

AMERICAN FORK CITY  
COUNCIL MEETING MINUTES  
JANUARY 28, 2014

PUBLIC HEARINGS

**ATTACHMENTS (2)**

The American Fork City Council met in two public hearings on Tuesday, January 28, 2014, in the American Fork City Hall, 31 North Church Street. Those present included Mayor James H. Hadfield and Councilmembers Carlton Bowen, Brad Frost, Jeff Shorter, Robert Shelton, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Recorder Richard Colborn  
City Treasurer Melanie Marsh  
Fire Chief Kriss Garcia  
Library Director Sheena Parker  
Police Chief Lance Call  
Public Works Director Dale Goodman

Also present: Marvin Marsh, David Rodeback, and 18 Scouts

7:20 p.m. Receiving of public comment regarding the proposal to declare miscellaneous Library items to be surplus and disposed of

Mayor Hadfield stated that the items consisted of several printers, some outdated computers, a large screen floor model TV, chairs, and a cash register. He asked if there were comments.

There being no comment the hearing concluded at 7:22 p.m.

7:25 p.m. Receiving of public comment regarding the proposal of declaring real property at 950 East 300 North consisting of 0.081 acres to be surplus and to be disposed of.

Mayor Hadfield asked Councilman Taylor to read a letter that the City received from John Heiner an adjacent neighbor. It is included in these minutes as **ATTACHMENT 1.**

Mayor Hadfield asked if there was anyone who had comment.

Steve Buhler stated that he lived on 1100 East and that he participated in an Eagle Project on the property a couple of years ago. He has since seen that it was full of weeds and seen kids pick up some of the rocks and chase each other.

Mayor Hadfield reported that he had conversations with folks that say that every square inch had a value and what is the City charging for this. His response was that something that has value had to be able to be utilized and with this property, with setbacks and everything else he did not know what the value was. It would

only be of value to the adjacent owner. That strip of land became the City's when 950 East Street was built as it was a derelict parcel.

He asked if there were any further comments, there being none, the hearing was closed.

### REGULAR SESSION

The American Fork City Council met in a regular session on **Tuesday, January 28, 2014** in the **American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.** Those present included Mayor James H. Hadfield and Councilmembers Carlton Bowen, Brad Frost, Robert Shelton, Jeff Shorter, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Engineer Andy Spencer  
City Recorder Richard Colborn  
City Treasurer Melanie Marsh  
Fire Chief Kriss Garcia  
Legal Counsel Melissa Mellor  
Library Director Sheena Parker  
Police Chief Lance Call  
Public Works Director Dale Goodman

Also present: Marvin Marsh, David Rodeback, and 21 Scouts

Mayor Hadfield led the audience in the Pledge of Allegiance and a prayer was offered by Police Chief Lance Call.

### PRESENTATION BY THE ROTARY CLUB

Councilman Shelton explained that the American Fork Rotary Club heard a presentation regarding a need for a new K-9. These dogs were important to the community. He turned time to the Rotary Club.

President of the American Fork Rotary Club Gary Robinson reported that the Club has voted to participate in the efforts for two new K-9's and presented a check for \$1,000. He expressed appreciation to the Police Department for their support of the Rotary Club's Tour de Donut.

There was general applause.

Councilman Shelton noted that it was the Rotary Club of American Fork but they had members that did not reside here. They pulled from a large area.

Mayor Hadfield invited the Scouts to come forward and introduce themselves.

<u>Troop 17</u>	Kaleb Bezzant	Joseph Brandow	Cragun Bastian
	Samuel Hansen	Austin Wells	

<u>Troop 821</u>	Nicholas Reyes-cairo		
<u>Troop 831</u>	Logan Smith Garrett Springer	Anthony Jimenez Hunter Hall	Austin Miller
<u>Troop 1159</u>	Aaron Steed Caden Huggard Samuel Woolf Jordan Harmon	Jackson Mecham Jake Chugg Bryson Decker	Raven Tilton Noah Birkland Ethan Linsley

Mayor Hadfield thanked them for coming. As they looked for an Eagle Scout Project he encouraged them to come to the City.

PRESENTATION OF THE EMPLOYEE OF THE MONTH

There was no Employee of the Month.

TWENTY-MINUTE PUBLIC COMMENT PERIOD – LIMITED TO TWO MINUTES PER PERSON

There was no public comment at this time.

CITY ADMINISTRATOR’S REPORT

Craig Whitehead stated that he was looking forward to meeting together in tomorrow’s annual goal setting session.

COUNCIL REPORTS

Councilman Shorter reported that he had met with the Youth City Council and they were some fine young people and he as amazed at their energy.

Councilman Shelton recognized Holly Richardson in attendance that was running for the Utah House District 57.

Councilman Shelton attended a Utah County Dispatch meeting that was held for elected officials to view firsthand how it worked. There were some extreme needs there.

Councilman Shelton reported that he met with the Library Board members. They along with the Learning Center would be giving a presentation to the Rotary Club on the 11<sup>th</sup> of February.

Councilman Taylor reported that he had the good fortune of attending his first Rotary Club meeting and he was very impressed with all of the goings on that took place there and particularly for the interest they had in American Fork. He had a great experience there. He expressed appreciation for all of the members for them wanting the betterment of our community.

Councilman Taylor suggested the need to prepare for spring and start where they left off in the fall in terms of scheduling water usage. It was a good habit anyway.

Councilman Taylor noted the Mayor's new spectacles and how dashing he looked.

Councilman Frost reported that the Steel Days Committee was in full swing in planning one week of nothing but great parties that would hopefully have something for everybody in American Fork. He believed everyone would see a big difference. They were changing some of the events and the way they have been done.

Councilman Frost stated that he could not remember in recent history having so many Scouts. Just this last Saturday he was sitting down with his own son planning an Eagle Scout Project. He seconded what the Mayor said about Eagle Scout Projects and to stay on that path.

Councilman Bowen noted that he had worked with Representative Greene also in the past. He was pleased to see Holly Richardson here. Our current Representative Brian Greene was very responsive and would work well with the City.

#### MAYOR'S REPORT

In response to Councilman Taylor's report, Mayor Hadfield stated that when you were old and wrinkled as he was, dashing was not a word that you very often get referred to.

COMMON CONSENT AGENDA (*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda by the Mayor or a Councilmember and placed in the action items.)

1. Approval of the January 9, 2014, city council work session minutes.
2. Approval of the City bills for payment and purchase requests over \$25,000. – *Staff*

**Councilman Taylor moved approval of the common consent agenda as presented. Councilman Shelton seconded the motion. All were in favor.**

#### ACTION ITEMS

REVIEW AND ACTION ON A RESOLUTION DECLARING REAL PROPERTY AT 950 EAST 300 NORTH CONSISTING OF 0.081 ACRES TO BE SURPLUS AND TO BE DISPOSED OF – *Andy Spencer*

Mayor Hadfield asked if there was any discussion on this item.

Cory Bench stated that he lived adjacent to this property to the north. He supported Justin and Michelle Stratton's proposal. He provided a handout to the Council. It is included in these minutes as **ATTACHMENT 2**. He reviewed the handout with the Council including

- Options for Property adjacent to 925 East 300 North
- Property Tax projections and history

Mr. Bench stated in summary, from a business prospective and tax revenue prospective, it seemed very clear to him and it was the right decision to allow the property to be disposed of and allow the Stratton's to use it to beautify the community and in turn the tax revenue would increase for the City.

Rebecca Staten, 963 East 350 North just around the corner, expressed that she thought the property ought to be declared surplus because the City has done nothing with it in the 5½ years that she had lived there. Her family had personally spent time clearing weeds that were six feet high. On more than one occasion they weeded. They participated with the Eagle Scout project. She estimated that there had been more than a hundred hours spent. It was completely useless unless it was attached to the property next to it. She urged that it be declared surplus and to allow the Stratton's to make it a piece of their property.

Judy Owens, 342 North 900 East, said amen to what Rebecca Staten, Cory Bench, and John Heiner in his email had said. She hoped that the Council would approve the Resolution declaring that land surplus and allow it to become part of the lot next to it. She had known the Stratton's for about 10 years and they had lived by the property before. They would be a real asset to the community.

Brian Willard stated that he lived on 950 East down near the end. The first time he saw the property the weeds were six feet tall. It was 2005 when it became an extra parcel. Good points have been made about the weeds. In the winter his son walked to Barratt Elementary and that sidewalk had never been cleared. He knew the Statton's and they would be a great asset to the schools, to the community, and to the City.

Justin Stratton announced that he was that person who had that lot next to it under contract. He stated that he appreciated the City staff and their guidance in this process. It was great to know you could call the City and they were willing to sit down with you. He mentioned that both Andy Spencer and Wendelin Knobloch had spent time with him on the phone when he was just looking into this possibility. Mayor Hadfield had spent some time with him as well. He expressed that he knew that it could be a thankless job to be a Councilman. He appreciated what they did and what they added to the community.

Mr. Stratton believed it has been well stated. He felt that the value and benefit came from not having maintenance and liability responsibilities first off but also in future tax revenue. He was a real estate broker and understood the value of property and in this case believed the only value was to the lot next to it. He would appreciate their consideration. He asked if there were any questions.

Councilman Bowen did not have a question but commented that he thought it was great that so many of the neighbors where excited for them to come back and welcome you to the neighborhood. He also wanted to welcome him back to the City if that happened or when that happens.

Councilman Bowen stated that he would love to see this property made a part of his lot and for it to be privately owned. His only question was with the valuation. Before he was elected to the City Council he used to come to the City Council meetings and he would sit in the chairs in the

audience. There was a time or two when property was declared surplus and given away basically for free. As a citizen that caused him a real concern. He wondered if there was something going on under the table or if someone was getting a kickback or what kind of benefit there might be to that. He had a real concern as a newly elected City Councilman to protect the interest of the citizens as a whole. That was where he was coming from. He questioned the valuation of zero. He understood that there was a policy if the valuation was not zero and asked if there was an exception and what that was.

Mayor Hadfield explained that when City disposed of property that had value it was not uncommon to get an appraisal. An appraisal was \$400 and up. On a small derelict parcel that cannot be used and had no value, to spend that kind of money for an appraisal was pouring money down a hole, so to speak. He did not think that Mr. Stratton would get the property for nothing because there were recording fees and a typical \$10 fee. When there was an appraisal, the City got one the purchaser got one and then compared the two. If they could not come to an agreement they agreed on a third independent appraisal and he would do an appraisal and it became more like arbitration. The first question an appraiser asks, "What do you think the property was worth?"

Mayor Hadfield commented that in this case 950 East Street was put in by Mr. Ray Lamoreaux when the subdivision was built. That property was in his name. The adjacent owner was Housing and Urban Development. They did not want the property. By Ordinance it was deeded to the City because it was a derelict parcel.

Mayor Hadfield added that the last case was property at the Art Dye Park that had been acquired from the Goodsell Family. There were some slivers of property. They talked with the developer and he gave some property to make the road straight. The developer received some property for his lots and was providing a fence. There was some give and take in these occasions. The one previous to that was at 520 North 500 East. That was a lot that was truly an eyesore. There was yard art to the extreme. Again, there was a similar parcel to this. The City had put 520 North Street east to the high school when the bridge was put in over the river.

Councilman Bowen appreciated the explanation. He still questioned who determined if a lot had value as to whether it needed an appraisal or not.

Councilman Shelton reported that he contacted an independent appraiser today and asked for some understanding if he received an order to appraise this piece of property. The answer was first that he would be shocked that someone would want an appraisal on that land and second it would be a shot in the dark because it was not able to be built on. An appraisal would look at best use; commercial, residential, farm, etc. He said there was no use for that land except for the two adjacent owners. The other thing an appraiser used were comparables. What data was there to look at comparables for this type of property with the same type of use? The independent appraiser thought that it would cost more than \$400 if he was hired because he would have to go out and try and collect that data.

Councilman Shelton continued that the City has had other properties in similar situations. If it was a 9,000 square foot lot it would be buildable. He thought that use determined the value and there was no use. To go and spend \$1,000 on an appraisal was not fiscally responsible.

Councilman Taylor thought that the best service for American Fork and the citizens of the area and to have it mutually beneficial was to declare this property surplus and go forward and let Mr. Stratton continue and take that burden from the residents that the City has left them by its derelict property.

**Councilman Taylor moved to adopt Resolution No. 2014-02-04R declaring a parcel located at the northwest corner of 300 North 950 East as “surplus,”**

Councilman Bowen objected as there was still discussion on this issue.

**so that it may be obtained and incorporated into a single-family lot, subject to:**

Councilman Bowen called for a Point of Order

- 1. The City Recorder withholding the deed of transfer until a subdivision plat can be sequentially recorded immediately following the title transfer.**
- 2. If the subdivision is not complete within one year, approval shall be null and void.**
- 3. Dedication, if any, of rights-of-way for roads adjacent to the proposed subdivision deemed necessary by the City Engineer.**
- 4. Applicant’s commitments on access and power being guaranteed with the subdivision performance guarantee.**
- 5. Final title and utility search as part of the subdivision process to ensure no conflict.**

Mayor Hadfield asked if there was a second on the motion.

**Councilman Shorter seconded the motion.**

Mayor Hadfield called for discussion on the motion.

Councilman Bowen stated that he still did not get an answer to his question about the policy of the City and in that policy if there was an exception to getting an appraisal.

Mayor Hadfield asked Andy Spencer if there was a written policy. Many times the Council relied upon the Staff to help them.

Andy Spencer responded that according to his knowledge they did not have a written policy and what the Mayor described was a typical scenario with properties acquired by a governmental agency and they followed the guidelines of the State of Utah and UDOT which did have a written policy. The City definitely had a standard practice. There may be something he was unfamiliar with but to his knowledge that was the prevailing practice.

Councilman Bowen thanked Mr. Spencer and commented that he had a little more discussion on that. He really wanted to see this property acquired. When this property was looked at and whether or not it had value he was sure that the independent opinion that Councilman Shelton sought was looking at just that parcel by itself. Clearly, that parcel when joined with other parcels had value. The question was how much value. That was a question for the citizens. Was the value insignificant or significant? This parcel was .08 acres. The property that Mr. Stratton currently had under contract was .21 acres. It would increase the size of the parcel to just under

a third acre which he thought would be great which would allow him to build the bigger home and he would love to see that happen. He would love to declare this surplus. He would however like to do it in a way that was transparent to our community and to our citizens and that it appears above board and completely upfront and honest. To do that he thought a \$400 or \$500 appraisal was in line. That was a very small amount to ensure they were getting an accurate value. He looked at the tax notice and the value on the existing lot and times it by 38%, as that was what you would be adding to it. The value would be between \$17,000 and \$19,000. Maybe they sold the parcel for \$10,000 which was almost half of what the likely value was. That was significant to the City. It was enough to improve some roads; it was enough to pay for a lot of things that the City acquired. He believed it was important to do it in a way that was upfront and above board. He was all for approving finding this property surplus. He was not for giving the property to Mr. Stratton's Quit Claim Deed. Even state law required a contract to be a value greater than \$20. This really deserved some scrutiny. He had a lot of appraisals done in his life on property much more substantial than this small piece of property.

Councilman Shelton thought that was the key. They would be looking at more than \$400 or \$500 because it was a comparison between apples and oranges. One had to look at the marketability of this lot. The current lot that Mr. Stratton has under contract could be bought by a large demographic of people. However this derelict parcel by law could only be bought by two people, one of which tonight has stated that he had no interest and that only left one potential buyer. He asked the Mayor to call for a vote on the motion.

Councilman Bowen responded that was not entirely true. We don't know how much an appraisal would cost because we have not asked for one. It was said that the parcel only had value to Mr. Stratton. He wanted to point out that that was not entirely accurate because currently it was Mr. Stratton that had the property under contract. Anyone in the community or in the State could purchase this property if Mr. Stratton chose not to. They would also have the option of adjoining this derelict parcel. This parcel had value to a much wider audience than what was suggested. Anyone could do what Mr. Stratton was seeking to do. He hoped that it worked out for Mr. Stratton but wanted to do it in a way that was fair to the citizens of our community.

Councilman Taylor appreciated Councilman Bowen's research and ideals towards this but what they were doing was in the best interest of the City. Councilman Bowen talked about improving roads and doing these things and he was also the Councilman person who stated in a meeting that he could save the City \$3 million just by a cursory look off our budget to help and fix roads. They were talking about saving \$400 to \$1,000 for an appraisal that was wasted time and wasted effort.

Councilman Taylor thought they had enough common sense to be able to go through and act in the best benefit of the citizens. Everything was completely above board here. No one was doing anything under the table. All these things were presented. They had no control over that other parcel of ground. Mr. Stratton has come forward. He happens to be the one who was here at this time to do this. They were acting in the best interest of the City. He asked the Mayor to call for the vote on the motion.

Councilman Bowen state there was discussion.

Mayor Hadfield ended the discussion.

**Mayor Hadfield called for a vote on the motion. Voting was as follows: Aye, Councilmembers Taylor, Shorter, Frost, and Shelton. Nay, Councilman Bowen. The motion carried.**

Councilman Frost asked to add one thing only because it was said publicly that this Council has participated in two other properties that they deemed derelict and in a similar manner they did the same as they did here tonight. He denied any allegation of any deal taking under the table that they were accused of or thought of by Councilman Bowen. They did what was best for the City. They had no personal gain in that.

Councilman Bowen clarified that he was not making any such allegation in the previous transaction or in this transaction but he did think that their dealings should be above board and visible. Whether or not the City would have spent \$1,000 and wasted it or earned \$9,000 or \$10,000 more than giving the property away for free was a matter of opinion because they had not gotten a professional appraisal done.

REVIEW AND ACTION ON A RESOLUTION DECLARING MISCELLANEOUS LIBRARY ITEMS TO BE SURPLUS AND DISPOSED OF – *Sheena Parker*

Mayor Hadfield asked if there was any discussion on this item.

**Councilman Frost move to adopt Resolution No. 2014-02- 05R declaring library items to be surplus and to be disposed of. Councilman Taylor seconded the motion. All were in favor.**

REVIEW AND ACTION ON THE APPOINTMENT OF A CITY TREASURER AND A CITY RECORDER

- a. City Treasurer – Melanie Marsh
- b. City Recorder – Richard M. Colborn

Mayor Hadfield explained that these were two positions that were required by the State Code. He recommended that Melanie Marsh be appointed City Treasurer and Richard M. Colborn be appointed City Recorder.

Mayor Hadfield asked if there was any discussion.

Councilman Bowen stated that he had previously asked staff, for the public record, the term of the appointment.

Craig Whitehead answered that he had reported to Councilman Bowen that it was for two years.

Councilman Bowen asked if there was a resume or some kind of credentials or list of qualifications of these appointees that they could make part of the public record.

Richard Colborn responded that in the Records Office both he and the Deputy Recorder have the designation of CMC, Certified Municipal Clerk.

Councilman Bowen thanked Mr. Colborn for that information.

Melanie Marsh reported that she had a Master of Public Administration, and MBA, as well as significant finance and municipal experience.

Councilman Bowen stated that was excellent and thanked Ms. Marsh.

Mayor Hadfield added that they were bonded by the insurance company. It was only those that had the knowledge and carried those certifications that received those appointments.

Councilman Bowen commented that in the last election there was talk about compensation and there was a website where that could be looked up because the compensation of all City employees was public. He felt that website was misleading as to the level of compensation and made it more than it was because it included benefits. For the public record he asked Mr. Whitehead what the compensation was for the Treasurer and for the Recorder.

Craig Whitehead answered that he could not remember off the top of his head but it was whatever he had emailed Councilman Bowen.

Mayor Hadfield asked if compensation was a matter of contention.

Councilman Bowen responded that it was not. He just wished to make it a matter of public record.

Councilman Frost said it was already a matter of public record and people could find that out in the manner that he had done.

**Councilman Shelton moved to approve the appointment of Melanie Marsh as City Treasurer and Richard M. Colborn as City Recorder. Councilman Shorter seconded the motion. All were in favor.**

#### REVIEW AND ACTION ON APPOINTMENTS TO CITIZEN COMMITTEES AND BOARDS

a. Planning Commission – Harold Dudley

Mayor Hadfield stated that Harold Dudley has served for the past three years in the unexpired term of he believed Ken Baldwin. He was very knowledgeable. He works as a right-of-way specialist for Rocky Mountain Power and for that very reason he could not be in attendance this evening. His term was up at the end of this month.

**Councilman Taylor moved approval of the appointment. Councilman Shelton seconded the motion.**

Planning Commission Chairman John Woffinden commented that Harold Dudley was very well qualified and very involved in their discussions.

**Mayor Hadfield called for a vote on the motion. All were in favor.**

REVIEW AND ACTION ON THE APPOINTMENT OF CRAIG WHITEHEAD TO THE  
TIMPANOGOS SPECIAL SERVICE DISTRICT BOARD – Mayor Hadfield

Mayor Hadfield explained that TSSD was the processor of the sewage. Each community has a member as their representative. Because Mr. Whitehead was heavily involved in the finances of American Fork and the billing he wished to make this recommendation for appointment. A letter would need to go from the City to the County because they were the appointing authority

**Councilman Shelton moved approval of the appointment. Councilman Frost seconded the motion.**

Mayor Hadfield commented that it was important that we had an interest because so much of other City's sewer flowed through our lines.

Craig Whitehead stated that he was happy to serve. He was familiar with it. TSSD was just finishing up a \$50 million expansion of the plant.

Carlton Bowen announced that it was \$85,000 for the Recorder and \$91,000 for the Treasurer. He added that apparently some percentage of the Treasurer's salary was accounted for elsewhere.

Craig Whitehead reported that Melanie Marsh served as the Administrative Services Director/Human Resources/Treasurer and other duties as assigned. Treasurer was certainly not all of the \$91,000.

Councilman Bowen appreciated that. He was just curious how much just the Treasurer would get. Part of the reason this was important was because these positions used to be elected once upon a time. They were important appointed positions as they were a check on some of the things that go on in our City.

**Mayor Hadfield called for a vote on the motion to appoint Craig Whitehead to the TSSD Board. All were in favor.**

REVIEW AND ACTION ON A RESOLUTION INDICATING THE CITY'S INTENT TO  
ANNEX THE P & D YOUNG ANNEXATION CONSISTING OF 1.63 ACRES AT  
APPROXIMATELY 795 WEST 200 SOUTH – DeMar Young

Mayor Hadfield explained that this property was across the street to the south of the FrontRunner station.

Richard Colborn explained that this action would set in motion the public hearing notice.

**Councilman Bowen moved to adopt Resolution No. 2014-01-06R indicating the City's intent to annex the P & D Young Annexation consisting of 1.63 acres at approximately 795 West 200 South. Councilman Shorter seconded the motion.**

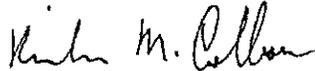
Councilman Shelton asked if it was anticipated that this would come in with agriculture zoning.

Richard Colborn stated that Mr. Young would be looking at the Transit Oriented Development (TOD) zone.

**Mayor Hadfield called for a vote on the motion. All were in favor.**

ADJOURNMENT

**Councilman Shorter moved adjournment at 8:30 p.m. Councilman Bowen seconded the motion. All were in favor.**

A handwritten signature in black ink, appearing to read "Richard M. Colborn". The signature is written in a cursive, flowing style.

Richard M. Colborn  
City Recorder

1-27-2014

American Fork City Council:

My name is John Heiner. I will be traveling on business during the 1-28-2014 evening city council meeting; however, I wanted to be certain my voice was heard. I ask that my letter be read aloud during city council meeting. I live at 316 North 950 East in American Fork. My home is located just north of the intersection of 300 North and 950 East. I was very pleased to hear the Justin Stratton was under contract to purchase the home on the Northwest corner of the said intersection. This home has served as an eye sore to the area for several years including deferred maintenance and inconsistent tenants.

American Fork city's maintenance of their adjacent property on that same NorthWest corner has also served as an eye sore. As a neighborhood we have worked to keep AF city's property as clean as possible; however, keeping up with the weeds has proven a difficult task. We all know how hard it is to keep up with our own yards! Furthermore, the rock landscaping has served as a safety concern as our kids play on that sidewalk on a regular basis. This is wasted space.

Please approve and pass on the city's portion of this lot to the Stratton family. This section will subsequently be beatified and maintained by the Stratton's which will result in an improved image of the city and its residents' neighboring properties.

The Stratton family has been looking for a home in the area for several years now. They will be longtime residents and contributors to our community. With the teardown of the current structure found on this lot and the building of an East facing home, there is no question that land will be best utilized. As a neighborhood, we are united in welcoming the Stratton family to our neighborhood. It is our hope that the city will take deep consideration into turning over their small portion of property to the Stratton family. The Stratton's will be an honorable steward to the property to which we as a community can be proud.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Heiner', written in a cursive style.

John Heiner

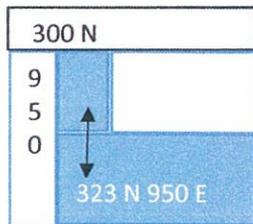
## Options for Property adjacent to 925 E 300 N

**Problem Statement:** The property owned by the city just east of the property being purchased by Justin and Michelle Stratton (925 E 300 N) has been an eye sore and provides no utility to residents nor income to the City. I have personally called on the property on multiple occasions due to one issue or another. The status quo requires the community to maintain and provide upkeep on the property.

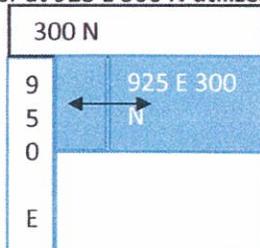
The property west of the city's small plot of land has not had taxes paid on it for the past two years according to city records. However, historically, the yearly property tax on the property is just under \$1000.

The property is only valuable in two scenarios:

1. Land Owner at 323 N 950 E utilizes it



2. Land Owner at 925 E 300 N utilizes it



**Scenario 1** is less logical due to the misalignment of the properties

**Scenario 2** allows for the property owner to enhance the look of the neighborhood, which increases the satisfaction of the community. In addition, the tax revenue the city (and voters/tax payers) would benefit from is exponential.

ATTACHMENT 2 TO THE 01-28-2014 CC MINUTES – PAGE 2 OF 3

Year	Current (based on actual current property)	Proposed (based on similar property)	
2014	\$974	\$2,554	
2015	\$974	\$2,554	
2016	\$974	\$2,554	
2017	\$974	\$2,554	
2018	\$974	\$2,554	
2019	\$974	\$2,554	
2020	\$974	\$2,554	
2021	\$974	\$2,554	
2022	\$974	\$2,554	
2023	\$974	\$2,554	
2024	\$974	\$2,554	
2025	\$974	\$2,554	
2026	\$974	\$2,554	
2027	\$974	\$2,554	
2028	\$974	\$2,554	
2029	\$974	\$2,554	
	\$15,586	\$40,864	
	Proposed produces <b>\$25, 278</b> more revenue in just 15 years		
30 Year Variance	\$29,223.30	\$76,620	
	Proposed produces <b>\$47,396.70</b> more revenue in 30 years		
<p>Note: This assumes no inflation or deflation of tax valuation. The total increase in tax valuation over the last 13 years on 925 E 300 N is 27% (an average of 2% annually). If you factor in inflation at this same rate, the likely revenue is significantly more!!</p>			

**ATTACHMENT 2 TO THE 01-28-2014 CC MINUTES – PAGE 3 OF 3**

**Tax History 300 N 925 E**

<b>Year</b>	<b>General Taxes</b>	<b>Adjustments</b>	<b>Net Taxes</b>	<b>Fees</b>	<b>Payments</b>	<b>ax Balance</b>	<b>alance</b>	<b>Due Tax</b>	<b>District</b>
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	<a href="#">\$0.00</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2013</a>	\$892.49	\$0.00	\$892.49	\$0.00	<a href="#">\$0.00</a>	<a href="#">\$892.49</a>	<a href="#">\$902.49</a>	\$0.00	060 - AM
<a href="#">2012</a>	\$974.11	\$0.00	\$974.11	\$0.00	<a href="#">\$974.11</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2011</a>	\$1,001.74	\$0.00	\$1,001.74	\$0.00	<a href="#">\$1,001.74</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2010</a>	\$959.81	\$0.00	\$959.81	\$0.00	<a href="#">\$959.81</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2009</a>	\$892.51	\$0.00	\$892.51	\$0.00	<a href="#">\$892.51</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2008</a>	\$891.73	\$0.00	\$891.73	\$0.00	<a href="#">\$891.73</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2007</a>	\$902.70	\$0.00	\$902.70	\$0.00	<a href="#">\$902.70</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2006</a>	\$798.35	\$0.00	\$798.35	\$0.00	<a href="#">\$798.35</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2005</a>	\$728.69	\$0.00	\$728.69	\$0.00	<a href="#">\$728.69</a>	\$0.00	\$0.00	\$0.00	020 - NO
<a href="#">2004</a>	\$728.27	\$0.00	\$728.27	\$0.00	<a href="#">\$728.27</a>	\$0.00	\$0.00	\$0.00	020 - NO
<a href="#">2003</a>	\$718.96	\$0.00	\$718.96	\$0.00	<a href="#">\$718.96</a>	\$0.00	\$0.00	\$0.00	020 - NO
<a href="#">2002</a>	\$659.00	\$0.00	\$659.00	\$0.00	<a href="#">\$659.00</a>	\$0.00	\$0.00	\$0.00	020 - NO
<a href="#">2001</a>	\$654.04	\$0.00	\$654.04	\$0.00	<a href="#">\$654.04</a>	\$0.00	\$0.00	\$0.00	020 - NO
			\$814.39	2%					

**Tax History 323 N 950 E**

<b>Year</b>	<b>General Taxes</b>	<b>Adjustments</b>	<b>Net Taxes</b>	<b>Fees</b>	<b>Payments</b>	<b>ax Balance</b>	<b>alance</b>	<b>Due Tax</b>	<b>District</b>
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	<a href="#">\$0.00</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2013</a>	\$2,554.94	\$0.00	\$2,554.94	\$0.00	<a href="#">\$2,554.94</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2012</a>	\$2,447.47	\$0.00	\$2,447.47	\$0.00	<a href="#">\$2,447.47</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2011</a>	\$2,516.16	\$0.00	\$2,516.16	\$0.00	<a href="#">\$2,516.16</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2010</a>	\$2,409.98	\$0.00	\$2,409.98	\$0.00	<a href="#">\$2,409.98</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2009</a>	\$2,333.27	\$0.00	\$2,333.27	\$0.00	<a href="#">\$2,333.27</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2008</a>	\$2,621.25	\$0.00	\$2,621.25	\$0.00	<a href="#">\$2,621.25</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2007</a>	\$2,652.23	\$0.00	\$2,652.23	\$0.00	<a href="#">\$2,705.27</a>	\$0.00	\$0.00	\$0.00	060 - AM
<a href="#">2006</a>	\$1,801.76	\$0.00	\$1,801.76	\$0.00	<a href="#">\$1,837.80</a>	\$0.00	\$0.00	\$0.00	060 - AM
			\$2,417.13						