

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

April 25, 2017

Public Notice is hereby given that the Pleasant View City Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah commencing on Tuesday, April 25, 2017 beginning at 6:00 P.M.

The agenda consists of the following:

Pledge of Allegiance: Boyd Hansen

Opening Prayer, Reading or Expression of Thought: Boyd Hansen

Consent Items:

- Minutes of July 12, 2016 (open & closed)

Business:

- 6:05 P.M. 1. Authorize Toby Mileski (RDA Chair) to enter into a development agreement for the construction of the first part of Rulon White Road.

ADJOURN

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

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

July 12, 2016

The public meeting was held in the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 10:15 P.M.

CHAIR: Toby Mileski

BOARD MEMBERS: Scott Boehme
Jerry Burns
Steve Gibson
Boyd Hansen
Sara Urry

STAFF: Melinda Greenwood Laurie Hellstrom
Valerie Claussen

CONSENT ITEM:

Motion was made by BM Boehme to approve the minutes of June 14, 2016 (open and closed). 2nd by BM Urry. Voting Aye: BM Boehme, BM Burns, BM Gibson, BM Hansen, and BM Urry. Motion passed 5-0.

1. Approval of Resolution 2016-D (RDA) adopting the 2016 Economic Plan & Retail Market Study.

Motion was made by BM Boehme to adopt Resolution 2016-D (RDA) adopting the 2016 Economic Plan & Retail Market Study. 2nd by BM Hansen. Roll call vote. Voting Aye: BM Boehme, BM Burns, BM Gibson, BM Hansen, and BM Urry. Motion passed 5-0.

2. Closed Meeting to discuss the purchase, exchange, or lease of real property.

Motion was made by BM Boehme to go into a closed meeting to discuss the purchase, exchanges, or lease of real property. 2nd by BM Hansen. Roll call vote. Voting Aye: BM Boehme, BM Burns, BM Gibson, BM Hansen, and BM Urry. Motion passed 5-0.

The minutes of the closed meeting are protected records and are filed separately.

Motion was made by BM Boehme to end the closed meeting. 2nd by BM Hansen. Voting Aye: BM Boehme, BM Burns, BM Gibson, BM Hansen, and BM Urry. Motion passed 5-0.

3. Action item from the closed meeting. Possible action on the purchase of real property for the future extension of Rulon White Boulevard.

BM Boehme: in the interest with the plan to expand Rulon White Blvd and develop that area I make a motion.

Motion was made by BM Boehme to approve the purchase of Parkland Business Center Lot 17 in the amount of \$220,000. 2nd by CM Hansen. Voting Aye: BM Boehme, BM Burns, BM Gibson, BM Hansen, and BM Urry. Motion passed 5-0.

Adjournment: 10:31 P.M.



To: Pleasant View City
CC: Mayor Toby Mileski
From: Cadence Development Group
Date: 3/28/2017
Re: Road Improvements 2700 North

Mayor Mileski, thank you for working with us for the build-out on the North Rulon White section of road. We have been working diligently to get financials together in order to move this project forward.

Project Scope

There are two separate portions of this project. both will be managed by Cadence Development Group with oversight from city planners and engineers.

1. See Attachment (Concept Plan Built-Out Condition)
 - a. Portion highlighted in RED (City Paving), 100% city responsibility with Cadence Dev Group managing
 - b. Portion highlighted in Yellow (Site Paving), 50/50 split between Pleasant View City and Cadence Development group

Cost Breakdown

1. City Paving (City to Pay, Cadence to manage)
 - i. City to pay 100% of costs to widen and improve intersection including moving traffic lights on 2700 North.
 1. Cost plus model, bid attached. Approximately \$290K
 2. 6% Developer/admin fee
2. Site Paving (Joint Effort)
 - i. City to pay ½ (one-half) of land cost and improvement costs.
 - ii. Cadence Development Group to pay ½ (one-half) of land and development costs

Cadence Development Group
4366 N. 175 W. Pleasant View, UT 84414
t. 801-499-7562 e. chuggerd@gmail.com

- iii. City will pay 100% of all engineering and inspection fees
- iv. City will pay 100% of all permit fees
- v. Cadence Group will manage the construction process
- vi. Only dry utility improvements completed now, storm sewer, sewer and water in next phase of development

Cost		Total
Development		\$295,281.00
City Portion Dev		\$147,640.50
Cadence Portion Dev		\$147,640.50
Land		
26,384 Sq Ft	\$9.89 Sq Ft	\$260,937.76
City Portion Land		\$130,468.88
Cadence Portion Land		\$130,468.88
City Total		\$278,109.38

Other agreements as noted:

- 1. City agrees to Zero Lot lines for development of Lot 26
- 2. No storm retention necessary – off-site collection until city establishes next phase of development
- 3. As per subdivision plat Lot 26 will hook up to utilities in Park Lane

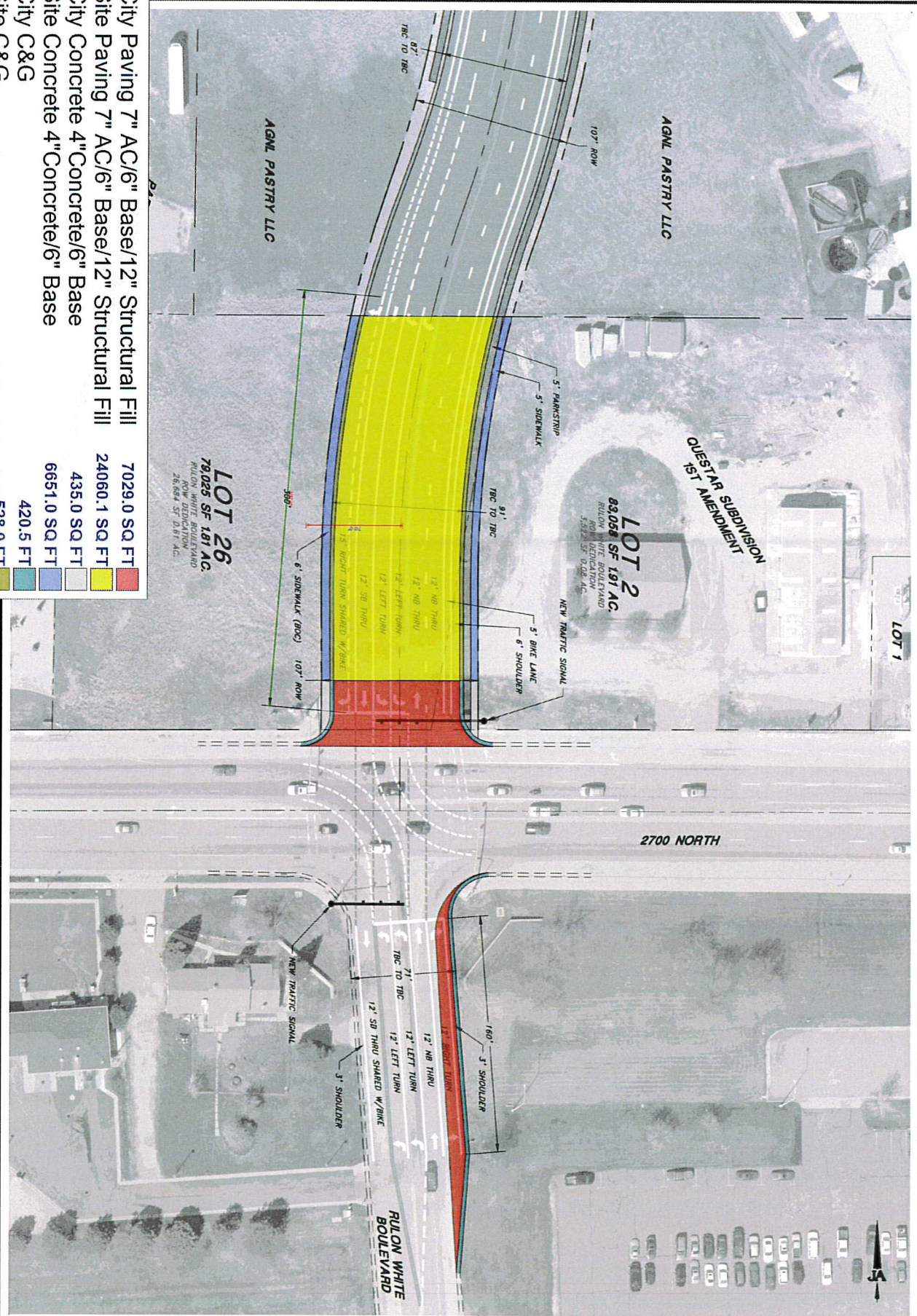


David Chugg

Managing Member, Cadence Development Group

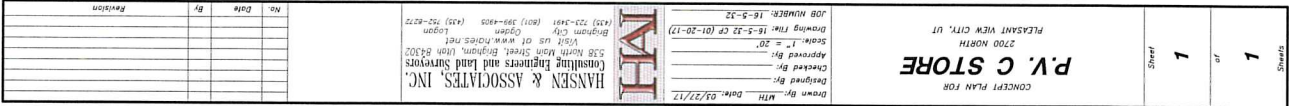
- City Paving 7" AC/6" Base/12" Structural Fill
- Site Paving 7" AC/6" Base/12" Structural Fill
- City Concrete 4" Concrete/6" Base
- Site Concrete 4" Concrete/6" Base
- City C&G
- Site C&G

- 7029.0 SQ FT
- 24060.1 SQ FT
- 435.0 SQ FT
- 6651.0 SQ FT
- 420.5 FT
- 528.0 FT



SCALE: 24"x36" H:1"=60' 11"x12" H:1"=30'		BKJ DESIGNED THE DRAWN BKJ CHECKED		REV. DATE APPR.	
SHEET: 7 OF 7 SHEETS		PLEASANT VIEW CITY CORPORATION 2700 NORTH - RULON WHITE BLVD. INTERSECTION IMPROVEMENTS CONCEPT PLAN BUILT-OUT CONDITION			
CONSULTING ENGINEERS JONES & ASSOCIATES 1716 East 5600 South South Ogden, Utah 84403 ph - (801) 476-9767 fx - (801) 476-9768					

CONCEPT PLAN



RDA BUDGET

	ACTUAL 2015-16	BUDGET 2016-17	BUDGET 2017-18
Beginning Balance (General Fund Donation)	81,506.85	81,506.85	81,506.85
Admin Expenses	0.00	0.00	0.00
Ending Balance	81,506.85	81,506.85	81,506.85
Interest: Beginning Balance	9,103.04	16,244.51	29,644.51
Interest Earnings/Misc. revenue	7,141.47	13,400.00	10,400.00
Admin Expenses	0.00	0.00	0.00
Ending Balance	16,244.51	29,644.51	40,044.51
Total Committed Fund Balance	97,751.36	111,151.36	121,551.36
Propert Tax Increment:	333,887.62	356,000.00	356,000.00
Beginning Balance	199,972.03	266,749.55	337,949.55
20% Housing	66,777.52	71,200.00	71,200.00
Housing Expenses	0.00	0.00	0.00
Ending Balance	266,749.55	337,949.55	409,149.55
Beginning Balance	14,824.75	12,675.63	17,585.63
3% Administration	10,016.63	10,680.00	10,680.00
Administration Expense	(12,165.75)	(5,770.00)	(12,035.00)
Ending Balance	12,675.63	17,585.63	16,230.63
Tax Incentive-Western States Rebar	21,246.51	22,000.00	22,000.00
Tax incentive Expense	(21,246.51)	(22,000.00)	(22,000.00)
Ending Balance	0.00	0.00	0.00
Tax Incentive-JD Machine	36,551.68	39,000.00	40,000.00
Tax incentive Expense	(36,551.68)	(39,000.00)	(40,000.00)
Ending Balance	0.00	0.00	0.00
Beginning Balance	512,781.56	678,940.34	343,625.34
Available increment	199,295.28	213,120.00	212,120.00
Administration			
Property Acquisition		(220,325.00)	
Professional Services	(33,136.50)	(50,000.00)	(40,000.00)
Infrastructure		(278,110.00)	(3,000.00)
Ending Balance	678,940.34	343,625.34	512,745.34
Total Restricted Fund Balance	958,365.52	699,160.52	938,125.52
Fund Balance - Committed & Restricted Balances	1,056,116.88	810,311.88	1,059,676.88

Draft 4/21/17