going to extend utilities or roadways to undeveloped properties so they can develop in the future. But he's not technically undeveloped. He has a five-acre lot that's already been approved. That's his lot. He's hoping he might subdivide in the future, but we don't currently have any provision for that. If he came in today, we'd say, "No, you can't do that." Right? But who knows what the legislature might decide in the future. Still, it's my understanding that they've worked out a way. Andrea Steiniger has talked to Brad Jones.

CM Arrington: Dave Marritt and I also spoke with the adjacent landowner about this. One of the concerns is that the neighbor doesn't have the required 150 feet of frontage, so even if he wanted to develop, he can't right now. I think the developer and the adjacent landowner came up with an idea of how to make it work if they ever do decide to subdivide. I don't know.

CM Nelsen: That's why I said earlier that I think the whole area needs to have consistent zoning. But that's a general plan issue.

CM Marriott: I thought maybe in the open space portion of the property, we could allow for an easement in the future—just a provision that would allow a road to go through the bottom of the open space. That's really the only way it could be done. We don't think you can divide the open space. I believe that's what the developer discussed with the landowner—using that bottom, southern portion to make it possible in the future. I'm just saying that at some future point, the

adjacent landowner could pay for that access to allow for development. But I don't know if we need to include that wording in the agreement now. I thought if the neighbor was truly interested in developing, he would've engaged more. We've been talking about this property for years. To his point, he should be taking steps to protect his property and figure this out.

CM Nelsen: I just hate that the process forces people to feel like they must develop their agricultural land now or they'll lose the opportunity forever. I don't want to pressure people into giving up agricultural use before they're ready.

CM Arrington: From what I understood, the two parties were planning to enter into an agreement that, if and when the property owner wanted to subdivide, he would have the opportunity to do so.

CM Nelsen: I think that's a great idea. However, things happen—people move, people pass away.

Mayor Call: what would your proposed solution? Just so everyone knows, the legislature is considering a bill that would allow flag lots across the entire state of Utah, preventing cities from prohibiting them outright. While I understand why we don't like flag lots—especially from the fire department's standpoint. One thing I'd like to include is an addition to the recital, explaining why we're doing this. Also, under section 1.1 regarding the developer's responsibilities, it currently says, "general subdivision layout is shown in Exhibit B." I want that wording changed to say, "general subdivision concept layout is shown in Exhibit B." We're not approving the subdivision here—it still has to go through the subdivision process—so I want to ensure that's clear.

CM Marriott: Does the current development agreement allow us to make changes to the density? The proposed density is based on the total property—about 26.5 acres.

Mayor Call: I looked it up, and I think a compromise could be made based on whether this is considered an "exaction" or a "taking."

CM Marriott: Legally, we need to ensure we're working within A-2 zoning. I wasn't sure whether we had that option or not, so thank you for the clarification. In my mind, I wanted to be sure of this because we've talked about there being 13 lots since we approved it months ago.

CM Gibson: I support the 60-foot easement and the standard road. I don't want the city to spend \$50,000 or more on it—we could use that money for improving other roads. I also think item #4 in the legal terms needs to reflect some of the things we discussed.

CM Nelsen: Whatever motion is made, it should allow for changes recommended by the city attorney.

Andrea Steiniger: our legal wants to protect the city in case, after the three-year term plus the optional one-year extension, the developer walks away. The agreement needs to safeguard the city's interests.

Mayor Call: I think we've done our due diligence to create a plan that works for everyone. But this is where things got messy—trying to make this property a special case and do something a bit outside the norm. The unusual aspects didn't come from the developer—they originated on the city side. It's not substandard—just different. We want to maintain connectivity and ensure we're not just laying down gravel or subpar roads. Some of our roads are gravel, but we should maintain a standard. Maybe we have staff look at alternatives and consider creative options that don't follow the typical curb-and-gutter suburban model, especially in hillside developments. This could result in roads that are more scenic and inviting—ideal for walking trails or unique pathways. We've tried hard to consider every angle. I don't know the developer personally, but the intent was always to treat this property as something unique and approach it carefully.

Mayor Call: I'd like to share a little history. The developer is a good man. Someone once said I called him a "good old boy," but that's not accurate. I simply said he's a good man. He originally proposed an A-5 subdivision, but the road he proposed would've constituted a "taking." Legal confirmed this—it would've required the city to construct the road. Public Works

and our engineer strongly advised that the road was necessary. I supported that recommendation and went to bat for the road. Amy Mabey and I met with the city attorney before Andrea Steiniger did, and he said we had to proceed cautiously because this was a legally complicated situation. We knew it was complex. The line between a taking and an exaction is narrow and based on very small changes. I was surprised—after nearly eight years on the council and time on the planning commission, I had never encountered such a discussion on takings and exactions until now. This road was driven by the city—at the urging of Public Works and engineering. It was not developer-initiated. The city went back to the developer and asked if he would be willing to build the road under certain conditions. Since then, it's been about balancing fairness—for the city and for the developer. When I say "us," I mean the approximately 12,000 residents of our city. We represent all of them. Ultimately, the main financial decision we're making is whether to spend the money for the 66-foot right-of-way and the extra asphalt. If the council agrees to that, then we should move forward. Otherwise, let's keep it at 60 feet. I believe everything else has been ironed out.

Tyson Jackson: If staff can come back with cost estimates for the road, that would help us make an informed decision. Whether it's a 60 or 66-foot road, we need to know what those numbers look like. Even if we go with a 66-foot right-of-way but only build the 60-foot asphalt section for now, the city can use impact fees later to expand it. That way, we don't burden the developer but we also protect our ability to widen it in the future.

We've done sidewalk and roadway projects across the city where we acquired the full right-of-way but only built part of the road initially. It avoids future headaches, including having to negotiate easements or use eminent domain.

CM Nelsen: If we find out the full cost to build the wider road, and it turns out to be \$86,000, are we really willing to pay that as a city? Would residents in other subdivisions want the city to spend that money there? That's the question. Let's get the numbers. But we also need to consider whether the benefit justifies the cost.

Mayor Call: maybe we can build this decision into the motion—approve the 66-foot right-of-way, and if it's too costly, we amend later. We need to move this forward. He started this in January.

CM Arrington: Let's summarize the key changes we discussed:

1. Add an explanation to the recital "why the taking".
2. Change section 1.1.i to say "concept layout" instead of "layout."
3. Add sidewalk coverage on the west side for the three bottom lots.
4. In section 2.1.a, allow a 10-inch pipe at the city's discretion for the waterline contingency.
5. Modify section 4-Terms and Binding – rework to the city attorney's wording.
6. Change references from Weber County to Pleasant View City on the dedicating of the easement.

Matt Montano: for the usage of the open space did you agree not to prohibit animals or livestock being on there?

CM Marriott: we need to clarify that would be allowed and read more than wildlife on there.

CM Nelsen: I don't want domestic elk herds on there. Do we define livestock?

CM Marriott: anything allowed in the A-2 zone.

CM Arrington:

7. Allow anything allowed in the A-2 zone for the open space.
8. We need to decide what to do with the road width—preferably a 66-foot right-of-way with a 60-foot asphalt section, pending cost evaluation.

Andrea Steiniger: additionally:

9. Section 1.3.b references to 2.2.a should be corrected to 2.1.a to align with the water infrastructure.
10. Section 1.2.a.i.i should be struck since the city already obtained the easement.

Also, regarding the 4400 North and 4575 North roads—there are no proposed changes to those roadways.

????? Lastly, we clarified that agricultural use would be allowed on the open space parcel, including livestock, consistent with A2 zoning.

????? In conclusion, I support acquiring the 66-foot right-of-way now while only building a 60-foot road section. We can always widen it later if needed. Acquiring land now is far easier than trying to do it 10–20 years down the road. That's a smart long-term move, even if we don't asphalt the full width today.

Motion was made by CM Arrington to approve the development agreement as proposed tonight with the following changes:

1. Under the recitals we will add a 'why with the taking' spelled out,
2. In section 2.1.a, allow a 10-inch pipe at the city's discretion for the waterline contingency.
3. Change section 1.1.i to say "concept layout" instead of "layout."
4. The sidewalk on the west will be developed as the developers expense at the bottom three lots on the west side
5. Modify section 4-Terms and Binding – the city attorney will rework that so the language will be compatible and met legal requirements.
6. Change references from Weber County to Pleasant View City on the dedicating of the easement.
7. We would allow animals currently allowed in A-2 in the open space.
8. Strick 1.2.a.i.i since the city already obtained the easement
9. Section 1.3.b references to 2.2.a should be corrected to 2.1.a to align with the water infrastructure.
10. The city would purchase the 6' easement and let the developer know at the subdivision level whether we are going to develop the asphalt or not.

CM Marriott: I can't second the easement portion of it.

CM Nelsen: I wish I knew the amount. It's hard to vote to acquire an unknown amount of property for an unknown purpose.

CM Gibson: I just don't see a reason for it. It's a standard road in a standard subdivision. We're not narrowing it, and we're not giving it away. We're including sidewalks on both sides. I just don't think this is going to be the collector that some people think it might be. When you go through all these subdivisions that are coming down, even if 4400 comes onto it, that portion might be a collector. But when you get to 4300, that's when we need to open up to 500. Those are the bigger width roads. I don't think these 13 houses are going to make a big impact. I just can't support it. I'd rather spend the money on other things. Honestly, I don't think we'll ever need it. I don't think it's going to become a bike lane either.

CM Arrington: I will amend my motion.

Motion was made by CM Arrington to approve the development agreement as proposed tonight with the following changes: the easement cannot exceed \$50,000. 2nd by CM Nelsen.

Mayor Call: if it exceeds \$50,000 we will have to come back for an amendment.

CM Arrington: My thinking is, not only can we not predict the future, but it's hard to get those easements later. From my perspective, we love using the foothills for cycling and hiking, and we never know if we'll want that easement for something like that. I honestly think it's smart to buy it now, at that price tag.

CM Gibson: I understand we need utilities and sidewalk easement on the east side. On the west side, we really don't need an easement in the wet area or open space. Could we have an easement on just the three lots, where we go into the property instead of the wet area? The road could be slightly wider as it comes down past those three lots, just below 4400 South.

Mayor Call: I've been pretty much opposed to the 66-foot right-of-way, thinking it's a waste of money. But if the money is coming from impact fees—which can only be used for things like this—then maybe it makes some sense to plan ahead. It's up to the developer to figure out how to add that—whether it's three feet on each side, or four feet here, two feet there, etc. They can determine that at the subdivision level.

CM Arrington: Just to be clear, we're not adding a road. We're just securing the right-of-way, the easement.

Mayor Call: He's going to come back with the cost, and we'll let the developer know.

Tyson Jackson: I would do the 66-foot right-of-way.

CM Marriott: Just to clarify: the collector designation for this road came from a study.

Tyson Jackson: It was identified in the streets master plan and the survey study we conducted.

Mayor Call: I have a motion and a second. All in favor of the amended motion to include a \$50,000 limit? Voting Aye: CM Arrington, CM Gibson, CM Marriott and CM Nelsen. 4-0. (CM Urry was absent from zoom at this point in time).

3. Closed Meeting. Consideration for a closed meeting pursuant to one or more of the provisions of the Utah Open and Public Meetings Law, Utah Code § 52-4-205(1).

Motion was made by CM Marriott to go into a closed meeting to discuss property acquisition. 2nd by CM Nelsen. Roll call vote. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Nelsen. 4-0

Minutes of the closed meeting are filed separately.

Motion was made by CM Arrington to end the closed meeting. 2nd by CM Nelsen. Voting Aye: CM Arrington, CM Gibson, CM Marriott, and CM Nelsen. 4-0

4. Adjournment: 8:15 P.M.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-13120 DEVELOPMENT RECEIVABLES					
JONES & ASSOCIATES	22152	HCA MOUNTAIN STAR APPROVAL PHASE	04/30/2024	37.25	37.25
JONES & ASSOCIATES	22152	BURT BROTHERS SITE PLAN APPROVAL PHASE	04/30/2024	819.50	819.50
JONES & ASSOCIATES	22152	PEAKVIEW PLAZA PUD 1ST AMD APPROVAL PH	04/30/2024	223.50	223.50
JONES & ASSOCIATES	22152	WEBER VIEW	04/30/2024	61.00	61.00
JONES & ASSOCIATES	22152	2700 N BAILEY PROPERTY	04/30/2024	23.25	23.25
JONES & ASSOCIATES	22152	WILLOW BRROK AMENDMENT	04/30/2024	74.50	74.50
JONES & ASSOCIATES	22152	HOT IRON COMMERCIAL CONSTRUCTION PH	04/30/2024	109.25	109.25
JONES & ASSOCIATES	22152	HOPP PHASE 3	04/30/2024	183.00	183.00
JONES & ASSOCIATES	22152	ROCKY MEADOWS	04/30/2024	37.25	37.25
JONES & ASSOCIATES	22213	4150 SUBDIVISION	05/31/2024	37.25	37.25
JONES & ASSOCIATES	22213	SODA SHOP SUBDIVISION	05/31/2024	29.00	29.00
JONES & ASSOCIATES	22213	RYKER WELLS DENTAL	05/31/2024	521.50	521.50
JONES & ASSOCIATES	22213	BURT BROTHERS	05/31/2024	968.50	968.50
JONES & ASSOCIATES	22213	PEAKVIEW PLAZA PUD	05/31/2024	111.75	111.75
JONES & ASSOCIATES	22213	ROCKY MEADOWS PH 2	05/31/2024	74.50	74.50
JONES & ASSOCIATES	22213	OMAN ESTATES	05/31/2024	244.00	244.00
JONES & ASSOCIATES	22213	WEBER VIEW	05/31/2024	280.00	280.00
JONES & ASSOCIATES	22213	RULON WHITE BUSINESS PARK	05/31/2024	636.00	636.00
JONES & ASSOCIATES	22213	BOYER PV1	05/31/2024	241.00	241.00
JONES & ASSOCIATES	22213	RULON WHITE BUSINESS PARK APPROVAL PH	05/31/2024	74.50	74.50
JONES & ASSOCIATES	22213	FOX MEADOWS PH 5	05/31/2024	37.25	37.25
JONES & ASSOCIATES	22213	HOPP PHASE 3	05/31/2024	427.00	427.00
JONES & ASSOCIATES	22213	DEER CREST PH 6	05/31/2024	122.00	122.00
JONES & ASSOCIATES	22213	ROCKY MEADOWS	05/31/2024	873.00	873.00
Total 10-13120 DEVELOPMENT RECEIVABLES:				6,245.75	6,245.75
10-13122 UTAH SALES TAX PAID RECEIVABLE					
PRIORITY PET CARE VET	745A	SALES TAX	03/25/2024	8.85	8.85
ZION'S BANK-BANKCARD	061824- HEAT	NESPRESSO- COFFEE	06/18/2024	1.59	1.59
ZION'S BANK-BANKCARD	061824- HEAT	AMAZON- GRAND MARSHALS	06/18/2024	4.01	4.01
ZION'S BANK-BANKCARD	061824- HEAT	AMAZON- FOAM	06/18/2024	21.54	21.54
ZION'S BANK-BANKCARD	061824- HEAT	SAM'S CLUB- SALMON BAKE SUPPLIES	06/18/2024	59.44	59.44
ZION'S BANK-BANKCARD	061824-AMY	WM SUPERCENTER-SALES TAX	06/18/2024	.91	.91
ZION'S BANK-BANKCARD	061824-AMY	CHEDDARS-SALES TAX	06/18/2024	6.38	6.38
ZION'S BANK-BANKCARD	061824-AMY	SPO*SONSONASIANGRILL-SALES TAX	06/18/2024	3.64	3.64
ZION'S BANK-BANKCARD	061824-AMY	TST*EL MATADOR-SALES TAX	06/18/2024	3.05	3.05
ZION'S BANK-BANKCARD	061824-AMY	HOBBY LOBBY-SALES TAX	06/18/2024	.60	.60
ZION'S BANK-BANKCARD	071624-AMY	WALMART- THANK YOU CARDS	07/16/2024	1.45	1.45
Total 10-13122 UTAH SALES TAX PAID RECEIVABLE:				111.46	111.46
10-22250 WORKMENS COMPENSATION PAYABLE					
UTAH LOCAL GOVERNMENT	1613969	WORKERS COMP	07/30/2024	2,931.72	2,931.72
Total 10-22250 WORKMENS COMPENSATION PAYABLE:				2,931.72	2,931.72
10-22500 INSURANCE PAYABLE					
AFLAC	675538	MONTHLY INSURANCE PREMIUM	07/12/2024	126.22	126.22
HEALTH EQUITY INC.	5E5ATET	HSA FEES	07/04/2024	8.40	8.40
PEHP-LTD	062924	Long Term Disability Premium	06/29/2024	468.29	468.29
PEHP-LTD	071324	Long Term Disability Premium	07/13/2024	445.03	445.03

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
PEHP-LTD	071424	Long Term Disability Premium	07/14/2024	439.89	439.89
PUBLIC EMPLOYEES HE	070124	EMPLOYEES HEALTH INSURANCE	07/01/2024	46,292.60	46,292.60
WASHINGTON NATIONAL	P2443851	SECONDARY INSURANCE	07/01/2024	86.65	86.65
Total 10-22500 INSURANCE PAYABLE:				47,867.08	47,867.08
10-23311 REVENUE COLLECTED FOR CWSID					
CENTRAL WEBER SEWE	063024	IMPACT FEE COLLECTION	06/30/2024	74,085.00	74,085.00
Total 10-23311 REVENUE COLLECTED FOR CWSID:				74,085.00	74,085.00
10-23312 N.V.FIRE COLLECTION FEE					
NORTH VIEW FIRE AGEN	063024	IMPACT FEE COLLECTION	06/30/2024	5,083.83	5,083.83
Total 10-23312 N.V.FIRE COLLECTION FEE:				5,083.83	5,083.83
10-32-160 1% SURCHARGE					
UTAH DEPARTMENT OF	063024	BUILDING PERMIT SURCHARGE	06/30/2024	947.28	947.28
Total 10-32-160 1% SURCHARGE:				947.28	947.28
10-35-100 COURT FINES					
UTAH STATE TREASURE	062024	90% SURCHARGE	06/30/2024	1,381.78	1,381.78
UTAH STATE TREASURE	062024	35% SURCHARGE	06/30/2024	573.50	573.50
UTAH STATE TREASURE	062024	80% OF \$32 COURT SECURITY SURCHARGE	06/30/2024	638.44	638.44
UTAH STATE TREASURE	062024	100% OF \$8 COURT SECURITY SURCHARGE	06/30/2024	698.24	698.24
UTAH STATE TREASURE	062024	DEFERRED PROSECUTION ADMINISTRATIVE FEE	06/30/2024	5.00	5.00
Total 10-35-100 COURT FINES:				3,296.96	3,296.96
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP					
UTAH LEAGUE OF CITIES	031424	MEMBERSHIP 2024-2025	03/14/2024	7,910.71	7,910.71
Total 10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP:				7,910.71	7,910.71
10-41-220 PUBLIC NOTICES					
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	843.47	843.47
WATKINS PRINTING	73740	MARCH NEWSLETTER ONLY	03/30/2024	699.70	699.70
WATKINS PRINTING	73984	APRIL NEWSLETTER ONLY	04/05/2024	699.70	699.70
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	1,077.48	1,077.48
WATKINS PRINTING	74235	MAY NEWSLETTER ONLY	05/27/2024	866.97	866.97
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	1,316.92	1,316.92
WATKINS PRINTING	74509	JUNE NEWSLETTER ONLY	06/30/2024	1,103.91	1,103.91
Total 10-41-220 PUBLIC NOTICES:				6,608.15	6,608.15
10-41-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	5.60	5.60
Total 10-41-240 OFFICE SUPPLIES AND EXPENSE:				5.60	5.60
10-41-610 CITY APPRECIATION					
ZION'S BANK-BANKCARD	071624-AMYA	JIMMY'S FLOWERS- MAYOR CALL'S MOM SYMPATHY FLOWERS	07/16/2024	198.33	198.33
ZION'S BANK-BANKCARD	07624-PLANN	LEE'S- MAYOR SYMPATHY CARD	07/16/2024	6.42	6.42
Total 10-41-610 CITY APPRECIATION:				204.75	204.75

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-41-640 DISCRETIONARY FUNDS					
JONES & ASSOCIATES	22092	CITY CEMETARY	03/31/2024	186.25	186.25
JONES & ASSOCIATES	22151	CITY CEMETERY	04/30/2024	149.00	149.00
JONES & ASSOCIATES	22213	CITY CEMETARY	05/31/2024	149.00	149.00
Total 10-41-640 DISCRETIONARY FUNDS:				484.25	484.25
10-42-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	28.01	28.01
ZION'S BANK-BANKCARD	071624-HEATH	AMAZON- COURT SUPPLIES	07/16/2024	42.76	42.76
Total 10-42-240 OFFICE SUPPLIES AND EXPENSE:				70.77	70.77
10-42-310 PROFESSIONAL & TECHNICAL					
ERICKA CABRERA ANDE	060424	INTERPRETER FEES	06/04/2024	123.00	123.00
GAGE ARNOLD	JULY 2024	ATTORNEY SERVICES PER CONTRACT	07/23/2024	1,675.00	1,675.00
Total 10-42-310 PROFESSIONAL & TECHNICAL:				1,798.00	1,798.00
10-42-330 EDUCATION & TRAINING					
ZION'S BANK-BANKCARD	071624-AMAN	BEREAU OF CRIMINAL ID- TAC CONFERENCE	07/16/2024	100.00	100.00
Total 10-42-330 EDUCATION & TRAINING:				100.00	100.00
10-43-130 EMPLOYEE BENEFITS					
URS	062624	BENEFITS DUE (1ST P/R GOING TO 3/4 FROM 1/2)	06/26/2024	209.55	209.55
Total 10-43-130 EMPLOYEE BENEFITS:				209.55	209.55
10-43-230 TRAVEL					
ZION'S BANK-BANKCARD	071624-AMYA	SOUTWEST AIRLINES- TRAVEL	07/16/2024	505.96	505.96
Total 10-43-230 TRAVEL:				505.96	505.96
10-43-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	5.60	5.60
Total 10-43-240 OFFICE SUPPLIES AND EXPENSE:				5.60	5.60
10-43-620 MISCELLANEOUS SERVICES					
ZION'S BANK-BANKCARD	061824-AMY	HUG-HES CAFE-LUNCH	06/18/2024	101.32	101.32
ZION'S BANK-BANKCARD	061824-AMY	CHEDDARS-ADMIN PROFESSIONALS LUNCH	06/18/2024	87.75	87.75
ZION'S BANK-BANKCARD	061824-AMY	TST*EL MATADOR-STEVE WALDRIP LUNCH	06/18/2024	45.45	45.45
Total 10-43-620 MISCELLANEOUS SERVICES:				234.52	234.52
10-44-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	22.40	22.40
Total 10-44-240 OFFICE SUPPLIES AND EXPENSE:				22.40	22.40
10-47-240 OFFICE SUPPLIES AND EXPENSE					
OGDEN STAMP COMPAN	3584	NOTARY STAMP -LH	08/06/2024	49.66	49.66
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	28.01	28.01
ZION'S BANK-BANKCARD	061824- AMAN	ODP BUSINESS SOLUTIONS- OFFICE SUPPLIES	06/18/2024	35.07	35.07
Total 10-47-240 OFFICE SUPPLIES AND EXPENSE:				112.74	112.74

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-47-510 INSURANCE AND SURETY BONDS					
ZION'S BANK-BANKCARD	071624-LAURI	CNA SURETY- NOTARY BOND	07/16/2024	50.00	50.00
Total 10-47-510 INSURANCE AND SURETY BONDS:				50.00	50.00
10-49-300 ENGINEER					
JONES & ASSOCIATES	22092	GENERAL ENGINEERING COORDINATION	03/31/2024	5,572.25	5,572.25
JONES & ASSOCIATES	22092	GENERAL INFO FOR POTENTIAL DEVELOPMENT	03/31/2024	968.50	968.50
JONES & ASSOCIATES	22092	POTENTIAL REVISIONS TO CITY CODE	03/31/2024	298.00	298.00
JONES & ASSOCIATES	22092	BASE MAP & DATABASE MANAGEMENT	03/31/2024	1,204.00	1,204.00
JONES & ASSOCIATES	22092	UTILITY MAPS GENERAL	03/31/2024	84.00	84.00
JONES & ASSOCIATES	22092	PROPERT AQUISITION	03/31/2024	186.25	186.25
JONES & ASSOCIATES	22151	ADEQUATE PUBLIC FACILITIES ORDINANCE	04/30/2024	596.00	596.00
JONES & ASSOCIATES	22151	PROPERTY ACQUISITION AGENT ON-CALL RFP	04/30/2024	649.75	649.75
JONES & ASSOCIATES	22151	GENERAL ENGINEERING COORDINATION	04/30/2024	3,223.25	3,223.25
JONES & ASSOCIATES	22151	GENERAL INFORMATION RELATED TO POTENTIAL DEVELOPMEN	04/30/2024	260.75	260.75
JONES & ASSOCIATES	22151	POTENTIAL REVISIONS TO CITY CODE	04/30/2024	149.00	149.00
JONES & ASSOCIATES	22152	RULON WHITE BUSINESS PARK	04/30/2024	37.25	37.25
JONES & ASSOCIATES	22152	DEER CREST PH 6	04/30/2024	67.75	67.75
JONES & ASSOCIATES	22212	PROPERTY ACQUISITION AGENT ON-CALL RFP	05/31/2024	454.00	454.00
JONES & ASSOCIATES	22212	GENERAL ENGINEERING COORDINATION	05/31/2024	1,859.75	1,859.75
JONES & ASSOCIATES	22213	BEAR MNT ACCESSORIES APPROVAL PH	05/31/2024	37.25	37.25
JONES & ASSOCIATES	22213	SODA SHOP SITE PLAN	05/31/2024	244.00	244.00
JONES & ASSOCIATES	22213	GENERAL DEVELOPMENYS COORDINATION	05/31/2024	738.50	738.50
JONES & ASSOCIATES	22213	DEER CREST PHASE 4	05/31/2024	541.00	541.00
JONES & ASSOCIATES	22214	GENERAL PLANNING SERVICES	05/31/2024	233.00	233.00
JONES & ASSOCIATES	22214	ADEQUATE PUBLIC FACILITIES ORDINANCE	05/31/2024	670.50	670.50
Total 10-49-300 ENGINEER:				18,074.75	18,074.75
10-49-310 ATTORNEY					
HELGESEN, HOUTZ & JO	070524	ATTORNEY - FIRE CODE ISSUES	07/05/2024	210.00	210.00
Total 10-49-310 ATTORNEY:				210.00	210.00
10-49-510 INSURANCE AND SURETY BONDS					
INTERMOUNTAIN HEALT	EAP-05100	EAP SERVICE	07/23/2024	800.00	800.00
UTAH LOCAL GOVERNM	1613966	AUTO PHYSICAL DAMAGE & AUTO LIABILITY	07/30/2024	47,494.10	47,494.10
UTAH LOCAL GOVERNM	1613967	GENERAL LIABILITY	07/30/2024	39,933.47	39,933.47
UTAH LOCAL GOVERNM	1613968	PROPERTY INSURANCE	07/30/2024	15,799.18	15,799.18
Total 10-49-510 INSURANCE AND SURETY BONDS:				104,026.75	104,026.75
10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.					
LES OLSON CO.	EA1418534	COPIER CONTRACT	06/11/2024	1,111.16	1,111.16
ZION'S BANK-BANKCARD	061824- AMAN	ODP BUSINESS SOLUTIONS- OFFICE SUPPLIES	06/18/2024	11.96	11.96
ZION'S BANK-BANKCARD	061824- HEAT	NESPRESSO- COFFEE	06/18/2024	53.00	53.00
ZION'S BANK-BANKCARD	071624-HEATH	AMAZON-BREAKROOM SUPPLIES	07/16/2024	49.27	49.27
ZION'S BANK-BANKCARD	071624-PUBLI	AMAZON- FIRE EXTINGUISHER STICKERS	07/16/2024	32.45	32.45
Total 10-50-260 BLDGS/GROUNDS -SUPPLIES/MAINT.:				1,257.84	1,257.84
10-50-270 UTILITIES					
DOMINION ENERGY	070324	ACCT #9374500000 CTIY OFFICE	07/03/2024	60.25	60.25
DOMINION ENERGY	070324	ACCT# 4467050000 CERT	07/03/2024	16.52	16.52
DOMINION ENERGY	070324	ACCT# 3674500000 RECREATION BUILDING	07/03/2024	8.37	8.37
PLEASANT VIEW CITY	063024	503361 885 W PV DR YEARLY UTILITIES	06/30/2024	2,080.00	2,080.00
PLEASANT VIEW CITY	063024	103681 520 W ELBERTA DR YEARLY UTILITIES	06/30/2024	2,350.00	2,350.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ROCKY MOUNTAIN POW	061924	CERT	06/19/2024	141.91	141.91
Total 10-50-270 UTILITIES:				4,657.05	4,657.05
10-50-280 TELEPHONE					
Teligent IP	0000070529	PHONES	06/15/2024	813.59	813.59
Teligent IP	0000071200	PHONES	07/15/2024	822.23	822.23
Total 10-50-280 TELEPHONE:				1,635.82	1,635.82
10-50-620 CONTRACTUAL SERVICES					
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	866.73	866.73
TECSERV, INC.	16137	MONTHLY NETWORK SERVICES-OFFICE & POLICE	04/05/2024	25.13	25.13
TECSERV, INC.	16197	MONTHLY NETWORK SERVICES-OFFICE & POLICE	05/06/2024	25.13	25.13
TECSERV, INC.	16270	MONTHLY NETWORK SERVICES-OFFICE & POLICE	06/05/2024	25.13	25.13
TECSERV, INC.	16305	MONTHLY NETWORK SERVICES-OFFICE & POLICE	07/01/2024	2,417.57	2,417.57
TECSERV, INC.	16330	MONTHLY NETWORK SERVICES-OFFICE & POLICE	07/05/2024	25.13	25.13
TECSERV, INC.	16368	MONTHLY NETWORK SERVICES-OFFICE & POLICE	08/01/2024	2,417.57	2,417.57
Total 10-50-620 CONTRACTUAL SERVICES:				5,802.39	5,802.39
10-51-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-172903-1	POST BOARD FOR REQUIRED NOTICES	06/25/2024	125.25	125.25
ZION'S BANK-BANKCARD	061824-PW	SMITH & EDWARDS- CERT HANGERS	06/18/2024	10.44	10.44
Total 10-51-240 OFFICE SUPPLIES AND EXPENSE:				135.69	135.69
10-51-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	061824-CINDY	COSTCO- FOUNDERS DAY OPEN HOUSE	06/18/2024	57.13	57.13
ZION'S BANK-BANKCARD	061824-PW	AMAZON- SHOP SUPPLIES AND SAFETY	06/18/2024	164.50	164.50
ZION'S BANK-BANKCARD	071624-PUBLI	AMAZON-SHOP FIRE ALARM/MARKERS	07/16/2024	43.24	43.24
ZION'S BANK-BANKCARD	071624-SHOP	MOUNTAINLAND SUPPLY- SHOP AREA TAPE	07/16/2024	80.36	80.36
Total 10-51-250 EQUIP/SUPPLIES/MAINTENANCE:				345.23	345.23
10-51-260 BLDG & GRND-SHOP IMPROVEMENTS					
TOM RANDALL DISTRIBU	0383443	DIESEL HOSE FITTING	07/10/2024	59.86	59.86
Total 10-51-260 BLDG & GRND-SHOP IMPROVEMENTS:				59.86	59.86
10-51-270 UTILITIES					
DOMINION ENERGY	070324	ACCT# 5488040000 SHOP	07/03/2024	23.01	23.01
PLEASANT VIEW CITY	063024	103891-505 W ELBERTA YEARLY UTILITIES	06/30/2024	655.00	655.00
ROCKY MOUNTAIN POW	0619241	SHOP	06/19/2024	368.37	368.37
Total 10-51-270 UTILITIES:				1,046.38	1,046.38
10-51-280 TELEPHONE					
VERIZON WIRELESS	9966001238	ON CALL/PW DIRECTOR	06/06/2024	127.13	127.13
VERIZON WIRELESS	9968435255	ON CALL/PW DIRECTOR	07/06/2024	127.31	127.31
Total 10-51-280 TELEPHONE:				254.44	254.44
10-53-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	11.20	11.20
STRIVE WORKPLACE SO	WO-174208-1	PHONE CORD-PLANNING	07/08/2024	9.22	9.22
ZION'S BANK-BANKCARD	061824-PLAN	USPS-PLANNING CERTIFIED MAIL	06/18/2024	5.08	5.08

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-53-240 OFFICE SUPPLIES AND EXPENSE:				25.50	25.50
10-53-310 PROFESSIONAL/TECHINCAL SERVICE					
WEBER COUNTY RECORDER	070124	ONLINE PROPERTY DATA SERVICES-PRORATED THROUGH AUG	07/01/2024	50.00	50.00
ZION'S BANK-BANKCARD	061824- HEAT	WEBER COUNTY RECORDER- QUARTERLY PYMT	06/18/2024	150.00	150.00
ZION'S BANK-BANKCARD	061824- HEAT	WEBER COUNTY RECORDER- QUARTERLY PYMT CC FEE	06/18/2024	3.75	3.75
Total 10-53-310 PROFESSIONAL/TECHINCAL SERVICE:				203.75	203.75
10-54-130 EMPLOYEE BENEFITS-GRP 1					
URS	071324A	CORRECT REPORT WITH NEW %'S	07/13/2024	313.28	313.28
Total 10-54-130 EMPLOYEE BENEFITS-GRP 1:				313.28	313.28
10-54-240 OFFICE SUPPLIES AND EXPENSE					
JELSCO AWARDS & SIGN	20754	PD RETIREMENT PLAQUE	06/26/2024	82.95	82.95
OGDEN LITHO INC	61619	PD BUSINESS CARDS	07/17/2024	104.00	104.00
ZION'S BANK-BANKCARD	071624-POLIC	USPS- OFFICE SUPPLIES	07/16/2024	5.08	5.08
ZION'S BANK-BANKCARD	071624-POLIC	ZOHO- OFFICE FORMS	07/16/2024	32.18	32.18
ZION'S BANK-BANKCARD	071624-POLIC	QUALITY QUICK PRINT- OFFICE SUPPLIES	07/16/2024	506.24	506.24
ZION'S BANK-BANKCARD	071624-POLIC	CRUMBL- RON'S RETIREMENT	07/16/2024	122.98	122.98
ZION'S BANK-BANKCARD	071624-POLIC	OLD GRIST MILL- RON'S RETIREMENT	07/16/2024	45.03	45.03
ZION'S BANK-BANKCARD	071624-POLIC	USPS- OFFICE SUPPLIES	07/16/2024	5.70	5.70
ZION'S BANK-BANKCARD	071624-POLIC	SMITHS- RETIREMENT CARD RON	07/16/2024	5.29	5.29
ZION'S BANK-BANKCARD	071624-POLIC	USPS- POSTAGE	07/16/2024	5.00	5.00
ZION'S BANK-BANKCARD	071624-POLIC	USPS- POSTAGE	07/16/2024	5.08	5.08
ZION'S BANK-BANKCARD	071624-POLIC	USPS- POSTAGE	07/16/2024	5.08	5.08
ZION'S BANK-BANKCARD	071624-POLIC	USPS- SUPPLIES	07/16/2024	5.00	5.00
ZION'S BANK-BANKCARD	071624-POLIC	USPS-OFFICE SUPPLIES	07/16/2024	5.00	5.00
ZION'S BANK-BANKCARD	071624-RYON	OGDEN PIZZERIA-BUSINESS LUNCH	07/16/2024	26.99	26.99
Total 10-54-240 OFFICE SUPPLIES AND EXPENSE:				961.60	961.60
10-54-250 SUPPLIES/MAINTENANCE					
ARTISTIC CUSTOM BAD	2785	POLICE BADGE-OFFICER JACKSON	06/14/2024	85.00	85.00
MOTOROLA SOLUTIONS	1411098919	BODY CAMERA CONTRACT-2023-2024	07/01/2024	828.00	828.00
ZION'S BANK-BANKCARD	071624-POLIC	ACTION TARGETS- FIREARMS SUPPLIES	07/16/2024	167.83	167.83
ZION'S BANK-BANKCARD	071624-POLIC	AMAZON- FIREARMS SUPPLIES	07/16/2024	197.93	197.93
ZION'S BANK-BANKCARD	071624-POLIC	AMAZON- EQUIP & SUPPLIES	07/16/2024	891.61	891.61
ZION'S BANK-BANKCARD	071624-POLIC	AMAZON- FIREARMS SUPPLIES	07/16/2024	46.94	46.94
ZION'S BANK-BANKCARD	071624-POLIC	AMAZON-COMPUTER EQUIP	07/16/2024	95.06	95.06
Total 10-54-250 SUPPLIES/MAINTENANCE:				2,312.37	2,312.37
10-54-251 VEHICLE:FUEL					
FUEL NETWORK	F2412E00980	PD FUEL	07/02/2024	3,710.05	3,710.05
TOM RANDALL DISTRIBUTION	03282580	POLICE	06/25/2024	255.70	255.70
TOM RANDALL DISTRIBUTION	0374312	POLICE	01/16/2024	58.70	58.70
TOM RANDALL DISTRIBUTION	0380108	POLICE	05/13/2024	341.77	341.77
Total 10-54-251 VEHICLE:FUEL:				4,366.22	4,366.22
10-54-253 VEHICLE: MAINTENANCE					
JACK'S TIRE & OIL COMP	24-0571524-01	PD VEHICLE MAINTENANCE	07/03/2024	1,026.24	1,026.24
JACK'S TIRE & OIL COMP	24-0577065-01	PD VEHICLE TIRES	07/17/2024	1,207.80	1,207.80
NELSON TIRE LLC	2138921	PD VEHICLE MAINTENANCE	08/06/2024	85.75	85.75
YOUNG OF BRIGHAM CITY	58947	PD VEHICLE MAINTENANCE	07/02/2024	130.57	130.57

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ZION'S BANK-BANKCARD	071624-POLIC	LOST RECOVERY- VEHICLE MAINTENANCE	07/16/2024	75.00	75.00
ZION'S BANK-BANKCARD	071624-RYON	YOUNG FORD- VEHICLE MAINTENANCE	07/16/2024	35.00	35.00
Total 10-54-253 VEHICLE: MAINTENANCE:				2,560.36	2,560.36
10-54-310 PROFESSIONAL/TECHNICAL SERVICE					
INTERMOUNTAIN WORK	OG3524514	RANDOM BLOOD DRAW-CHIEF	07/01/2024	54.00	54.00
INTERMOUNTAIN WORK	OG3524514	NEW HIRE BLOOD DRAW-OFFICER RIVERA	07/01/2024	54.00	54.00
Total 10-54-310 PROFESSIONAL/TECHNICAL SERVICE:				108.00	108.00
10-54-320 ANIMAL SERVICES					
PRIORITY PET CARE VET	745A	INJURED DOG	03/25/2024	242.10	242.10
ZION'S BANK-BANKCARD	071624-POLIC	WEBER COUNTY ANIMAL SHELTER- RELINQUISH	07/16/2024	153.75	153.75
Total 10-54-320 ANIMAL SERVICES:				395.85	395.85
10-54-330 EDUCATION AND TRAINING					
Sentry Safety LLC	SRO UT- 06-24	SRO HB61 GUIDELINES TRAINING	06/14/2024	400.00	400.00
ZION'S BANK-BANKCARD	071624-POLIC	BUREAU OF CRIMINAL ID-TAC TRAINING	07/16/2024	100.00	100.00
ZION'S BANK-BANKCARD	071624-POLIC	AXON- TRAINING	07/16/2024	495.00	495.00
Total 10-54-330 EDUCATION AND TRAINING:				995.00	995.00
10-54-620 CONTRACTUAL SERVICES					
MOTOROLA SOLUTIONS	1411099884	BODY CAMERA CONTRACT	07/04/2024	828.00	828.00
OGDEN CITY	8438	PD STRIKE FORCE CONTRACT 2024-2025	07/01/2024	11,265.00	11,265.00
WEBER COUNTY CORPO	54189	2024-2025 SWAT CONTRACT FEE	06/12/2024	1,566.00	1,566.00
WEBER COUNTY CORPO	53560	2024-2025 CSI CONTRACT	05/15/2024	18,349.00	18,349.00
Total 10-54-620 CONTRACTUAL SERVICES:				32,008.00	32,008.00
10-58-310 PROFESSIONAL & TECHNICAL					
BEACON CODE CONSUL	06042375	BUILDING INSPECTION SERVICES-JULY 2024	07/01/2024	12,870.00	12,870.00
Total 10-58-310 PROFESSIONAL & TECHNICAL:				12,870.00	12,870.00
10-60-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	03282580	STREETS DIESEL	06/25/2024	1,176.23	1,176.23
TOM RANDALL DISTRIBU	03282580	STREETS	06/25/2024	434.70	434.70
TOM RANDALL DISTRIBU	0373849	STREETS	01/05/2024	1,137.61	1,137.61
TOM RANDALL DISTRIBU	0373907	STREETS DIESEL	01/09/2024	992.32	992.32
TOM RANDALL DISTRIBU	0374312	STREETS DIESEL	01/16/2024	1,259.94	1,259.94
TOM RANDALL DISTRIBU	0374312	STREETS	01/16/2024	587.05	587.05
TOM RANDALL DISTRIBU	0374559	55 GAL DEF	01/19/2024	166.50	166.50
TOM RANDALL DISTRIBU	0379488	STREETS	04/26/2024	293.43	293.43
TOM RANDALL DISTRIBU	0380108	STREETS	05/13/2024	563.92	563.92
ZION'S BANK-BANKCARD	061824-PW	MAVERICK- NEW DUMP TRUCK FILLUP TO GET TO SHOP	06/18/2024	150.49	150.49
Total 10-60-251 VEHICLE:FUEL:				6,762.19	6,762.19
10-60-253 VEHICLE: MAINTENANCE					
COMMERCIAL TIRE	23-139850	DT#8 TIRE REPLACEMENT	06/28/2024	1,160.06	1,160.06
COMMERCIAL TIRE	23-140566	DT #8 TIRE DAMAGE REPLACEMENT	07/23/2024	1,160.06	.00
TOM RANDALL DISTRIBU	0374054	55 GAL WASHER FLUID	01/10/2024	154.40	154.40
Total 10-60-253 VEHICLE: MAINTENANCE:				2,474.52	1,314.46

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-60-270 UTILITIES					
ROCKY MOUNTAIN POW	061424	STREETLIGHTS	06/14/2024	733.95	733.95
ROCKY MOUNTAIN POW	0619242	STREETLIGHTS	06/19/2024	2,616.74	2,616.74
Total 10-60-270 UTILITIES:				3,350.69	3,350.69
10-60-280 TELEPHONE					
VERIZON WIRELESS	9966001238	PW INSPECTOR	06/06/2024	28.73	28.73
VERIZON WIRELESS	9966001238	STREET/STORM PHONE & TABLET	06/06/2024	52.83	52.83
VERIZON WIRELESS	9968435255	STREET/STORM PHONE & TABLET	07/06/2024	52.87	52.87
VERIZON WIRELESS	9968435255	INSPECTOR PHONE/TABLET	07/06/2024	28.71	28.71
Total 10-60-280 TELEPHONE:				163.14	163.14
10-60-310 PROFESSIONAL/TECHNICAL SERVICE					
JONES & ASSOCIATES	22092	GENERAL ENGINEERING COORDINATION	03/31/2024	521.50	521.50
JONES & ASSOCIATES	22092	PUBLIC WORKS STANDARDS UPDATES	03/31/2024	999.25	999.25
JONES & ASSOCIATES	22092	2024 STREET MAINTENNCE DESIGN	03/31/2024	836.00	836.00
JONES & ASSOCIATES	22151	2024 STREET MAINTENANCE -DESIGN	04/30/2024	701.50	701.50
JONES & ASSOCIATES	22151	PUBLIC WORKS STANDARDS UPDATES	04/30/2024	1,136.00	1,136.00
JONES & ASSOCIATES	22212	2023 STREET MAINTENANCE	05/31/2024	453.00	453.00
JONES & ASSOCIATES	22212	2024 STREET MAINTENANCE-DESIGN	05/31/2024	665.00	665.00
JONES & ASSOCIATES	22212	POTENTIAL REVISIONS TO PW ORDINANCES	05/31/2024	37.25	37.25
JONES & ASSOCIATES	22212	PUBLIC WORKS STANDARDS UPDATES	05/31/2024	223.50	223.50
Total 10-60-310 PROFESSIONAL/TECHNICAL SERVICE:				5,573.00	5,573.00
10-60-470 STREET SUPPLIES/MATERIALS					
ZION'S BANK-BANKCARD	061824- UTILIT	MOUNTAINLAND SUPPLY- MONUMENT LID REPLACEMENT	06/18/2024	50.00	50.00
ZION'S BANK-BANKCARD	071624-STRE	ACE HARDWARE- BEE SPRAY	07/16/2024	20.97	20.97
ZION'S BANK-BANKCARD	071624-STRE	LOWES- SIGN ANCHORS	07/16/2024	27.72	27.72
ZION'S BANK-BANKCARD	071624-STRE	INDUSTRIAL SUPPLY- SIGN INSTALLATION TOOLS	07/16/2024	7.51	7.51
ZION'S BANK-BANKCARD	071624-STRE	MOUNTAINLAND--PAINT/VEST	07/16/2024	86.20	86.20
Total 10-60-470 STREET SUPPLIES/MATERIALS:				192.40	192.40
10-60-491 TRANSPORTATION SALES TX EXPEND					
JONES & ASSOCIATES	22092	2021 STREETLIGHT	03/31/2024	111.75	111.75
JONES & ASSOCIATES	22151	2023 STREET LIGHT (PLANNING & DESIGN)	04/30/2024	74.50	74.50
JONES & ASSOCIATES	22151	ELBERTA DR, 600 W TO CITY LIMITS-WACOG APPLICATION	04/30/2024	74.50	74.50
JONES & ASSOCIATES	22212	ELBERTA DR., 600 W TO CITY LIMITS-WACOG APPLICATION	05/31/2024	2,274.50	2,274.50
JONES & ASSOCIATES	22212	SKYLINE DR. RR CROSSING-WACOG APPLICATION	05/31/2024	298.00	298.00
JONES & ASSOCIATES	22212	2021 STREET LIGHT (CONSTRUCTION MANAGEMENT)	05/31/2024	335.25	335.25
JONES & ASSOCIATES	22212	1000 WEST ONE-WAY TO TWO-WAY CONVERSION	05/31/2024	183.00	183.00
JONES & ASSOCIATES	22212	GENERAL STREETS COORDINATION	05/31/2024	298.00	298.00
Total 10-60-491 TRANSPORTATION SALES TX EXPEND:				3,649.50	3,649.50
10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN					
JONES SHIRTS AND SIG	7477	YCC SHIRTS	05/31/2024	328.97	328.97
ZION'S BANK-BANKCARD	061824-CINDY	COSTCO-STORAGE	06/18/2024	56.43	56.43
ZION'S BANK-BANKCARD	071624-CINDY	SMITHS- ICE	07/16/2024	12.32	12.32
ZION'S BANK-BANKCARD	071624-CINDY	PIZZA MAN- YCC LUNCH	07/16/2024	246.27	246.27
ZION'S BANK-BANKCARD	071624-CINDY	SMITHS- DRINKS	07/16/2024	41.14	41.14
Total 10-63-250 EQUIPMENT-SUPPLIES & MAINTENAN:				685.13	685.13

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
10-70-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	061824-PARKS	TURF EQUIPMENT- REPLACEMENT BELT FOR VENTRAC	06/18/2024	141.10	141.10
ZION'S BANK-BANKCARD	061824-PARKS	TURF EQUIPMENT- TORO MOWER TIRES	06/18/2024	313.55	313.55
ZION'S BANK-BANKCARD	071624- PARK	WILKINSON SUPPLY- SAW AND SUPPLIES FOR SAW	07/16/2024	1,151.15	1,151.15
Total 10-70-250 EQUIP/SUPPLIES/MAINTENANCE:				1,605.80	1,605.80
10-70-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	03282580	PARKS	06/25/2024	1,073.95	1,073.95
TOM RANDALL DISTRIBU	03282580	PARKS DIESEL	06/25/2024	511.42	511.42
TOM RANDALL DISTRIBU	0373849	PARKS	01/05/2024	11.49	11.49
TOM RANDALL DISTRIBU	0373907	PARKS DIESEL	01/09/2024	24.21	24.21
TOM RANDALL DISTRIBU	0374312	PARKS DIESEL	01/16/2024	12.73	12.73
TOM RANDALL DISTRIBU	0374312	PARKS	01/16/2024	557.70	557.70
TOM RANDALL DISTRIBU	0379488	PARKS	04/26/2024	224.38	224.38
TOM RANDALL DISTRIBU	0380108	PARKS	05/13/2024	717.72	717.72
Total 10-70-251 VEHICLE:FUEL:				3,133.60	3,133.60
10-70-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	061824-PARKS	BIG O TIRES- TIRES FOR PLU#11 & MOUNT MOWER TIRES	06/18/2024	914.96	914.96
Total 10-70-253 VEHICLE: MAINTENANCE:				914.96	914.96
10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT					
BELL JANITORIAL SUPPL	1053825A	GLOVES FOR MIXING WEED SPRAY	07/09/2024	22.60	22.60
DURK'S PLUMBING SUPP	02911625	SPRINKLERS FOR PARKS	06/18/2024	780.47	780.47
ZION'S BANK-BANKCARD	061824-PARKS	IFA- WEED SPRAY	06/18/2024	124.00	124.00
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- SPRINKLER REPLACEMENTS	06/18/2024	137.20	137.20
ZION'S BANK-BANKCARD	061824-PARKS	SMITH & EDWARDS- WORK GLOVES	06/18/2024	11.39	11.39
ZION'S BANK-BANKCARD	061824-PARKS	MOUNTAINLAND POWER EQUIPMENT- WEED EATER HEADS	06/18/2024	51.98	51.98
ZION'S BANK-BANKCARD	061824-PARKS	SMITH & EDWARDS- 2 CYCLE OIL FOR PARKS MAINTENECE	06/18/2024	46.15	46.15
ZION'S BANK-BANKCARD	061824-PARKS	LOMOND VIEW NURSERY- BARK FOR ROUNDABOUT	06/18/2024	99.98	99.98
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- SPRINKLER REPAIRS BARKER	06/18/2024	29.87	29.87
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- SPRINKLER REPAIRS AT BARKER	06/18/2024	174.67	174.67
ZION'S BANK-BANKCARD	061824-PARKS	EWING- 2" VALVE TO REPLACE WORN OUT ONE	06/18/2024	146.76	146.76
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- ROTARY SPRINKLER REPLACEMENT	06/18/2024	764.40	764.40
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- REPLACE VANDALIZED FOUNTAIN @	06/18/2024	14.50	14.50
ZION'S BANK-BANKCARD	061824-PARKS	DURK'S PLUMBING SUPPLY- SPRINKLER REPAIRS	06/18/2024	879.57	879.57
ZION'S BANK-BANKCARD	061824-PARKS	SMITH AND EDWARDS- TO HANG CERTIFICATIONS IN SHOP	06/18/2024	24.66	24.66
ZION'S BANK-BANKCARD	061824-PARKS	LOMOND VIEW NURSERY- BARK FOR ROUNDABOUT	06/18/2024	149.97	149.97
ZION'S BANK-BANKCARD	071624- PARK	BELL JANITORIAL- RESTROOM & CLEANING SUPPLIES	07/16/2024	587.05	587.05
ZION'S BANK-BANKCARD	071624- PARK	IFA- WEED SPRAY & SHOVEL	07/16/2024	312.15	312.15
ZION'S BANK-BANKCARD	071624- PARK	RHINEHART OIL- GREASE	07/16/2024	108.54	108.54
ZION'S BANK-BANKCARD	071624- PARK	EWING- VALVES AND SPRINKLERS FOR IRRIGATION REPAIR	07/16/2024	1,319.02	1,319.02
ZION'S BANK-BANKCARD	071624- PARK	WILSON LANE SERVICE- OIL & POWER HEAD	07/16/2024	433.95	433.95
ZION'S BANK-BANKCARD	071624- PARK	BELLAS- FOUNDERS DAY LUNCH	07/16/2024	90.31	90.31
ZION'S BANK-BANKCARD	071624- PUBLI	CHILI'S- STAFF LUNCH	07/16/2024	161.69	161.69
ZION'S BANK-BANKCARD	071624-PARKS	SMITH AND EDWARDS-HORNET SPRAY	07/16/2024	55.38	55.38
ZION'S BANK-BANKCARD	071624-PARKS	DURKS PLUMBING- DETENTION POND SPRINKLING SYSTEM	07/16/2024	174.95	174.95
Total 10-70-260 BLDGS/GROUNDS-SUPPLIES & MAINT:				6,701.21	6,701.21
10-70-270 UTILITIES					
BONA VISTA WATER DIST	062424	MULTI-SPORTS PARK	06/24/2024	118.85	118.85
DOMINION ENERGY	062624	ACCT # 48467050000 CERT3674500000 REC	06/26/2024	112.28	112.28
ROCKY MOUNTAIN POW	061924A	PARK SITES	06/19/2024	905.54	905.54

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 10-70-270 UTILITIES:				1,136.67	1,136.67
10-71-240 OFFICE SUPPLIES AND EXPENSE					
STRIVE WORKPLACE SO	WO-174120-1	OFFICE SUPPLIES	07/03/2024	11.20	11.20
ZION'S BANK-BANKCARD	061824-CINDY	WALMART- OFFICE SUPPLIES	06/18/2024	61.36	61.36
Total 10-71-240 OFFICE SUPPLIES AND EXPENSE:				72.56	72.56
10-71-250 EQUIP/SUPPLIES/MAINTENANCE					
SALT LAKE BEES	JB24011-IN	BASEBALL/SOFTBALL JERSEYS	06/21/2024	7,312.00	7,312.00
ZION'S BANK-BANKCARD	061824-CINDY	WALMART- REC EQUIPMENT	06/18/2024	21.32	21.32
ZION'S BANK-BANKCARD	061824-CINDY	STRAW MARKET- STAFF DRINKS	06/18/2024	12.43	12.43
Total 10-71-250 EQUIP/SUPPLIES/MAINTENANCE:				7,345.75	7,345.75
10-75-670 FOUNDERS' DAY					
DRAGON DYNAMITE DIS	240711	FOUNDERS DAY FIREWORKS REMAINING BALANCE	07/11/2024	10,000.00	10,000.00
LEE'S MARKET	68292	SALT/HASHBROWNS FOR FD BREAKFAST	06/23/2024	146.80	146.80
LEE'S MARKET	68295	SALMON BAKE FOOD	06/22/2024	15,335.61	15,335.61
LEE'S MARKET	68298	ICE FOR FOUNDERS DAY ACTIVITIES	06/24/2024	73.80	73.80
REPUBLIC SERVICES #4	0493-0008065	PLEASANT VIEW FOUNDERS DAY EXTRA DUMPSTERS FOR BARK	06/26/2024	240.00	240.00
SUNBELT RENTALS, INC	155778969-00	FIREWORKS LIGHTS MINUS CREDIT	07/08/2024	794.80	794.80
WATKINS PRINTING	74409	SALMON BAKE TICKETS	05/27/2024	406.03	406.03
ZION'S BANK-BANKCARD	061824- HEAT	AMAZON- GRAND MARSHALS	06/18/2024	55.24	55.24
ZION'S BANK-BANKCARD	061824- HEAT	AMAZON- FOAM	06/18/2024	296.97	296.97
ZION'S BANK-BANKCARD	061824- HEAT	WEBER COUNTY HEALTH DEPARTMENT- FOUNDERS DAY FOOD	06/18/2024	130.00	130.00
ZION'S BANK-BANKCARD	061824- HEAT	SAM'S CLUB- SALMON BAKE SUPPLIES	06/18/2024	994.00	994.00
ZION'S BANK-BANKCARD	061824- UTILIT	MOUNTAINLAND SUPPLY- FOUNDERS DAY CAUTION TAPE	06/18/2024	87.69	87.69
ZION'S BANK-BANKCARD	061824-CINDY	COSTCO- FOUNDERS DAY PARADE	06/18/2024	861.24	861.24
ZION'S BANK-BANKCARD	061824-CINDY	AMAZON- PARK ACTIVITIES	06/18/2024	258.15	258.15
ZION'S BANK-BANKCARD	061824-CINDY	AMAZON- PARK ACTIVITIES	06/18/2024	299.99	299.99
ZION'S BANK-BANKCARD	061824-CINDY	SMITH & EDWARDS- FOUNDERS DAY CANDY	06/18/2024	359.55	359.55
ZION'S BANK-BANKCARD	061824-CINDY	DOLLAR TREE- FOUNDERS DAY WATER GUNS	06/18/2024	237.50	237.50
ZION'S BANK-BANKCARD	071624- PUBLI	HONEY BUCKET- F-DAY 3 PORTA POTTIES & 2 WASH STATIONS	07/16/2024	2,026.74	2,026.74
ZION'S BANK-BANKCARD	071624-AMY	WALMART- THANK YOU CARDS	07/16/2024	19.96	19.96
ZION'S BANK-BANKCARD	071624-CINDY	ATKINSON SOUND- PARADE SOUND SYSTEM	07/16/2024	550.00	550.00
ZION'S BANK-BANKCARD	071624-CINDY	DURKS PLUMBING- PIPE	07/16/2024	4.38	4.38
ZION'S BANK-BANKCARD	071624-CINDY	DOLLAR TREE- TREATS	07/16/2024	100.42	100.42
ZION'S BANK-BANKCARD	071624-HEATH	CLARKES MARKET- 5K MEDALS	07/16/2024	673.50	673.50
ZION'S BANK-BANKCARD	071624-SHOP	DOLLAR TREE- DRINK TUBS DECOR	07/16/2024	18.75	18.75
ZION'S BANK-BANKCARD	071624-SHOP	MICHAELS- DRINK TUBS DECOR	07/16/2024	29.94	29.94
Total 10-75-670 FOUNDERS' DAY:				34,001.06	34,001.06
40-46-250 SPECIAL EVENTS					
QUALITY QUICK-PRINT	8168	FOOD TRUCK POSTERS & FLYERS	06/26/2024	66.50	66.50
ZION'S BANK-BANKCARD	061824-CINDY	AMAZON- EZ UP FOR STAGE FOOD TRUCKS	06/18/2024	129.99	129.99
ZION'S BANK-BANKCARD	061824-CINDY	LEES- POPCORN FOR MOVIE IN THE PARK	06/18/2024	71.88	71.88
ZION'S BANK-BANKCARD	061824-CINDY	AMAZON- MOVIES IN THE PARK	06/18/2024	57.54	57.54
ZION'S BANK-BANKCARD	061824-CINDY	COSTCO- 4 CANOPIES	06/18/2024	471.86	471.86
ZION'S BANK-BANKCARD	071624-CINDY	WALMART- REC SUPPLIES	07/16/2024	13.37	13.37
ZION'S BANK-BANKCARD	071624-CINDY	LEES- POPCORN FOR MOVIES IN THE PARK	07/16/2024	88.45	88.45
Total 40-46-250 SPECIAL EVENTS:				899.59	899.59
40-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	22092	PV PICKLEBALL COURTS	03/31/2024	894.00	894.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
JONES & ASSOCIATES	22212	PV PARK PICKLEBALL COURTS	05/31/2024	2,631.25	2,631.25
Total 40-46-310 PROFESSIONAL & TECHNICAL:				3,525.25	3,525.25
40-46-730 IMPROVEMENTS - CONSTRUCTION					
JONES & ASSOCIATES	22151	PV PICKLEBALL COURTS	04/30/2024	12,435.75	12,435.75
Total 40-46-730 IMPROVEMENTS - CONSTRUCTION:				12,435.75	12,435.75
40-46-740 CAPITAL OUTLAY - EQUIPMENT					
ZION'S BANK-BANKCARD	061824- HEAT	LEES- VETERAN'S MONUMENT RIBBON CUTTING SUPPLIES	06/18/2024	578.00	578.00
ZION'S BANK-BANKCARD	061824-AMY	HOBBY-LOBBY-RIBBON FOR VETERANS MONUMENT OPENING	06/18/2024	8.08	8.08
ZION'S BANK-BANKCARD	061824-AMY	WM SUPERCENTER-LEMONADE FOR VETERANS RIBBON CUTTING	06/18/2024	30.29	30.29
ZION'S BANK-BANKCARD	061824-PARKS	INTERMOUNTAIN CONCRETE- VETERAN'S MONUMENT PLAQUE	06/18/2024	31.70	31.70
ZION'S BANK-BANKCARD	061824-PARKS	HOME DEPOT- VETERAN'S MONUMENT DEDICATION	06/18/2024	203.04	203.04
Total 40-46-740 CAPITAL OUTLAY - EQUIPMENT:				851.11	851.11
41-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	168.69	168.69
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	215.50	215.50
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	263.38	263.38
Total 41-40-240 OFFICE SUPPLIES AND EXPENSE:				647.57	647.57
41-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	071624-STRE	HOME DEPOT- STORM WATER POND GRADING	07/16/2024	26.46	26.46
ZION'S BANK-BANKCARD	071624-STRE	MOUNTAINLAND-FLASHLIGHT	07/16/2024	69.99	69.99
Total 41-40-250 EQUIP/SUPPLIES/MAINTENANCE:				96.45	96.45
41-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBUTION	03282580	STORM	06/25/2024	434.69	434.69
TOM RANDALL DISTRIBUTION	0374312	STORM	01/16/2024	587.05	587.05
TOM RANDALL DISTRIBUTION	0380108	STORM	05/13/2024	563.92	563.92
Total 41-40-251 VEHICLE:FUEL:				1,585.66	1,585.66
41-40-253 VEHICLE: MAINTENANCE					
INTERMOUNTAIN SWEEP	122248	SWEEPER SERVICE (2) ENGINES AND SWEEPER	05/31/2024	3,480.41	3,480.41
ZION'S BANK-BANKCARD	071624- PUBLI	GILLS POINT S- PICK UP OIL CHANGR ROTORS	07/16/2024	1,236.09	1,236.09
Total 41-40-253 VEHICLE: MAINTENANCE:				4,716.50	4,716.50
41-40-280 TELEPHONE					
VERIZON WIRELESS	9966001238	PW INSPECTOR	06/06/2024	28.74	28.74
VERIZON WIRELESS	9966001238	STREET STORM PHONE/TABLET	06/06/2024	52.82	52.82
VERIZON WIRELESS	9968435255	STREET STORM PHONE/TABLET	07/06/2024	52.87	52.87
VERIZON WIRELESS	9968435255	INSPECTOR PHONE/TABLET	07/06/2024	28.71	28.71
Total 41-40-280 TELEPHONE:				163.14	163.14
41-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	14.06	14.06
JONES & ASSOCIATES	22092	GENERAL STORM WATER COMPLIANCE	03/31/2024	335.25	335.25
JONES & ASSOCIATES	22092	STORM DRAIN/FLOODING INVESTIGATION	03/31/2024	223.50	223.50
JONES & ASSOCIATES	22151	STORM DRAIN/FLOODING ISSUES INVESTIGATION	04/30/2024	2,675.00	2,675.00
JONES & ASSOCIATES	22151	GENERAL STORM WATER COMPLIANCE	04/30/2024	596.00	596.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
JONES & ASSOCIATES	22212	UTILITY MAPS-STORM DRAIN	05/31/2024	252.00	252.00
TECSERV, INC.	16137	MONTHLY NETWORK SERVICES-SS	04/05/2024	3.09	3.09
TECSERV, INC.	16197	MONTHLY NETWORK SERVICES-SS	05/06/2024	3.09	3.09
TECSERV, INC.	16270	MONTHLY NETWORK SERVICES-SS	06/05/2024	3.09	3.09
TECSERV, INC.	16305	MONTHLY NETWORK SERVICES-SS	07/01/2024	297.69	297.69
TECSERV, INC.	16330	MONTHLY NETWORK SERVICES-SS	07/05/2024	3.09	3.09
TECSERV, INC.	16368	MONTHLY NETWORK SERVICES-SS	08/01/2024	297.69	297.69
Total 41-40-310 PROFESSIONAL/TECHINCAL SERVICE:				4,703.55	4,703.55
41-40-330 EDUCATION AND TRAINING					
ZION'S BANK-BANKCARD	061824- UTILIT	ECOPLIANT ENVIRONMENTAL- CISECCERT RENEWAL APRIL	06/18/2024	100.00	100.00
Total 41-40-330 EDUCATION AND TRAINING:				100.00	100.00
41-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202401773	167 STAKES	06/30/2024	66.47	66.47
Total 41-40-610 MISCELLANEOUS SUPPLIES:				66.47	66.47
41-46-310 PROFESSIONAL & TECHNICAL					
HANSEN & ASSOCIATES,	24-0760	DECANT/SEWER EXHIBIT	06/07/2024	700.00	700.00
JONES & ASSOCIATES	22092	DECANT FACILITY	03/31/2024	149.00	149.00
JONES & ASSOCIATES	22092	400 W STORM DRAIN CONCEPT	03/31/2024	5,570.00	5,570.00
JONES & ASSOCIATES	22092	BARKER DETENTION POND LEAK REMEDIATION DESIGN	03/31/2024	784.00	784.00
JONES & ASSOCIATES	22092	BARKER DETENTION POND	03/31/2024	327.25	327.25
JONES & ASSOCIATES	22092	US 89 PW PROPERTY PLANNING	03/31/2024	111.75	111.75
JONES & ASSOCIATES	22151	DECANT FACILITY	04/30/2024	298.00	298.00
JONES & ASSOCIATES	22151	400 WEST STROM DRAIN-CONCEPT AND DESIGN	04/30/2024	491.25	491.25
JONES & ASSOCIATES	22151	BARKER PARK DETENTION POND LEAK REMEDIATION-CONSTRU	04/30/2024	3,521.50	3,521.50
JONES & ASSOCIATES	22151	ALDER CREEK SUBD DENTTION POND REHAB-DESIGN	04/30/2024	602.75	602.75
JONES & ASSOCIATES	22151	US 89 PW PROPERTY-PLANNING AND DESIGN	04/30/2024	120.00	120.00
JONES & ASSOCIATES	22212	BARKER PARK DETENTION POND LEAK REMEDIATION-CONSTRC	05/31/2024	677.50	677.50
JONES & ASSOCIATES	22212	ALDER CREEK SUBD DETENTION POND REHAB-DESIGN	05/31/2024	1,258.75	1,258.75
JONES & ASSOCIATES	22212	DECANT FACILITY	05/31/2024	1,266.50	1,266.50
JONES & ASSOCIATES	22212	400 WEST STORM DRAIN-CONCEPT AND DESIGN	05/31/2024	74.50	74.50
Total 41-46-310 PROFESSIONAL & TECHNICAL:				15,952.75	15,952.75
41-46-730 IMPROVEMENTS - CONSTRUCTION					
CORE & MAIN LP	V052468	1100 W SIDEWALK PROJECT	06/17/2024	310.00	310.00
LAMAR A MABEY & ASSO	043024	DECANT SEWER ACCESS	04/30/2024	4,768.75	4,768.75
ORMOND CONSTRUCTIO	051224-ESTIM	BARKER PARK POND PR#2 FINAL	05/12/2024	8,946.15	8,946.15
Total 41-46-730 IMPROVEMENTS - CONSTRUCTION:				14,024.90	14,024.90
43-40-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	22092	GENERATOR REPLACEMENT CITY HALL	03/31/2024	343.50	343.50
JONES & ASSOCIATES	22092	GENERATOR SHOP	03/31/2024	378.00	378.00
JONES & ASSOCIATES	22151	GENERATOR NEW-PUBLIC WORKS SHOP	04/30/2024	24.00	24.00
JONES & ASSOCIATES	22151	CITY HALL ADA UPGRADES	04/30/2024	30.50	30.50
JONES & ASSOCIATES	22151	GENERATOR REPLACEMENT-CITY HALL	04/30/2024	48.00	48.00
JONES & ASSOCIATES	22212	GENERATOR REPLACEMENT-CITY HALL	05/31/2024	303.25	303.25
JONES & ASSOCIATES	22212	GENERATOR NEW-PUBLIC WORKS SHOP	05/31/2024	71.25	71.25
Total 43-40-310 PROFESSIONAL & TECHNICAL:				1,198.50	1,198.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
43-40-740 CAPTIAL OUTLAY - EQUIPMENT					
CARD SIGNS	32305	PD VEHICLE STRIPING	07/09/2024	496.00	496.00
CARD SIGNS	32305	CREDIT ON FILE FROM INVOICE #28611	07/09/2024	425.00-	425.00-
KEN GARFF FORD	2024-1F40235	PD VEHICLE PURCHASE	05/31/2024	53,334.00	53,334.00
MOTOROLA SOLUTIONS	USC00085723	PD RADIO ENCRYPTION	06/26/2024	1,300.00	1,300.00
STRIVE WORKPLACE SO	OE-58167-1	FILE CABINET	06/25/2024	1,619.53	1,619.53
Total 43-40-740 CAPTIAL OUTLAY - EQUIPMENT:				56,324.53	56,324.53
43-40-750 LEASE					
THE BANCORP	648678	2 PD LEASE VEHICLES	06/28/2024	9,592.96	9,592.96
Total 43-40-750 LEASE:				9,592.96	9,592.96
45-46-240 OFFICE SUPPLIES AND EXPENSE					
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	14.03	14.03
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	168.69	168.69
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	215.49	215.49
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	263.38	263.38
Total 45-46-240 OFFICE SUPPLIES AND EXPENSE:				661.59	661.59
45-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	22092	1100 W 3925 N SIDEWALK DESIGN	03/31/2024	426.25	426.25
JONES & ASSOCIATES	22092	1100 W 3925 N SIDEWAL CONSTRUCTION MANAGEMENT	03/31/2024	166.25	166.25
JONES & ASSOCIATES	22092	SKYLINE DRIVE PROJECT	03/31/2024	37.25	37.25
JONES & ASSOCIATES	22151	1100 W AT 3925 N SIDEWALK-CONSTRUCTION MGMT	04/30/2024	253.25	253.25
JONES & ASSOCIATES	22212	1100 W AT 3925 N SIDEWALK-CONSTRUCTION MGMT	05/31/2024	3,759.50	3,759.50
JONES & ASSOCIATES	22212	SKYLINE DRIVE PROJECT-DESIGN AND ROW ACQUISITION SUPP	05/31/2024	37.25	37.25
Total 45-46-310 PROFESSIONAL & TECHNICAL:				4,679.75	4,679.75
45-46-730 IMPROVEMENTS-CONTRUCTION					
LaRose Paving Inc	5958	PATCH ON ROAD-517 W 3850 N	07/03/2024	1,000.00	1,000.00
Total 45-46-730 IMPROVEMENTS-CONTRUCTION:				1,000.00	1,000.00
51-40-100 WEBER BASIN WATER CONSERV.DIST					
WEBER BASIN WATER C	0077774	9 ROUTINE BAC T	07/05/2024	108.00	108.00
Total 51-40-100 WEBER BASIN WATER CONSERV.DIST:				108.00	108.00
51-40-240 OFFICE SUPPLIES AND EXPENSE					
THATCHER COMPANY	202410010990	150 LBS CHLORINE	07/02/2024	1,453.25	1,453.25
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	168.70	168.70
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	215.50	215.50
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	263.39	263.39
Total 51-40-240 OFFICE SUPPLIES AND EXPENSE:				2,100.84	2,100.84
51-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ANDERSEN ASPHALT, LL	7957	WATER LEAK ROAD PATCH	07/25/2024	9,691.86	9,691.86
HYDRO SPECIALTIES CO	28443	NEW METERS	07/03/2024	2,513.28	2,513.28
HYDRO SPECIALTIES CO	28455	NEW METERS-REGISTERS	07/05/2024	6,219.84	6,219.84
HYDRO SPECIALTIES CO	28493	NEW CONSTRUCTION NEW METERS	07/17/2024	7,476.48	7,476.48
INTERSTATE COMPANIE	047549	NO TRESPASSING SIGNS	07/22/2024	357.60	357.60
THATCHER COMPANY	202410010912	150 LBS CHLORINE	06/20/2024	1,452.00	1,452.00
THATCHER COMPANY	202410090138	CYLINDER RETURN	06/24/2024	350.00-	350.00-

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
THATCHER COMPANY	202410090150	CYLINDER DEPOSIT RETURN	07/09/2024	350.00-	350.00-
ZION'S BANK-BANKCARD	061824- UTILIT	MOUNTAINLAND SUPPLY- BLUESTAKES PAINT	06/18/2024	73.24	73.24
ZION'S BANK-BANKCARD	061824- UTILIT	DURK'S PLUMBING SUPPLY- SPRINKLER PARTS	06/18/2024	1.92	1.92
ZION'S BANK-BANKCARD	061824- UTILIT	SMITH & EDWARDS- BATTERIES & RAT TRAP	06/18/2024	26.19	26.19
ZION'S BANK-BANKCARD	071624-UTILITI	O'REILLY- METER BRUSH	07/16/2024	4.99	4.99
ZION'S BANK-BANKCARD	071624-UTILITI	FASTENAL-BLUESTAKES PAINT	07/16/2024	19.74	19.74
ZION'S BANK-BANKCARD	071624-UTILITI	SMITH AND EDWARDS- BATTERIES	07/16/2024	39.88	39.88
ZION'S BANK-BANKCARD	071624-UTILITI	MOUNTAINLAND- REPAIR CLAMP	07/16/2024	299.59	299.59
ZION'S BANK-BANKCARD	071624-UTILITI	MOUNTAINLAND-BLUESTAKES PAINT	07/16/2024	24.42	24.42
Total 51-40-250 EQUIP/SUPPLIES/MAINTENANCE:				27,501.03	27,501.03
51-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	03282580	UTILITIES DIESEL	06/25/2024	51.14	51.14
TOM RANDALL DISTRIBU	03282580	UTILITIES	06/25/2024	562.55	562.55
TOM RANDALL DISTRIBU	0373907	UTILITIES DIESEL	01/09/2024	96.81	96.81
TOM RANDALL DISTRIBU	0374312	UTILITIES	01/16/2024	572.37	572.37
TOM RANDALL DISTRIBU	0379488	UTILITIES	04/26/2024	604.11	604.11
TOM RANDALL DISTRIBU	0380108	UTILITIES	05/13/2024	615.19	615.19
Total 51-40-251 VEHICLE:FUEL:				2,502.17	2,502.17
51-40-253 VEHICLE: MAINTENANCE					
ZION'S BANK-BANKCARD	061824- UTILIT	GILLS POINT S- OIL CHANGE PT#12	06/18/2024	82.83	82.83
ZION'S BANK-BANKCARD	061824- UTILIT	SMITH & EDWARDS- RUST REMOVER & CLEANER	06/18/2024	84.79	84.79
ZION'S BANK-BANKCARD	061824- UTILIT	SMITH & EDWARDS- RUST STOP PAINT	06/18/2024	16.32	16.32
Total 51-40-253 VEHICLE: MAINTENANCE:				183.94	183.94
51-40-270 UTILITIES					
DOMINION ENERGY	070324	ACCT# 9943289080 MACS GEN SET	07/03/2024	30.84	30.84
DOMINION ENERGY	070524	ACCT# 4827280000-PVBS GENSET	07/05/2024	50.17	50.17
ROCKY MOUNTAIN POW	062124	WATER SOURCE	06/21/2024	4,357.99	4,357.99
Total 51-40-270 UTILITIES:				4,439.00	4,439.00
51-40-280 TELEPHONE					
VERIZON WIRELESS	9966001238	PW INSPECTOR	06/06/2024	28.74	28.74
VERIZON WIRELESS	9966001238	UTILITIES TABLET	06/06/2024	9.10	9.10
VERIZON WIRELESS	9968038698	COMPUTER JET PACKS	07/24/2024	560.24	560.24
VERIZON WIRELESS	9968435255	UTILITIES TABLET	07/06/2024	12.44	12.44
VERIZON WIRELESS	9968435255	INSPECTOR PHONE/TABLET	07/06/2024	28.71	28.71
Total 51-40-280 TELEPHONE:				639.23	639.23
51-40-310 PROFESSIONAL/TECHINCAL SERVICE					
BADGER METER	80163051	1257 UNITS AUTO READ	06/28/2024	1,118.73	1,118.73
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	14.06	14.06
JONES & ASSOCIATES	22092	GENERAL ENGINEERING COORDINATION	03/31/2024	223.50	223.50
JONES & ASSOCIATES	22092	DIVISION OF DRINKING WATER COMPLIANCE	03/31/2024	331.50	331.50
JONES & ASSOCIATES	22092	DDW SYSTEM SPECIFIC SIZING REPORT	03/31/2024	149.00	149.00
JONES & ASSOCIATES	22151	UTILITY MAPS-CULINARY WATER	04/30/2024	308.00	308.00
JONES & ASSOCIATES	22151	DIVISION OF DRINKING WATER COMPLIANCE	04/30/2024	1,016.00	1,016.00
MISSION COMMUNICATI	1090042	SCADA SERVICE	07/17/2024	686.00	686.00
SMITH HARTVIGSEN, PLL	64228	WELL DRILLING ENFORCEMENT	06/30/2024	180.00	180.00
TECSERV, INC.	16137	MONTHLY NETWORK SERVICES-WATER	04/05/2024	3.10	3.10
TECSERV, INC.	16197	MONTHLY NETWORK SERVICES-WATER	05/06/2024	3.10	3.10
TECSERV, INC.	16270	MONTHLY NETWORK SERVICES-WATER	06/05/2024	3.10	3.10

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
TECSERV, INC.	16305	MONTHLY NETWORK SERVICES-WATER	07/01/2024	297.68	297.68
TECSERV, INC.	16330	MONTHLY NETWORK SERVICES-WATER	07/05/2024	3.10	3.10
TECSERV, INC.	16368	MONTHLY NETWORK SERVICES-WATER	08/01/2024	297.68	297.68
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDER SPRING RUNOFF INV	06/18/2024	665.60	665.60
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDDDDDDDESPRING RUNOFF ALUMINUM I	06/18/2024	40.56	40.56
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDER SPRING RUNOFF INV	06/18/2024	116.48	116.48
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDER SPRING RUNOFF INV LEAD AND COPP	06/18/2024	203.84	203.84
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDER SPRING RUNOFF ALUMINUM INV	06/18/2024	40.56	40.56
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- ALDER SPRING RUN INV ALUMINUM	06/18/2024	40.56	40.56
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH FORD- ANNUAL SOURCE SAMPLES	06/18/2024	650.00	650.00
ZION'S BANK-BANKCARD	061824-PW	CHEMTECH-FORD- QUARTERLY SOURCE SAMPLES	06/18/2024	234.00	234.00
ZION'S BANK-BANKCARD	071624-PUBLI	CHEMTEC FORD-SOURCE SAMPLES	07/16/2024	1,206.40	1,206.40
Total 51-40-310 PROFESSIONAL/TECHINCAL SERVICE:				7,832.55	7,832.55
51-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202401773	167 STAKES	06/30/2024	66.47	66.47
Total 51-40-610 MISCELLANEOUS SUPPLIES:				66.47	66.47
51-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	22092	ZONE 1 RESERVOIR PROP ACQUISITION	03/31/2024	223.50	223.50
JONES & ASSOCIATES	22092	GENERATORS ALDER WELL & WELL 4	03/31/2024	487.50	487.50
JONES & ASSOCIATES	22092	LEAD & COPPER RULE INVENTORY AND COMPLIANCE	03/31/2024	308.00	308.00
JONES & ASSOCIATES	22151	ZONE 1 RESERVOIR-TRANSMISSION LINE:DESIGN	04/30/2024	111.75	111.75
JONES & ASSOCIATES	22151	LEAD & COPPER RULE INVENTORY & COMPLIANCE	04/30/2024	140.00	140.00
JONES & ASSOCIATES	22212	GENERATORS-ALDER WELL AND WELL 4	05/31/2024	552.00	552.00
Total 51-46-310 PROFESSIONAL & TECHNICAL:				1,822.75	1,822.75
51-46-730 IMPROVEMENTS-CONSTRUCTION					
HONE PROPANE INC.	193520	ALDER GENERATOR GAS LINE	07/01/2024	907.60	907.60
Total 51-46-730 IMPROVEMENTS-CONSTRUCTION:				907.60	907.60
53-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	168.70	168.70
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	215.49	215.49
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	263.39	263.39
Total 53-40-240 OFFICE SUPPLIES AND EXPENSE:				647.58	647.58
53-40-250 EQUIP/SUPPLIES/MAINTENANCE					
ZION'S BANK-BANKCARD	061824- UTILIT	MOUNTAINLAND SUPPLY- SEWER GREEN PAINT	06/18/2024	73.24	73.24
ZION'S BANK-BANKCARD	061824- UTILIT	MOUNTIANLAND SUPPLY- BLUESTAKES PAINT	06/18/2024	73.24	73.24
ZION'S BANK-BANKCARD	071624-UTILITI	FASTENAL-SAW BLADE	07/16/2024	19.75	19.75
ZION'S BANK-BANKCARD	071624-UTILITI	MOUNTAINLAND-BLUESTAKES PAINT	07/16/2024	24.41	24.41
Total 53-40-250 EQUIP/SUPPLIES/MAINTENANCE:				190.64	190.64
53-40-251 VEHICLE:FUEL					
TOM RANDALL DISTRIBU	03282580	UTILITIES	06/25/2024	562.54	562.54
TOM RANDALL DISTRIBU	03282580	UTILITIES DIESEL	06/25/2024	51.14	51.14
TOM RANDALL DISTRIBU	0373907	UTILITIES DIESEL	01/09/2024	96.81	96.81
TOM RANDALL DISTRIBU	0374312	UTILITIES	01/16/2024	572.37	572.37
TOM RANDALL DISTRIBU	0379488	UTILITIES	04/26/2024	604.11	604.11
TOM RANDALL DISTRIBU	0380108	UTILITIES	05/13/2024	615.18	615.18

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 53-40-251 VEHICLE:FUEL:				2,502.15	2,502.15
53-40-280 TELEPHONE					
VERIZON WIRELESS	9966001238	PW INSPECTOR	06/06/2024	28.74	28.74
VERIZON WIRELESS	9966001238	UTILITIES TABLET	06/06/2024	9.11	9.11
VERIZON WIRELESS	9968435255	UTILITIES TABLET	07/06/2024	12.44	12.44
VERIZON WIRELESS	9968435255	INSPECTOR PHONE/TABLET	07/06/2024	28.71	28.71
Total 53-40-280 TELEPHONE:				79.00	79.00
53-40-310 PROFESSIONAL/TECHINCAL SERVICE					
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	14.06	14.06
JONES & ASSOCIATES	22151	UTILITY MAP-SEWER	04/30/2024	700.00	700.00
TECSERV, INC.	16137	MONTHLY NETWORK SERVICES-SEWER	04/05/2024	3.09	3.09
TECSERV, INC.	16197	MONTHLY NETWORK SERVICES-SEWER	05/06/2024	3.09	3.09
TECSERV, INC.	16270	MONTHLY NETWORK SERVICES-SEWER	06/05/2024	3.09	3.09
TECSERV, INC.	16305	MONTHLY NETWORK SERVICES-SEWER	07/01/2024	297.69	297.69
TECSERV, INC.	16330	MONTHLY NETWORK SERVICES-SEWER	07/05/2024	3.09	3.09
TECSERV, INC.	16368	MONTHLY NETWORK SERVICES-SEWER	08/01/2024	297.69	297.69
Total 53-40-310 PROFESSIONAL/TECHINCAL SERVICE:				1,321.80	1,321.80
53-40-610 MISCELLANEOUS SUPPLIES					
BLUE STAKES OF UTAH	UT202401773	167 STAKES	06/30/2024	66.47	66.47
Total 53-40-610 MISCELLANEOUS SUPPLIES:				66.47	66.47
53-46-310 PROFESSIONAL & TECHNICAL					
JONES & ASSOCIATES	22092	2022 SANITARY SEWER CFP, IFFP, AND IFA	03/31/2024	74.50	74.50
JONES & ASSOCIATES	22151	SEWER EXTENSION FOR SEPTIC ABANDONMENT	04/30/2024	968.50	968.50
JONES & ASSOCIATES	22212	2024 SANITARY SEWER CFP, IFFP AND IFA	05/31/2024	10,213.00	10,213.00
Total 53-46-310 PROFESSIONAL & TECHNICAL:				11,256.00	11,256.00
55-40-240 OFFICE SUPPLIES AND EXPENSE					
WATKINS PRINTING	73739	MARCH UTILITY BILLS/NEWSLETTER	03/30/2024	168.69	168.69
WATKINS PRINTING	74234	MAY UTILITY BILL/NEWSLETTER	05/27/2024	215.49	215.49
WATKINS PRINTING	74508	JUNE UTILITY BILL/NEWSLETTER	06/30/2024	263.38	263.38
ZION'S BANK-BANKCARD	061824-AMY	SPO*SONSONASIANGRILL-AMY, TYSON, REPUBLIC	06/18/2024	53.09	53.09
Total 55-40-240 OFFICE SUPPLIES AND EXPENSE:				700.65	700.65
55-40-280 TELEPHONE					
VERIZON WIRELESS	9966001238	UTILITIES TABLET	06/06/2024	9.11	9.11
VERIZON WIRELESS	9968435255	UTILITIES TABLET	07/06/2024	12.44	12.44
Total 55-40-280 TELEPHONE:				21.55	21.55
55-40-310 PROFESSIONAL AND TECH SERV					
CASELLE	133803	CONTRACT SUPPORT & MAINTENANCE	07/01/2024	14.06	14.06
TECSERV, INC.	16137	MONTHLY NETWORK SERVICES-GARB	04/05/2024	3.09	3.09
TECSERV, INC.	16197	MONTHLY NETWORK SERVICES-GARB	05/06/2024	3.09	3.09
TECSERV, INC.	16270	MONTHLY NETWORK SERVICES-GARB	06/05/2024	3.09	3.09
TECSERV, INC.	16305	MONTHLY NETWORK SERVICES-GARB	07/01/2024	297.69	297.69
TECSERV, INC.	16330	MONTHLY NETWORK SERVICES-GARB	07/05/2024	3.09	3.09
TECSERV, INC.	16368	MONTHLY NETWORK SERVICES-GARB	08/01/2024	297.69	297.69

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 55-40-310 PROFESSIONAL AND TECH SERV:				621.80	621.80
55-40-500 COLLECTION-GARBAGE					
REPUBLIC SERVICES #4	0493-0008065	SHADY LANE	06/26/2024	222.37	222.37
REPUBLIC SERVICES #4	0493-0008065	CITY OFFICES	06/26/2024	168.25	168.25
REPUBLIC SERVICES #4	0493-0008065	PLEASANT VIEW PARK	06/26/2024	162.37	162.37
REPUBLIC SERVICES #4	0493-0008065	LATE FEE 6/26	06/26/2024	26.30	26.30
REPUBLIC SERVICES #4	0493-0008074	3294 TIPS	06/30/2024	18,090.50	18,090.50
Total 55-40-500 COLLECTION-GARBAGE:				18,669.79	18,669.79
55-40-501 COLLECTION-RECYCLING					
REPUBLIC SERVICES #4	0493-0008074	2429 TIPS	06/30/2024	12,315.90	12,315.90
REPUBLIC SERVICES #4	0493-0008074	RECYLCING DISPOSAL	06/30/2024	4.27-	4.27-
Total 55-40-501 COLLECTION-RECYCLING:				12,311.63	12,311.63
55-40-510 DISPOSAL-GARBAGE					
WEBER COUNTY TRANS	63024	338.35 TON + PASSES 16927.50	06/30/2024	16,927.50	16,927.50
Total 55-40-510 DISPOSAL-GARBAGE:				16,927.50	16,927.50
55-40-511 DISPOSAL - RECYCLING					
WASATCH INTEGRATED	063024	94.85 TON (4/1/24 INV10546-6/28/24 INV21207)	06/30/2024	4,349.95	4,349.95
Total 55-40-511 DISPOSAL - RECYCLING:				4,349.95	4,349.95
60-40-310 PROFESSIONAL & TECHNICAL					
ZIONS BANK PUBLIC FIN	7361	RDA-ANNUAL REPORT	07/03/2024	1,500.00	1,500.00
Total 60-40-310 PROFESSIONAL & TECHNICAL:				1,500.00	1,500.00
60-46-310 PROFESSIONAL SERVICES					
JONES & ASSOCIATES	22092	2700 N INTERCONNECTIVITY PROJECT PROPERTY AQUISITION	03/31/2024	558.75	558.75
JONES & ASSOCIATES	22092	2700 N INTERCONNECTIVITY PROJECT DESIGN	03/31/2024	55.00	55.00
JONES & ASSOCIATES	22151	RULON WHITE BLVD CONSTRUCTION	04/30/2024	74.50	74.50
JONES & ASSOCIATES	22151	2700 N INTERCONNECTIVITY PROJECT - PROPERTY ACQUISITIO	04/30/2024	707.75	707.75
JONES & ASSOCIATES	22152	FARR WEST INDUSTRIAL SUBDIVISION	04/30/2024	74.50	74.50
JONES & ASSOCIATES	22212	2700 N INTERCONNECTIVITY PROEJCT-PROPERTY ACQUISITION	05/31/2024	707.75	707.75
JONES & ASSOCIATES	22212	RULON WHITE BLVD CONSTRUCTION	05/31/2024	281.25	281.25
Total 60-46-310 PROFESSIONAL SERVICES:				2,459.50	2,459.50
Grand Totals:				686,236.00	685,075.94

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
-------------	----------------	-------------	--------------	--------------------	-------------

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

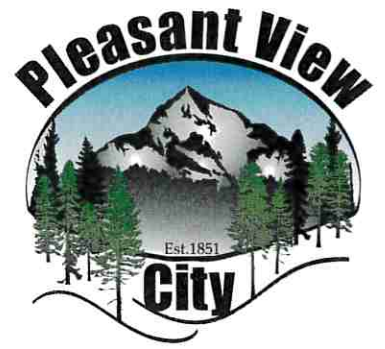
Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Memo



To: Mayor and City Council
From: Laurie
Date: August 4, 2025
Re: Exception to the home occupation conditions

I. RECOMMENDED ACTION

The council has the authority to grant an exception to conditions listed in the Home Occupations Ordinance.

II. DESCRIPTION / BACKGROUND

Home occupation businesses need to comply with the conditions listed in Section 5.18.010 of the Ordinance. If there are conflicts it must receive the approval of the city council.

Kristina Pope is requesting a variance to the Home Occupation requirements. She does not live in the city, but he would like to use her parent's residence, located at 3040 N 1000 W, to teach piano lessons.

In order to operate the business in Pleasant View City she would need an exemption to the condition: 'Only persons who are bona fide residents of the premises shall be employed on the premises.'

III. LIST OF ATTACHMENTS

Home Occupation Affidavit

Location map



Home Occupation Affidavit

It is unlawful to conduct or pursue a home occupation in the corporate limits of the city, except those occupations wherein each and every one of the following conditions are observed at all times by those engaged in the home occupation. If home occupation is desired that conflicts with any of the following conditions, it must receive approval of the city council.

- ☒ Only persons who are bona fide residents of the premises shall be employed on the premises.
 - ☐ The home occupation will not physically change the dwelling to the extent that it would alter the residential character of the dwelling or the residential atmosphere of the neighborhood in which it is located. Furthermore, it shall not disturb the peace and quiet, including radio and television reception, of the neighborhood.
 - ☐ The home occupation shall be conducted wholly within the primary structure on the premises.
 - ☐ The home occupation may have one sign not exceeding four square feet in area. Such signs must be placed on or against the dwelling, and shall not exceed a height of six feet.
 - ☐ Class teaching activities shall be limited to eight students per class and forty students per week.
 - ☐ The home occupation shall not generate vehicular traffic not commonly associated with the zone in which it is located.
 - ☐ Where the activity involves children in groups of more than two, there shall be an interval of thirty minutes between the departure of one group and the arrival of the next group, for auto and pedestrian safety.
 - ☐ The home occupation shall require no parking on a public street other than that which is available in front of the residence within the property lines and on the same side of the street as the residence; and shall not exceed the minimum frontage distance of the zone.
 - ☐ The home occupation shall not create a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.
 - ☐ Farm produce grown on the homeowner's residential lot may be displayed and sold without a city license.
 - ☐ License. Where federal, state, county or local government requires sales tax reporting, or more than ordinary regulations, a regulatory license shall be required and approved by the city prior to approval of the home occupation license by the city.
 - ☐ License fee for home occupation shall be as found in the City Fee Schedule.
 - ☐ If the combined offsite impact of the home occupation business and the primary residential use does not materially exceed the offsite impact of the primary residence alone the business shall be deemed "exempt", and a business license shall not be required. If an "exempt" home occupation business requests a license the regular business license fee shall apply.
- ☐ I certify that each and every one of the above conditions are observed at all times.
- Or
- ☐ I certify that a variance was approved by the City Council.

Signature

X

I request to meet with the city council for the following exceptions to the above conditions:

I will be teaching piano lessons at my parents house
where I don't reside.

Christina Lopez
Signature



City Council Staff Report

General Plan Amendment and Rezone

July 10, 2025

BASIC INFORMATION

Applicant(s): J Lee Investments

Location: Approximately 475 West Pleasant View Drive |
Weber County Parcels: 17-060-0053

Acres: Approximately .17 Acres

Current Zone: Agricultural (A-2)

Proposed Zone: Residential (LSFR – Limited Single Family Residential)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for two proposals running concurrently. These proposals are related to a previously approved General Plan amendment and Rezone that were presented to Planning Commission April 17, 2025. The petitioner is proposing to expand the area that was previously approved by approximately .17 acres for a total of 4.040 acres of land.

Proposal 1 – General Plan Amendment

Consideration of a General Plan Amendment to modify the current zoning designation of approximately .17 acres of land at approximately 475 West Pleasant View Drive, from Agricultural, one dwelling per 2 acres (applicable zone A-2) designation to Medium Density Residential, four to eight dwelling units per acre (applicable zone LSFR – Limited Single Family Residential).

Proposal 2 – Consideration for Rezone

Consideration to modify the current applied zone of the approximate .17 acres of land from A-2 (Agricultural) to LSFR (Limited Single Family Residential).

If the General Plan Amendment is approved, the proposed zone change for the additional area would align with the density designation of Medium Density Residential (4 to 8 dwelling units per acre) and the LSFR (Limited Single Family Residential) zone would be an appropriate zone to be applied. The new Limited Single Family Residential zone allows for smaller, single-family lots designed to provide a residential environment suitable for family living by allowing the development of single-family homes and patio homes with a focus on maintaining a cohesive and high-quality neighborhood character.

BACKGROUND

- **September 5, 2024:**
 - Proposed General Plan amendment for 6.31 acres of land was presented to Planning Commission for a recommendation to the City Council along with a proposed Zone Text Amendment to the R-5 Zone. The Commission recommended that the R-5 Zone be left as is and that staff examine creating another zone that might be more appropriate. The Commission also recommended denial for the proposed General Plan amendment.
- **October 29, 2024:**
 - The proposed amendment to the R-5 zone text was denied by the City Council based on the Planning Commission's recommendation.
 - The proposed General Plan amendment was tabled by the City Council.
- **January 9, 2025:**
 - A City initiated proposed Zoning Ordinance establishing a small lot single family residential zone was presented to the Planning Commission which received a unanimous vote to recommend approval to City Council.
- **February 11, 2025:**
 - A Zone Text Amendment was presented to City Council to create a new zone where single-family and patio homes may be constructed on smaller lots. The new zone received unanimous approval.
- **April 17, 2025:**
 - A proposed rezone from A-2 and RE-20 to A-2 and LSFR (Limited Single Family Residential) was presented to Planning Commission which received a unanimous vote to recommend approval to City Council with the stipulation to verify the legal description that was approved as presented to the City Council in the general plan amendment.
- **May 27, 2025:**
 - A proposed rezone was approved by City Council with the legal description that was provided. An additional lot that was proposed would need to be brought back as an additional application for general plan amendment as well as rezone.

ANALYSIS

Pleasant View City Code

18.23.010

The purpose of the LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

The proposed zoning change would allow for the subdivision of land following the development standards as outlined in the ordinance.

Development Standards	
Lot Dimensions:	<ul style="list-style-type: none"> • Minimum lot area: 7,260 square feet • Minimum lot width: 65 feet (25 feet from the front lot line)
Setbacks:	<ul style="list-style-type: none"> • Front yard: 25 feet • Side yard: 8 feet minimum; combined total of 16 feet • Rear yard: 25 feet (10 feet for accessory buildings on corner lots) • Accessory buildings: 3 feet from main building, 1 foot from property lines
Master Plan Requirements:	<ul style="list-style-type: none"> • Cohesive development with varied architectural styles (no adjacent similar homes) • Homeowners' association or other City-approved legally defined standards • Design guidelines to maintain vision
Parking and Garages:	<ul style="list-style-type: none"> • Minimum two-car enclosed garages • Driveway width matching garage opening
Lot Coverage:	<ul style="list-style-type: none"> • Maximum 60% of lot for impervious surfaces

The landowner has submitted preliminary concept plans for a development that would meet the requirements as stated. These plans are, however, in the concept phase and have not been through a full city review to determine that all requirements of subdivision have been met.

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah State Code and will consider a recommendation to City Council for the following two proposals:

- General Plan Amendment to change the density designation from Agricultural to Medium Density Residential
- Rezone from A-2 (Agricultural) to LSFR – Limited Single Family Residential

The Commission will consider whether it is deemed appropriate to rezone the proposed property to Residential (LSFR – Limited Single Family Residential) or to deny the rezone request and keep the property designated as A-2. A recommendation of approval of the proposed zone change would enable development that aligns with the city General Plan.

STAFF RECOMMENDATION

Staff recommends approval of the rezone as this density is in accordance with recent designation changes to the City's General Plan.

PLANNING COMMISSION RECOMMENDATION

July 10, 2025: The Planning Commission reviewed both the General Plan Amendment and Rezone applications as a cleanup item to include additional area that was not in the legal description of the previously approved applications.

The Planning Commission voted unanimously to recommend approval to the City Council.

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

- 1.) Vicinity Map
- 2.) Zoning Map
- 3.) Zoning Ordinance
- 4.) Application
- 5.) Concept Plan

ATTACHMENT 1) Vicinity Map



ATTACHMENT 2) Zoning Map

Boundary lines are approximate.

ATTACHMENT 3) Zoning Ordinance

ATTACHMENT 4) Application

ATTACHMENT 5) Concept Plan

- Concept plan has not received final approval of subdivision.

ORDINANCE 2025-18

AN ORDINANCE AMENDING THE PLEASANT VIEW CITY GENERAL PLAN LAND USE MAP.

WHEREAS, Pleasant View City has been petitioned to amend its General Plan Land Use Map; and

WHEREAS, Pleasant View City finds that the change still promotes the health, safety and general welfare of residents; and

WHEREAS, Section 10-9a-404 & 10-9a-204 of the Utah State Municipal Code provides for the amendment of General Plan amendments after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained:

SECTION ONE: The General Plan Land Use Map is hereby amended for Weber County Parcel Number 17-060-0053 (approx. 6.312 acres as shown on the vicinity map in 'Exhibit A') as follows and as shown on 'Exhibit B' – Approximate Division:

• **Total area – approx. 6.312 acres**

BOUNDARY DESCRIPTION

Legal description: PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE EASTLINE OF SHADY SPRINGS ESTATES, AS RECORDED WITH THE WEBER COUNTY RECORDER, AND AN EXISTING FENCE LINE, BEING 648.17 FEET NORTH 89D34'54" WEST ALONG THE SECTION LINE AND 2436.28 FEET SOUTH 01D21'17" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88D41'36" EAST 109.21 FEET; THENCE SOUTH 88D38'43" EAST 87.56 FEET; THENCE SOUTH 00D57'14" WEST 475.00 FEET; THENCE SOUTH 70D09'50" EAST 144.20 FEET; THENCE SOUTH 22D41'46" EAST 149.13 FEET TO THE WESTERLY LINE OF WHITE BARNCOUNTRY CLUB PRUD SUBDIVISION; THENCE FIVE (5) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 35D02'00" WEST 224.73 FEET; (2) SOUTH 16D11'00" WEST 56.00 FEET; (3); SOUTH 38D42'00" WEST 149.00 FEET; (4) SOUTH 00D30'00" WEST 95.25 FEET; AND (5) DUE WEST 169.64 FEET TO THE EAST LINE OF SHADY SPRINGS ESTATES AND EXISTING FENCE LINE; THENCE NORTH 01D21'17" EAST 1110.66 FEET ALONG SAID EAST LINE AND EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINS: 274,949 SQ FT OR 6.312 ACRES

• General Plan Amendment to: **'Medium Density Residential' (4-8 dwelling units per acre) - 4.040 acres**

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 30 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING 2258.99 FEET NORTH 00°58'26" EAST AND 240.65 FEET NORTH 89°01'34" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 30 (SAID SOUTHEAST CORNER BEING SOUTH 00°58'26" WEST 5341.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30); THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 24°23'47" WEST 64.87 FEET; (2) SOUTH 29°37'53" WEST 149.50 FEET; (3) SOUTH 37°17'56" WEST 147.56 FEET; AND (4) SOUTH 38°54'56" WEST 124.92 FEET; THENCE SOUTH 00°30'00" WEST 35.93 FEET; THENCE WEST 169.64 FEET TO THE EASTERLY LINE OF SHADY SPRINGS ESTATES SUBDIVISION; THENCE NORTH 01°21'17" EAST 656.76 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°55'16" EAST 172.00 FEET; THENCE SOUTH 01°21'14" WEST 184.91 FEET; THENCE SOUTH 88°43'30" EAST 244.09 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 24°01'26" EAST 25.71 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 175,997 SQUARE FEET OR 4.040 ACRES.

• General Plan Amendment to **'Rural Residential' (1 dwelling unit per 2 acres) - 2.272 acres**

BOUNDARY DESCRIPTION:

Remaining property from the total 6.312 ACRES minus the 4.040 acres description as state above for 2.272 acres.

SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 12th day of August, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

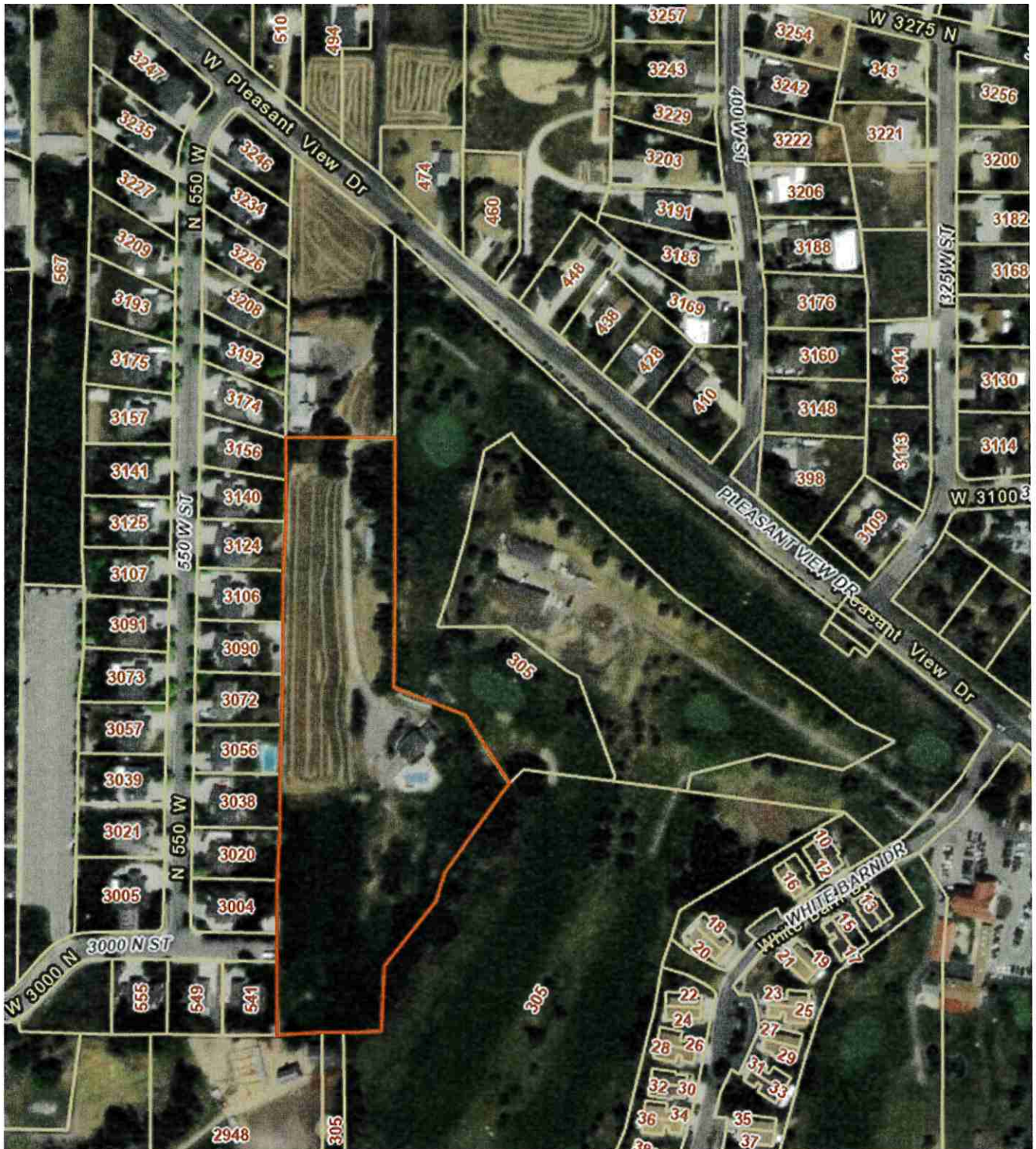
Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2025

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

'Exhibit A'



'Exhibit B'

Approximate division of **Medium Density Residential**'(south side-blue outline) and **'Rural Residential'** (north side-orange outline):



ORDINANCE 2025-19

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, On May 27, 2025, this property of approx. 6.312 acres was rezoned to LSFR (3.631 acres) and A-2 (2.681 acres); and

WHEREAS, the developer has requested to rezone the area for an additional lot to LSFR zone from the A-2 zone.

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portions of the incorporated area classified Agriculture (A-2) and Limited Single Family Residential (LSFR) located at approximately 475 West Pleasant View Drive on a portion of Weber County Parcel 17-060-0053 as follows and as shown on 'Exhibit A' - Approximate Rezone Division:

• **Total area for rezone – approx. 6.312 acres**

BOUNDARY DESCRIPTION

Legal description: PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, PLEASANT VIEW CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE EASTLINE OF SHADY SPRINGS ESTATES, AS RECORDED WITH THE WEBER COUNTY RECORDER, AND AN EXISTING FENCE LINE, BEING 648.17 FEET NORTH 89D34'54" WEST ALONG THE SECTION LINE AND 2436.28 FEET SOUTH 01D21'17" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88D41'36" EAST 109.21 FEET; THENCE SOUTH 88D38'43" EAST 87.56 FEET; THENCE SOUTH 00D57'14" WEST 475.00 FEET; THENCE SOUTH 70D09'50" EAST 144.20 FEET; THENCE SOUTH 22D41'46" EAST 149.13 FEET TO THE WESTERLY LINE OF WHITE BARN COUNTRY CLUB PRUD SUBDIVISION; THENCE FIVE (5) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTH 35D02'00" WEST 224.73 FEET; (2) SOUTH 16D11'00" WEST 56.00 FEET; (3); SOUTH 38D42'00" WEST 149.00 FEET; (4) SOUTH 00D30'00" WEST 95.25 FEET; AND (5) DUE WEST 169.64 FEET TO THE EAST LINE OF SHADY SPRINGS ESTATES AND EXISTING FENCE LINE; THENCE NORTH 01D21'17" EAST 1110.66 FEET ALONG SAID EAST LINE AND EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINS: 274,949 SQ FT OR 6.312 ACRES

- Rezone to: 'Limited Single Family Residential (LSFR)' – 4.040 acres

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 30 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING 2258.99 FEET NORTH 00°58'26" EAST AND 240.65 FEET NORTH 89°01'34" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 30 (SAID SOUTHEAST CORNER BEING SOUTH 00°58'26" WEST 5341.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30); THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 24°23'47" WEST 64.87 FEET; (2) SOUTH 29°37'53" WEST 149.50 FEET; (3) SOUTH 37°17'56" WEST 147.56 FEET; AND (4) SOUTH 38°54'56" WEST 124.92 FEET; THENCE SOUTH 00°30'00" WEST 35.93 FEET; THENCE WEST 169.64 FEET TO THE EASTERLY LINE OF SHADY SPRINGS ESTATES SUBDIVISION; THENCE NORTH 01°21'17" EAST 656.76 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88°55'16" EAST 172.00 FEET; THENCE SOUTH 01°21'14" WEST 184.91 FEET; THENCE SOUTH 88°43'30" EAST 244.09 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE SOUTH 24°01'26" EAST 25.71 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 175,997 SQUARE FEET OR 4.040 ACRES.

- Rezone to 'A-2 (Agriculture)' - 2.272 acres

BOUNDARY DESCRIPTION:

Remaining property from the total 6.312 ACRES minus the 4.040 acres description as state above for 2.272 acres.

SECTION TWO: This ordinance shall take effect immediately upon approval and posting.

DATED this 12th day of August, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this ____ day of _____, 2025

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

'Exhibit A'

Approximate Rezone Division for the 6.312 acre property: '**Limited Single Family Residential (LSFR)**' (south side-outlined in blue) and '**A-2**' (north side-outlined in orange):





City Council Staff Report

Rezone

July 10, 2025

BASIC INFORMATION

Applicant(s): Fox Meadows HOA
Paul Pitcher, President

Location: Approximately 624 West Fox Meadows Drive |
Weber County Parcels: 17-418-0021

Acres: Approximately .29 Acres

Current Use: Vacant land

Current Designation and Zone:
Planned Commercial: CP-1

Proposed Designation and Zone:
Medium Residential: LSFR – Limited Single Family Residential)

PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider recommendations to the City Council for a proposal to rezone a single lot of approximately .29 acres, at 624 West Fox Meadows Drive, from CP-1 (Planned Commercial) to LSFR – Limited Single Family Residential.

April 17, 2025: This item was brought before the Planning Commission in conjunction with a proposal for a General Plan Amendment. The Planning Commission recommended denial of the General Plan Amendment to the City Council. It was decided not to move forward with consideration of the Rezone until the General Plan Amendment received a Council determination.

May 27, 2025: The proposed General Plan Amendment went to City Council for consideration and was approved with a unanimous vote.

Consideration for Rezone

The application for Rezone is now being brought back for consideration by the Planning Commission. With the approval of the land use classification change, the proposed LSFR – Limited Single Family Residential zone would align with the approved General Plan amendment.

PLANNING COMMISSION RECOMMENDATION

July 10, 2025: The Planning Commission reviewed the application for Rezone where there were comments from the petitioner that neighbors were surveyed and were in favor of the rezone. It was felt that the lot was too small for a commercial business and if left as is, it would be hard to maintain and would be a weed patch.

During discussion between the commissioners there were mixed opinions. Ultimately, a motion was made to recommend approval to City Council, with staff verifying the setbacks to ensure that a home would be able to fit on the lot. The motion moved forward with a 5 to 1 vote in favor.



The approximate setbacks are shown on the attached aerial view of the lot.

Front and Rear Yard: 25'
Side Yard: 8'

STAFF CONTACT

Tammy Eveson, Planner I
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

- 1.) Staff Report dated April 17, 2025

ORDINANCE 2025-20

AN ORDINANCE OF THE PLEASANT VIEW CITY COUNCIL FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY.

WHEREAS, Pleasant View City finds that an update to the official City zoning map is needed to accommodate the request of a particular property owner in the City; and

WHEREAS, Pleasant View City finds that such a zone change is in keeping with the desires and intents of the City as stated in the General Plan; and

WHEREAS, Pleasant View City finds that such an amendment is in the best interest of the City; and

WHEREAS, Section 10-9a-503 (1) and (2) of the Utah Code provides for the amendment of municipal ordinances, including zoning maps, after receiving a recommendation from the Planning Commission; and

WHEREAS, The Pleasant View City Planning Commission recommended approval.

NOW THEREFORE, Be it hereby ordained that:

SECTION ONE: The zoning map of Pleasant View, Utah is hereby amended by reclassifying the following described portion of the incorporated area classified CP-1 (Planned Commercial) to LSFR (Limited Single Family Residential) located at approximately 624 W Fox Meadows Drive as shown on the vicinity map in Exhibit A:

PROPERTY DESCRIPTION

Parcel: 17-418-0021

ALL OF LOT 21, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH.

SECTION TWO: This ordinance shall take effect immediately upon posting.

DATED this 12th day of August, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

ATTEST:

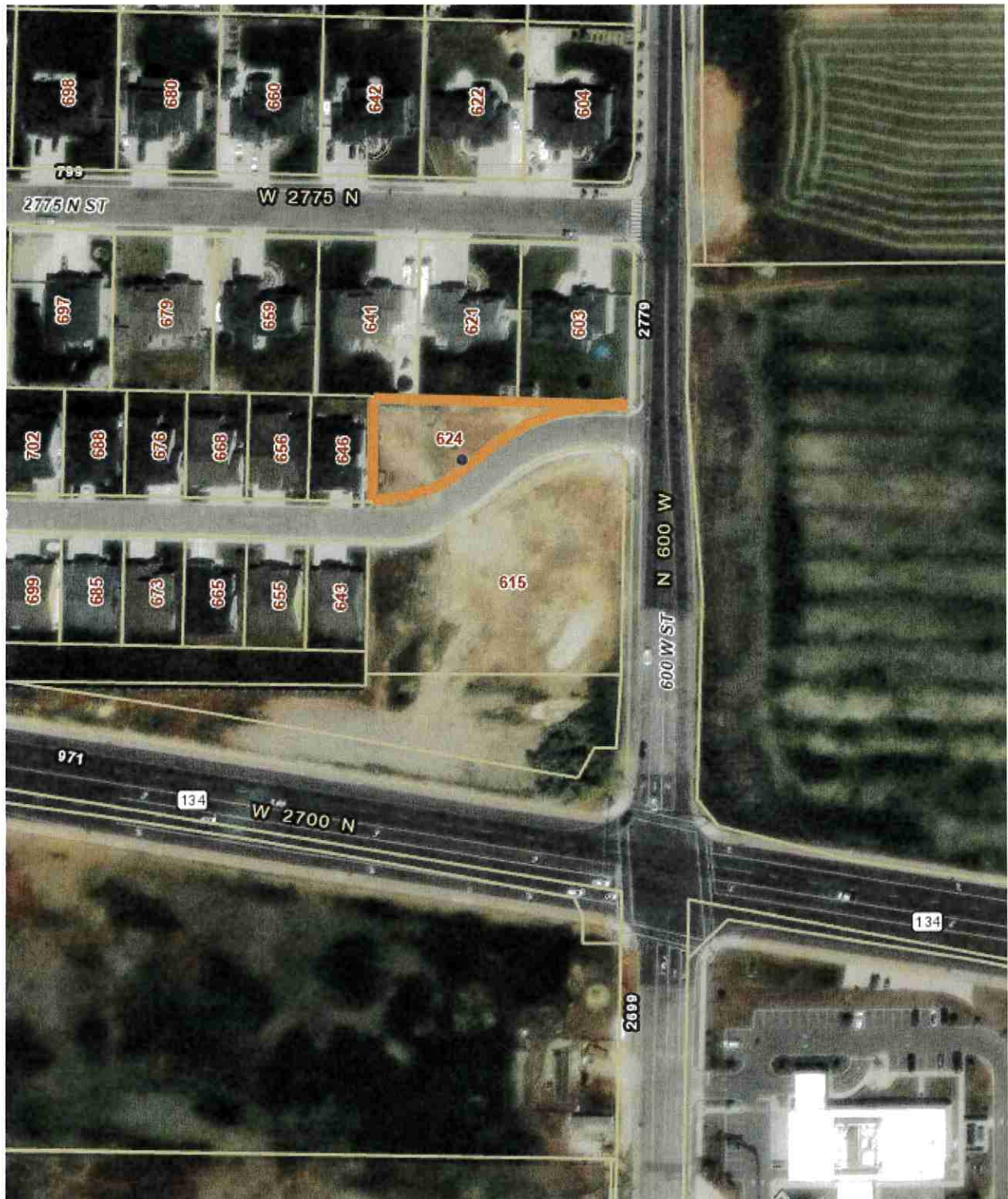
City Recorder

Posted this ____ day of _____, 2025

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	_____
CM Gibson	_____
CM Marriott	_____
CM Nelsen	_____
CM Urry	_____

‘Exhibit A’



August 6, 2025

Mayor and Councilmembers
Pleasant View City
520 W. Elberta Dr.
Pleasant View, Utah 84414

RE: Property Acquisition Agent On-Call Pool
Recommendation of Award

Dear Mayor and Councilmembers:

Pleasant View City recently publicly advertised a Request for Proposals for Property Acquisition Services, with proposals due on July 31, 2025.

Two (2) proposals were received. A committee consisting of three (3) members was formed. Members were provided the proposals and a standard evaluation sheet. Individual scores were compiled, and the total scores are shown below, ranked highest to lowest.

Consultant	Score
Keller Williams	140
Kimley-Horn	224

The committee then met to discuss the results, experience with the proposers, and components of the proposals. Overall, the committee recommends adding both of the consultants to the City's pool of Property Acquisition Agents:

The Request for Proposals, proposals, and evaluation compilation are attached to this letter.

Currently on the pool are the following consultants:

1. Avenue Consultants
2. CIS
3. WCG (no longer provides acquisition services)
4. Meridian Engineers (no longer provides acquisition services)
5. Lamar A. Mabey & Associates, Inc. (not UDOT/WACOG qualified)

Please let me know if you have any questions or need additional information.

Sincerely,


Dana Q. Shuler, P.E.
Jones & Associates

Attachments: Request for Proposals
Proposals (2)
Evaluation Compilation



**PLEASANT VIEW CITY
REQUEST FOR PROPOSALS
ON-CALL PROPERTY ACQUISITION SERVICES**

Advertisement

Pleasant View City is seeking proposals from qualified and experienced Property Acquisition Consultants to provide negotiation and acquisition services for Pleasant View City for current and future projects and/or on an as-needed basis.

Closing Date for Receipt of Proposals is July 31, 2025 at 12:00 p.m.

Pleasant View City will make the Request for Proposals (RFP) available to any interested parties from the City's website, www.pleasantviewcity.com, and www.jonescivil.com. Interested parties are responsible for monitoring the website(s) for information concerning the RFP and any addenda issued.

It is the intention of the City to expand its pool of pre-qualified property acquisition agents/firms. Consultants will be selected based on qualifications, experience, and fee. Consultants who submit proposals may be interviewed for final selection.

Consultants currently on the pool need not re-apply. These consultants include:

1. Avenue Consultants
2. CLS
3. WCG
4. LaMar A. Mabey & Associates

See full RFP for schedule and details.

Owner reserves the right to reject any or all Proposals, to waive any informality in a Proposal, and to make awards in the best interests of the Owner.

Owner: Pleasant View City
By: Laurie Hellstrom
Title: City Recorder
Date: July 3, 2025

Publish: July 7, 2025

July 2025

Page 1 of 1



**REQUEST FOR PROPOSALS
ON-CALL PROPERTY ACQUISITION SERVICES**

I. INTRODUCTION

Pleasant View City ("City") is seeking proposals from qualified and experienced Property Acquisition Consultants ("Consultant") to provide negotiation and acquisition services for Pleasant View City for current and future projects and/or on an as-needed basis ("Project"). No guarantee of the actual service requirement is implied or expressed by this solicitation. Service requirements will be determined by actual need. The City intends to establish its pool of qualified consultants.

II. SERVICES

A. General Scope

As necessary, Consultant will coordinate efforts for the purchase of 1) fee simple ownership of property, 2) easements, and 3) temporary construction easements. Applicants must follow the requirements imposed by City ordinance and State law associated with the acquisition of property. Procedure shall ensure that, should the City have to use eminent domain powers, all previous requirements are met.

Consultant will be required to coordinate with the designated City representative.

City will provide property survey and legal descriptions to the acquisition consultant. Depending on the project, Jones and Associates or another consultant will provide ROW design services. Consultant is responsible for coordinating and developing the title work and the documents necessary for property and/or easement acquisition.

Consultant will be responsible to provide property appraisals services and complete an assessment package for the title company, when necessary.

City shall contract with a title company to complete the closing fees for a marketable title. City shall request the funds to be remitted to the title company to complete the transaction.

B. Minimum Requirements

Consultant shall:

1. Be able to document at least five (5) years of experience in residential, commercial, land and industrial real estate.
2. Be familiar with all aspects of real estate transactions, including negotiation, purchase contracts, appraisals, title insurance and housing relocation.
3. Hold a current Utah Real Estate license as an Agent or Broker.
4. Be familiar with reading and interpreting right-of-way maps, deeds, engineering drawings, and blueprints.
5. Have at least three (3) years' experience working with public entities in Utah.

C. Duration of Contract

The duration of this contract is three (3) years and will automatically renew annually for a period of one (1) year, unless 30 days written notice is given by either party to the other. The total contract time shall not exceed five (5) years.

City reserves the right to review contracts on a regular basis regarding performance and service elements during the term of the contracts.

July 2025

Page 1 of 6



D. Deliverables

1. Consultant will make initial contact with property owners to coordinate appraisals, feedback, and help circulate relevant project information.
2. Consultant will work with the Surveyor to provide accurate legal information to property owners and other professionals involved in the process.
3. Consultant will provide/coordinate appraisal services which are sufficient to establish the appropriate compensation to be paid to property owners for each easement, parcel or portion thereof which is acquired for the Project. Consultant shall prepare and review all appraisal reports submitted for the acquisition. All appraisals must be completed under the Uniform Standards of Professional Appraisal Practice by a Certified General Appraiser. Consultant will provide City a Just Compensation document to sign before presenting offer to property owner. Consultant will not make an offer to property owner without City's consent and agreement to offer
4. Consultant will make contact with property owners, present offers, negotiate on behalf of the City, and provide all necessary real estate documents associated with the sale of property or purchase of easement to the City.
5. Consultant will provide the City with acquisition packets complete with title reports and warranty deeds and/or easements for all parcels or portions thereof which are to be acquired for the Project for final review and approval.
6. Eminent domain work will be performed by City in the unlikely event it is warranted.
7. Other items as required by the scope of the project.

E. Insurance Requirements

- Consultant, at its own cost, shall secure and maintain during the term of this Agreement, including all renewal terms, the following minimum insurance coverage:
1. Workers' compensation and employer's liability insurance as required by the State of Utah.
 2. Commercial general liability insurance in the minimum amount of \$500,000 per occurrence with a \$1,000,000 general policy aggregate.
 3. Professional liability insurance in the minimum amount of \$1,000,000 per occurrence with a \$2,000,000 annual policy aggregate limit.
 4. Commercial automobile liability insurance that provides coverage in the minimum amount of \$100,000 per occurrence per person/ \$300,000 per accident / \$50,000 property damage OR single combined limit of \$500,000.

III. INSTRUCTIONS TO APPLICANTS

A. Timetable

The following timetable has been established for this project:

1. Deadline for submittal of questions: July 28, 2025 at 12:00 p.m.
2. Closing Date for Receipt of Proposals: July 31, 2025 at 12:00 p.m.
3. Interview/oral presentation (if requested): TBD
4. Approximate Notice of Award: Sept. 1, 2025

July 2025

Page 2 of 6



B. Procedure

The procedure for response to this request, evaluation of qualifications, and selection of consultant(s) is as follows:

1. Interested entities will prepare and submit their proposal according to the Timetable contained in Subsection III-A above.
2. City and/or its representatives will evaluate all submitted proposals in accordance with the evaluation criteria.
3. Oral presentations may be requested by the City from top ranked applicants.
4. City will select applicant(s) based on the review of the proposals and subsequent oral presentations.
5. Recommendation of Award will be presented to City Council for consideration.
6. If approved by City Council, a Professional Services Agreement incorporating the provisions, terms, and conditions of this RFP will be negotiated between the City and the selected applicant(s).

C. Submittal

1. Proposals will only be accepted by email: Email proposals to both:

- a. [Andreas Steiniger at \[Andreas.Steiniger@pleasantviewut.gov\]\(mailto:Andreas.Steiniger@pleasantviewut.gov\)](mailto:Andreas.Steiniger@pleasantviewut.gov) and
- b. [Dana Shuler at \[Dana.Shuler@jonescivil.com\]\(mailto:Dana.Shuler@jonescivil.com\)](mailto:Dana.Shuler@jonescivil.com)

Proposals must be received by the Submission Deadline. Pleasant View City will not accept any late proposals or proposals submitted by any other method.

Proposals shall be one (1) pdf document and shall not exceed 8 MB.

2. Submittals must be complete in meeting the requirements of this request. The City reserves the right to request that the Applicant clarify any part of its proposal. Responses to such requests must be made in writing and will become part of the proposal. Additional information provided after the deadline will not be considered unless specifically requested by the City.

3. All questions should be submitted to Dana Shuler at dana@jonescivil.com by the deadline shown above.

D. Submittal Organization and Content

The comprehensive RFP response shall include all requested information and documentation. Incomplete submittals may be deemed non-responsive.

Submittals shall contain no more than 15 pages, excluding cover, sheet index, resumes, and copies of licenses. The submittal shall include the following:

1. Transmittal letter: The letter of transmittal shall be on official business letterhead and shall include the following:
 - a. A statement of the respondent's intent to participate in the contract and comply with all terms and conditions as indicated in the RFP or exceptions taken thereto.
 - b. A statement of affirmative action that the respondent does not discriminate in its employment practices with regard to race, color, religion, age (except as provided by law), sex, marital status, political affiliation, national origin, or handicap.
 - c. A certification statement to the effect that the person signing the submittal is authorized to do so on behalf of the respondent.

July 2025

Page 3 of 6



- d. Name of the key contact person with his/her title, email, and telephone numbers.
2. **Qualifications:** This section is an indication of ability to perform the required services and understanding of the purpose and scope of the proposed services.
 - a. Provide a brief description of respondent's historical background, scope and nature of services routinely provided, and its capabilities.
 - b. Identify the type of business (corporation, partnership, sole proprietor, etc.) and license number to do business in the State of Utah.
 - c. Describe knowledge with all aspects of real estate transactions, including negotiation, purchase contracts, appraisals, and title insurance.
 - d. Provide documentation for current Utah Real Estate license as an Agent or Broker.
 - e. Describe knowledge with reading and interpreting right-of-way and property maps, deeds, engineering drawings, and blueprints.
 - f. Describe support personnel and all necessary equipment to provide the services outlined in this Request for Proposals.
 - g. Provide the current number of clients/acquisitions undertaken and describe how taking on additional projects will fit into current workload and timelines for completion.
3. **Experience:** This section should describe the respondent's experience on recent projects, including the individual team members' involvement on the specific projects described. Project information and plans for the identified projects should be briefly included.
 - a. Respondent should describe their familiarity with sections 10-8-2 and 78B-6-5 of the Utah Code.
 - b. Provide detailed relevant experience of similar projects which shall include name of client, contact person and current phone number, email, brief description of service performed, date of services, total contract amount, and any other pertinent information regarding the experience.
 - c. Provide relevant experience working with WACOG or similar, UDOT, and other government agencies.
 - d. Document at least five (5) years of experience in commercial, land, industrial, and residential real estate work.
 - e. Document at least three (3) years of experience working with public entities.
4. **Key Personnel and Project Team:** This section should contain the following information:
 - a. Organizational chart showing the team involved including individual members, all organizations, relationships, and breakdown of responsibilities.
 - b. The percentage of the work that is expected to be performed locally. Indicate other offices/locations that might provide services along with a percentage of work to be performed at those locations.
 - c. Provide professional credentials, certifications, resumes, licenses, and experience of project team.
 - d. If any part of the work will be provided by subconsultants, state the company name and their role in projects. Consultant will be responsible for verifying the qualification and validity of all licenses or permits for any outsourced work to subcontractors.



5. **Fee Proposal:** The fee proposal shall include costs for:
 - a. Acquisition services per parcel.
 - b. Preparation of documents (Offer letters, administrative cost estimates, appraisals, assessment packages for the title company, and other documentation as applicable).
 - c. Administrative Compensation Estimate (for values under \$10,000)
 - d. Hourly rates
 - e. Expected reimbursables rate and subconsultants mark-up rate.
- E. **Oral Presentation/Interview**
As part of the evaluation process, City may elect to invite selected respondents to make oral presentations to the City and/or respond to the panel's questions. These presentations must be made by the same project team personnel who will be assigned to the project should the respondent be awarded the contract.
- F. **Evaluation Criteria**
The City may establish a selection committee that will discuss and evaluate each proposal and compile scores to determine the final proposal score. Contract negotiations will be initiated with the highest ranking respondents based on an evaluation of the following criteria:
 1. Transmittal Letter (5%): Complete information as requested.
 2. Qualifications (25%): Knowledge and ability of respondent to perform the services required.
 3. Experience (25%): This category deals with the respondent's performance on prior local projects.
 4. Key Personnel and Project Team (20%): This category deals with the education, training, and experience level of key personnel proposed, as well as previous experience working together as a team.
 5. Fee Proposal (10%): Value of respondent's services.
 6. Optional oral presentation (15%).
- IV. **OTHER**
 - A. **Submittal Ownership**
All proposals (and the information contained therein) shall become the property of the City. Respondents should carefully consider the items submitted before submitting items that would not be disposable to the respondent. Submittals may be reviewed and evaluated by any person at the discretion of the City. No submittal shall be returned to the respondent regardless of the outcome of the selection process.
 - B. **Acceptance of Proposal**
 1. The City reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding the execution of a contract and reserves the right to accept or reject for any reason, any or all submittals pursuant to this request for proposals.
 2. The respondent agrees that the City may terminate this procurement procedure at any time and for any reason, and the City shall have no liability or responsibility to the respondent for any costs or expenses incurred in connection with this request, or respondent's response.
 - C. **Withdrawal of Submittal**
The submittal may be withdrawn upon request by the respondent without prejudice.



D. Submittal Cost

Cost for developing submittals and subsequent presentations are entirely the responsibility of the respondent and shall not be chargeable in any manner to the City.

E. Reservation of Rights

The City reserves rights to:

1. Reject any and all submittals received in response to this RFP.
2. Waive or modify any informalities or irregularities in submittals at the sole discretion of the City, which is determined to serve the best interest of the City.
3. Request additional information or modifications from applicants prior to award if such is in the best interests of the City.
4. Use any ideas submitted in the submittals received, unless covered by legal patent or proprietary rights. Selection or rejection of the submittal does not affect this right.
5. In the event of unsuccessful contract negotiations or contract termination, enter into contract negotiations with other qualified respondents that submitted acceptable proposals.
6. Cancel or modify the terms of this RFP and or the project at any time and for any reason preceding the execution of a contract.
7. The City shall be the sole judge of the merits of the respective proposals received.

F. Public Record

In accordance with State Law, proposals are public record and are subject to public review upon request. However, a respondent may request that any part of its proposal be designated a protected record and not be available for public release by complying with Utah Law, 63G-2-309(1). To do this, the respondent must provide the City with a written claim of business confidentiality and a concise statement of the reasons supporting this claim. The information must be submitted together with the proposal to be considered.

RA26-1 Pleasant View City Property Acquisition Services



SUBMITTED TO:

Division of Purchasing
Pleasant View City, UT
520 W Elberta Dr
Pleasant View, UT 84414

SUBMITTED BY:

Government Services at KW Commercial
1245 E Brickyard Rd.
Salt Lake City, UT 84106
Office: 603.610.8580
www.KWGovernment.com



TABLE OF CONTENTS
KW Commercial Proposal:

- Property Acquisition Services
1. Transmittal Letter
 2. Description of firm and services offered
 3. Individuals assigned to the project
 4. Scope of Work
 5. Experience
 6. References
 7. Optional commercial real estate services
 8. Compensation Structure and method
- APPENDICES**

- A. Staff Biographies
- A. Logan Cascadden, Agent
 - B. Shad Selmos, Utah Commercial Real Estate Director
 - C. Duncan Chapman, Managing Broker
- B. Documents
- A. Liability Insurance
 - B. Business License
 - C. Utah Real Estate Licenses

2



KWGovernment.com

1. Transmittal Letter

July 31, 2025
 Division of Purchasing
 Pleasant View City, UT
 520 W Elberta Dr
 Pleasant View, UT 84414
 RA26-1 Pleasant View City
 Property Acquisition Services

Dear Madams and Sirs:

Government Services at Keller Williams Commercial (KWGS), incorporated in New Hampshire, is pleased to submit our proposal for the City of Pleasant View's (City) Request for Proposal (RFP) for Property Acquisition Services. With this submission, we look forward to providing the City with comprehensive real estate services to support the goals outlined in the RFP.

KWGS provides an extensive variety of real estate disposition, acquisition, consulting, and advisory services throughout the United States. Our team has first-hand experience coordinating with property owners, appraisers, and legal professionals on complex real estate projects.

It is the intention of the Keller Williams Government Services (KWGS) team to participate in the contract and comply with all terms and conditions as indicated in the RFP or exceptions taken thereto. We also affirm that we do not discriminate in our employment practices with regard to race, color, religion, age (except as provided by law), sex, marital status, political affiliation, national origin, or handicap. I, Logan Cascadden, am the Utah representative for KWGS and am legally authorized to sign our response to this RFP. Additionally, I am licensed to conduct real estate transactions in the state of Utah.

Logan Cascadden

2. DESCRIPTION OF FIRM AND SERVICES OFFERED

KWGS is driven to assist municipal, state, and federal governments, public and private school boards, and utility organizations across the United States in understanding what assets they have throughout their jurisdiction in land and building resources. We currently have 29 offices around the country.

CONSULTING

3



KWGovernment.com

KWGS offers real estate consulting services that guide public agencies through property acquisition and disposition processes with clarity and accountability. Our team specializes in managing communications with property owners, coordinating technical services such as survey and appraisal work, and ensuring the City's goals are effectively communicated and achieved. We provide tailored strategies that help municipal clients navigate sensitive negotiations and document preparation with precision, always respecting both the legal framework and the needs of the community.

ASSET ANALYSIS

Our team brings deep experience in evaluating publicly controlled land and building assets, identifying those that are underutilized, non-essential, or suited for reuse. We work closely with City staff to understand project-specific needs, prioritize parcels, and ensure all legal and physical data are accurate and aligned with public objectives. We then help determine the most appropriate path forward—whether holding, selling, or securing easements—based on highest and best use, community benefit, and long-term value.

PROPERTY VALUATION AND APPRAISAL

KWGS delivers accurate Broker Price Opinions (BPOs) and Comparative Market Analyses (CMAs) using MLS, CoStar, LoopNet, Crexi, and proprietary KW data. Each report includes comps, condition assessments, and a tailored price range. When comparables are unavailable, we recommend MA-certified appraisals. In addition, we maintain a trusted network of licensed appraisers and oversee all coordination, scheduling, and documentation required for City-approved appraisal activities.

NEGOTIATION REPRESENTATION

KWGS agents are prepared to represent the City from offer to close. We draft and negotiate purchase offers based on City-defined terms and conduct all communications transparently. Our team is experienced in acquisitions, easements, access rights, and use agreements involving private owners, developers, and utilities.

CONTRACT EXECUTION

We use standard real estate contracts and secure digital tools such as DocuSign, Dotloop, and Command to ensure fast and compliant execution. All signatures are verified before submitting final documents to the City.

EARNEST MONEY, LEGAL DOCUMENTS, AND CLOSING COORDINATION

KW Commercial will serve as the designated Earnest Money Holder, managing funds through a compliant escrow account with full reporting to the City. We coordinate with trusted real estate attorneys, title agents, inspectors, and buyers to ensure smooth closings, including title examination, clearing encumbrances, and document execution. Our transactions team prepares all necessary acquisition documents—purchase agreements, settlement worksheets, IRS tax forms, and City-specific exhibits—providing drafts and redlines for legal review. We also manage scheduling, document delivery, and the post-closing transfer of keys, warranties, and settlement statements to City staff.

ACQUISITION & LEASING SERVICES

KWGS supports municipalities in presenting offers, negotiating terms, and assembling complete, legally sound acquisition packets. From initial owner contact through transaction close, we represent the City in a professional and transparent manner. When leasing is appropriate, we use our market knowledge to secure favorable terms, analyze demand, and generate value from public property holdings. Our team remains in lockstep with City goals while securing mutually beneficial outcomes for all stakeholders.

MONETIZING PUBLIC ASSETS

Cities often possess land or structures no longer critical to government operations, which can be repositioned to support capital goals. KWGS works with City leadership to evaluate marketable properties and design revenue-generating strategies—whether via sale or long-term lease. We coordinate appraisals, title review, legal documentation, and public communications to ensure full compliance and value protection. Our objective is to help municipalities convert dormant assets into financial resources that serve the broader mission of government.

3. INDIVIDUALS ASSIGNED TO THE PROJECT

INFORMATION ON EACH PRINCIPAL THAT WILL BE WORKING ON PROJECTS:

KWGS will commit a dedicated local Project Team for this assignment. Our team members have been selected for relevant experience and proximity to the community.

Principal Core Team Members (see attached Bios in Appendix A):

- Duncan Chapman, KWGS Founder/Principal Broker
- Shad Selmos, Utah Commercial Real Estate Director
- Logan Cascadian, Commercial Real Estate Advisor

Other immediate Staff Members to be called on as required:

- Jessica Jensen, KWGS Administrative Assistant

KWGS's process is team-based to work with both the City and other municipal departments on any services as needed. Our core team members will participate in on-site meetings, video conferences, and/or telephone conference calls as required by the project. If required to facilitate the project, local KW Commercial assets may complement the core team.

Logan and Shad will be the local points of contact and will be supported as needed by the subject matter experts affiliated with KWGS. Depending on the complexity of the project, it is foreseeable that 100% of all work on this project will be completed locally. However, to provide more thorough service, we may lean on subject matter experts located in other states for assistance.

SUBJECT MATTER EXPERTS

Our local team is supported by highly specialized professionals who bring deep expertise in government, nonprofit, and mission-critical real estate. Our team combines decades of experience across public-private development, energy, housing, and infrastructure, ensuring we meet the City's evolving needs with precision and responsiveness. Key team members available include:

- **Duncan Chapman, KWGS Managing Broker**
A retired U.S. Army Colonel with a global perspective, Duncan brings over 30 years of leadership in real estate transactions involving more than 22 million square feet of building space. He has overseen complex public and private projects across international, federal, state, and municipal levels. His strengths lie in large-scale team management, land-use strategy, and government brokerage services.
- **Brice Shearburn, KWGS Public-Private Partnership (P3) Director**
A proven expert in aligning government demand with private-sector solutions, Brice has secured over 70 federal building development contracts through the GSA over three decades. He offers deep experience in entitlement, design, project financing, and compliance with federal regulations, consistently delivering projects that meet public sector performance and budgetary standards.
- **Stuart Krushner, CHMM, CSP, CIT, KWGS Brownfields Director**
With extensive national and international credentials in hazardous materials management and environmental risk mitigation, Stuart has supported large-scale remediation projects in construction, manufacturing, and redevelopment. His work bridges technical expertise and regulatory compliance to guide municipalities through the environmental components of property acquisition and reuse.
- **Nathanael Andreini, KWGS Nonprofits Director**
Nathanael is a dedicated advocate for mission-driven development. With years of executive leadership in nonprofits and higher education, he supports religious institutions, community organizations, and education-focused entities in achieving real estate and development goals through fundraising strategies, public-private collaboration, and long-term portfolio planning.
- **Delario Bolton, KWGS GSA and Religious Institutions Director**
A former federal Lease Contracting Officer with 15 years of U.S. General Services Administration experience, Delario is a nationally recognized subject matter expert on federal leasing strategy. He also advises faith-based organizations on optimizing real estate portfolios, whether through acquisition, disposition, or long-term planning.
- **Jack Hunter, KWGS Economic Development Director**
Jack has spent over four decades building successful public and regional economic development programs across Utah and the Intermountain West. His expertise spans grant administration, industrial recruitment, intergovernmental relations, and economic incentive design, making him a valuable asset in shaping and executing policy-driven real estate strategies.
- **Jared Husmann, CCIM, KWGS Multi-Family Housing Director**
As a national leader in multifamily investment strategy, Jared advises clients on acquisition, repositioning, and long-term portfolio value. He brings institutional-level expertise in underwriting, entitlements, and property repositioning, helping municipalities and developers align real estate holdings with economic growth and housing needs.
- **Robert Jackson, KWGS Renewable Energy and Infrastructure Director**
With a career at the intersection of real estate and advanced energy development, Robert supports clients pursuing solar, battery storage, and microgrid infrastructure. He guides the structuring and



KWGovernment.com

financing of energy assets and related property strategies to support cost efficiency, sustainability, and long-term resilience.

- **Edward Kaltswaart, KWGS Embassies and Consulates Director**
Edward serves as a trusted real estate advisor to foreign governments acquiring and managing U.S.-based diplomatic properties. His background in international development and financial modeling allows him to navigate the complexities of sovereign ownership, legal compliance, and facility planning for embassies and consulates.
- **Noah Walker, KWGS Veterans Affairs Director**
Noah leads initiatives supporting veterans-focused development and Service-Disabled Veteran-Owned Small Businesses. With a strong foundation in federal procurement and performance-based contracting, he helps government clients structure and execute deals that align with veterans' services, infrastructure needs, and long-term policy objectives.

4. SCOPE OF WORK

KWGS' team has extensive experience supporting municipalities in real estate acquisitions, coordinating directly with property owners, legal teams, appraisers, and surveyors to facilitate successful project outcomes. For this engagement, KWGS' services will include, but not be limited to:

- Engaging property owners early to coordinate appraisals, gather feedback, and communicate project details;
- Working closely with the City's surveyor to ensure legal descriptions and parcel data are accurate and clearly conveyed;
- Coordinating and reviewing appraisal services that comply with the Uniform Standards of Professional Appraisal Practice (USPAP) and providing a Just Compensation document for City approval prior to any offer being made;
- Presenting offers and negotiating directly with property owners on behalf of the City, while ensuring all real estate documents are properly prepared and submitted;
- Assembling and delivering complete acquisition packets—including title reports, warranty deeds, and/or easements—for the City's final review and approval.

All work will be performed in alignment with the City's stated objectives and policies.



KWGovernment.com

Contract-to-close checklist

Buyer side

Stage	Task Description	Responsible Party	Notes
1. Pre-Contract Preparation	Identify property and confirm alignment with City's acquisition goals Request existing documentation from seller (survey, appraisal, title report)	KW Agent / County Real Estate Team	May include vacant land, homes, or commercial To reduce duplication of cost
2. Market Analysis & Offer Strategy	Perform market analysis for fair pricing using MLS, CoStar, LoopNet	KW Agent	May recommend formal appraisal if no comps available
	Draft purchase offer including City's terms (earnest money, due diligence, etc.)	KW Agent / County Legal	Includes timeline and stipulations
	Negotiate with seller or broker	KW Agent	Focused on County interests
3. Earnest Money Handling	Hold earnest money in escrow if required, or coordinate with City escrow partner	KW Broker / City Finance	Tracked per GREC compliance
4. Due Diligence Coordination	Coordinate inspections, appraisals, soil/environmental studies	KW Agent / County Vendors	Includes housing code checks if applicable
	Track deadlines and report to City	KW Project Manager	Weekly updates
5. Title & Legal Review	Engage closing attorney to review title and confirm legal conditions Coordinate with seller's counsel for corrections if needed	KW Agent / Attorney KW Agent	Includes liens, zoning, easements
6. Closing Preparation	Confirm all purchase conditions and obtain final approvals Schedule closing and deliver IRS forms, resolutions, and disclosures	KW Agent / City KW Agent / Attorney	Includes internal signoffs Form W-9, 1099, settlement statement
7. Closing Execution	Attend closing and verify document execution	KW Agent / Attorney	Ensure deed is properly recorded
	Disburse funds per instructions	Attorney / Escrow Agent	Confirm with County Finance
8. Post-Closing	Provide County with full closing package File transaction for public records and SLBE reporting	KW Agent / Admin Team KW Admin	Digital and physical formats Required for compliance

Seller-Side

Stage	Task Description	Responsible Party	Notes
1. Contract Execution	Confirm executed purchase agreement with all signatures and exhibits	KW Agent / Legal Counsel	Secure scanned + original copy
	Distribute copies to all parties (buyer, seller, attorney, City rep)	KW Agent	Via email and DocuSign
2. Earnest Money	Collect and deposit earnest money in escrow account Issue receipt and confirm with City finance team	KW Broker / Escrow Holder KW Agent	Track in compliance system
3. Attorney Coordination	Submit contract to closing attorney Provide City's preferred attorney details if applicable	KW Agent City / KW Agent	Confirm title order initiated
4. Due Diligence Period	Schedule inspections, surveys, or appraisals as needed Monitor deadlines and issue reminders	KW Agent / City Vendors KW Project Manager	Coordinate access Weekly updates to County
5. Title Review	Review preliminary title report	Closing Attorney / KW Agent	Address title issues if any
	Provide City with findings	KW Agent	
6. Closing Preparation	Confirm closing date/time and location Prepare HUD/settlement statement draft for County review	KW Agent / Attorney Closing Attorney / KW Agent	Coordinate with all stakeholders County may require pre-approval
	Collect final signatures and required documents	KW Agent	Include IRS forms, resolutions
7. Post-Closing	Disburse funds and distribute closing documents Log transaction for recordkeeping and SLBE reporting	Attorney / Escrow Holder KW Admin Team	Copies to County and all parties Archive in County format

5. EXPERIENCE

KWGS staff have extensive experience working on municipal, raw land, and large-scale development projects throughout the United States.

3a. We are familiar with Utah Code § 10-8-2, which grants municipalities broad authority to regulate for the health, safety, and welfare of the public, including actions related to land use, property acquisition, and redevelopment. We are also familiar with Utah Code § 78B-6-501 et seq., which outlines the lawful use of eminent domain by government entities. While eminent domain remains a tool of last resort, we understand the procedures and requirements involved, including good faith negotiations and the obligation to provide just compensation. Due to its infrequency of use in Utah, those assigned to this project have not partaken in an eminent domain transaction in Utah.

3c. We have experience working with several government alliances similar to WACOG as well as DOT's of several states and would feel comfortable partnering with either organization.

Below are details of relevant projects KWGS has completed or is in the process of completing, associated with the aforementioned team members. The scope of this work encompasses well over a decade of experiences in all areas of real estate and working in with public entities.

Duncan Chapman

Maquon Elementary School Redevelopment – Hanson, MA

Managing a B3 RFP and providing brokerage services for the redevelopment of a 17-acre former school property. Intended for senior or affordable multifamily housing via a long-term land lease.

MassDevelopment Commonwealth Site Readiness Program (SRP)

- **Town of Orange, MA:** Completed large-scale industrial market analysis
- Participated in Westminster EDC panel (2017)
- Ongoing work in Springfield, E. Brookfield, Holyoke, Chicopee, Orange; assisting with highest and best use analysis for industrial, land, retail, and warehouse properties.

Solar Array Project – Town of Mendon, MA (2012-2017)

Provided consulting and brokerage services via 30B procurement process. Project resulted in a 20-year lease for solar development, generating \$1.5M+ in revenue. Contact: Town Administrator.

Schweitzer-Mauduit International – Lenox, MA (2015-2017)

Brokered a solar ground lease on a closed landfill. Client received over \$1.2M over a 20-year lease. Contact: Elizabeth Knight, General Counsel, Alpharetta, GA.

Onset Fire and Water Commission – MA (2013-2016)

Completed a 30B-procured long-term ground lease for 2.8Mw solar development. Resulted in a \$1.2M+ 20-year revenue stream. Contact: Commission Director.

Market-Rate Housing in MA Gateway Cities (2016-Present)

Contract with Simshab Capital Partners for consulting and brokerage across Worcester, New Bedford, Fall River, and Fitchburg. Delivered Worcester Housing Report in 2016; work ongoing.

Kaman Aerospace Disposition – Plainfield, CT (2009-2014)

Disposition of 35 acres and 502,000 SF of industrial brownfield property. Coordinated with client legal teams and regional/state economic development.

Schweitzer-Mauduit Portfolio Disposition – Lee & Lenox, MA (2009-2014)

Disposition of 3 industrial parcels totaling 138 acres and 400,000 SF. Environmentally sensitive portfolio sold for \$1.5M.

US Army Reserves Camp Parks – Dublin, CA (2005-2013)

Consultant for federal real property exchange (RPX) resulting in \$126M in new USAR construction. Exchange involved high-value land near BART station. Worked through Corps of Engineers.

Land Appraisal & Evaluation (Ongoing)

Appraised over 25,000 acres of land in 35+ years, across diverse zoning and land uses. Coordination with public officials and private owners included.

Texas Instruments Disposition – Attleboro, MA (2004-2005)

Handled \$26.5M sale-leaseback of 264-acre, 800,000 SF campus. Led development planning and stakeholder coordination. TI retained 220,000 SF for new HQ/R&D.

Shad Selmos has completed \$120M in transaction volume, the largest of which was \$25M. He specializes in land acquisition, development, and industrial sales, but has deep expertise across all areas of commercial real estate.

Logan Cascardan, a member of Shad Selmos's Salt Lake City, Utah based commercial real estate team, is the newest member of KWGS. Logan and Shad have collaborated on several commercial real estate transactions including acquisition, sale/leasebacks, and build-to-suit development. We look forward to assisting municipalities with similar needs.

6. REFERENCES

KWGS has worked with many municipal officials. We are pleased to provide the following three references for your consideration:



City of Rochester, NH

Blaine Cox, City Manager
603-332-1167
blaine.cox@rochesternh.net

Town of Mendon, MA

Kimberly Newman, Town Administrator
508-478-8863
KNewman@mendonMA.gov

MassDevelopment – Devens, MA

Mike Brewer, Real Estate Director
978-772-7577
MBrewer@MassDevelopment.com

7. OPTIONAL COMMERCIAL REAL ESTATE SERVICES

About KW Commercial Services

KW Commercial's Land & Development division specializes in land brokerage and strategic development planning, bringing deep expertise, extensive experience, and unmatched national and international resources. We understand the unique factors influencing land transactions and leverage strong relationships and market intelligence to move deals forward efficiently. Serving both government and private clients, our professionals deliver superior outcomes across all aspects of commercial real estate. Our core services include:

Acquisition, Leasing, and Disposition

- Acquisition, leasing, and disposition of land and buildings
- Sales, leasing, and negotiation support specific to land brokerage
- Buyer and tenant representation
- Lease analysis and portfolio management
- Sale/leaseback strategies

Land and Development Planning

- Site selection and build-to-suit planning and analysis, including demographic overlays
- Feasibility studies and reports
- Infrastructure evaluation
- Sub-consultant management and coordination

Environmental and Regulatory Compliance



- Brownfield assessment and redevelopment
- Environmental and land-use constraint assessments
- Zoning bylaws development and approval

Asset Monetization and Investment

- Monetizing public assets through sales, leases, appraisals, and legal coordination
- Market analysis and investment sales support, including Broker Option of Value (BOV) services
- Incentive negotiation and advocacy
- Opportunity zones marketing and investment attraction

Transaction and Closing Support

- Comprehensive transaction and project management
- Agency property auctions and auction coordination
- License agreements with cell tower providers
- Property management coordination

About Keller Williams Realty

Founded in 1983 by Gary Keller and Joe Williams, Keller Williams Realty has grown into the world's largest real estate franchise by agent count, with approximately 790 offices and over 188,000 associates worldwide. The company is known for its agent-centric, education-based, and technology-driven culture. Keller Williams remains focused on empowering its agents to build businesses worth owning and lives worth living, while delivering exceptional client service across all real estate sectors.

About KW Commercial

KW Commercial is the commercial real estate arm of Keller Williams Realty. With over 2,100 professionals nationwide, our brokers represent a powerful network of experts dedicated to exceeding client expectations. Backed by cutting-edge technology and industry-leading tools, our commercial brokers provide intelligent, data-driven solutions tailored to every property type and client objective.

When you engage a KW Commercial broker, you're not just hiring one person—you gain access to an entire national platform of professionals committed to realizing your goals.

8. COMPENSATION STRUCTURE AND METHOD

Brokerage Services

Client shall pay to Broker, and Broker shall accept compensation for services in connection with the Project (the "Fee") as outlined below. Compensation shall be based on the completion of each transaction



resulting from the project deliverables. The Client reserves the right to reject any offer at their sole discretion, without obligation for penalties, fees, commissions, or other damages.

Carryover Prospects and Periods

Upon termination, the parties will agree on any sale or lease prospects still in progress. These "pipeline" prospects will be placed on a protected list. If any such prospects acquire one of the subject sites within twelve (12) months, Broker will be entitled to the agreed-upon compensation. A maximum of two (2) prospects per parcel may be carried over.

Forfeiture of Deposits

If a buyer forfeits payments or deposits, any sums received shall be divided equally between Broker and Owner, up to a maximum of \$6,000 to the Broker.

Co-Brokerage

The parties agree to market the property in a manner that minimizes fees paid by the City. Interested parties will be advised that they may be expected to pay compensation due to their representing broker or advisor.

Donations

If the Client donates or transfers a parcel (or portion thereof) for conservation, charitable, educational, or governmental purposes, Broker shall receive compensation equal to 4% of the appraised value used for the donation.

COMMISSION SCHEDULE

Land Sale Transactions

Broker Involvement	Fee
Broker alone	6%
Broker with co-broker	6%

Long-Term Ground Lease Transactions

Lease Term	Broker Involvement	Fee
First 10 years or less	Broker / Co-Broker	6%
10-20 years	Broker / Co-Broker	3%
Over 20 years (max 49)	Broker / Co-Broker	1%

ACQUISITION SERVICES

If K/W Commercial is requested to provide acquisition services, we will make every reasonable effort to be compensated by the seller. If the seller does not pay the full market fee, the City shall pay the difference.

ON-CALL CONSULTING FEES

Title	Hourly Rate
Principal-in-Charge	\$250/hr
Sr. Project Manager	\$200/hr
Project Manager	\$150/hr
Support Staff	\$100/hr
Administrative Staff	\$75/hr

Subcontractor work will be billed to the City at cost, with any increase in administrative work time billed at the Sr. Project Manager rate. Despite having relationships with several suitable subcontractors, K/WGS prefers to employ subcontractors the City is already familiar with to improve cohesion.



Appendix A: Staff Biographies

Logan Cascaddan

Commercial Real Estate Advisor

Logan Cascaddan is a Commercial Real Estate Advisor with Keller Williams Commercial in Salt Lake City, Utah. He brings a dynamic background in public safety, logistics, and risk management to his work in commercial real estate.



Before joining K W Commercial, Logan served as a Commercial Risk Advisor with IMA Financial Group, where he supported real estate clients with strategic insurance and risk solutions. His previous experience also includes serving as a CDL Operations Manager with Amazon and as a law enforcement officer with the Oceanside Police Department.

Logan holds Bachelor of Science degrees in Supply Chain and Operations Management and in Human Resources Management. He also holds the Associate in Risk Management (ARM) designation and the OSHA 30-Hour certification, reflecting his strong foundation in safety and operational efficiency.

Driven by a passion for addressing complex land use and housing challenges, Logan's diverse professional experience allows him to deliver value to clients, stakeholders, and development teams across Utah's evolving commercial landscape.

Contact Logan

Email: logan.cascaddan@kw.com

Office: (801) 326-8800

Mobile: (951) 208-9728

Shad Selmos

KW Commercial Ambassador – Utah Region | Commercial Real Estate Advisor

Shad has been active in the commercial real estate industry since 2014 and was recently named K W Commercial Ambassador for the Utah Region. He brings a comprehensive understanding of the industry, with deep experience across land, office, retail, multifamily, and industrial sectors.



Specializing in land transactions, Shad has successfully brokered deals ranging from small parcels to properties exceeding 10,000 acres. He frequently works with municipal officials to determine the highest and best use for land, helping sellers optimize value and net the greatest return.

Shad also advises investors on the acquisition and disposition of commercial investment properties, consistently maximizing returns for sellers while sourcing profitable assets for buyers. Known for his proactive approach, he regularly researches and uncovers off-market opportunities, giving his clients an edge in Utah's competitive commercial landscape.

Contact Shad

Email: ShadSelmos@KW.com

Office: (801) 326-8800

Mobile: (801) 907-1888

Duncan Chapman
Managing Broker, Government Services | Director

Duncan Chapman serves as the Managing Broker for Government Services at K W Commercial and Director of the K W Commercial North Central Massachusetts office. He specializes in delivering exceptional real estate brokerage and consulting services to Federal, state, and municipal clients.

A proven community leader, Durcan currently serves as a Commissioner on the Devenis Enterprise Commission. During his military career, Colonel (Ret.) Chapman managed New England's real estate assets for the Army National Guard.

With over 30 years of commercial and corporate real estate experience, Duncum has successfully led complex transactions and advisory engagements for a diverse range of clients and organizations. Before joining K W Commercial, he spent eight years as President of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He also served as Senior Vice President at The Sturtevant Company in Boston for seven years.

Duncan holds real estate broker licenses in both Massachusetts and Rhode Island. His corporate client experience includes engagements with Texas Instruments, Kaman Aerospace, and Cisco Systems.

Contact Duncan

Email: duncan@K.W.com

Office: (978) 840-9000

Mobile: (978) 621-1290



KWGGovernment.com

Certificate of Insurance

We maintain appropriate coverage for governmental contracts. Upon selection, we will provide an updated certificate naming the City as additionally insured, if required.

Appendix C: Documents

[illegible]

KMGovernment.com

Business License

KW Gov Services LLC (Domestic limited liability company)
Business ID 802-721 State of New Hampshire.

DBA Keller Williams Salt Lake City

NOTICE: THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

SALT LAKE CITY CORPORATION

CITY I.D. Number: LIC2013-01449

(53121)

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAVING COMPLIED WITH THE ORDINANCE IN FORCE, RELATED TO LICENSES, IS HEREBY LICENSED TO TRANSACT THE BUSINESS OF:

Offices of Real Estate Agents and Brokers

Expiration Date: Oct 31, 2025

Commercial License
Real Estate Services
Employees

WITHIN SALT LAKE CITY, UTAH AT THE ADDRESS INDICATED BELOW:

KELLER WILLIAMS SALT LAKE CITY
1245 E BRICKYARD RD STE 500
Salt Lake City, UT 84106



Attest: *[Signature]*

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND:

[Signature]

THIS LICENSE IS NOT TRANSFERABLE




STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 05/02/2025
EXPIRATION DATE: 05/31/2027
LICENSE NUMBER: 14218629-SA00

LICENSE TYPE: Sales Agent
ISSUED TO: Logan Thomas Cascaddan
128 K Street
Apt 2
Salt Lake City UT 84103

SIGNATURE OF HOLDER: *[Signature]*

REAL ESTATE DIVISION DIRECTOR: *[Signature]*



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
ACTIVE LICENSE

Sales Agent
9241614-SA00

SHAD J SELMOS

NAME OF HOLDER

DATE ISSUED: 12/09/2024
EXPIRATION: 12/31/2026

Thank you very much!

Pleasant View City Representatives,

It is with sincere appreciation that we submit our proposal for On-Call Property Acquisition Services. We commend Pleasant View City for its thoughtful approach to expanding its pool of qualified acquisition professionals to support ongoing and future projects.

This proposal reflects our intent to comply fully with the requirements outlined in the RFP and demonstrates our commitment to supporting the City's goals through timely, compliant, and respectful engagement with property owners.

We thank you for the opportunity to be considered and look forward to the potential of contributing to Pleasant View City's continued growth and infrastructure efforts.

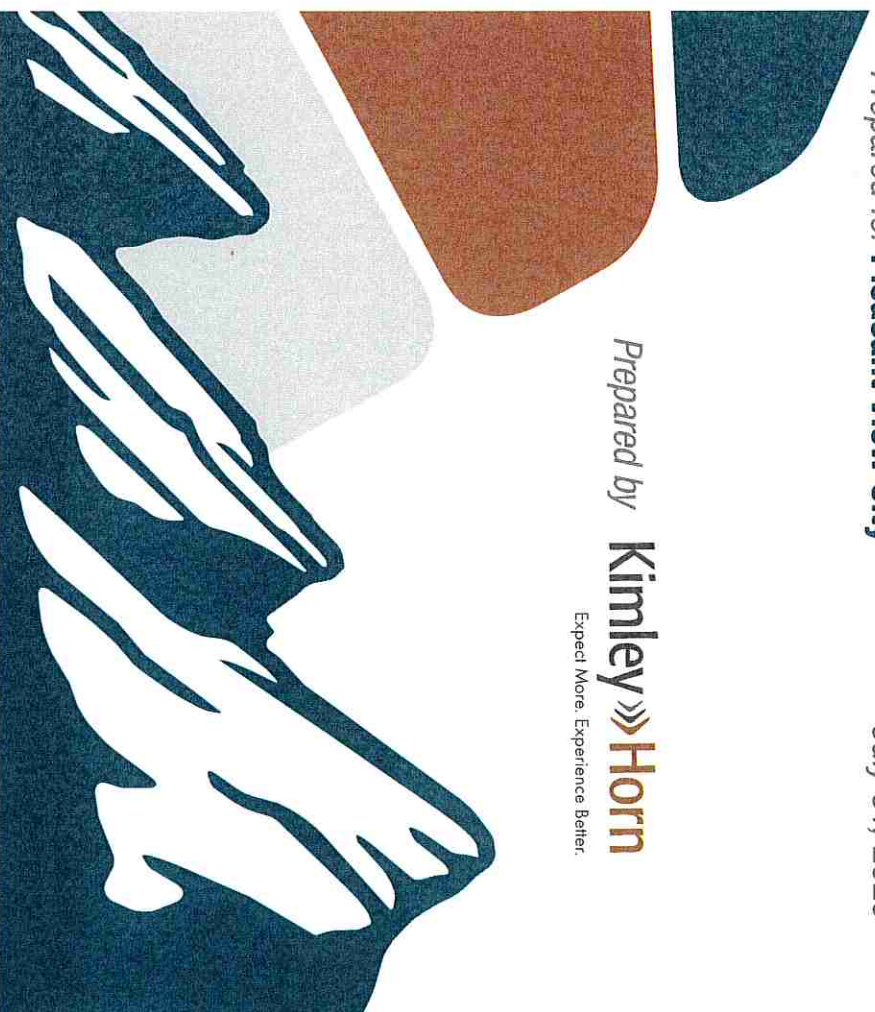


Proposal for
**ON-CALL
PROPERTY ACQUISITION SERVICES**

Prepared for Pleasant View City

July 31, 2025

Prepared by **Kimley»Horn**
Expect More. Experience Better.



Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

TRANSMITTAL LETTER

July 31, 2025
Pleasant View City
520 W. Elberta Dr.
Pleasant View, UT 84414
ATTN: Laurie Helstrom, City Recorder

Kimley-Horn
1850 Ashton Boulevard, Suite 150
Lehi, UT 84043
www.kimley-horn.com

RE: PROPOSAL FOR ON-CALL PROPERTY ACQUISITION SERVICES

Dear Members of the Selection Committee:

Kimley-Horn is eager to share our passion for right-of-way (ROW) and partner with Pleasant View City (City) to deliver projects awarded from this on-call. As you review our qualifications, please consider the following benefits of the Kimley-Horn team:

Key Personnel with National ROW Experience. Our team is deliberate. We are a united group of industry experts specifically chosen for our crucial roles across the country. We have strategically selected James Olschewski, P.L.S., S.R./V.A. as our Project Manager for his firsthand national ROW experience. James has been doing this type of work in Utah for over 30 years. With an unmatched passion for creating solutions that take our services to the next level, James will lead our team to implement a successful ROW acquisition on your projects.

Relevant Local Experience. Kimley-Horn has been privileged to serve northern Utah for many years, including most recently with the UDOT 1800 N and 5600 S Progressive Design-Build projects. This experience and the relationships we have developed allow our team to continue serving you and your organization with a greater understanding of the technical and service expectations that you desire. There will be no learning curve that could cost precious time and resources.

Commitment and Availability. Driven by feedback from local agency leadership, Kimley-Horn stated offering ROW services in 2024 to enhance the services we provide to our clients. Additionally, our key personnel are committed to this project and to meeting task order goals and expectations. Our team is highly available, passionate about delivering this important contract, and known for its high-quality deliverables.

Based on our national and local experience and bringing in our lessons learned through the past 15 years of delivering robust and innovative ROW programs, we know we have the right team to successfully respond to any task order on this pool. Please contact James directly if we can provide additional information or answer any questions.

Sincerely,

Kimley-Horn



James Olschewski, P.L.S., S.R./V.A.
Project Manager
James.Olschewski@kimley-horn.com
801.953.4860



Molly O'Brien, PE, PTOE, RSP
Vice President/Authorized Signer
molly.obrien@kimley-horn.com
775.200.1979

REQUIRED INFORMATION:

"We appreciate the opportunity to submit this proposal for your consideration. Molly O'Brien will be the signatory for Kimley-Horn and is authorized to bind the team to the contents of this proposal and to negotiate contracts on behalf of the firm. We look forward to the opportunity to work alongside the City on this contract."

"Kimley-Horn does not discriminate in its employment practices with regard to race, color, religion, age (except as provided by law), sex, marital status, political affiliation, national origin, or handicap."

"James Olschewski shall be the key contact person for this contract contact. His contact information is listed above. Tammy Evans, Acquisition/Relocation, shall be the second contact and can be reached at 801.815.7445 or tammy.evans@kimley-horn.com if the key contact person is not immediately available to respond to the City."

Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

QUALIFICATIONS

The Kimley-Horn team has extensive experience providing acquisition services. Our approach to each acquisition will follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, the New Rules Modification, 02/03/05 (URA), MAP-21 (2012), URA Final Rule Update 06/03/2024 all of which falls under Title 49 CFR part 24 (Uniform Act), the Utah Department of Transportation (UDOT) ROW Operations Manual, and all state laws.

Kimley-Horn is well versed in and will use the electronic documents required for the acquisition process, including the Ownership Report, Appraisal and Appraisal Review or Administrative Compensation Estimate (ACE) stamped as "Just Compensation," deeds (fee and/or easement(s)), ROW maps, and public-friendly ROW exhibits.

Kimley-Horn is a corporation and is licensed to do business in the state of Utah. License number: 1443863-0143

NEGOTIATION PROCESS

During the negotiation process, we will follow and complete the Acquisition Checklist to develop and provide the required documentation to each owner, including: a Mandatory Offer Letter, the Ombudsman Acquisition Brochure—Your Guide to Just Compensation, Offer to Purchase, Statement of Just Compensation, ROW Contract, Deeds (Fee and/or Easement(s)), ROW Maps, ROW Exhibits, an Executive Summary of the Property Owners Rights, and an Appraisal or ACE. This checklist will also be provided in the completed acquisition file as a validation of the above actions. We will support the negotiation process, including counteroffers brought forth by the owners. Any additional terms supplied by the owners will be provided to the project manager for review and approval by the City.

We will identify owners that may be out of state or living in remote places and will contact them by registered mail. Kimley-Horn will also identify any tenants (legal or otherwise) occupying the property that may need to be relocated under a separate task. Negotiations for the acquisition of the owner's property will not be conducted with any tenants. In situations where negotiations are not successful, we will discuss all options with the project manager assigned to this project, which might include additional or initial consultation with the Office of the Property Rights Ombudsman, a 4-Options Letter, negotiating for a Right of Occupancy (ROO), a Permit to Enter and Construct, or filing Condemnation. We understand that condemnation is not allowed until the property owner is given 30 days to review and understand the offer presented to them. Throughout the process, we will update an Agent Log that will be stored in the ROW ePM Module and will follow all City policies and procedures for each acquisition. We will also provide weekly updates to the project manager.

PURCHASE CONTRACTS

Kimley-Horn's in-depth understanding of purchase contracts ensures that all legal and logistical elements are covered, protecting our clients' interests. We work closely

with legal teams to draft, review, and amend contracts to reflect the agreed terms accurately.

APPRAISALS & REVIEW APPRAISALS

Through a thorough analysis and an understanding of market trends, Kimley-Horn with the help of sub-consultants, provides precise, reliable and independent property appraisals and review appraisals. This knowledge helps in decision-making processes, ensuring clients have a clear picture of a property's value at any stage of the transaction and meets all legal requirements.

TITLE INSURANCE

Ensuring that property titles are clear is critical in real estate transactions. Kimley-Horn guides our clients through the intricacies of obtaining title insurance, which protects against potential claims or legal issues related to property ownership, as needed and/or as per project requirements.

CLOSING PROCESS

Kimley-Horn will follow each acquisition through the closing process and verify at the title company or in-house closings that all activities are completed. Activities are to include but are not limited to obtaining partial releases and recording documents. Each completed acquisition will be submitted in ProjectWise and the ROW Project Coordinator for the project will be notified.

QUALITY CONTROL

We will implement an internal quality assurance/quality control (QA/QC) process, led by **Terri McCutcheon, RUP-6N**, to intentionally and continuously look for ways to improve our deliverables and overall client service. This will include senior technical reviews for technical and legal compliance, and collaboration with other discipline experts at Kimley-Horn, such as our public involvement or roadway design staff to identify processes or solutions that elevate the project and results.

ADDITIONAL INFORMATION

Kimley-Horn has all of the necessary equipment to provide the services outlined in this Request for Proposals. The support personnel requirement to provide these services are detailed in our Key Personnel and Project Team section on page 7.

At Kimley-Horn, we pride ourselves on our robust project management capabilities and our commitment to exceptional client service. Our team is highly responsive and well-equipped with the resources necessary to effectively manage and complete projects within established timeframes, based on our current workload. Our proactive planning and adaptive strategies allow us to efficiently handle multiple projects, ensuring timely completion and client satisfaction.

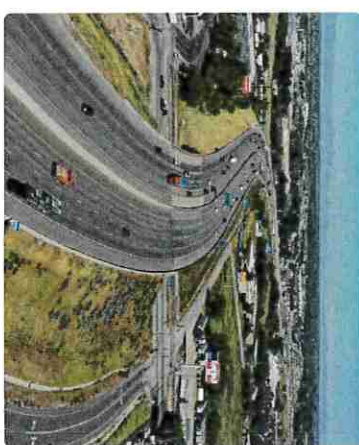
Documentation of our current Utah real estate licenses as an agent can be found in the appendix.

Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

EXPERIENCE

The following projects highlight projects with relevant scope items to the tasks found in this on-call contract. These projects demonstrate both firm and team member experience.

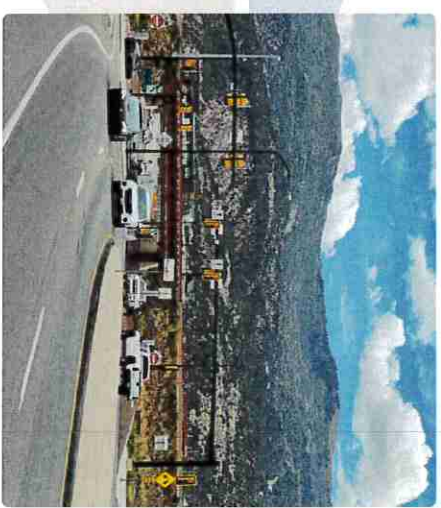
UDOT 24th Street Ogden ROW Design, PIN 15683 – Ogden, UT



The UDOT 24th Street Ogden ROW Design project is a critical initiative aimed at improving transportation and accessibility in Ogden, Utah. This project focuses on the comprehensive design and planning of the right-of-way along 24th Street. The UDOT 24th Street Ogden ROW Design project is a collaborative effort involving input from local stakeholders, residents, and businesses to ensure that the final design aligns with the community's needs and vision. Once completed, this project will significantly enhance the functionality, safety, and aesthetic appeal of 24th Street, making it a more efficient and enjoyable route for all users. Kimley-Horn is providing Region Reviews for this project and is coordinating efforts with the ROW design firm and with Region One ROW.

Contact: Brady Roberts, bproberts@utah.gov, 435.279.6001
Date: October 2024
Contract Amount: \$75K
Team Members: James Olschewski (PM)

UDOT I-15 South Cedar Interchange Design, PIN 21678 – Cedar City, UT



The Kimley-Horn team is producing a major redesign of Cedar City's south interchange with I-25 (exit 57). This will involve increased access to the improved South Main Street, added multimodal safety, and enhanced traffic management in this busy area. This redesign supports an important growth hub for the city and region, safeguarding its future as a functional and inviting gateway to local neighborhoods and businesses. Kimley-Horn's services for this project include public involvement, utility and drainage design, Maintenance of Traffic (MOT), structures design, roadway design, and ROW management.

Contact: Devin Squire, UDOT Region 4 Project Manager, dsquire@utah.gov, 801.200.5217
Date: June 2025
Contract Amount: \$7M
Team Members: Nicole Williams (PM), James Olschewski (ROW Design & ROW Acquisition Manager)

*Project completed prior to joining Kimley-Horn



Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

UDOT Redwood Road Mobility 5400 S - 4100 S, PIN 11082 – Taylorsville, UT



The project aimed to consolidate access points along the corridor where possible and create an aesthetically pleasing corridor. The scope of services included all survey, subsurface utility engineering (SUE), utility design, ROW design, drainage design, roadway design, utility coordination, project management, and public involvement. In addition, a re-evaluation of the existing categorical exclusion was necessary to include a larger footprint with the final design of driveways along the corridor expanded lighting design and included the addition of the transit station to the project. Kimley-Horn led public involvement (PI) during all phases of this safety enhancement project from design through construction. Our team coordinated with all 88 property owners to establish a relationship, gather feedback on project design, and communicate project elements in a way that made sense to the general public. In addition, our team supported and facilitated a connection with each property owner and the ROW agents and appraisers. This allowed for a smoother and more efficient clearing process.

Contact: John Monrova, UDOT Region 2 Project Manager, johnmonrova@utah.gov, 801.910.2500
Date: June 2024
Contract Amount: \$2M
Team Members: Amalia Andrews (Early ROW Acquisition), Nicole Williams (Principal-in-Charge), Nicole Suwinski (ROW Coordination), James Olschewski (UDOT ROW Deputy Director)

UDOT I-15, 1800 N Interchange/Utility Coordination, PIN 15682 – Clinton, UT

The 1800 North project is a design of the new interchange and widening between I-15 and 2000 W on 1800 N (SR-37). This project includes relocating several utilities and impacting nearby landowners—including Hill Air Force Base. Improvements will consist of widening 1800 N (SR-37) to seven lanes from the interchange with I-15 to 250 W and five lanes from 250 West to 2000 W. Accommodations for bicycles and pedestrians will also be included.

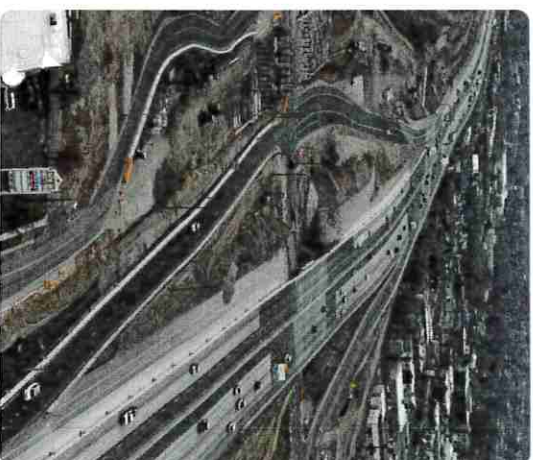
Kimley-Horn's involvement has been to assist in the acquisition of property needed for the project and also the relocation of utilities including the Davis and Weber Counties Canal Company, along with agreements with the Military Installation Development Authority (MIDA) for the Hill Air Force Base (in addition to other businesses and residents). Construction is scheduled to begin in early 2025.
Contact: Paul Egbert, 801.620.1622
Date: Ongoing
Contract Amount: \$25K
Team Members: James Olschewski (Project Manager), Tammy Evans (ROW Acquisition – Separate Contract)

*Project completed prior to joining Kimley-Horn



Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

UDOT I-15, SR-97 (5600 S) Widening Progressive Design-Build (PDB) Program Management, PIN 16391 – Roy/Riverdale, UT



This project includes reconstruction of an interstate interchange on I-15 and widening of SR-97, including a mile of interstate and two miles of state highway adjacent to Hill Air Force Base and just south of the Ogden Airport. UDOT contracted Kimley-Horn to be the program manager to develop the contract documents, prepare the engineers estimate, evaluate contractor pricing, perform design review, review maintenance of traffic (MOT) plans, and coordinate with local stakeholders. Kimley-Horn focused on the design reviews including structural, constructability, MOT, and roadway design to ensure the design/construction team met Federal Highway Administration (FHWA) and state design standards. Our team provided communications support including stakeholder engagement, coordination with local elected officials, presentations to city councils, press releases, collaboration with local media, project branding, and key messages. We are also serving as the point of contact for the public.

Contact: Brady Roberts, UDOT Project Manager, R, bproberts@utah.gov, 435.279.6001

Date: Ongoing

Contract Amount: \$20M

Team Members: Amalia Andrews (Early ROW Acquisition); James Olischewski (ROW Coordination); Nicole Suwinski (Project Coordination); Nicole Williams (QA/QC); Tammy Evans (ROW Acquisition)

UDOT SR-9, Rockville to Zion National Park, PIN 11515* – Springdale City, UT

While serving as the ROW Deputy Director at UDOT, James helped establish the ROW process for this sidewalk safety improvement project which included incentive payments for the landowners. James was responsible for reviewing each acquisition (49) with 62 total parcels being acquired for the project. The project was able to advertise without any condemnations, one ROO, and no limitations.

Contact: Kayle Roberts, 435.668.6324

Date: 2017

Contract Amount: \$543K

Team Members: James Olischewski (while at UDOT)

UDOT SR-85, Mountain View Corridor (MVC), 4100 S to SR-201, PIN 13149* – Salt Lake City, UT

This project was the continuation of MVC from 4100 S to SR-201. James served as the ROW Deputy Director overseeing the acquisition of 113 ownerships and 250 parcels needed for the project. This project had 15 ROOs, four relocations, and five condemnations which James participated in the mediating settlements.

Contact: Marwan Farah, 801.910.2590

Date: 2016 - 2023

Contract Amount: \$55M

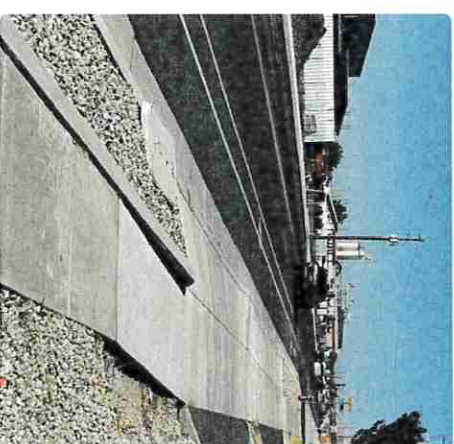
Team Members: James Olischewski (while at UDOT)

**Project completed prior to joining Kimley-Horn*



Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

UDOT 500 West, 3300 South to 3900 South Design PIN 14034 – South Salt Lake, UT



The 500 West project involved designing a compact urban corridor. ROW acquisitions, managing numerous driveway accesses, incorporating active transportation and complete streets elements, reconstructing the roadway, updating Americans with Disabilities Act (ADA) facilities to meet federal standards, and collaborating with UDOT and the City. The project team identified risks early and developed a game plan to mitigate those risks, such as MOT, pavement evaluation, ROW, and utility coordination for disturbed utilities. We identified that construction MOT would be tight and developed the specifications to ensure safety during construction while still providing access to businesses and residence. We worked with our public involvement staff to communicate ROW needs and changes that property owners would be experiencing with their accesses and property and provided detailed exhibits for their use to expedite communication and negotiations during the acquisition process.

Contact: John Montoya, UDOT Region 2 Project Manager, johnmontoya@utah.gov, 801.910.2500

Date: 2020 - 2024

Contract Amount: \$915K

Team Members: Nicole Williams (Project Manager), Amalia Andrews (Early ROW Acquisition)

UDOT I-15, Lehi Main to SR-92, Technology Corridor, PIN 12158* – Lehi, UT

This Design-Build Project was the reconstruction of the I-15 Corridor from Main Street in Lehi to the SR-92 Intersection. It consisted of 76 owners acquiring 148 parcels needed for the project. James served as the ROW Deputy Director during the first two-thirds of this project life-cycle which spanned over five years and four construction seasons. James was instrumental in helping advance the ROW on this project which contained 18 ROOs and 23 condemnations which James helped mediate many of these to a successful conclusion.

Contact: Boyd Humphrey, 435.452.2057

Date: 2015-2021

Contract Amount: \$24.6M

Team Members: James Olischewski (while at UDOT)

UDOT Bangerter Highway South Interchanges, PIN 12566* – Salt Lake City, UT

This project included four separate interchanges on Bangerter Highway involving 214 ownerships and acquiring 370 parcels. James served as the ROW Deputy Director on the project which also included 135 relocations and 19 condemnations which involved mediations with the Office of the Property Rights Ombudsman to resolve both residential and commercial acquisitions and relocations. This project also used incentive payments for both residential and commercial owners.

Contact: Marwan Farah, 801.910.2590

Date: 2016 - 2018

Contract Amount: \$45M

Team Members: James Olischewski (while at UDOT)

Kimley-Horn also has experience working with WACOG, Specifically Brooke Stewart (Weaver County), who is in charge of the WACOG fund.



KEY PERSONNEL AND PROJECT TEAM

We have selected a team of seasoned professionals who offer the high level of responsiveness you need for this on-call contract. The depth of our staff in the required areas of expertise and our familiarity with your needs will allow us to maximize our coordination efforts while integrating resources, adhering to project schedules, and managing the budget effectively. With these processes in place, we can meet the technical and staffing needs anticipated for this contract.

Figure 1: Team Organizational Chart shows each of our team members for this contract. Full resumes for key team members are included in the Appendix.

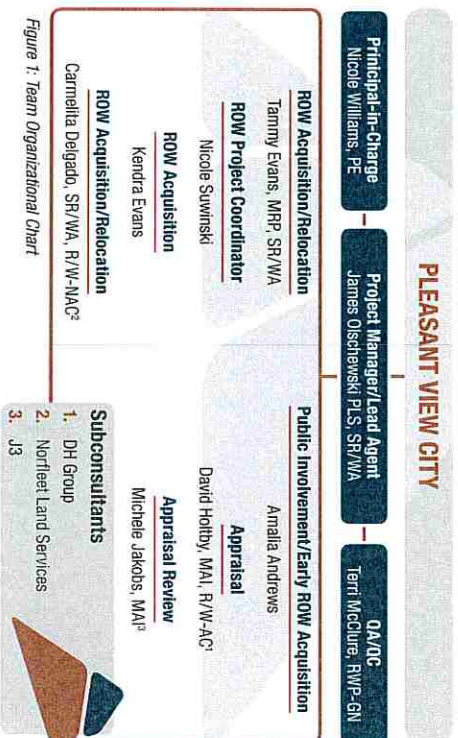


Figure 1: Team Organizational Chart

For this project, all of the work will be managed and executed by our dedicated team based in Salt Lake City, ensuring local expertise and prompt response times. This local presence allows us to effectively coordinate with regional stakeholders and be readily available to address any on-site needs. Additionally, if required, we have access to a broad network of resources from our offices across the country. This extensive support system enables us to tap into specialized expertise and additional manpower, ensuring the project's seamless progress and timely completion.

JAMES OLSCHESWSKI, PLS, SR/WA

Project Manager

While serving as the ROW Deputy Director for UDOT, James was required to review, comment, edit and approve all ROW acquisitions and relocations for every project that required additional real property for UDOT. This review and approval process required James to adhere to the Uniform Act and all state codes. James accomplished this by learning the Code of Federal Regulations (CFR) through hands on experience and International Right of Way Association (IRWA) courses. He has also instructed and continues to instruct IRWA courses. James experience over many years working on diverse projects allows him the ability to perform this function to the highest standards possible. For example, for the 2017-2018 FY alone, he reviewed 731 acquisition files, 69 condemnation files, 106 relocation files, 10 replacement housing plans (RHPs), 81 moving claims, and three re-establishments.

Prior to joining Kimley-Horn, James successfully completed ROW projects as a consultant before joining UDOT to oversee the ROW Design discipline during two different timeframes. He has intimate knowledge and working experience of the UDOT ROW Design Manual of Instruction (MOI), having helped rewrite it and review compliance with it for the past seven years. Within this MOI, James has expertise with the ROW Design for Acquisition and the ROW Design for Surplus processes. While at UDOT, James served as the Deputy Director of ROW, the ROW Design Program Manager, and the Statewide Utility Manager, where he reviewed over 1,540 partial summaries containing over 6,000 owner summaries, As Deputy Director, he oversaw the entire ROW acquisition and relocation process and understands this as well as the QA/QC and conformity review processes.

NICOLE WILLIAMS, PE

Principal-in-Charge

Nicole's 17 years of experience includes managing various projects ranging from large multidisciplinary transportation projects to environmental projects to small intersections and pavement preservation projects. Nicole has extensive experience in project development including project management, roadway design with traditional and digital design construction documents, QA/QC, scheduling, estimating, and project controls. In total, Nicole has worked on over 50 projects throughout Utah, collaborating closely with local, state, and federal agencies. She has a thorough understanding of engineering processes and procedures which ensure successful projects. As principal-in-charge, Nicole will be a support to James throughout the ROW process on these projects.

TAMMY EVANS, MRP, SR/WA

ROW Acquisition/Relocation

Tammy is a licensed Utah Realtor and acquisition manager with 19 years of expertise in real estate, relocation, and ROW. She excels in managing ROW programs and overseeing acquisitions, notably contributing to the MVC projects with UDOT for over a decade. Tammy is also a member of IRWA, having received the Senior ROW Agent Designation, and worked as Treasurer for the IRWA Chapter 38. Tammy is also certified as a Utah notary public. Tammy's extensive knowledge provides efficient and effective project schedules and quality acquisition work that exceeds state and federal guidelines.

NICOLE SUMINSKI

ROW Project Coordinator

Nicole brings over 20 years of experience serving clients. She is located in Kimley-Horn's Salt Lake City office and leads project coordination efforts for both the Salt Lake and Lehi offices. Nicole is experienced in organizing client meetings, stakeholder communication, budget tracking, printing and production, along with general administrative support tasks. Since joining Kimley-Horn, Nicole has supported projects with a wide variety of scopes including utility coordination, contract administration, and report generation. Her can-do attitude and local familiarity with projects have allowed her to expand her knowledge and understand to include ROW Design and Acquisition project support to her talents which include real property abstracting and real estate services and she will be an added benefit to this team.

AMALIA ANDREWS

Public Involvement/Early ROW Acquisition

Amalia has over 20 years of experience providing effective and strategic communication and public involvement services. Amalia has been involved in various portions of the acquisition process on several projects. Her involvement has included establishing stakeholder relationships, property owner meetings, acquisition team meeting facilitation to track acquisition progress, and facilitation of discussions pertaining to ROW contract amendments based on construction outcomes all with close coordination with UDOT ROW. Amalia is well-versed in creative and savvy communication and can strategically utilize new technologies to drive communication. Her areas of expertise include outreach development and execution, stakeholder relations, ROW process explanation, tactical communication, crisis management, contractor and project team coordination, public comment recording and data management, partnering, and conflict resolution.



TERRI MCCLURE, RWP-GN
QA/QC

Terri has more than 13 years of experience in ROW, land acquisition, property negotiations, relocations, and real estate services. Throughout her career, she has worked with Virginia DOT (VDOT), FHWA, local municipalities, and public utility companies to acquire ROW and easements for a variety of projects, both large and small. Terri has a proven track record of delivering successful projects through her strong attention-to-detail and commitment to clients and property owners.



KENDRA EVANS
ROW Acquisition

Kendra is a Senior ROW Specialist with more than 22 years of experience in planning and land related services. Her background and broad skill set which includes negotiations, land development, and project management, helped to create a smooth transition into ROW. Kendra is committed to providing exceptional client service for both the entity pursuing ROW acquisition and for landowners.



DAVID HOLBY, MAI, R/W-AC
Appraisal - (DH Group)

David is a state certified general appraiser with 25 years of experience and a member of the Appraisal Institute. With experience as an expert witness for litigation, eminent domain, financing, estate appraisal, and appraisal review, his knowledge and skill set are a valuable resource for this pool. David's appraisal specialties include commercial, industrial, retail, subdivisions, land, eminent domain, expert witness (consultation and testimony), multifamily, singlefamily and special use properties. He has worked with multiple agencies and municipalities throughout Utah.



MICHELE JAKOBS, MAI
Appraisal Review - (U3)

Michele is a commercial real estate appraiser with over 25 years of experience and a Utah state certified general appraiser. She has the MAI designation from the Appraisal Institute (#11997). Michele specializes in office, industrial, land, and eminent domain appraisals. She is a member of Commercial Real Estate Women (CREW) Utah. Michele has served UDOT, UT, and many other local agencies and municipalities throughout her career and is familiar with UDOT's processes and procedures. She will bring that experience to this project and be a valuable asset throughout the project.



CARMELITA DELGADO, SR/WA, R/W-MAC
ROW Acquisition/Relocation - (Nortleef)

Carmelita is a Managing Director for Nortleef Land Services, residing in Layton, Utah. She has over 18 years of ROW acquisition and project management experience with both private and public entities. Carmelita has spent the past several years acquiring ROW and surface use land agreements to facilitate easements for roadway, utilities, and renewable energy projects as well as helping with ownership and title services. Carmelita brings industry-leading processes, is a committed team member, and serves as a trusted advisor that provides a clear plan of action, scope of work, and budget with realistic timelines for client projects—saving our clients time and money. Carmelita has been very active in serving the Salt Lake City Chapter 38 of the IRWA and has held several committees. She is currently serving as the Region 9 Chair for Utah, New Mexico, and Colorado.

FEE PROPOSAL

FEE PROPOSAL CHART

TITLE	COST
Property Acquisition Services	\$3,950 per parcel
Compensation Estimate	\$900 per parcel
Document Preparation	\$900 per parcel
Additional Meetings	\$350 per hour
Appraisals (Subcontract)	\$3,300 per parcel
Appraisal Reviews (Subcontract)	\$1,100 per parcel
Relocation Non-Residential	\$16,500 per parcel
Relocation Residential	\$10,000 per parcel
Project Coordination	\$140 per hour
Other, Relocation Non-Residential (complex)	\$21,000 per parcel
Other, Complex appraisals with severance damages	\$6,500 per parcel

APPENDIX RESUMES AND LICENSES

JAMES OLSCHESKI, PLS, SR/WA

PROJECT MANAGER



EDUCATION

- » Associates, Architectural Technology, Salt Lake Community College
- » Associates, Surveying and Mapping, Salt Lake Community College

CREDENTIALS

- » Professional Licensed Surveyor in Utah (#5152664-2201)
- » Senior Right of Way Agent and Certified Training Instructor, IRWA
- » Licensed Real Estate Sales in UT (#5152664-SA00)

James brings 23 years of experience and unparalleled knowledge of the entire ROW process, including utilities and utility relocations, honed through his tenure as the ROW Deputy Director at UDOT. In this role, he reviewed and approved all ROW acquisitions and relocations, ensuring adherence to the Federal Uniform Act and state codes. His understanding of The Code of Federal Regulations (CFR) is rooted in hands-on experience and International Right of Way Association (IRWA) training/teaching. Prior to Kimley-Horn, he successfully completed ROW projects as a consultant and twice oversaw UDOT's ROW Design discipline. He has intimate knowledge of the UDOT ROW Design Manual of Instruction (MIOI), having helped rewrite and review it for compliance over the past seven years, with expertise in ROW Design for Acquisition and Surplus Properties. In addition to his role as the ROW Deputy Director while at UDOT, James also served as the ROW Design Program Manager and Statewide Utility Manager, where he reviewed over 1,540 partial summaries (containing over 6,000 ownerships with 11,385 parcels) and over 400 surplus summaries as part of the entire ROW acquisition and relocation process, including QA/QC, conformity reviews, and overseeing utility coordination and relocations.

PROJECT EXPERIENCE

- » UDOT 24th Street Ogden ROW Design, Ogden, UT — Project Manager
- » UDOT Statewide Fiber Optics ROW, Heber City, UT — Project Manager
- » UDOT I-15: 1800 North Interchange/Utility Coordination, Ogden, UT — Project Manager
- » UDOT 700 West: 3300 South to 3900 South Design and Construction Engineering Management, South Salt Lake, UT — ROW Lead
- » UDOT SR-102/SR-13 Intersection Improvements, Tremonton, UT — ROW Lead
- » UDOT I-15: SR-97 (5600 South) Widening PDB Program Management, Roy, UT — ROW Lead
- » UDOT ROW Digital Delivery for Surplus, Statewide, UT — Project Manager
- » UDOT ROW Digital Delivery for Acquisition, Statewide, UT — UDOT Project Manager*
- » UDOT 9000 South (SR-209) Redwood Road to State Street, West Jordan, UT — UDOT ROW Deputy Director*
- » UDOT Springville Interchange, Springville, UT — UDOT ROW Deputy Director*
- » UDOT SR-108 300 North to 1800 North, Layton to Syracuse, UT — UDOT ROW Deputy Director*

*Project completed prior to joining Kimley-Horn

NICOLE WILLIAMS, PE

PRINCIPAL-IN-CHARGE



EDUCATION

- » BS, Civil Engineering, University of Utah

CREDENTIALS

- » Professional Engineer in Utah (#8338342-2202), Idaho, Montana, and Texas

Nicole's 17 years of experience includes managing various projects ranging from large multidisciplinary transportation projects to environmental projects to small intersections and pavement preservation projects. Nicole has extensive experience in project development including project management, roadway design with traditional and digital design construction documents, QA/QC, scheduling, estimating, and project controls. In total, Nicole has worked on over 50 projects throughout Utah, collaborating closely with local, state, and federal agencies. She has a thorough understanding of engineering processes and procedures which ensure successful projects. As principal-in-charge, Nicole will be a support to James throughout the ROW process on these projects.

PROJECT EXPERIENCE

- » UDOT Redwood Road Mobility 5400 S - 4100 S, PM 11082, Taylorsville, UT — Principal-In-Charge
- » UDOT 500 West: 3300 South to 3900 South Design, PM 14034, South Salt Lake, UT — Project Manager
- » UDOT Vine Street Improvement Phase II, Murray City, UT — PRINCIPAL-IN-CHARGE
- » UDOT ROW Digital Delivery for Acquisition, Statewide, UT — Principal-in-Charge
- » UDOT ROW Digital Delivery for Surplus, Statewide, UT — Principal-in-Charge
- » UDOT I-15: SR-97 (5600 S) Widening PDB Program Management, PM 16391, Roy/Rivertdale, UT — QA/QC
- » UDOT US-89 Garden City Truck Escape Ramp, Garden City, UT — Project Engineer
- » Millcreek Neff's Lane Sidewalk Improvements, Millcreek, UT — Project Manager
- » UDOT 5600 West Railroad Crossing, SR-201 to I-80, Salt Lake City, UT — Project Manager
- » Millcreek 3300 South Sidewalk: 2600 East to 2700 East, Millcreek, UT — Project Manager
- » UDOT I-15 Springville 1600 South/2700 North, Spanish Fork, Main Street to SR-51 Interchange, Spanish Fork, UT — Project Manager



TAMMY EVANS, MRP, SR/WA

ROW ACQUISITION/RELOCATION

CREDENTIALS

- » Licensed Real Estate Sales in UT (#5924154-SA00)
- » Certified Military Relocation Professional, National Association of REALTORS®
- » Senior Right of Way Agent, International Right of Way Association

Tammy has over 20 years of experience in real estate and 16 years of experience in ROW acquisition, relocation assistance, and property negotiation. She has a proven ability to lead complex land acquisitions, provide advisory services for displaced individuals and businesses, and manage large-scale ROW projects. She is adept at ensuring compliance with federal, state, and local regulations, conducting title research, appraisals, administrative compensation estimates (ACE), project shotgun estimates, and coordinating relocation planning and claims processing. Tammy is a strategic, client-focused professional with a strong background in funding research and stakeholder engagement.

PROJECT EXPERIENCE

- » UDOT Magna ROW Acquisition, Magna, UT — Project Manager
- » UDOT Roy 3100 W Acquisition, Roy, UT — Project Manager
- » UDOT Farmington Main Street Acquisition — Project Manager
- » UDOT 2000 E ROW, Millicreek, UT — Acquisition Agent
- » UDOT 5600 S, I-15 to SR-108 Intersection Improvement, PIN 1639, North Ogden City, UT — Acquisition/Relocation
- » UTA North Ogden-WSU Bus Rapid Transit, PIN 15906, North Ogden City, UT — Acquisition/Relocation
- » UDOT Fiddlers Canyon Trail Extension, PIN 20623, Iron City, UT — Acquisition/Relocation
- » UDOT 1300 E, 2100 South to Southern City Boundary, PIN 15908, Salt Lake City, UT — Acquisition/Relocation
- » UDOT Monroe Phase VI Project, PIN 22275, Salt Lake City, UT — Acquisition/Relocation
- » UDOT Cross Towne Trails, 2700 West to Bangerter, PIN 17689 Salt Lake City, UT — Acquisition/Relocation
- » UDOT Sandy East Bridges Replacement, PIN 20281, Salt Lake City, UT — Acquisition/Relocation
- » UDOT US-6 Improvements in Spanish Fork, PIN 16497, Utah City, UT — Acquisition/Relocation
- » UDOT SR-209 (9000 S), Redwood Road to 700 West, PIN 14412, Salt Lake City, UT — Acquisition/Relocation



NICOLE SUWINSKI

ROW PROJECT COORDINATOR

EDUCATION

- » High School Diploma, Murray High School, Utah

Nicole brings over 20 years of experience serving clients. She is located in Kimley-Horn's Salt Lake City office and leads project coordination efforts for both the Salt Lake and Lehi offices. Nicole is experienced in organizing client meetings, stakeholder communication, budget tracking, printing and production, along with general administrative support tasks. Since joining Kimley-Horn, Nicole has supported projects with a wide variety of scopes including utility coordination, contract administration, and report generation. Her can-do attitude and local familiarity with projects have allowed her to expand her knowledge and understand to include ROW Design and Acquisition project support to her talents which include real property abstracting and real estate services and she will be an added benefit to this team.

PROJECT EXPERIENCE

- » UDOT Redwood Road Mobility 5400 S - 4100 S, PIN 11082, Taylorsville, UT — Project Coordination
- » UDOT, I-15; SR-97 (5600 South) Widening PDB Program Management, PIN 16391, Roy/Riverdale, UT — Project Coordination
- » UDOT Vine Street Improvement Phase II, Murray City, UT — Project Coordination
- » UDOT 5600 West Railroad Crossing, SR-201 to I-80, Salt Lake City, UT — Project Coordination
- » UDOT SR-30; SR-23 to SR-252 Roadway Design, Logan, UT — Project Coordination
- » Utah Division of Facilities Construction and Management (DFCM), Bear Lake Marina Expansion, Garden City, UT — Project Coordination
- » UDOT US-89, Farmington to I-84 Progressive Design-Build, Various, UT — Project Coordination
- » UDOT US-89 Garden City Truck Escape Ramp, Garden City, UT — Project Coordination
- » UDOT Adams Avenue Over I-84 Deck Replacement (OC 644), South North Ogden, UT — Project Coordination
- » Cottonwood Heights City Highland Drive Improvements, Cottonwood Heights, UT — Project Coordination
- » UDOT Peerless Port of Entry (POE), Helper, UT — Project Coordination
- » WPR Development Company Wasatch Peaks Ranch, Infrastructure Design, Morgan City, UT — Project Coordination
- » Park City Historic Union Pacific Rail Trail & SR 248 Bicycle/Pedestrian Overpass, Park City, UT — Project Coordination
- » DFCM Point of the Mountain (POM) Phase 1A, Draper, UT — Project Coordination
- » Millicreek 2000 East, SLC/Millicreek boundary to Sigvard Drive Improvements, Millicreek, UT — Project Coordination



AMALIA ANDREWS



CREDENTIALS

- » Certified Partnering Facilitator, IDOT/Associated General Contractors (AGC)
- » Group Facilitation Skills for Public Engagement Certificate, Dialogue Partners/International Association for Public Participation (IAP2)
- » Certificate in Public Participation, IAP2
- » Planning for Effective Public Participation Training Certificate, IAP2
- » Techniques for Effective Public Participation Training Certificate, IAP2
- » Communications for Effective Public Participation Training Certificate, IAP2
- » IRWA, Member
- » Women's Transportation Seminar (WTS), Member
- » IAP2, Member

PUBLIC INVOLVEMENT/EARLY ROW ACQUISITION

Amalia has over 20 years of experience providing effective and strategic communication and public involvement services. Amalia has been involved in various portions of the acquisition process on several projects. Her involvement has included establishing stakeholder relationships, property owner meetings, acquisition team meeting facilitation to track acquisition progress, and facilitation of discussions pertaining to ROW contract amendments based on construction outcomes all with close coordination with UDOT ROW. Amalia is well-versed in creative and savvy communication and can strategically utilize new technologies to drive communication. Her areas of expertise include outreach development and execution, stakeholder relations, ROW process explanation, tactical communication, crisis management, contractor and project team coordination, public comment recording and data management, partnering, and conflict resolution.

PROJECT EXPERIENCE

- » UDOT Redwood Road Mobility 5400 S - 4100 S, PIN 11082, Taylorsville, UT — Early ROW Acquisition/Public Involvement
- » UDOT Vine Street Improvement Phase II, Murray City, UT — Early ROW Acquisition/Public Involvement
- » UDOT I-15, SR-97 (5600 South) Widening PDB Program Management, Pin 16391, Roy/Riverville, UT — Early ROW Acquisition/Public Involvement
- » Regional Transportation Commission (RTC) of Southern Nevada, Henderson ADA Planning Study, Henderson, NV — Public Involvement Specialist
- » RTC of Southern Nevada, Bruce Street Green and Complete Street Study (2018 UPWP), Las Vegas, NV — Project Planner
- » Nevada DOT (NDOT) Nevada Traffic Safety Engineering Design Services (TSEDS) Craig Road Safety Design Project, North Las Vegas, NV — Public Involvement Specialist
- » NDOT Eastern Avenue/Civic Drive SMP and TSED, North Las Vegas, NV — Public Involvement Specialist
- » Silver Lake Water District, 10th Drive SE Water and Sewer Main Improvements, Everett, WA — Public Involvement Specialist
- » NDOT Eastern Avenue/Civic Drive SMP and TSED, North Las Vegas, NV — Public Involvement Specialist
- » NDOT Safety Management Plans (SMPs), Statewide, NV — Public Involvement Specialist
- » UDOT 5600 West Railroad Crossing, SR-201 to I-80, Salt Lake City, UT — Public Involvement Specialist

TERRI MCCLURE, RWP-GN



EDUCATION

- » Advanced Diploma, Fauquier High School

CREDENTIALS

- » IRWA, Member

QA/QC

Terri has more than 13 years of experience in ROW, land acquisition, property negotiations, relocations, and real estate services. Throughout her career, she has worked with UDOT, FHWA, local municipalities, and public utility companies to acquire ROW and easements for a variety of projects, both large and small. Terri has a proven track record of delivering successful projects through her strong attention-to-detail and commitment to clients and property owners.

PROJECT EXPERIENCE

- » City of Stafford Berea Church Road Improvements, Stafford City, VA — ROW Project Manager*
- » City of Albemarle Barracks Road and Hydraulic Road Sidewalk Projects, Albemarle City, VA — Property Rights Negotiator*
- » Prince William City DOT Balls Ford Interchange Project, Prince William City, VA — Acquisition and Relocation Advisory Services*
- » VDOT I-66 Outside the Beltway Expansion, Numerous Counties, VA — ROW Project Manager*
- » FHWA Arlington National Cemetery Southern Expansion of Defense Access Road, Arlington, VA — ROW Project Manager*
- » Manassas Sudley Road Third Lane Project, Manassas, VA — ROW Project Manager*
- » Charlottesville Belmont Bridge Replacement Project, Charlottesville, VA — ROW Project Manager*
- » Fairfax University Drive Traffic Calming and Public Safety Improvements, Fairfax, VA — ROW Project Manager*
- » Manassas Longstreet Drive Improvements, Manassas, VA — ROW Project Manager*
- » Culpeper US 522 Pedestrian and Bicycle Safety Improvements and Sunset Lane/Madison Road Sidewalk Extension, Culpeper, VA — ROW Project Manager*
- » Lovettsville East Broad Way and South Church Street Streetscape Improvements, Lovettsville, VA — ROW Project Manager*
- » Purcellville Nursery Avenue Improvements and Hatcher Avenue Sidewalk Projects, Purcellville, VA — ROW Project Manager*
- » Manassas Grant Avenue Streetscape Improvement Project, Manassas, VA — ROW Project Manager*
- » Norfolk and Army Corps of Engineers, Norfolk Coastal Resiliency Storm Management, Norfolk, VA — Real Estate Lead*
- » Rappahannock Electric Cooperative Rivanna to Paddy Creek 115kV Overbuild, Albemarle and Greene Counties, VA — Property Rights Negotiator*
- » Fairfax Water Authority Haycock-Poplar Heights Water Main, Falls Church, VA — ROW Project Manager*

*Project completed prior to joining Kimley-Horn



KENDRA EVANS

ROW ACQUISITION

EDUCATION

- » Master of Science, Geography, Southern Illinois University
- » Bachelor of Arts, Anthropology, Southern Illinois University

CREDENTIALS

- » IRWA, Member

Kendra is a Senior ROW Specialist with more than 22 years of experience in planning and land related services. Her background and broad skill set which includes negotiations, land development, and project management, helped to create a smooth transition into ROW. Kendra is committed to providing exceptional client service—for both the entity pursuing ROW acquisition and for landowners.

PROJECT EXPERIENCE

- » FHWA Arlington National Cemetery Southern Expansion of Defense Access Road, Arlington, VA — ROW Agent*
- » Shenandoah Valley Electric Cooperative, Fiber-Optic Project Page and Frederick Counties, VA — ROW Agent*
- » Manassas Longstreet Drive Improvements, Manassas, VA — ROW Agent*
- » Virginia Passenger Rail Authority (VPRRA), Transforming Rail in Virginia — Franconia-Springfield Bypass, Fairfax City, VA — ROW Agent
- » TA Realty Wellington Glen, Manassas, VA — ROW Agent
- » Lovettsville East Broad Way and South Church Street Streetscape Improvements, Lovettsville, VA — ROW Agent*
- » Manassas Mathis Avenue Final Design, Manassas, VA — ROW Agent
- » Manassas Church Street Sidewalk Electric Project, Manassas, VA — ROW Agent*
- » Summit6 FIOS Infrastructure Installation, Louisa, VA — ROW Agent*

*Project completed prior to joining Kimley-Horn



DAVID HOLTBY, MAI, R/W-AC (DH GROUP)

APPRAISAL

EDUCATION

- » Bachelor of Science, Finance, University of Utah

CREDENTIALS

- » Designated Member (MAI) Appraisal Institute
- » ROW – Appraisal Certified (R/W-AC)
- » IRWA- Member No. 7912737
- » Utah State- Certified General Appraiser

David is a state certified general appraiser with 25 years of experience and a member of the Appraisal Institute. With experience as an expert witness for litigation, eminent domain, financing, estate appraisal, and appraisal review, his knowledge and skill set are a valuable resource for this pool. David's appraisal specialties include commercial, industrial, retail, subdivisions, land, eminent domain, expert witness (consultation and testimony), multifamily, singlefamily and special use properties. He has worked with multiple agencies and municipalities throughout Utah.

PROJECT EXPERIENCE

- » DH Group, LLC, Salt Lake City, UT — Present-Owner/Principal/Commercial and Residential Real Estate Appraiser/Consultant
- » Van Drimmelen & Associates, Inc., Salt Lake City, UT — Commercial Real Estate Appraiser/Consultant/Researcher
- » KM Designs, Inc., Salt Lake City, UT — Residential Home Designer/Draftsman

SPECIALIZED COURSES

- » IRWA 431 - Problems in the Valuation of Partial Acquisitions
- » IRWA 421 - Valuation of Partial Acquisitions
- » IRWA 603 – Understanding Environmental Contamination
- » IRWA 410 – Reviewing Appraisals in Eminent Domain
- » IRWA 403 – Easement Valuation
- » IRWA 102 – Elevating Your Ethical Awareness
- » Advanced Concepts & Case Studies, Appraisal Institute
- » Advanced Income Capitalization, Appraisal Institute
- » Reviewing Appraisals in Eminent Domain, IRWA
- » Rates & Ratios, Appraisal Institute
- » National USPAP Update, VaneD
- » St. George Symposium, Appraisal Institute
- » What Clients Would Like Their Appraisers to Know, Appraisal Institute
- » Business Practices and Ethics, Appraisal Institute
- » USPAP Update, Appraisal Institute
- » Utah Law of Eminent Domain, Utah Land Use Institute
- » USPAP Update (400), Appraisal Institute
- » Feasibility Analysis, Market Value and Investment, Appraisal Institute
- » Eminent Domain Update, Utah Land Use Institute
- » Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036, The National Highway Institute & UDOT



MICHELE JACOBS, MAI (J3)

APPRAISAL REVIEW

EDUCATION

- » Bachelor of Science, Finance, University of Utah

CREDENTIALS

- » Appraisal Institute, Designated Member #11997
- » Utah State Certified General Appraiser License #5450062
- » Utah Licensed Inactive Sales Agent License #5450062-SA00
- » Idaho Certified General Appraiser, License #CGA-60066

Michele is a commercial real estate appraiser with over 26 years of experience and a Utah state certified general appraiser. She has the MAI designation from the Appraisal Institute (#11997). Michele specializes in office, industrial, land, and eminent domain appraisals. She is a member of CREW Utah. Michele has served UDOT, UT, and many other local agencies and municipalities throughout her career and is familiar with UDOT's processes and procedures. She will bring that experience to this project and be a valuable asset throughout the project.

PROJECT EXPERIENCE

- » Cook, Taylor & Associates, Inc. — Appraiser/Consultant
 - » Appraisal Link, Inc. — Appraiser/Consultant
 - » J. Philip Cook & Associates, Inc. — Appraiser/Consultant
 - » Van Drimmelen & Associates, Inc. — Appraiser/Consultant
- EDUCATION BACKGROUND AND APPRAISAL TRAINING**

- » Real Estate Appraisal Principles, University of Utah
- » Real Estate Appraisal & Investment, University of Utah
- » Standards of Professional Practice A (USPAP), AI 410, AI 420, AI 430, Updates, Appraisal Institute
- » Appraisal Procedures AI 120, Appraisal Institute
- » Basic/Advanced Income Capitalization, AI 310/510 Appraisal Institute
- » Advanced Sales Comparison and Cost Approach, AI 530, Appraisal Institute
- » Advanced Applications, AI 550, Appraisal Institute
- » Report Writing and Valuation Analysis, AI 540, Appraisal Institute
- » Highest and Best Use and Market Analysis, AI 520, Appraisal Institute
- » Separating Real and Personal Property from Intangible Business Assets, AI 800, Appraisal Institute
- » Income Valuation of Small, Mixed-Use Properties, AI 600, Appraisal Institute
- » The Road Less Traveled: Special Purpose Properties, Appraisal Institute
- » What Clients Would Like Their Appraisers to Know, Appraisal Institute
- » The Utah Law of Eminent Domain/Eminent Domain Update, Utah Land Institute
- » Appraiser Expectation Meeting, UDOT
- » Business Practices and Ethics, AI 420, Appraisal Institute
- » Appraisal Challenges: Declining Markets and Sales Concessions, Appraisal Institute
- » Supervising Appraisal Trainees, Appraisal Institute
- » Real Estate Finance, Value, and Investment Performance, Appraisal Institute
- » Condemnation Appraising: Principles & Applications, Appraisal Institute



CARMELITA DELGADO (NORFLEET)

ROW ACQUISITION/RELOCATION

EDUCATION

- » B.S. Business Marketing, University of Phoenix, Murray, UT, 2016

CREDENTIALS

- » IRWA SR/WA
- » IRWA-R/W NAC - Certified: Negotiations & Acquisitions
- » IRWA RWA - Certified: Right-of-way Agent
- » IRWA Certified Course Coordinator
- » IRWA ID# 7903927
- » Utah Real Estate Agent - License #10137378-SA00
- » Utah Notary: License #680789
- » Texas Easement/Right of Way License #32522

Carmelita is a Managing Director for Norfleet Land Services, residing in Layton, Utah. She has over 19 years of ROW acquisition and project management experience with both private and public entities. Carmelita has spent the past several years acquiring ROW and surface use land and agreements to facilitate easements for roadway, utilities, and renewable energy projects as well as helping with ownership and title services. Carmelita brings industry-leading processes, is a committed team member, and serves as a trusted advisor that provides a clear plan of action, scope of work, and budget with and realistic timelines for client projects—saving our clients time and money. Carmelita has been very active in serving the Salt Lake City Chapter 38 of the IRWA and has held several committees. She is currently serving as the Region 9 Chair for Utah, New Mexico, and Colorado.

PROJECT EXPERIENCE


- » American Electric Transmission Projects — ROW Acquisition
- » West Haven City 2550 South Road Widening Project — ROW Acquisition
- » West Haven City / Hooper City 4700 West Road Widening Projects — ROW Acquisition
- » UDOT SR-171 8400 West to 6000 West Upgrade Project — ROW Acquisition
- » West Haven City Trailway Line — ROW Acquisition
- » Water Pipeline Project — ROW Acquisition
- » Buffalo to Capitol 115 KV Transmission Line Project — ROW Acquisition
- » McKenzie Electric Cooperative- Multiple Transmission and Distribution Projects — ROW Acquisition
- » Gateway South 500 KV Transmission Line — ROW Acquisition
- » Populus to Ben Lomond 345 KV Transmission Line — ROW Acquisition
- » Moira Quinich 500 KV Transmission Line — ROW Acquisition
- » 138 KV Nibley Rebuild Transmission Line — ROW Acquisition
- » Sigurd-Red Butte 345 KV Transmission Line — ROW Acquisition
- » Evanston to Silver Creek 138 KV Transmission Line — ROW Acquisition





LICENSES

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 03/18/2021
EXPIRATION DATE: 03/31/2027
LICENSE NUMBER: 5152664-SA00
LICENSE TYPE: Sales Agent
ISSUED TO: JAMES A. OLSCHIEWSKI
1536 W FIVER CIR
RIVERTON UT 84068

SIGNATURE OF HOLDER 



REAL ESTATE DIVISION DIRECTOR 





LICENSES

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 06/13/2005
EXPIRATION DATE: 06/30/2027
LICENSE NUMBER: 5924154-SA00
LICENSE TYPE: Sales Agent
ISSUED TO: TAMMY E EVANS
1718 E BRIAR GLEN DR
SANDY UT 84092

SIGNATURE OF HOLDER 


REAL ESTATE DIVISION DIRECTOR 



Proposal for
PLEASANT VIEW CITY ON-CALL PROPERTY ACQUISITION SERVICES

ALL LICENSES

NAME	FIRM NAME	PROPOSED ROLE ON PROJECT	CERT. CATEGORY LEVEL	LICENSE/ CERT. NO.	OTHER LICENSE	EDU. LEVEL
James Olischewski	Kimley-Horn	Project Manager	Professional Land Surveyor (PLS)	5152664-2201	IRWA: SR/WA No. 6650	AAS
Nicole Williams	Kimley-Horn	Principal-In-Charge	Professional Engineer (PE)	8338342-2202	PE IN MT No. PEL-62439 PE in ID P-19680 PE in TX 146272	BS
Tammy Evans	Kimley-Horn	ROW Acquisition Agent	Real Estate Agent	5924154-SA00	IRWA: SR/WA No. 6641	HS
Nicole Suwinski	Kimley-Horn	ROW Project Coordinator	--	--	--	HS
Amalia Andrews	Kimley-Horn	Public Involvement/ Early ROW Acquisition	--	--	IP-2 Certifications AGC/UDOT Partnering Facilitation	HS
Terri McClure	Kimley-Horn	QA/QC	--	--	IRWA: RWP-GN	HS
Kendra Evans	Kimley-Horn	ROW Acquisition	--	--	--	MS
David Holtby	DH Group	Appraiser	Certified General Appraiser MAI	5503226-C600 438978	IRWA: R/W-AC	BS
Michele Jakobs	J3	Appraisal Review	MAI, Certified General Appraiser	5450062-C600	MAI No.11997	BS
Carmelita Delgado	Norfleet	ROW Acquisition/ Relocation	Utah Real Estate Agent	10137378-SA00	IRA: SR/WA No. 7157	BS



Pleasant View City
On-Call Property Acquisition Agent
Proposal Evaluation

Proposals Received: July 31, 2025
Evaluations due from Committee members: August 6, 2025

Evaluation Completion

Proposer	Committee Member 1	Committee Member 2	Committee Member 3	Total
Keller Williams	46	58	36	140
Kimley Horn	72	80	72	224

UDOT Pool Summary - WACOG Qualified Consultants

Column1	Avenue Consultants	Contract Land Staff, LLC (CLS)	Keller Williams	Kimley-Horn	WCEC (dba WCG)	LaMar Mabey
Acquisition Services	x	x		x	x	
Relocation Services, Non-residential	x	x		x	x	
Relocation Services, Residential	x	x		x	x	
Lead Agent Services, Complex Projects	x	x		x	x	
Lead Agent Services, Non-complex Projects	x	x		x	x	
Project Coordination Services	x			x	x	
Commercial Brokerage Services	x					

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This Confidentiality and Non-Disclosure Agreement (the "Agreement") is made as of _____ between Rise Baking Company, LLC, a Delaware limited liability company with its head offices located at 3001 Broadway Street, NE, Ste. 400, Minneapolis, MN 55413, together with its subsidiaries and affiliated operating companies and PLEASANT VIEW CITY whose principal address is 520 w Elberta Dr, Pleasant View UT 84414 (each a "Party" and collectively the "Parties").

Each Party desires to disclose to the other certain Confidential Information (as defined herein) in order to explore and/or undertake business opportunities of mutual interest. In connection with these opportunities, each party may disclose to the other certain Confidential Information which both parties wish to treat as confidential.

In consideration of the mutual disclosure of Confidential Information and the covenants and promises contained herein, the Parties agree as follows:

1. This Agreement will apply to all Confidential Information disclosed by the Parties to each other and shall have a term of one (1) year. Further, the obligations of confidentiality arising under this Agreement shall survive the termination or expiration of this Agreement. For purposes of this Agreement, "Confidential Information" shall mean any non-public information provided by the discloser to recipient during the term of this Agreement, that was designated or identified by discloser as confidential, or should be known by recipient when exercising reasonable business judgment to be confidential given the nature or circumstances of its disclosure that is provided in connection with the Business Purpose,
2. For purposes of this Agreement, an "Affiliate" shall mean an entity controlled by, controlling or under common control with a Party as applicable, but only so long as such control exists. The cessation of such control shall not release an Affiliate of its obligation to comply with the terms and conditions of this Agreement for the period of time stated herein, nor release either Party from its obligation to treat the Confidential Information of such Affiliate in accordance with this Agreement.
3. The Parties agree that they will (i) hold the Confidential Information disclosed in confidence, (ii) not disclose such Confidential Information to anyone other than the Representatives of the recipient (as defined below), and (iii) not use any such Confidential Information for any purpose except for the Business Purpose. Each Party shall protect and prevent the unauthorized use, dissemination, or publication of the Confidential Information disclosed by the other Party by using the same degree of care as the receiving Party uses to protect its own confidential information of like importance but in any case using no less than a reasonable degree of care. Notwithstanding anything to the contrary in this Section 3, each Party may disclose Confidential Information disclosed by the other Party to its attorneys and accountants who have a bona fide need to know and are subject to an obligation of confidentiality no less stringent than set forth in this Agreement (collectively, "Representatives"), but only to the extent necessary to carry out the Business Purpose.
4. Confidential Information will not include information disclosed by a party which:
 - (i) IS now, or hereafter becomes, through no act or failure to act on the part of the receiving party, generally known or available to the public other than by a breach of this Agreement by the receiving Party or its Representatives:

unauthorized disclosure or use of such Confidential Information would cause irreparable harm and significant injury to the Parties, for which monetary damages alone would not be an adequate remedy. Accordingly, the Parties agree that in the event of a breach or threatened breach of this Agreement, the other party shall be entitled to seek specific performance and injunctive or other equitable relief as a remedy for such breach or anticipated breach without the necessity of posting a bond. Any such relief shall be in addition to, and not in lieu of any other remedies available to the Parties, including but not limited to monetary damages.

10. Except upon mutual written agreement, the existence and terms of this Agreement, the fact that there have been, or may be, discussions or negotiations contemplated by this Agreement, and the existence and nature of any business relationship between the parties, shall be treated by each Party as the Confidential Information of the other Party subject to the terms of this Agreement.

11. The Parties acknowledge that Pleasant View City is a governmental entity subject to the Utah open records law known as the Utah Government Records Access and Management Act, Utah Code Ann., Section 63G-2101 et seq., as amended ("GRAMA"); that certain records within Pleasant View City's possession or control, including without limitation, this Agreement (but not including (i) proprietary software or (ii) materials to which access is limited by the laws of copyright or patent), may be subject to public disclosure; and that any of Pleasant View City's confidentiality obligations shall be subject in all respects to compliance with GRAMA. Pleasant View City hereby informs the other Parties that any person or entity that provides Pleasant View City with records that such person or entity believes should be protected from disclosure for business reasons must, pursuant to Section 63G-2-309 of GRAMA, provide to Pleasant View City with the record, a written claim of business confidentiality and a concise statement of reasons supporting such claim. Non-specific statements of confidentiality (such as, but not limited to, designating or marking a document confidential or proprietary in a cover letter, header, footer or watermark) are insufficient to claim confidentiality under GRAMA. Pricing information is not generally protected from disclosure under GRAMA. Notwithstanding any provision to the contrary in this Agreement, Pleasant View City may disclose any information or record to the extent required by GRAMA or otherwise required by law or a governing body of Pleasant View City. This provision shall supersede all other provisions of this Agreement.

12. No waiver, modification or amendment of any provisions of this Agreement shall be valid unless made in writing, signed by both Parties, and specifying with particularity the nature and extent of such a waiver, modification or amendment. Any such waiver, modification or amendment shall, in no event, be construed to be a general waiver, abandonment, modification or amendment of any of the terms, conditions or provisions of this Agreement, but such waiver shall be strictly limited and restricted to the extent and occasion specified in such signed writing.

13. If either Party employs legal counsel to enforce any rights arising out of or relating to this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees. This Agreement shall be construed and controlled by the substantive laws of the state of Utah, U.S.A. Venue for any proceedings to enforce this Agreement shall be in the state or federal courts of Ogden, Utah and each Party hereby consents to the exclusive personal jurisdiction of such courts. This Agreement is the complete and exclusive statement regarding the subject matter of this Agreement and supersedes all prior agreements, understandings, and communications, oral or written, between the Parties regarding the subject matter of this Agreement.

RESOLUTION 2025-L

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE.

WHEREAS, the City Council has a responsibility to periodically review the various fees contained in the consolidated fee schedule to assure appropriate revenues and cost coverages are in place; and

WHEREAS, the City Council has the authority and responsibility to establish appropriate fees relating to services, permits and licenses, fines and development in the city; and

WHEREAS, the City Council adopted Resolution 2025-K adopting a Public Infrastructure District (PID) Policy with associated fees; and

WHEREAS, the City collects North View Fire District's Impact Fee; and

WHEREAS, the City Council desires to include North View Fire District's Impact Fees in the City's Consolidated Fee Schedule.

NOW THEREFORE, be it resolved by the City Council of Pleasant View, Utah,

SECTION ONE: the Public Infrastructure District (PID) fees adopted by Resolution 2025-K are hereby included in the Consolidated Fee Schedule as follows:

PID Letter of Intent fee.....\$2,000.00
PID Governing Document Accounts Receivable Deposit.....\$3,500.00
(for payment towards the actual cost for review & negotiations)

SECTION TWO: North View Fire District's Impact Fees are hereby amended as follows:

Impact fee collected for North View Fire Agency:

Year	Residential (SF)-flat fee	Residential (MF)-flat fee	Non-Residential-per 1,000 sq.ft.
2025	\$477.85	\$236.53	\$1,056.06
2026	\$484.47	\$239.81	\$1,084.40
2027	\$491.20	\$243.14	\$1,113.14
2028	\$497.98	\$246.50	\$1,142.23
2029	\$504.87	\$249.91	\$1,171.80
2030	\$511.88	\$253.38	\$1,201.51
2031	\$518.99	\$256.90	\$1,215.88
2032	\$526.21	\$260.47	\$1,230.47
2033	\$533.54	\$264.10	\$1,245.28
2034	\$541.02	\$267.80	\$1,260.40

SECTION THREE: The above fees shall take effect immediately.

DATED this 12th day of August, 2025.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Mayor

Attest:

City Recorder

Vote:

CM Arrington:

CM Gibson:

CM Marriott:

CM Nelsen:

CM Urry:



City Council Staff Report

AGENDA
ITEM

9

TO: Honorable Mayor and City Council

FROM: Tyson Jackson, Public Works Director
tjackson@pleasantviewut.gov
(801) 827-0453

MEETING DATE: August 12, 2025

SUBJECT: Discussion and possible action on approval of expenditure for the purchase of five, 2025 Ford F-150 trucks and surplus existing.

RECOMMENDATION

Move to **approve** the expenditure for five replacement trucks up to the amount of \$54,000 per truck including equipment from Ken Garff Ford and surplus of existing trucks through public auction.

BACKGROUND

To continue to operate a functional and reliable fleet of trucks, Public Works is asking to replace five pickups out of the sixteen trucks in the fleet. Moving from the previous three-year rotation towards a five-year replacement plan for pickups. We believe this will meet today's fiscal challenges while still having reliable equipment to fulfill our duties. However, we will continue to evaluate and incorporate new strategies in the ever-changing market and growing department.

This will replace two pickups that were previously transferred to the Public Works Department from the Police Department several years back to help them implement their lease program at the time and help this department with growing fleet needs. Three of the older pick ups with higher miles and beginning to show high maintenance needs.

The sixth truck show we are consolidating its portable fuel function into one of the new replacements and will not be replaced.

The trucks in this request were evaluated on the conditions below.

Qualifications for Requested Fleet Replacement:

- Unmanageability of repair costs
- Increasing vehicle downtime and its impact on fleet size
- Service disruptions
- Reduced employee productivity
- Reduced employee safety
- Reduced public safety
- Fiscal (age, milage, condition, value)
- Function

Surplus trucks will be auctioned after new trucks are received to the public via closed offers as is following surplus policies to ensure the city retains full sale amount and possibly benefit the public directly.

***Values are Kelly Blue Book Fair Condition Trade In for reference.

Vehicles Requested for Surplus 2025-2026				
Year	Fleet #	Make & Model	Miles	Value***
2019	#3	Ford F250	36,700	\$29,000.00
2014	#2	Ford F150	108,000	\$11,000.00
2018	#6	Ford F150	43,258	\$24,000.00
2019	#7	Ford F250	66,919	\$31,000.00
2015	#13	Ford F150	86,000	\$18,000.00
2009	#16	Chevy	156469.4	\$9,000.00

New Vehicles Requested for Purchase 2025-2026				
				Replacement Cost
2025	#3	Ford F150		\$53,056.41
2025	#2	Ford F150		\$52,942.36
2025	#6	Ford F150		\$52,547.36
2025	#7	Ford F150		\$52,547.36
2025	#13	Ford F150		\$52,547.36

BIDS & BUDGET

The funding for these replacements are covered under multiple enterprise funds and the general fund as shown below and set aside for the specific purpose of replacing fleet vehicles.

Consistent with City purchasing policy, trucks will be purchased under the Ford state bid.

Utilities Pickups Approved Funding

Sewer Fund \$54,000

Culinary Water Fund \$54,000

Street & Storm Water Pickup Approved Funding

Class C Road Funds \$54,000

Storm Water Funds \$54,000

Parks & Buildings Pickup Approved Funding

Equipment Fund \$54,000

ATTACHMENT

Ken Garff Quotes (3 PDF)



Quote ID

American Fork

Quote Ken Garff Ford MA3792

Quoted by: Cash Shepherd

Vehicle Details	CODES	COST	INVOICE
Vehicle Discription	W1L	\$44,971.00	\$47,822.00
EQUIPMENT GROUP	103A	\$1,195.00	\$1,088.00
ANTIMATTER BLUE METALLIC	HX_01	\$395.00	\$360.00
VINYL 40/20/40 FRONT SEAT	A	NC	\$0.00
998 ENGINE 3.5L V6	998	NC	\$0.00
Tow/Haul Package	53T	\$1,010.00	\$919.00
Electronic Locking w/3.55 Axle Ratio	XL9	NC	\$0.00
BLACK PLATFORM RUNNING BOARD	18B	\$250.00	\$228.00
TOUGH SPRAY IN BEDLINER	96W	\$625.00	\$569.00
SKID PLATES	413	\$160.00	\$145.00
LIGHT BAR UPFIT		\$2,141.36	\$2,141.36
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
DESTINATION AND DELIVERY		\$2,195.00	\$2,195.00
STATE FEE (0.25%)			
Fuel Cost			
STATE CONTRACT COST		\$52,942.36	\$55,467.36

A temporary permit may be issued if required for an additional charge of \$56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____
FLEET NUMBER _____
UNIT NUMBER _____

Customer _____
Date _____



Quote ID
American Fork

Quote Ken Garff Ford MA3792

Quoted by: Cash Shepherd

Vehicle Details	CODES	COST	INVOICE
Vehicle Discription	W1L	\$44,971.00	\$47,822.00
EQUIPMENT GROUP	103A	\$1,195.00	\$1,088.00
ANTIMATTER BLUE METALLIC	HX_01	\$395.00	\$360.00
VINYL 40/20/40 FRONT SEAT	A	NC	\$0.00
998 ENGINE 3.5L V6	998	NC	\$0.00
Tow/Haul Package	53T	\$1,010.00	\$919.00
Electronic Locking w/3.55 Axle Ratio	XL9	NC	\$0.00
BLACK PLATFORM RUNNING BOARD	18B	\$250.00	\$228.00
TOUGH SPRAY IN BEDLINER	96W	\$625.00	\$569.00
SKID PLATES	413	\$160.00	\$145.00
Fuel tank/toolbox		\$2,255.41	\$2,255.41
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
DESTINATION AND DELIVERY		\$2,195.00	\$2,195.00
STATE FEE (0.25%)			
Fuel Cost			
STATE CONTRACT COST		\$53,056.41	\$55,581.41

A temporary permit may be issued if required for an additional charge of \$56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____
FLEET NUMBER _____
UNIT NUMBER _____

Customer _____
Date _____



Quote ID
American Fork

Quote Ken Garff Ford MA3792

Quoted by: Cash Shepherd

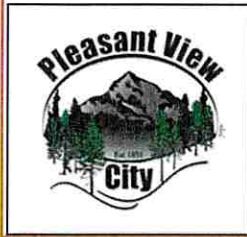
Vehicle Details	CODES	COST	INVOICE
Vehicle Discription	W1L	\$44,971.00	\$47,822.00
EQUIPMENT GROUP	103A	\$1,195.00	\$1,088.00
OXFORD WHITE		NC	NC
VINYL 40/20/40 FRONT SEAT	A	NC	\$0.00
998 ENGINE 3.5L V6	998	NC	\$0.00
Tow/Haul Package	53T	\$1,010.00	\$919.00
Electronic Locking w/3.55 Axle Ratio	XL9	NC	\$0.00
BLACK PLATFORM RUNNING BOARD	18B	\$250.00	\$228.00
TOUGH SPRAY IN BEDLINER	96W	\$625.00	\$569.00
SKID PLATES	413	\$160.00	\$145.00
Fuel tank/toolbox		\$2,141.36	\$2,141.36
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
Option		\$0.00	\$0.00
DESTINATION AND DELIVERY		\$2,195.00	\$2,195.00
STATE FEE (0.25%)			
Fuel Cost			
STATE CONTRACT COST		\$52,547.36	\$55,107.36

A temporary permit may be issued if required for an additional charge of \$56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____
FLEET NUMBER _____
UNIT NUMBER _____

Customer _____
Date _____



City Council Staff Report

AGENDA
ITEM
10

TO: Honorable Mayor and City Council

FROM: Tyson Jackson, Public Works Director
tjackson@pleasantviewut.gov
(801) 827-0453

MEETING DATE: August 12, 2025

SUBJECT: Discussion and possible action on approval of expenditure for the purchase of a 2025 International HV507 and equipment for snow removal & surplus of existing plow.

RECOMMENDATION

Move to **approve** the expenditure on the new 2025 International HV507 & equipment not to exceed \$360,000 from RUSH Truck Center (cab & chassis) & Reading Truck (body & plow equipment).

BACKGROUND

We are seeking approval to replace the existing DT #9 2012 Mack hook/plow truck, which was previously acquired through auction several years ago. This vehicle was intended to serve as a reliable snow removal solution, especially as we faced several harsh winter seasons. However, the truck has incurred significant repair costs consistently throughout each season due to its age and condition. This replacement is consistent with keeping our plow fleet in fiscal responsible and functional 10 to 15 year service life.

The decision to replace this truck comes after determining that it is no longer cost-effective to continue repairing it, especially with winter quickly approaching. The new 2025 International HV507 will feature a hook bed and plow system, designed to optimize our salt capacity and efficiency during snow removal operations. This upgrade will not only ensure we maintain effective winter services but will also provide increased versatility for other tasks throughout the year as we expand the hook system's capabilities.

The existing plow would be sent to auction once the new is accepted and put into full service.

We appreciate your consideration and support in enhancing our fleet's capability to respond effectively to winter weather challenges and ensuring our community remains safe and navigable during snow events.

BIDS & BUDGET

Consistent with City purchasing policy, these quotes were obtained under state bid. Funds have been approved in the amount of \$360,000 in Equipment/Fleet and Class C Road fund. Quotes from Rush Truck Center are \$159,113.75 and Reading Truck for \$194,160.93 for a total of \$353,274.68. We are requesting up to the total budget amount to cover miscellaneous equipment to be put in service.

50% Equipment/Fleet \$180,000

50% Class C Fund \$180,000

Total Budget \$360,000

Total Chassis & Plow \$353,274.68

Attachments

RUSH Truck Center Quote (1 PDF)

Reading Truck Quote (1 PDF)



Rush Truck Center, Salt Lake City
964 South 3800 West
Salt Lake City, UT 84104
801-972-5320

Customer Invoice

2101-02856

TRUCK INFORMATION			VEHICLE SALES All Sales are in US Dollars		
YEAR - MAKE	2026 International	MODEL	HV507	Sales Price	159,107.75
SERIAL NO.	3HAEETAR4TL542100	STOCK NO.	1924552	Factory Paid F.E.T	0.00
SALESMAN	Daniel Sebastian		F.E.T Tire Credit	0.00	
CUSTOMER INFORMATION			Total Factory Paid F.E.T	0.00	
SOLD TO Pleasant View City			Optional Extended Warranties	0.00	
ADDRESS 520 W. Elberta Dr.			Sub-Total	159,107.75	
CITY Pleasant View STATE UT ZIP 84414			Dealer Paid F.E.T*	0.00	
DATE	NEW OR USED	ENGINE NO.	Local Taxes	0.00	
7/21/2025	New	99592812	Tire Recycling Fee	6.00	
PURCHASE ORDER NO.			Documentary Fee **	0.00	
OPTIONAL EQUIPMENT AND ACCESSORIES			Total Cash Delivered Price	159,113.75	
			Total Net Allowance on Used Vehicle(s)		0.00
			Unpaid Balance Due on Delivery		159,113.75
			Total Used Vehicle Allowance		0.00
			Less Total Balance Owed		0.00
TRADE-IN(S)					
YEAR	MAKE	MODEL	SERIAL NO.	TRADE ALLOWANCE	
RUSH TRUCK CENTER					
By: _____					
State of _____					
County of _____					
_____, Being duly sworn says					
that he/she signed the Customer Invoice, and that the statements set forth on this					
Customer Invoice are true and correct.					
_____, Notary Public					
* SUBJECT TO ADJUSTMENT - FINAL F.E.T. MAY VARY. ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER.					



Delivery Receipt

Make International Year 2026 Model HV507
Stock Number 1924552 Serial Number 3HAEETAR4TL542100

Remarks

I HAVE RECEIVED THE ABOVE DESCRIBED VEHICLE AND I ASSUME ALL RISK OF LOSS THEREOF.
THE CONDITION OF THE VEHICLE IS COMPLETELY ACCEPTABLE TO ME.

I UNDERSTAND THAT RUSH TRUCK CENTER MAY BE REQUIRED TO PROVIDE AN ODOMETER MILEAGE
READING ON DOCUMENTS TO THIRD PARTIES IN CONNECTION WITH THIS TRANSACTION. I AGREE THAT
RUSH TRUCK CENTER DOES NOT GUARANTEE OR MAKE ANY REPRESENTATION AS TO THE ACCURACY OF THE
ODOMETER MILEAGE OF THE VEHICLE, AND SHALL HAVE NO LIABILITY OR RESPONSIBILITY OF ANY KIND IF THE
ODOMETER MILEAGE READING IS NOT CORRECT. I WILL NOT MAKE ANY CLAIM AGAINST RUSH TRUCK CENTER
BASED ON THE ODOMETER MILEAGE READING.

ADDITIONALLY, I HAVE PAID ALL APPLICABLE FEDERAL HIGHWAY USE TAX ON ANY UNIT(S) RUSH TRUCK
CENTER ACCEPTED IN TRADE FOR THE ABOVE DESCRIBED VEHICLE AND NO OTHER TAXES OF ANY KIND
ARE DUE ON ANY UNIT(S) RUSH TRUCK CENTER ACCEPTED IN TRADE FOR THE ABOVE DESCRIBED VEHICLE.

Customer Pleasant View City

Signature

Date

Printed Name

THE UNDERSIGNED RUSH TRUCK CENTER EMPLOYEE RELEASED THE VEHICLE DESCRIBED ABOVE TO THE
CUSTOMER NAMED ABOVE.

Signature

Printed Name



Rush Truck Center, Salt Lake City
964 South 3800 West
Salt Lake City, UT 84104
801-972-5320

Retail Sales Order

FINANCE DISCLOSURE AGREEMENT

Instruction: One of the two following disclosures, either "A" or "B", must be acknowledged. If Customer agrees to be responsible for financing, or if this is a cash-only or cash-plus-trade-in only transaction, the Customer must sign disclosure "A". If Seller agrees to arrange for financing, then both Seller and Customer must sign disclosure "B". BY SIGNING, CUSTOMER AFFIRMS THAT HE/SHE HAS READ THE DISCLOSURE AND AGREES THERETO. IF SIGNING DISCLOSURE "B", DO NOT SIGN UNTIL ALL BLANKS HAVE BEEN FILLED IN. CUSTOMER ACKNOWLEDGES THAT THE TERMS SET FORTH BELOW ("A") AND ("B") ARE MANDATED BY STATE LAW AND ARE NOT TO BE CONSTRUED AS CONTRACTUAL TERMS BETWEEN SELLER AND CUSTOMER.

CUSTOMER AGREES TO ARRANGE FINANCING

"(A)" CUSTOMER PURCHASING THE MOTOR VEHICLE DESCRIBED IN THIS ORDER ACKNOWLEDGES THAT THE SELLER OF THE MOTOR VEHICLE MADE NO PROMISES, WARRANTIES OR REPRESENTATIONS REGARDING SELLER'S ABILITY TO OBTAIN FINANCING FOR THE PURCHASE OF THE MOTOR VEHICLE. FURTHERMORE, CUSTOMER UNDERSTANDS THAT IF FINANCING IS NECESSARY IN ORDER FOR THE CUSTOMER TO COMPLETE THE PAYMENT TERMS OF THIS ORDER ALL FINANCING ARRANGEMENTS ARE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

SIGNATURE OF CUSTOMER

SELLER AGREES TO SEEK ARRANGEMENTS FOR FINANCING

"(B)" (1) THE CUSTOMER PURCHASING THE MOTOR VEHICLE DESCRIBED IN THIS ORDER HAS EXECUTED THE ORDER IN RELIANCE UPON THE SELLER'S REPRESENTATION THAT SELLER CAN PROVIDE FINANCING ARRANGEMENTS FOR THE PURCHASE OF THE MOTOR VEHICLE. THE PRIMARY TERMS OF THE FINANCING ARE AS FOLLOWS:

INTEREST RATE BETWEEN ____% AND ____% PER ANNUM. TERM BETWEEN ____ MONTHS AND ____ MONTHS. MONTHLY PAYMENTS BETWEEN ____ PER MONTH AND ____ PER MONTH BASED ON A DOWN PAYMENT OF ____.

(2) (a) IF THE SELLER IS NOT ABLE TO ARRANGE FINANCING WITHIN THE TERMS DISCLOSED, THEN THE SELLER MUST WITHIN SEVEN CALENDAR DAYS OF THE DATE OF SALE MAIL NOTICE TO THE CUSTOMER THAT HE HAS NOT BEEN ABLE TO ARRANGE FINANCING.

(b) CUSTOMER THEN HAS 14 DAYS FROM THE DATE OF SALE TO ELECT, IF CUSTOMER CHOOSES, TO RESCIND THE ORDER PURSUANT TO UTAH CODE ANN SECTION 41-3-401.

(c) IN ORDER TO RESCIND THE ORDER, THE CUSTOMER SHALL:

- i) RETURN TO SELLER THE MOTOR VEHICLE HE PURCHASED;
- ii) PAY THE SELLER AN AMOUNT EQUAL TO THE CURRENT STANDARD MILEAGE RATE FOR THE COST OF OPERATING A MOTOR VEHICLE ESTABLISHED BY THE FEDERAL INTERNAL REVENUE SERVICE FOR EACH MILE THE MOTOR VEHICLE HAS BEEN DRIVEN; AND
- iii) COMPENSATE SELLER FOR ANY PHYSICAL DAMAGE TO THE MOTOR VEHICLE.

(3) IN RETURN, SELLER SHALL GIVE BACK TO THE CUSTOMER ALL PAYMENTS OR OTHER CONSIDERATION PAID BY THE CUSTOMER, INCLUDING ANY DOWN PAYMENT AND ANY MOTOR VEHICLE TRADED IN.

(4) IF THE TRADE-IN HAS BEEN SOLD OR OTHERWISE DISPOSED OF BEFORE THE CUSTOMER RESCINDS THE TRANSACTION, THEN THE SELLER SHALL RETURN TO THE CUSTOMER A SUM EQUIVALENT TO THE ALLOWANCE TOWARD THE PURCHASE PRICE GIVEN BY THE SELLER FOR THE TRADE-IN, AS NOTED IN THE DOCUMENT OF SALE.

(5) IF CUSTOMER DOES NOT ELECT TO RESCIND THE ORDER AS PROVIDED IN SUBSECTION (2)(b) OF THIS FORM:

- (a) THE CUSTOMER IS RESPONSIBLE FOR ADHERENCE TO THE TERMS AND CONDITIONS OF THE ORDER OR RISKS BEING FOUND IN DEFAULT OF THE TERMS AND CONDITIONS.
- (b) THE TERMS AND CONDITIONS OF THE DISCLOSURES SET FORTH IN SECTION (1) OF THIS FORM ARE NOT BINDING ON THE SELLER; AND
- (c) IF FINANCING IS NECESSARY FOR THE CUSTOMER TO COMPLETE THE PAYMENT TERMS OF THE ORDER, THE CUSTOMER IS SOLELY RESPONSIBLE FOR MAKING ALL THE FINANCING ARRANGEMENTS.

(6) SIGNING THIS DISCLOSURE DOES NOT PROHIBIT THE CUSTOMER FROM SEEKING HIS/HER OWN FINANCING.

(SIGNATURE OF THE CUSTOMER)

(SIGNATURE OF THE SELLER)

Retail Sales Order

[illegible]



Rush Truck Center, Salt Lake City
964 South 3800 West
Salt Lake City, UT 84104
801-972-5320

Retail Sales Order

1. **Parties to Order; Definitions.** As used in this Retail Sales Order ("Order"), the terms: (a) "Dealer" shall mean the Rush Dealer identified at the top of the first page of this Order; (b) "Customer" shall mean the Customer identified on the first page of this Order; (c) "Manufacturer(s)" shall mean the entity or entities that manufactured the Product(s), it being understood by Customer that Dealer is in no respect the agent of Manufacturer(s); and (d) "Product(s)" shall mean the new and/or used vehicle or other components, accessories or products, which are being purchased by Customer, as set forth in this Order.

2. WARRANTY DISCLAIMERS AND LIMITATIONS

NEW PRODUCTS – MANUFACTURER WARRANTIES ONLY. Any warranties on any new Product(s) sold under this Order are limited only to any printed Manufacturers' warranties delivered to Customer with the Product(s). EXCEPT FOR ANY SUCH WARRANTIES MADE BY MANUFACTURERS, THE PRODUCT(S) ARE SOLD WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EACH OF WHICH IS EXPRESSLY DISCLAIMED.

USED PRODUCTS – NO WARRANTIES. All used Product(s) sold under this Order are sold on an "AS IS, WHERE IS" basis, without any warranties by Dealer, provided that Products that are sold by Dealer as "Certified Pre-Owned" are subject to the express written terms and conditions of the Dealer's certified pre-owned program. EXCEPT FOR ANY MANUFACTURERS' WARRANTIES THAT MAY STILL BE IN EFFECT, IF ANY, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY DISCLAIMED.

LIMITED WARRANTY ON SERVICES. Dealer warrants that all services performed by Dealer for Customer in conjunction with the sale of the Product(s), including if applicable installation, upfitting and conversion services ("Services"), will be performed in a good and workmanlike manner ("Services Warranty"). The Services Warranty is valid for a period of ninety (90) days from the date the Product(s) is delivered to Customer. Customer's sole and exclusive remedy, and Dealer's entire liability, under the Services Warranty is the repair of any nonconforming portion of the Services. DEALER PROVIDES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, CONCERNING ITS SERVICES. The Services Warranty is strictly limited to Services performed by Dealer for Customer. Dealer does not warrant any services provided by any third-party, including but not limited to installation, upfitting or conversion services. Any warranties are solely those that are provided by the third-party service provider.

NO OTHER WARRANTIES, EXCEPT AS SET FORTH ABOVE, DEALER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED.

3. **Reappraisal of Trade-In Vehicle.** If the motor vehicle which has been traded in ("Trade-In Vehicle") as a part of the consideration for the Product(s) ordered hereunder is not to be delivered to Dealer until delivery to Customer of the Product(s), the Trade-In Vehicle shall be reappraised at that time and such reappraised value shall determine the allowance made for the Trade-In Vehicle. If the reappraised value is lower than the original allowance shown on the front of this Order, Customer may, if dissatisfied, cancel this Order.

4. **Delivery of Trade-In Vehicle by Customer; Customer Warranty of Title and Emissions.** Customer agrees to deliver to Dealer satisfactory evidence of title to the Trade-In Vehicle at the time of delivery of the Trade-In Vehicle to Dealer. Customer warrants the Trade-In Vehicle to be Customer's property free and clear of all liens and encumbrances. Customer further warrants that the emissions system of the Trade-In Vehicle, including any air pollution control devices ("Emissions System"), has not been removed, dismantled, modified, tampered with or altered in any way and the Emissions System is functioning in accordance with the original OEM specifications.

5. **Delay or Failure in Delivery; Limitation of Dealer Liability.** Dealer shall not be liable for failure to deliver or delay in delivering any Product(s) covered by this Order where such failure or delay is due, in whole or in part, to any cause beyond the reasonable control, or is without the gross negligence or intentional misconduct, of Dealer. Examples of causes beyond Dealer's reasonable control include, but are not limited to, Manufacturers' delay or failure to deliver Product(s) for any reason, earthquake, hurricane or other natural disaster, fire, war, terrorist act, labor dispute, strike, etc.

6. **Liability for Taxes.** The price for the Product(s) specified on the face of this Order includes reimbursement to Dealer for federal excise taxes paid, but does not include sales or use taxes or occupational taxes based on sales volume (federal, state or local) unless expressly so stated. Customer assumes and agrees to pay, unless prohibited by law, any such sales or use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability thereof.

7. **Customer's Deposit.** Any Customer's deposit, whether cash or Trade-In Vehicle, shall not be refunded except due to Dealer's failure to deliver the Product(s).

8. **Risk of Loss; Insurance.** Customer shall assume all risk of loss relating to the Product(s) at the time Customer receives possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before Customer receives possession. Customer shall obtain insurance for the Product(s) that will be in effect at the time Customer takes possession of the Product(s), or at the time Customer receives title to the Product(s) if title is conveyed before the Customer receives possession. Dealer shall have no responsibility or liability related to the Product(s) after Customer receives either possession or title to the Product(s).

9. **Governing Law; Venue; Time to Commence Action.** Except to the extent that the laws of the United States may apply or otherwise control this Order, the rights and obligations of the parties hereunder shall be governed by, and construed and interpreted in accordance with, the laws of the state in which Dealer is located, without regard to conflict of law principles. The mandatory venue for any claim, litigation, civil action or any other legal or administrative proceeding ("Action") involving any controversy or claim between or among the parties to this Order, is the state in which Dealer is located. Customer has one (1) year from the accrual of any cause of action arising from the purchase of the Product(s) to commence an Action against Dealer.

10. **Limitation of Damages.** Customer agrees that in the event of any Action brought by Customer against Dealer, Customer shall not be entitled to recover any incidental or consequential damages as defined in the Uniform Commercial Code, including but not limited to indirect or special damages, loss of income or anticipated profits, or down-time, or any punitive damages.

11. **Fees and Expenses of Actions.** In any Action, whether initiated by Dealer or Customer, where the Customer has a right, pursuant to statute, common law or otherwise, to recover reasonable attorneys' fees and costs in the event it prevails, Customer agrees that Dealer shall have the same right to recover reasonable attorneys' fees and costs incurred in connection with the Action in the event that Dealer prevails.

12. **Execution and Delivery by Electronic Transmission.** If this Order or any document executed in connection with this Order is delivered by facsimile, email or similar instantaneous electronic transmission device pursuant to which the signature of or on behalf of such party can be seen, such execution and delivery shall be considered valid, binding and effective for all purposes as an original document. Additionally, the signature of any party on this Order transmitted by way of a facsimile machine or email shall be considered for all purposes as an original signature. Any such faxed or emailed document shall be considered to have the same binding legal effect as an original document. At the request of Dealer, any faxed or emailed document shall be re-executed by Customer in an original form.

13. **Waiver; Severability.** No waiver of any term of this Order shall be valid unless it is in writing and signed by Dealer's authorized representative. If any provision or part of any provision of this Order shall be deemed to violate any applicable law or regulation, such invalid provision or part of a provision shall be inapplicable, BUT the remaining part of that provision and the remainder of the Order shall continue to be binding and enforceable.

14. **No Broker; Manufacturer Incentives.** If at any time Dealer determines that the Customer intends to engage in the resale of vehicles for profit, where such resale is not in conjunction with further manufacturing, Dealer reserves the right to cancel this Order. Certain manufacturer incentives are intended to be used for retail customers at the location as identified by the Customer in this Order. Customer represents that they will register the vehicle with their state motor vehicle department and are not purchasing this vehicle with the intent to resell/export the vehicle, except where such resale is in conjunction with further manufacturing. If at any time Dealer determines that the foregoing representations are not true, Dealer has the right to seek repayment of any manufacturer incentives that are paid.

15. **Communication Consent.** Dealer and any other owner or servicer of this account may use any information Customer gives Dealer, including but not limited to email addresses, cell phone numbers, and landline numbers, to contact Customer for purposes related to this account, including debt collection and marketing purposes. In addition, Customer expressly consents to any such contact being made by the most efficient technology available, including but not limited to, automated dialing equipment, automated messages, and prerecorded messages, even if Customer is charged for the contact.

16. **Used Car Buyers Guide.** If applicable, the information on the window form for the vehicle(s) is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.

Spanish Translation: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

17. **Third Party Products and Services.** Products purchased from Rush may include products and services provided by third parties, including subscription services and/or software products ("Third Party Products") that have their own terms and conditions of use and privacy policies ("Third Party Use Terms"). Customer's use of the Third Party Products is governed by and subject to the Third Party Use Terms. Customer understands and agrees that Rush is not responsible or liable for Customer's use of the Third Party Products. Use of Dealer's RushCare products and services is governed by the RushCare Technology Solutions Platform User Agreement located at <http://www.rushtruckcenters.com/rushcare-user-agreement>.

18. **Use of Vehicle Repair Data.** Vehicle maintenance service and repair information arising from or created as a result of Services provided by Dealer, including vehicle owner information, vehicle identification numbers and vehicle specifications ("Vehicle Repair Data"), may be provided to vehicle/component manufacturer(s) and the vehicle/component manufacturer(s) dealers, and their respective service management platform providers ("Maintenance Third Parties") and used by Dealer and Maintenance Third Parties to support and enhance vehicle repair services provided to such parties' customers. Customer also authorizes Dealer and Maintenance Third Parties to aggregate Vehicle Repair Data with data of other repair customers in a way that does not identify Customer and to use such aggregated data for any purpose.

19. **Insurance. IT IS CUSTOMER'S RESPONSIBILITY TO OBTAIN INSURANCE ON THE VEHICLE.** Dealer may request insurance information from Customer in order to register the vehicle or for verifying insurance coverage. Dealer's request for insurance information does not constitute an agreement to transfer or obtain insurance coverage on the vehicle. By signing this agreement, Customer covenants and agrees that Customer has obtained, or will obtain, before the vehicle is driven by anyone, insurance on the vehicle.

20. **Manufacturer Surcharges.** The Manufacturer has reserved the right to change the price to Dealer of any Product that is not currently in Dealer's stock, without notice to Dealer. If a Product identified in this Order is not currently in Dealer's stock at the time this Order is signed by the Customer, Dealer reserves the right to change the Product price to reflect any price increases imposed by the Manufacturer.

Customer Initial

Certification of State of Registration
Addendum to Terms and Conditions of Sale – Environmental Standards

Pleasant View City ("Purchaser") certifies that the Vehicle(s) purchased from Rush and identified below will be registered by Purchaser as a new vehicle(s) in the state corresponding to the VIN(s) set forth in the table below ("State of Registration").

Purchaser understands and acknowledges that the Vehicle(s) it is purchasing has been/will be built by the manufacturer to meet applicable environmental or health requirements, including but not limited to, regulations of the California Air Resources Board ("CARB Regulations") and EPA, based on the State of Registration or state of primary use (if a state that has adopted CARB Regulations) as of the Vehicle's build date ("Environmental Standards"). **If Purchaser intends to register or primarily operate a Vehicle in California, Purchaser must purchase a CARB-compliant engine (e.g. mitigated legacy engine or hardware compliant engine).** Examples of "primary use" of a vehicle in a state include garaging or maintaining a vehicle in a state, the assignment of a vehicle to a state and/or domiciling, controlling or dispatching a vehicle from within a state. Purchaser acknowledges that the forgoing does not constitute an exhaustive list of uses of a Vehicle that may constitute "primary use." Purchase of vehicles with CARB-compliant engines are subject to availability.

Vehicles that do not have a CARB-compliant engine do not currently meet standards for registration or resale to an ultimate purchaser in the state of California or any other states adopting CARB Regulations and use of the Vehicle in California may not comply with the Environmental Standards in California, including CARB Regulations and the requirements of the California Health and Safety Code. Further, a Vehicle operated in California may be subject to the CARB Advanced Clean Fleets ("ACF") regulations. Therefore, Purchaser could be subject to requirements to reduce emissions of air pollutants. For more information, please visit the CARB ACF webpage at <https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets>. Purchaser understands and agrees that it assumes all risk and is solely responsible for ensuring that its purchase, possession, registration, operation, lease, reporting, resale or other use or disposition of the Vehicle(s) complies with any applicable Environmental Standards. Rush makes **NO Representations or Warranties** regarding the Vehicle's or Purchaser's compliance with CARB Regulations or any other Environmental Standards.

In addition, Purchaser acknowledges and agrees that it will be solely responsible and liable for any alleged violations of any Environmental Standards arising out of its purchase, possession, registration, operation, lease, reporting, resale or other use or disposition of the Vehicle(s). Further, Purchaser shall INDEMNIFY, DEFEND AND HOLD HARMLESS Rush from any loss, damage, liability, penalty, cost and expense incurred by Rush or Purchaser in connection with any alleged violations of any Environmental Standards and arising out of Purchaser's purchase, possession, registration, operation, lease, reporting, resale or other use or disposition of the Vehicles.

If a Vehicle is being ordered by Purchaser for resale/distribution to an end user customer, Purchaser is responsible for the end user customer's compliance with this Certification.

Purchaser acknowledges and agrees that this Certification and Addendum is an integral part of the Retail Sales Order or Purchase Agreement ("Agreement") and is supported by sufficient consideration and that Rush would not have entered into Agreement without this Certification and Addendum. All other terms and conditions of the Agreement apply, remain in effect and govern except where in conflict with and superseded by the terms of this Certification and Addendum.

IMPORTANT: The engine ordered based on your designation of the State of Registration and indication regarding primary use, including the applicable Emission Warranty and Engine Idle Compliance, cannot be changed without the manufacturer's written approval.

Manufacturer Quote/Order #	Invoice # ¹	VIN ¹	Chassis Model	Engine Model	State of Registration	Will the Vehicle be primarily used in California?
	2101-02856	3HAEETAR4TL542100	HV507	L9	Utah	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If additional Vehicles need to be listed, please use the attached Additional Vehicles page to list the Vehicles. Each additional page used must be signed and dated by the Purchaser.

Note:

- California declared State of Registration or primary use will result in the sale of a vehicle to Customer that allows DOT registry and use in a CARB state. Purchase of vehicles with CARB-compliant engines are subject to availability.
- Non-California declared State of Registration and primary use will result in the sale of a vehicle to Customer that contains a new model year 2024 non-mitigated "Legacy" engine that must be registered outside the state of California or other CARB state. Customer may be held liable under Environmental Standards for failure to properly register a vehicle.

¹Invoice # and VIN for a vehicle will be provided by Rush at the time the vehicle invoice is issued by Rush and the supplemented form returned to Purchaser for its records.

AGREED:

Purchaser: Pleasant View City

By: X [Signature]

Name: [Signature]

Title: [Signature]

Date: [Signature]

Acknowledgment of Security Interest and Agreement Regarding Payment

This Acknowledgment of Security Interest and Agreement Regarding Payment (this "Agreement") is entered into this _____ day of _____, 20____ by the customer named below ("Customer") and RUSH ENTERPRISES, INC. on behalf of itself and its subsidiaries (collectively, "Dealership").

WHEREAS, Customer may from time to time purchase commercial vehicles from Dealership; and

WHEREAS, Customer's purchase of vehicles will be evidenced by purchase orders, retail sales orders and/or other documentation, pursuant to which Dealership may, in its discretion, agree that Customer may defer its payment of the purchase price for the vehicles (a "Deferred Payment Plan");

NOW, THEREFORE, for and in consideration of the right to purchase vehicles pursuant to a Deferred Payment Plan and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1) With respect to any vehicles purchased pursuant to a Deferred Payment Plan (each a "Vehicle"), Customer hereby acknowledges and agrees to the following:
 - a) BMO BANK N.A. ("Bank") finances Dealership's acquisition of Vehicles pursuant to an agreement that requires that Bank's security interest in each Vehicle continue until Bank receives the full amount that Bank financed for such Vehicle;
 - b) based on such agreement, Customer's purchase of any Vehicle financed by Bank is not free and clear of, and is subject to, Bank's prior, unrelinquished security interest, which will continue until Bank has received the total amount that Bank financed for such Vehicle, at which time such payment will automatically extinguish Bank's security interest in such Vehicle; and
 - c) Bank may require Customer to pay the purchase price for Vehicles directly to Bank, by providing written notice to Customer at the address set forth in Customer's signature block below, and upon receipt of such notice Customer shall make payment directly to Bank.
- 2) In the event that Customer pays any portion of the purchase price for a Vehicle directly to Bank, Dealership shall credit such payment(s) against the amount Customer owes to Dealership.
- 3) This Agreement shall be binding upon the parties hereto, and inure to the benefit of the parties hereto and to the benefit of Bank, and upon and to their respective successors and assigns.
- 4) This Agreement will remain in effect with respect to any Vehicle purchased by Customer, now or in the future, until Customer receives written notice from Bank indicating that it has been terminated.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

CUSTOMER:

(Insert Customer Legal Name)

By: _____
Name: _____
Title: _____

Address: _____

DEALERSHIP:

RUSH ENTERPRISES, INC. on behalf of itself and its subsidiaries

By: _____
Name: _____
Title: _____

Address: 555, IH 35 South, Suite 500
New Braunfels, Texas



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

CUSTOMER: PLEASANT VIEW CITY
CONTACT:
ADDRESS: 520 WEST ELBERTA DR
OGDEN UT 84414
MOBILE:
WORK: 801-782-8176
FAX:
EMAIL:

QUOTE NUMBER: JRB00528
QUOTE DATE: 2/13/2025
QUOTE VALID UNTIL: 3/15/2025
SALESPERSON: Justin Beckstead
MOBILE: 801-597-7705
WORK:
FAX:
EMAIL: jbeckstead@readingtruck.com

YEAR:	MAKE:	MODEL:	SINGLE/DUAL: DRW
CAB TO AXLE:	CAB TO TANDEM:	CAB TYPE:	VIN:

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	SNOWPLOW / SANDER / HOOKLIFT SYSTEM	\$172,241.94	\$172,241.94
	*** STATE CONTRACT MA4747 ***		
1	2026 International Model hv507 SBA 102" CA 177" WB Allison Transmission Model 3000RDS PTO Provision Dual D/s or C/S "NO" Front Crankshaft Adapter C/S Mounted Vertical Exhaust 20" Front Frame Extension Grill Stationary Air Brakes Air Trailer Protection Kit Trailer Electrical Wiring To Rear Back-Up Alarm		
1	Stellar Hooklift System. PART #SH20-108-11 MODEL 108-11-20 Stellar designed for 102" to 108" CA chassis. Body lengths 11' - 14', up to 15' flatbed. Shipping weight approx. 2400 lbs. SH20-108 Includes: 79418 TILT ASM 138-18-20K GEN2 81869 SECONDARY ASM 108-11-20K GEN2 81846 DUMP ASM 108-11-20K LRG FLANGE GEN2 81845 BASEASM108-11-20K GEN2 81916 HOSEKIT108-11-20K GEN2 1022 MTG KIT (8) TIE DOWNS * #43120 Tab Alarm Kit With Bracket * #SS Pins Stainless steel pins in lieu of zinc plated pins, for heavy salt type environment. * #Stdblack Standard Black Paint * #17441 Bumper, reinforced to accept pintle hitch 30K (Pintle hitch is not included). LED light kit (FMVSS108compliant) and backup alarm is included. * Top Of Bumper Height Approx. 24" From Ground * 37733 Service and emergency glad hands with dummies, bolt-on option		



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

QTY	DESCRIPTION	PRICE EACH	AMOUNT
	<ul style="list-style-type: none"> * 95545 Trailer plug-7 pin round-Use in place of PN22872x if the chassis has trailer plug wiring already or if the trailer plug Is to be shipped loose. * 6170 One pair poly fenders for 20,000 to 33,000# GVWR chassis with 22.5 wheels, includes fender brackets, mounting hardware. * 54095Stellar Mud Flap Kit-313-100 body and Cable Hoist. * 74311LED Flood Light- Includes spacer for mounting on boom rest * 90638 Lighted rocker switch for use with auxiliary lights. * 98321 Mid Body Clearance Light Kit. * 119063 Roll Rite DC203 Automatic Roll-Off Tarp System With Single Stage Telescopic Gantry for Single Axle Chassis. Application Up To 18' Long Containers, Gantry Raises 5' To 8' Wireless Controls For Extend And Retract Of The Tarp Torsion Springs For Arms HD Mesh Tarp 		
1	53" Federal Light Bar Part #LPX53DS-UTAH Amber Strobe Light 2-Rear Work Lights. Wired To Force America In-View Switch Panel ** Install Light Bar Front Of Tarp Housing Tower Just Raised Above For A 360 Degree Visibility. With Spreader Or Dump Body Installed Run Wiring from Light Bar Down Tower. With Expanded Coil Electrical Cord		
1	Buyers 2-5/16" Combination Hitch Part #BUYBH152516 Ball 2-5/16" Tongue Weight 4,000# Trailer Gross Trailer Weight 30,000# Ball Height 22" To Top Of Ball Reinforce As Needed For Pulling Up To 30K Trailer Weight		
1	Dump Tailgate 3/8" Airline To Supply Tailgate Release With Rear Quick disconnects For Ease When Unloading Dump Body		
1	Phillip 7-Way Junction Box Part #PHI 15-961 REF #HALBE22040 Run All Wiring Through Box For 7-ways And 6-Way Plugs		
1	PHILLIPS 15-720 7-WAY ROUND TRAILER RECEPCLC. Spreader Lighting System To Use This 7-Way Round Plug For Following STT, Clearance Lights And Strobes		
1	6-Way round light receptacle. Part # PHI-15-600 Dump Lighting System To Use This 6-Way Round Plug For Following STT, Clearance Lights, Backup And Strobes		
1	International Supplied 7-Way Flat Plug To Be Used For Trailer		
2	Buyers Stainless Steel Triple Round Light Box Part #LB6182SST Designed for 4" Round DOT Lights 3" Depth 18" Length		



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

QTY	DESCRIPTION	PRICE EACH	AMOUNT
	6" Height * Install One (1) Per Side Of Chassis Frame Towards Top		
2	Buyers 4" Oval Red LED STT Lights Part #BUY5624110 10 LED's Install In Outer Oval Holes Wiring Through Rubber Grommet And Caulked Wiring To Run Through Junction Box		
2	Buyers 4" Round Amber Strobe Light. Part # BUYSL40AR 3 Pin Quick Plug Wire Harness Included, 4" Round Recessed Grommet Mount, Install In Center Oval Holes Wiring Through Rubber Grommet And Caulked Wiring To Run Through Junction Box And Tied Into In-View Switch Panel And Rear ICC Bumper Strobes		
2	Buyers 4" clear oval LED Backup light kit includes grommet and plug. Part# BUY5624324 Install In Inner Oval Holes Wiring Through Rubber Grommet And Caulked Wiring To Run Through Junction Box		
1	Henderson Spreader 11' FSH-I 201SS on hook lift A-frame NOTE: DUAL AUGER DESCRIPTION: FSH FSH-I Salt/Sand Spreader, 11', 201SS - 10 GA sides/ends, 7 GA sills/floor. Hopper Hopper length: 11' Hopper material: 201SS - 10 GA sides/ends, 7 GA sills/floor. Capacity: FSH-II 56" (7.6 CY) Conveyor Conveyor: Dual 7" Diameter Augers Gearcase: 3.6:1 Planetary Gearcase Spinner and chute options Chute type: Standard Dump Over Chute Same Material as Hopper Tilt-up spinner: Tilt-up spinner with hand wrench, SS (loose "SL") Spinner disk: Standard disk with Stainless Vanes Inverted vee Inverted vee: Inverted vee, 201ss Install inverted vee: Install at factory Top grate screens Screen type: Std. top grate screens Install top grate screens: Install at factory Custom Options Option 1: 9-hole 201SS LED light bar installed Option 2: Install on HPI style hooklift A-frame with rollers. Option 3: Conveyor Speed Sensor		
1	Henderson 11' Mark E mild steel dump body. *** WET PAINT GLOSS BLACK STANDARD *** BODY SIZE/SHAPE FLOOR LENGTH: 11' FLOOR LENGTH.		



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

QTY	DESCRIPTION	PRICE EACH	AMOUNT
	<p>SIDE HEIGHT: 44" SIDE HEIGHT</p> <p>MATERIAL/CONSTRUCTION</p> <p>BODY MATERIAL(SIDES/HEADSHEET): 10GA GR50 SIDES/HEADSHEET.</p> <p>SIDE BRACES: (1) 10 GA G50 WELD ON SIDE BRACE.</p> <p>TOP RAIL/RUB RAIL MATERIAL: 10GA GR50 TOP & RUB RAILS</p> <p>REAR BOLSTER HEIGHT: 8" BOLSTER, 2-1/8" POCKETS</p> <p>REAR BOLSTER MATERIAL: 7GA GR50 REAR BOLSTERS.</p> <p>FRONT BOLSTER: NO FRONT BOLSTERS.</p> <p>FLOOR MATERIAL: 3/16" AR400</p> <p>HOIST</p> <p>HOIST TYPE: HOOKLIFT A-FRAME (NO HOIST)</p> <p>CYLINDER MODEL: NO CYLINDER</p> <p>HOOKLIFT A-FRAME: HPI STYLE STELLAR MODEL 108-11-20</p> <p>HOOKLIFT HEIGHT X SILL WIDTH: 54" HH X 41.625" LSW.</p> <p>HOOKLIFT ROLLERS: ROLLERS WELDED TO APRON</p> <p>HOIST MOUNT TYPE: NO HOIST CRADLE AND/OR SUBFRM.</p> <p>LONGSILLS</p> <p>LONGSILLS: 8" X 2" TUBULAR, SKIP WELD.</p> <p>TAILGATE</p> <p>TAILGATE STYLE: CONFIGURABLE STANDARD STRAIGHT TAILGATE</p> <p>TAILGATE SHEET MATERIAL: 10GA GR50 TAILGATE SHEET</p> <p>TAILGATE LINER: NO TAILGATE LINER.</p> <p>TAILGATE BRACE: 1 HORIZONTAL TAILGATE BRACE.</p> <p>TAILGATE LIFT STYLE/LOCATION: FORMED LIFT LOOP, TOP BRACE.</p> <p>TAILGATE RELEASE & CONTROL: AIR TAILGATE RELEASE, SS BUSHING</p> <p>TAILGATE HINGE: STD, 1-1/4" PIN, 1" PLT.</p> <p>TAILGATE CHAINS: ZINC TAILGATE CHAINS.</p> <p>BOLSTER CHAIN HOOKS: BANJO CHAIN HOOKS INSTALLED.</p> <p>TAILGATE PIN LANYARDS: NO TAILGATE PIN LANYARDS</p> <p>TAILGATE AIR VALVE: NO TG AIR VALVE.</p> <p>LUBRICATION</p> <p>LUBRICATION: GREASELESS PINS, JAWS, & SHAFT</p> <p>CAB SHIELD</p> <p>CABSHIELD: NO CABSHIELD</p> <p>ELECTRICAL & LIGHTS</p> <p>RUB RAIL LIGHTING: NO RUB RAIL LIGHTING</p> <p>REAR BOLSTER MARKER LIGHTING: 2.5" RED REAR BLSTR LIGHT.</p> <p>REAR FACING REAR BOLSTER LIGHT: 1 OBROUND LIGHT</p> <p>LIGHTING PACKAGE: FACTORY LED PACKAGE WITH BACK-UP LIGHT</p> <p>BACKUP LIGHT: BACKUP LIGHT COMBO</p> <p>HARNESS CONNECTION POINT: HARNESS CONNECT: CHASSIS REAR</p> <p>PAINT & FINISH</p> <p>FINISH PREP: WASH & PRIME BODY (NO BLAST)</p> <p>PAINT/FINISH: WET PAINT GLOSS BLACK</p>		
1	APS LED Plow Lights Part #3830-0080 Kit		



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

QTY	DESCRIPTION	PRICE EACH	AMOUNT
1	<p>Includes Right Light, Left Light Pedestal Mount Turn Signals Harness</p> <p>Force America Central Hydraulic System. Quote #QT001-2021658-1</p> <p>1. Part #1205191 Wet Spline, Constant Mesh - No Shifter, Rotatable ISO 7653 Pump Mount - DIN 5462 Shaft 288GCFJW-M8RY</p> <p>2. Part #1063355 5.61cid - CW Rot - 4 Bolt Din - 8 X 32 X 35 Din Shaft - #24 x #16 RR ORB - Comp=2,250psi / Max 5800pis W/Fitting Kit TXV92-R-KIT</p> <p>3. Part #1056713 Full Port High PSI Ball Valve 5000 PSI FA-HPBV-16</p> <p>4. Part #1180811 6000 psi Filter - 25 Micron Microglass - 435 psi Delta P - Single End Open - Nitrile Seals - Dual #16 or 1-1/2" SF Ports - 102 psi Bypass Valve - SS Vis. Elect. Indicator - SAE 16 / 1-1/2" SF Code 62 Metric Ports - 24 lbs. HP3.170-0014</p> <p>5. Part #1058113 HP171 & HP3 Filter Element, 25 Micron Glass (01E17025VG30EP) 300150</p> <p>6. Part #1097336 CFG-070968 VT35G2-B-PP-CFG VT35G2-B-PP-CFG 1039496 Temp/level Sender 158 Degree F 30 Gal With Slosh Shield Vt-35 S2-TSM10-L212-AC-DN-SS</p> <p>7. Part #1039496 Temp/level Sender 158 Degree F 30 Gal With Slosh Shield Vt-35 S2-TSM10-L212-AC-DN-SS</p> <p>8. Part #1161339 Cable, Female DIN to LW, Oil Level/Temp, 18 AWG, PVC, 8M (CG1N03000A028Z-NOR) 1161339</p> <p>9. Part #1090492 10 Micron Synthetic Z-Glass Element For SRF & TS</p>		



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

QTY	DESCRIPTION	PRICE EACH	AMOUNT
	Series Filter - Interchange Schroeder "K" Series ZSRE-409-10		
	10. Part #1084357 Full Port 2" NPT Brass Ball Valve 600 PSI S95I41		
	11. Part #1090692 CFG-130787 AAF-S4-S4-PR(2800)-PFK4-4-PRI-2-SAV Add a Fold Valve with: D/A Hook D/A Jib Pressure Reducing D/A Plow Lift With D/A Float and Power Float D/A Plow Angle Priority Prewet Spinner Auger PMV KIT-CFG		
	12. Part #1022175 CFG-130913 MPJC-6100-GEN5-ULTRA-CFG Ultra Arm Controller With: Joystick for Plow Controls Joystick for Hook Controls Joystick for Jib Controls Floor Mount kit Display Mount kit SSC6100 for Spreader Controls Feedback Granular and Prewet Inview Switch Panel with Switches for Cab Strobe, Cargo Light, Dump Strobes, Salter Strobes, Spinner light, Air Tailgate, Tarp Lights, Hook Lift Strobes MPJC-6100-3-GEN5-ULTRA-CFG		
	13. Part #1045468 FORCE 2P3W Selector Valve - Open Transition - Actuator on B Side - 100psi Air/Hyd. Pilot Shift - Spring Return - Front Inlet - #16 Ports ASDV-40-16		
		Quote Total:	\$172,241.94
		Sales Tax:	\$0.00
		Total Due:	\$172,241.94



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

Signature Required to Process Order

PO Number

Date

QTY	SUGGESTED ITEMS	PRICE EACH	AMOUNT
1	<p>Henderson RSP19 11' Snow Plow.</p> <p>DESCRIPTION: RSP19 11' length, Full Moldboard Trip with (2) External Compression Springs Standard Circle Frame with Top Mount Cylinders.</p> <p>Plow Size/Shape: Plow Length: 11' length Moldboard Trip: Moldboard Full Trip with (2) External Compression Springs Pushframe Type: Standard Circle Frame with Top Mount Cylinders. Moldboard Height: 42" height. Moldboard Shield: Integral shield.</p> <p>Moldboard Options Moldboard Sheet Material: 7GA GR50 steel. Mailbox Cut/Mouse Ear: Mailbox cutout on each side of moldboard Adjustable Trip Spring: NONE Hydraulic Cylinders: 4" x 2" x 10" reversing nitrided cylinders. Paint: Henderson Orange</p> <p>Running Gear Running Gear Type: None</p> <p>Options/Accessories 12" Rubber Deflector: Yes, w/ SS Backer. Install Rubber Deflector: Yes 36" Plastic Side Markers, Pair: Yes Parking Jack, Screw Adjustable: Yes Install Parking Jack: Yes Cutting Edge: 3/4" X6" Carbide cutting edge with cover blade Moldboard Shoes: No</p> <p>Plow & Truck Hitches Hitch, Plow Portion: Quick hitch Plow portion hitch width: 30.5" Plow Portion Installed on Plow: Yes Hitch, Truck Portion: See HPH or HCH for Truck portion hitch.</p> <p>Plow Cylinders Reversing Cylinder Style: Top mount reversing cylinders.</p> <p>Hitch Type Plow Portion Hitch: Plow portion picked under plow. Hitch, Truck Portion: Quick hitch, manual tilt, 30.5"</p> <p>Mounting Accessories Bumper to Frame Mounting Kit: Yes, bumper to frame mount kit. YES</p>	\$21,523.17	\$21,523.17



4285 West 1385 South
Salt Lake City, Utah 84104
Phone: 1.801.521.0360
Fax: 1.801.532.7407
www.semiservice.com

QUOTATION
JRB00528

	Lift Cylinder Hydraulic Lift Cylinder: 3" x 2" x 10" Double Acting Nitrided Lift Cylinder. Custom Options Option 1 Description: Cheek plate kit ILO BTF		
1	Henderson Stainless Steel Plow Light Brackets For International Part # 107891 LH Plow Light Bracket Stainless Part # 108122 RH Plow Light Bracket Stainless Part # 160129 Plow Light Bolt Kit Installed	\$395.82	\$395.82

- ♦ Labor and installation are included in all pricing unless specified.
- ♦ Quoted price does not include any applicable F.E.T., sales taxes, and delivery charges.
- ♦ Quote price does not include any unforeseen obstructions or modifications.
- ♦ Quotation valid until above stated expiration date.
- ♦ Terms are due upon receipt unless prior credit arrangements are made at the time of order.
- ♦ FOB Salt Lake City, Utah 84104
- ♦ 50% down payment required with special order items, NON-REFUNDABLE.
- ♦ We only Accept Cash, Check, Visa and MasterCard.



City Council Staff Report

AGENDA
ITEM

11

TO: Honorable Mayor and City Council

FROM: **Tyson Jackson, Public Works Director**
tjackson@pleasantviewcity.com (801) 827-0453

MEETING DATE: **August 12, 2025**

RECOMMENDATION

Move to award bid to Road Safe for cross walk & striping update in the amount of \$43,619.60.

BACKGROUND

Maintaining up-to-date crosswalks and striping throughout our city is a standard practice that ensures pedestrian safety and enhances overall traffic management. The ongoing maintenance of road markings helps preserve their brightness and reflectivity, adhering to federal application standards. Our city aims to uphold a high level of visibility for over 100,000 linear feet of striping to ensure safe navigation for both pedestrians and drivers.

BIDS & BUDGET

As part of our commitment to safety and quality, we solicited bids from three qualified companies for this project. Out of these, two responded with proposals that met our stringent striping standards:

1. **Road Safe - \$43,619.60** (Lowest Bid)
2. **Interstate Companies - \$65,489.51**

With **\$100,000** allocated in the Transportation Sales Tax Fund specifically for road striping, the budget allows for sufficient coverage of this project. Following the allocation, the current expenditure leaves us with an unexpended balance of **\$56,380.40**.

Based on our previous experience, we have successfully completed projects with Road Safe (operating under a different name in the past). Their proven track record assures us of their capability to deliver quality work promptly and efficiently.

In conclusion, awarding the bid to Road Safe not only aligns with our budgetary plans but also ensures that our city's crosswalks and striping will continue to meet safety standards.

ATTACHMENT

(2 PDF FILES)
Road Safe (Attached)
Interstate Companies (Attached)

2025 Pleasant View Striping



RoadSafe Traffic Systems Inc.

1255 W 2550 S Ogden, Utah, 84401

Contact: Ethan Leonhardt
Phone: (O) - 801-399-0099 (C) - 801-690-9558
Email: eleonhardt@roadsafetraffic.com

<u>Project #</u>		<u>Estimate #</u>	250707-01P
<u>Project Code:</u>		<u>Bid Date:</u>	
<u>Funding:</u>		<u>Date Submitted:</u>	
<u>State:</u>	Utah	<u>Date Expires:</u>	
<u>County:</u>	Weber	<u>Region:</u>	

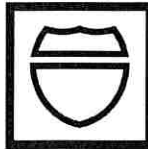
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	ADA PARKING	11.00	EA	50.00	550.00
2	BLOCK CROSSWALKS	468.00	EA	30.00	14,040.00
3	AHEAD	4.00	EA	75.00	300.00
4	BICYCLE	23.00	EA	60.00	1,380.00
5	LEFT ARROW	21.00	EA	55.00	1,155.00
6	RIGHT ARROW	19.00	EA	55.00	1,045.00
7	SCHOOL	18.00	EA	90.00	1,620.00
8	STRAIGHT ARROW	11.00	EA	55.00	605.00
9	STOP	4.00	EA	60.00	240.00
10	YIELD ARROW	44.00	EA	15.00	660.00
11	DOUBLE 4" YELLOW SOLID	36,805.54	LF	0.30	11,041.66
12	SINGLE 4" WHITE SOLID	55,249.40	LF	0.15	8,287.41
13	SINGLE 4" WHITE BROKEN	1,139.88	LF	0.04	45.60
14	SINGLE 4" YELLOW BROKEN	8,625.65	LF	0.04	345.03
15	DOUBLE 4" SOLID & BROKEN YELLOW	6,399.78	LF	0.19	1,215.96
16	SINGLE 8" WHITE SOLID	3,622.29	LF	0.30	1,086.69
17	SINGLE 12" SOLID WHITE STOP LINE	1.00	LF	2.25	2.25
	* PRICING FOR ALL ABOVE ITEMS INCLUDES ONE COAT OF FED TYPE 2 PAINT AND 1325 TYPE 1 GLASS BEADS				

GRAND TOTAL	\$43,619.60
--------------------	--------------------

NOTES:

RoadSafe Traffic Systems is not responsible for the following:

- * Surface Preparation
- * Traffic Control
- * Layout / Survey of Striping



**INTERSTATE
COMPANIES**

An InfraStripe Company

858 North McCormick Way
Layton, Utah 84041
Phone Number: 801-546-0220

Estimator: Tom Shafer
801-430-2521
tom.shafer@interstatebarricades.com

To: Pleasant View City
Address: 520 West Elberta Drive
Pleasant View, UT 84414

Project: Pleasant View City Street Striping 2025

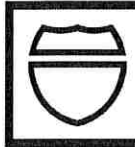
Attn: Michael Marchese
Phone: (801) 786-9378
Email: mmarchese@pleasantviewcity.com
Date: 07/14/2025
Estimate#: 25-219

Client #	Description	Quantity	Unit	Unit Price	Item Total
1	ADA Parking	11.000	EA	\$ 150.00	\$1,650.00
2	Block Crosswalks	468.000	EA	\$ 32.50	\$15,210.00
3	Ahead	4.000	EA	\$ 162.50	\$ 650.00
4	Bicycle	23.000	EA	\$ 32.50	\$ 747.50
5	Left Arrow	21.000	EA	\$ 32.50	\$ 682.50
6	Right Arrow	19.000	EA	\$ 32.50	\$ 617.50
7	School	18.000	EA	\$ 195.00	\$3,510.00
8	Straight Arrow	11.000	EA	\$ 32.50	\$ 357.50
9	Stop	4.000	EA	\$ 130.00	\$ 520.00
10	Yield Arrow	44.000	EA	\$ 23.75	\$1,045.00
11	Double 4" Yellow Solid	36,805.540	LF	\$ 0.50	\$18,402.77
12	Single 4" White Solid	55,249.400	LF	\$ 0.25	\$13,812.35
13	Single 4" White Broken	1,139.880	LF	\$ 0.25	\$ 284.97
14	Single 4" Yellow Broken	8,625.650	LF	\$ 0.25	\$2,156.41
15	Double 4" Solid & Broken Yellow	6,399.780	LF	\$ 0.63	\$4,031.86
16	Single 8" White Solid	3,622.290	LF	\$ 0.50	\$1,811.15
				Grand Total:	\$65,489.51

THIS QUOTE, INCLUDING ALL THE FOOTNOTES, IS TO BE ACCEPTED AS PART OF AND INCLUDED IN THE CONTRACT.

Notes:

- Mobilizations are included in unit pricing.
- Mainline striping is quoted in a moving operation with follow vehicles.
- Mainline striping is bid using a city or county spec for waterborne paint and is applied at approx. 300 LF/Gallon.
- Mainline paint unit pricing is per application. Additional applications will be billed accordingly.
- Messages and 12" lines are bid using a city or county spec for waterborne paint.
- Message paint unit pricing is per application. Additional applications will be billed accordingly.
- Pavement marking paint is not considered a durable product by the manufacturer, therefore no warranty is included.
- Quoted prices are good for 30 calendar days. A LOI, signed quote, or contract will be required to lock in pricing.
- If our work is not completed in the calendar year in which it was quoted a minimum price escalation of 5% per year may be necessary.
- Billing will be based on field measurements not estimated quantities.
- Owner must ensure roadway surface is dry, cleaned of excess debris, tracked mud, and all equipment or vehicles are removed prior to striping.



**INTERSTATE
COMPANIES**

An InfraStripe Company

858 North McCormick Way
Layton, Utah 84041
Phone Number: 801-546-0220

Estimator: Tom Shafer
801-430-2521
tom.shafer@interstatebarricades.com

To: Pleasant View City
Address: 520 West Elberta Drive
Pleasant View, UT 84414

Project: Pleasant View City Street Striping 2025

Attn: Michael Marchese
Phone: (801) 786-9378
Email: mmarchese@pleasantviewcity.com
Date: 07/14/2025
Estimate#: 25-219

Client #	Description	Quantity	Unit	Unit Price	Item Total
1	ADA Parking	11.000	EA	\$ 150.00	\$1,650.00
2	Block Crosswalks	468.000	EA	\$ 32.50	\$15,210.00
3	Ahead	4.000	EA	\$ 162.50	\$ 650.00
4	Bicycle	23.000	EA	\$ 32.50	\$ 747.50
5	Left Arrow	21.000	EA	\$ 32.50	\$ 682.50
6	Right Arrow	19.000	EA	\$ 32.50	\$ 617.50
7	School	18.000	EA	\$ 195.00	\$3,510.00
8	Straight Arrow	11.000	EA	\$ 32.50	\$ 357.50
9	Stop	4.000	EA	\$ 130.00	\$ 520.00
10	Yield Arrow	44.000	EA	\$ 23.75	\$1,045.00
11	Double 4" Yellow Solid	36,805.540	LF	\$ 0.50	\$18,402.77
12	Single 4" White Solid	55,249.400	LF	\$ 0.25	\$13,812.35
13	Single 4" White Broken	1,139.880	LF	\$ 0.25	\$ 284.97
14	Single 4" Yellow Broken	8,625.650	LF	\$ 0.25	\$2,156.41
15	Double 4" Solid & Broken Yellow	6,399.780	LF	\$ 0.63	\$4,031.86
16	Single 8" White Solid	3,622.290	LF	\$ 0.50	\$1,811.15
Grand Total:					\$65,489.51

THIS QUOTE, INCLUDING ALL THE FOOTNOTES, IS TO BE ACCEPTED AS PART OF AND INCLUDED IN THE CONTRACT.

Notes:

- Mobilizations are included in unit pricing.
- Mainline striping is quoted in a moving operation with follow vehicles.
- Mainline striping is bid using a city or county spec for waterborne paint and is applied at approx. 300 LF/Gallon.
- Mainline paint unit pricing is per application. Additional applications will be billed accordingly.
- Messages and 12" lines are bid using a city or county spec for waterborne paint.
- Message paint unit pricing is per application. Additional applications will be billed accordingly.
- Pavement marking paint is not considered a durable product by the manufacturer, therefore no warranty is included.
- Quoted prices are good for 30 calendar days. A LOI, signed quote, or contract will be required to lock in pricing.
- If our work is not completed in the calendar year in which it was quoted a minimum price escalation of 5% per year may be necessary.
- Billing will be based on field measurements not estimated quantities.
- Owner must ensure roadway surface is dry, cleaned of excess debris, tracked mud, and all equipment or vehicles are removed prior to striping.

- Interstate Companies is bondable. The current bond rate is 1% and is NOT included in this pricing.
- EXCLUSIONS: Unless specifically quoted above temporary striping, grooved-in markings, removal of existing markings, documentation of existing markings, layout of new markings, signs, permits, public notification, curing compound removal, fog coat application or repair, retro reflectivity or life testing, traffic control, traffic control devices, traffic control plans, pilot car, flagging, light plants, lead compliance plan, surface prep, sweeping, disposal, testing, storage of materials, 'No Parking' signs, and towing of vehicles are not included in unit pricing and are the responsibility of the owner.

Payment Terms: *Payment for all work performed, is due 30 days from the completion date.*

Accepted and Signed by: _____

Date: _____



City Council Staff Report

To: Honorable Mayor and City Council
From: Mike Littlefield, Utilities Superintendent
Meeting Date: August 12, 2025

RECOMMENDATION

Move to approve the purchase of Auto Read Meter Equipment as quoted from Hydro Specialties Co. in the amount of \$286,083.20

BACKGROUND

This purchase represents the final phase of our transition to a more accurate auto-read metering system with real-time monitoring capabilities. It also plays a critical role in advancing the City's 2025 Water Conservation Plan by upgrading all meters across the system, allowing for earlier leak detection and more efficient water use. This will result in greater operational efficiency and long-term cost savings for both the City and its residents. In the past, meter equipment has been purchased in smaller quantities due to limitations in storage space and available manpower for installation. This approach has caused inconsistent inventory levels and delays tied to supply chain issues ultimately reducing efficiency and delaying progress.

This year's mild winter presented a valuable opportunity for increased installation however, the lack of available meters due to limited funds for bulk purchasing prevented us from taking full advantage of the weather conditions. By purchasing a larger quantity of meters now, we will be able to install at our own pace without concern of running out or waiting on future shipments.

BIDS & BUDGET

A total of \$300,000 was allocated in the Culinary Water Fund under the Auto Read Meter Program for this purpose. Hydro Specialties is the sole authorized provider for this equipment in our region, and as such, no additional quotes were solicited.

845 Register, 845 Endpoints, 845 Tamper seals and 845 Meters- (\$286,083.20)

Small order previously purchased 48 Endpoints, 48 Register- (\$12,808.32)

Culinary Water Budget- \$300,000

Unexpended \$1,108.48

The unexpended will be used as needed for lids or any other meter needs as required.

