



APPLE VALLEY TOWN COUNCIL
1777 N Meadowlark Dr, Apple Valley
Wednesday, September 15, 2021 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, September 15, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Dale Beddo |

Council Members | Kevin Sair | Paul Edwardsen | Mike McLaughlin | Marty Lisonbee |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/86574030912>

To call into meeting, dial (253) 215 8782 and use Meeting ID 865 7403 0912

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

PUBLIC HEARING

DISCUSSION AND ACTION

1. DISCUSSION AND POSSIBLE ACTION ON FIRE DEPARTMENT
2. DISCUSSION AND POSSIBLE ACTION ON MODIFYING CERTAIN WATER REQUIREMENTS
3. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1-3-5-211.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

4. PRESENTATION AND DISCUSSION ON BUDGET VARIANCE REPORT AND CHECK REGISTRY
5. DISCUSSION AND POSSIBLE ACTION ON RATIFICATION OF MEETING MINUTES

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, Jeff Voran, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this meeting notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town Website www.applevalleyut.gov on the **September 9, 2021**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, Utah 84737
(435)877-1190
Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. _____

Receipt No. _____

Name: Alfred Heber R Telephone: _____

Address: 350 S. Coyote Rd, Apple Valley Fax No. _____

Email: Karl@pv-eng.com

Agent (If Applicable): Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: Approx. 300 S. between Coyote Rd
& Main St.

Tax ID of Subject Property: AV-1-3-5-211 Zone District: OST

Proposed Use: (Describe, use extra sheet if necessary) Residential 1/2 acre
& tourist commercial.

Submittal Requirements: The preliminary plat application shall provide the following:

- ✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ✓ a. The proposed name of the subdivision.
 - ✓ b. The location of the subdivision, including the address and section, township and range.
 - ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ✓ d. Date of preparation, and north point.
 - ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ✓ 2. Existing Conditions: The preliminary plat shall show:
 - ✓ a. The location of the nearest monument.
 - ✓ b. The boundary of the proposed subdivision and the acreage included.
 - ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

☒ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full scale drawings
- ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____

Application Complete: YES

☐ NO☐

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY PLAT APPLICATION page 3 (General Information)**PURPOSE**

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
 - If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
 - Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
 - Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
-
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
 - Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

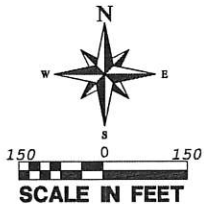
If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.#M.
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED

LEGAL DESCRIPTION

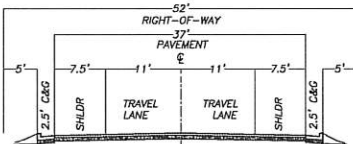
SECTION 5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS— THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 15' 35" WEST ALONG SAID SECTION LINE, 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

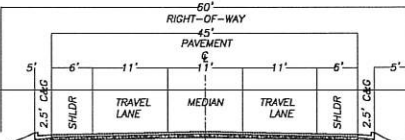
LESS— THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 15 DEG. 03' 15" EAST ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N15°03'15" E 660.71 FEET; THENCE S88°42'08" E 1,324.13 FEET; THENCE S11°17'21" W 660.37 FEET; THENCE N88°43'01" W 1,323.68 FEET TO THE POINT OF BEGINNING.

LESS— THAT PORTION DEEDED FOR THE NEW MAIN STREET.

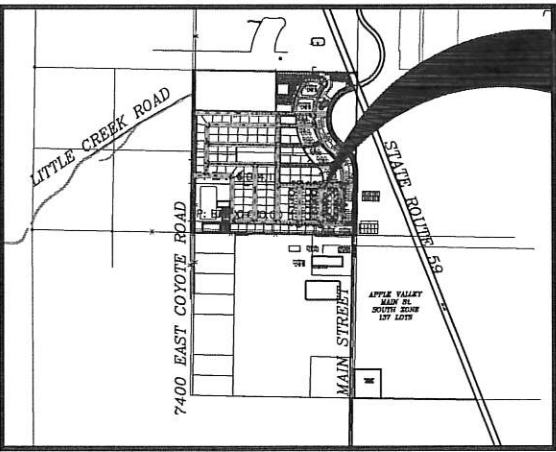
CONTAINS 137.13 ACRES.



52' ROAD TYPICAL SECTIONS



60' ROAD TYPICAL SECTIONS



PROJECT LOCATION

REVISIONS	DATE	BY
NO.		
DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Provo, Utah 84601
Phone (435) 668-8307



PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.#M.
WASHINGTON COUNTY, UTAH

DATE: 06/25/2021
SCALE: 1"=50'

JOB NO.
607-007

SHEET NO.

1



NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Town of Apple Valley
Invoice Register - 8/1/2021 to 9/30/2021 - All Invoices

Item 4.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
11627	Arizona Strip Landfill Corporation	4890	8/30/2021	8/30/2021	\$100.00			
					100.00	104420.460	Solid Waste Service	
08042021	AT&T Mobility	4875	8/17/2021	8/17/2021	\$181.71			
					181.71	104141.280	Admin Telephone and Internet	wireless service
8402	Backyard Services	4878	8/17/2021	8/17/2021	\$725.00			
					725.00	104540.110	Park/Rec Wages and Contract L	Lawn care for July
2021-0101	DS Accounting Services	4888	8/30/2021	8/30/2021	\$1,750.00			
					1,750.00	104141.340	Admin Accounting	monthly accounting/audit prep
39 - 2017 F550 V	Ford Motor Credit Company	08152110	8/15/2021	8/15/2021	\$1,122.15			
					115.70	104220.610	Fire Interest	Interest - 2017 F550 Vehicle Lea
					1,006.45	104220.620	Fire Principal	Principal - 2017 F550 Vehicle Le
230158047038	Gallian Welker & Beckstrom, L.C.	4876	8/17/2021	8/17/2021	\$2,005.50			
					2,005.50	104141.330	Admin Legal Wages and Contra	legal issues
PR080721-144	Internal Revenue Service		8/11/2021	8/11/2021	\$1,397.24			
					779.84	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					182.40	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					435.00	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR082121-144	Internal Revenue Service		8/25/2021	8/25/2021	\$1,202.72			
					681.24	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					159.34	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					362.14	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR082121-144	Internal Revenue Service		8/26/2021	8/26/2021	\$11.48			
					9.30	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					2.18	102221	Accrued SS, MC & FWT payabl	Medicare Tax
PR082121-144	Internal Revenue Service		8/30/2021	8/30/2021	\$81.25			
					63.48	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					14.84	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					2.93	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
	Vendor Total:				\$2,692.69			
090721	John, Karen	4894	9/7/2021	9/7/2021	\$256.06			
					256.06	102330	Customer security deposits	refund deposit
082321	Rachael Beckstrom		8/23/2021	8/23/2021	\$750.00			
					750.00	104141.331	Admin Assessment legal fees	
082321	RDB Law, PC	4884	8/23/2021	8/23/2021	\$750.00			
					750.00	104141.330	Admin Legal Wages and Contra	legal services
071621	Resolute Electric	4879	8/17/2021	8/17/2021	\$3,000.00			
					3,000.00	104540.110	Park/Rec Wages and Contract L	Apple Valley bathrooms
608536	Revco Leasing	4877	8/17/2021	8/17/2021	\$230.69			
					230.69	104141.250	Admin Equipment maintenance	Lease Payment
081721	South Central Communications	4874	8/17/2021	8/17/2021	\$389.35			
					389.35	104141.280	Admin Telephone and Internet	Phone and Internet
3-325145	Steamroller Copies	4880	8/17/2021	8/17/2021	\$150.48			
					150.48	104141.240	Admin Office supplies	Council packet
3-325228	Steamroller Copies	4873	8/17/2021	8/17/2021	\$50.16			
					50.16	104141.240	Admin Office supplies	
	Vendor Total:				\$200.64			
0118189	Sunrise Engineering	4895	9/8/2021	9/8/2021	\$10,209.52			
					1,419.25	104141.320	Admin Engineering/Professional	0118189

Town of Apple Valley
Invoice Register - 8/1/2021 to 9/30/2021 - All Invoices

Item 4.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
					2,678.00	104141.320	Admin Engineering/Professional	0118417
					6,112.27	104141.320	Admin Engineering/Professional	0119461
0119461	Sunrise Engineering		9/2/2021	9/2/2021	\$26,473.02			
					26,473.02	104141.320	Admin Engineering/Professional	IFFP/Study Progress Billing
0119476	Sunrise Engineering		8/30/2021	8/30/2021	\$1,840.25			
					1,840.25	104141.320	Admin Engineering/Professional	
	Vendor Total:				\$38,522.79			
109514	Utah Local Governments Trust	4889	8/30/2021	8/30/2021	\$415.12			
					415.12	104141.410	Admin Insurance	workers comp
PR080721-326	Utah State Tax Commission		8/11/2021	8/11/2021	\$279.20			
					279.20	102222	Accrued SWT payable	State Income Tax
PR082121-326	Utah State Tax Commission		8/25/2021	8/25/2021	\$238.87			
					238.87	102222	Accrued SWT payable	State Income Tax
PR082121-326	Utah State Tax Commission		8/30/2021	8/30/2021	\$14.43			
					14.43	102222	Accrued SWT payable	State Income Tax
	Vendor Total:				\$532.50			
081921	Voran, Jeff	4882	8/19/2021	8/19/2021	\$275.00			
					275.00	104141.290	Admin Postage	500 stamps
082321	Washington County Assessor	4885	8/23/2021	8/23/2021	\$408.32			
					408.32	104141.331	Admin Assessment legal fees	Farmland Assessment parcel AV
111386	Washington County Solid Waste	4881	8/17/2021	8/17/2021	\$3,824.30			
					3,824.30	104420.460	Solid Waste Service	Solid Waste-July
081721	Washington County Treasurer	4872	8/17/2021	8/17/2021	\$1,053.79			
					1,053.79	104141.330	Admin Legal Wages and Contra	road dedication/donated property
26 - 2008 Dump	Zions Bank	08152112	8/15/2021	8/15/2021	\$880.38			
					798.54	104410.810	Road Principal	Principal - 2008 Dump Truck
					81.84	104410.820	Road Interest	Interest - 2008 Dump Truck
	Total:				\$60,065.99			
					2,692.69	102221	GL Account Summary	
					532.50	102222	Accrued SS, MC & FWT payabl	
					256.06	102330	Accrued SWT payable	
					200.64	104141.240	Customer security deposits	
					230.69	104141.250	Admin Office supplies	
					571.06	104141.280	Admin Equipment maintenance	
					275.00	104141.290	Admin Telephone and Internet	
					38,522.79	104141.320	Admin Postage	
					3,809.29	104141.330	Admin Engineering/Professional	
					1,158.32	104141.331	Admin Legal Wages and Contra	
					1,750.00	104141.340	Admin Assessment legal fees	
					415.12	104141.410	Admin Accounting	
					115.70	104220.610	Admin Insurance	
					1,006.45	104220.620	Fire Interest	
					798.54	104410.810	Fire Principal	
					81.84	104410.820	Road Principal	
					3,924.30	104420.460	Road Interest	
					3,725.00	104540.110	Solid Waste Service	
					60,065.99		Park/Rec Wages and Contract L	
					\$60,065.99		Total	
							GL Account Summary Total	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 09/08/2021
25.00% of the fiscal year has expired

Item 4.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	0.00	0.00	28.17	111,933.00	0.03%
3120 Prior year's taxes-delinquent	2,376.12	0.00	627.74	8,000.00	7.85%
3130 General sales and use taxes	35,035.84	0.00	0.00	130,000.00	0.00%
3140 Energy and communication taxes	7,601.42	0.00	(16,951.13)	35,000.00	-48.43%
3150 RAP Tax	3,509.39	0.00	1,381.34	13,000.00	10.63%
3160 Transient Taxes	578.50	0.00	0.00	3,500.00	0.00%
3170 Fee in lieu of personal property taxes	3,052.02	0.00	1,177.21	8,400.00	14.01%
3190 Highway/Transit Tax	3,189.85	0.00	0.00	9,600.00	0.00%
Total Taxes	55,343.14	0.00	(13,736.67)	319,433.00	-4.30%
Licenses and permits					
3210 Business licenses	0.00	0.00	150.00	3,400.00	4.41%
3221 Building Permits-Fee	30,821.88	0.00	27,305.64	80,000.00	34.13%
3222 Building Permits-Non Surcharge	2,769.26	0.00	3,544.63	3,500.00	101.28%
3223 Building permit - HCP Valuation	0.00	0.00	843.40	0.00	0.00%
3224 Building Permits Surcharge	0.00	0.00	382.46	0.00	0.00%
3225 Animal licenses	20.00	0.00	0.00	500.00	0.00%
Total Licenses and permits	33,611.14	0.00	32,226.13	87,400.00	36.87%
Intergovernmental revenue					
3356 Class "C" road allotment	26,616.46	0.00	0.00	82,000.00	0.00%
3358 Liquor control profits	0.00	0.00	0.00	800.00	0.00%
3370 State Grants	3,588.50	0.00	0.00	45,000.00	0.00%
Total Intergovernmental revenue	30,204.96	0.00	0.00	127,800.00	0.00%
Charges for services					
3410 Clerical services	0.00	0.00	0.00	100.00	0.00%
3415 SSD Payroll Services	4,612.40	0.00	0.00	0.00	0.00%
3416 Other Interdepartmental Charges	0.00	0.00	0.00	10,000.00	0.00%
3420 Fire Department Contracts	3,769.50	0.00	0.00	7,514.00	0.00%
3431 Zoning and subdivision fees	7,316.00	0.00	500.00	30,000.00	1.67%
3440 Solid waste	11,337.50	0.00	8,000.00	48,800.00	16.39%
3441 Storm Drainage	10,341.46	0.00	6,872.59	38,880.00	17.68%
3461 GRAMA requests	35.00	0.00	0.00	200.00	0.00%
3470 Park and recreation fees	0.00	0.00	0.00	100.00	0.00%
3615 Late charges	95.06	236.25	233.23	2,000.00	11.66%
Total Charges for services	37,506.92	236.25	15,605.82	137,594.00	11.34%
Fines and forfeitures					
3510 Fines	1,240.69	0.00	310.03	4,800.00	6.46%
Total Fines and forfeitures	1,240.69	0.00	310.03	4,800.00	6.46%
Interest					
3610 Interest earnings	572.20	0.00	498.05	4,800.00	10.38%
Total Interest	572.20	0.00	498.05	4,800.00	10.38%
Miscellaneous revenue					
3690 Sundry revenue	0.53	0.00	1.75	1,000.00	0.18%
3692 Fire department fundraisers	1,000.00	0.00	0.00	1,300.00	0.00%
3697 Park department fundraisers	0.00	0.00	0.00	800.00	0.00%
3801.1 Impact fees - Fire	354.00	0.00	6,811.00	2,000.00	340.55%
3801.2 Impact fees - police	0.00	0.00	912.00	0.00	0.00%
3801.3 Impact fees - roadways	3,084.00	0.00	21,794.00	18,000.00	121.08%
3801.6 Impact fees - storm water	3,949.12	0.00	4,863.92	15,000.00	32.43%
3801.7 Impact fees - parks, trails, OS	846.00	0.00	5,216.00	6,000.00	86.93%
Total Miscellaneous revenue	9,233.65	0.00	39,598.67	44,100.00	89.79%
Contributions and transfers					
3802.2 Contributions - public safety	0.00	0.00	0.00	300.00	0.00%
3802.7 Contributions - parks and recreation	0.00	0.00	0.00	100.00	0.00%
3802.8 Contributions - Contingency	0.00	0.00	0.00	100,000.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	100,400.00	0.00%
Total Revenue:	167,712.70	236.25	74,502.03	826,327.00	9.02%
Expenditures:					
General government					
Council					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 09/08/2021
25.00% of the fiscal year has expired

Item 4.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4111.110 Council Salaries and wages	600.00	0.00	3,650.00	5,000.00	73.00%
4111.130 Council Employee benefits	45.92	0.00	279.24	700.00	39.89%
4111.210 Council Travel Reimbursement	278.40	0.00	0.00	2,100.00	0.00%
4111.220 Council Training	0.00	0.00	0.00	1,900.00	0.00%
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	0.00%
Total Council	924.32	0.00	3,929.24	10,200.00	38.52%
Administrative					
4141.110 Admin Salaries and wages	20,023.45	0.00	17,731.55	90,000.00	19.70%
4141.130 Admin Employee benefits	3,266.45	0.00	1,356.45	13,400.00	10.12%
4141.140 Admin Employee Retirement - GASB 68	1,160.49	0.00	0.00	4,700.00	0.00%
4141.210 Admin Dues, subs & memberships	200.00	0.00	0.00	1,000.00	0.00%
4141.220 Admin Public notices	46.37	0.00	165.65	800.00	20.71%
4141.230 Admin Clerk training	0.00	0.00	0.00	900.00	0.00%
4141.240 Admin Office supplies	3,221.83	0.00	112.02	7,500.00	1.49%
4141.250 Admin Equipment maintenance	1,317.04	0.00	484.45	7,500.00	6.46%
4141.260 Admin Building & ground maintenance	171.06	0.00	890.00	1,000.00	89.00%
4141.270 Admin Utilities	929.65	0.00	1,017.99	5,800.00	17.55%
4141.280 Admin Telephone and Internet	1,929.75	0.00	1,198.23	15,000.00	7.99%
4141.290 Admin Postage	1,382.20	0.00	731.50	3,000.00	24.38%
4141.320 Admin Engineering/Professional Fees	12,000.00	36,682.54	40,224.54	20,000.00	201.12%
4141.330 Admin Legal Wages and Contract Labor	8,319.26	0.00	10,344.19	28,000.00	36.94%
4141.331 Admin Assessment legal fees	0.00	0.00	1,878.84	0.00	0.00%
4141.340 Admin Accounting	296.75	0.00	6,929.74	7,500.00	92.40%
4141.350 Building Inspector Fees	7,125.99	0.00	0.00	45,000.00	0.00%
4141.390 Admin Bank service charges	665.16	0.00	1,609.76	6,000.00	26.83%
4141.410 Admin Insurance	0.00	0.00	415.12	11,000.00	3.77%
4141.490 Admin Travel reimbursements	0.00	0.00	0.00	500.00	0.00%
4141.500 Admin Weed abatement	1,063.00	0.00	0.00	1,500.00	0.00%
4141.550 Admin Cares Act	58.54	0.00	0.00	0.00	0.00%
4170 Elections	0.00	0.00	0.00	1,500.00	0.00%
4171 Contingency	0.00	0.00	0.00	30,000.00	0.00%
Total Administrative	63,176.99	36,682.54	85,090.03	301,600.00	28.21%
Total General government	64,101.31	36,682.54	89,019.27	311,800.00	28.55%
Public safety					
Police					
4210.110 Police Salaries & wages	0.00	0.00	3,780.00	15,000.00	25.20%
4210.250 Police Expenditures	1.00	0.00	0.00	100.00	0.00%
4253.250 Animal Control Supplies	62.90	0.00	0.00	100.00	0.00%
Total Police	63.90	0.00	3,780.00	15,200.00	24.87%
Fire					
4220.110 Fire Salaries & wages	5,955.72	0.00	3,138.48	22,000.00	14.27%
4220.130 Fire Employee Benefits	455.64	0.00	526.10	1,700.00	30.95%
4220.180 Fire Capital Contingency	0.00	0.00	0.00	35,000.00	0.00%
4220.230 Fire Travel & mileage	0.00	0.00	0.00	300.00	0.00%
4220.240 Fire Office expenses	75.87	0.00	0.00	0.00	0.00%
4220.250 Fire Equipment maintenance & repairs	299.67	0.00	0.00	300.00	0.00%
4220.260 Fire Rent expense	0.00	0.00	0.00	850.00	0.00%
4220.360 Fire Training	0.00	0.00	0.00	800.00	0.00%
4220.450 Fire Small Equip/Supplies	44.52	0.00	0.00	1,200.00	0.00%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	0.00%
4220.465 Fire Gear	707.00	0.00	0.00	2,500.00	0.00%
4220.560 Fire Equipment Fuel	408.48	0.00	19.33	1,800.00	1.07%
4220.610 Fire Interest	506.97	0.00	115.70	2,400.00	4.82%
4220.620 Fire Principal	2,859.48	0.00	1,006.45	11,100.00	9.07%
4220.740 Fire Capital outlay	0.00	0.00	0.00	5,000.00	0.00%
Total Fire	11,313.35	0.00	4,806.06	85,150.00	5.64%
Total Public safety	11,377.25	0.00	8,586.06	100,350.00	8.56%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	0.00	0.00	0.00	3,500.00	0.00%
4410.130 Road Employee benefits	0.00	0.00	0.00	300.00	0.00%
4410.380 Road Department Services	0.00	0.00	720.00	400.00	180.00%
4410.450 Road Department Supplies	0.00	0.00	0.00	1,000.00	0.00%
4410.550 Road Equipment Maintenance	0.00	0.00	0.00	10,000.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 09/08/2021
25.00% of the fiscal year has expired

Item 4.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.560 Road Equipment Fuel	0.00	0.00	248.90	5,400.00	4.61%
4410.740 Road Capital outlay	4,680.00	0.00	0.00	51,000.00	0.00%
4410.810 Road Principal	34,316.79	0.00	798.54	41,100.00	1.94%
4410.820 Road Interest	30,949.33	0.00	81.84	35,000.00	0.23%
4415.110 Public Works Wages and Contract Labor	30.00	0.00	0.00	2,500.00	0.00%
4415.130 Public Works Employee benefits	2.30	0.00	0.00	200.00	0.00%
4415.320 Public Works Engineering/Professional Fees	0.00	0.00	0.00	40,000.00	0.00%
4415.450 Public Works Supplies	370.81	0.00	3,799.22	3,500.00	108.55%
4415.550 Public Works Equipment Maintenance	0.00	0.00	0.00	500.00	0.00%
4415.560 Public Works Equipment fuel	0.00	0.00	0.00	500.00	0.00%
4415.570 Public Works Travel Reimbursement	0.00	0.00	0.00	200.00	0.00%
4415.710 Public Works Interest	1,679.50	0.00	0.00	2,500.00	0.00%
4415.720 Public Works Principle	14,380.50	0.00	16,060.00	16,000.00	100.38%
Total Highways	86,409.23	0.00	21,708.50	213,600.00	10.16%
Sanitation					
4420.460 Solid Waste Service	11,144.70	0.00	3,924.30	44,500.00	8.82%
Total Sanitation	11,144.70	0.00	3,924.30	44,500.00	8.82%
Total Highways and public improvements	97,553.93	0.00	25,632.80	258,100.00	9.93%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	1,305.00	0.00	4,305.00	6,000.00	71.75%
4540.130 Park/Rec Employee benefits	0.00	0.00	0.00	1,000.00	0.00%
4540.250 Park/Rec Department supplies	170.00	0.00	0.00	0.00	0.00%
4540.740 Parks Capital outlay	7,260.79	0.00	0.00	12,000.00	0.00%
Total Parks	8,735.79	0.00	4,305.00	19,000.00	22.66%
Total Parks, recreation, and public property	8,735.79	0.00	4,305.00	19,000.00	22.66%
Debt service					
4141.810 Debt service - principal	0.00	0.00	2,002.53	0.00	0.00%
Total Debt service	0.00	0.00	2,002.53	0.00	0.00%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	13,563.00	0.00%
4805 Transfer to capital projects	0.00	0.00	0.00	40,000.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	2,000.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	18,000.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	15,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,000.00	0.00%
Total Transfers	0.00	0.00	0.00	94,563.00	0.00%
Total Expenditures:	181,768.28	36,682.54	129,545.66	783,813.00	16.53%
Total Change In Net Position	(14,055.58)	(36,446.29)	(55,043.63)	42,514.00	-129.47%

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2021 to 09/08/2021
25.00% of the fiscal year has expired

Item 4.

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Percent Used</u>
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	810.94	0.00	0.00	0.00	0.00%
Total Miscellaneous	<u>810.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures:	<u>810.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Change In Net Position	<u>(810.94)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>



APPLE VALLEY TOWN COUNCIL

1777 N Meadowlark Dr, Apple Valley
Monday, August 23, 2021 at 5:30 PM

(DRAFT) MINUTES

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Monday, August 23, 2021**, commencing at **5:30 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Dale Beddo |

Council Members | Kevin Sair | Paul Edwardsen | Mike McLaughlin | Marty Lisonbee |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82693838930>

To call into the meeting, dial (253) 215 8782 and use Meeting ID 826 9383 8930

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

Present: Councilmember Kevin Sair, Mayor Dale Beddo, Paul Edwardsen

DECLARATION OF CONFLICTS OF INTEREST

None, with the exception of item #4, the applicant Heber Allred is selling a property to a third party that Mayor Beddo has done business with before, but no current contact with the third party, so not a conflict of interest, but worth noting.

CONSENT AGENDA

1. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF TOWN COUNCIL MINUTES FOR AUGUST 10, 2021

The council members discussed the minutes.

Motion was made by: Councilmember Kevin Sair

Motion: "I move that we accept the minutes for August 10, 2021."

Seconded by: Councilmember Paul Edwardsen,

Vote:

Councilmember Kevin Sair, Yes

Mayor Dale Beddo, Yes

Councilmember Paul Edwardsen, Yes

Carried 3 to 0

MAYOR'S TOWN UPDATE

Mayor Beddo said that he had none, other than a letter that is going out to the community, an update from the Mayor's office, of which he said he would send out tonight for input from the council.

PUBLIC HEARING

Mayor Beddo observed that there was no need for a public hearing and councilmembers agreed.

DISCUSSION AND ACTION

2. DISCUSSION ON PRIMARY ELECTION RESULTS

Mayor Beddo pointed out that there were 280 votes out cumulative for the Mayor, and also 529 for councilmembers, voting for 2 people, so about half of that.

Susan Lewis, from the Washing County, was attending the meeting remotely.

Motion was made by: Councilmember Kevin Sair

Motion: "I move that we accept the elections results."

Seconded by: Councilmember Paul Edwardsen,

Vote:

Councilmember Kevin Sair, Yes

Mayor Dale Beddo, Yes

Councilmember Paul Edwardsen, Yes

Carried 3 to 0

Susan Lewis confirmed to Mayor Beddo that this was acceptable.

3. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION AV-1354-D-9 FROM OST TO A-10

Mayor Beddo noted that the applicants Shane & Julie Hutchingson had just joined the meeting. Mayor Beddo explained that these applicants had come in and talked to him, and shared their concerns: the OST had been placed on their land without their knowledge. Mayor Beddo went on to explain that this same concern has been brought up by other land owners as well, and he plans to address this problem with the Planning Commission because of the limitations of that zoning, and the problems it is creating for owners such as the Hutchingsons.

Councilmember Kevin Sair commented that it was his understanding that this zone was put on their back when simply because they didn't really know what to do with it, and Mayor Beddo agreed that it had been a blanket zone dropped on that area.

Mayor Beddo expressed that he thought this should be approved and allow them to finish pulling their building permit. Mayor Beddo also addressed the concern that Mr. Sair had previously brought up regarding fire safety. He said that they had elected to go with water tanks.

Mayor Beddo pointed out that another resident was working on getting water out there, so within about a year, there should be water available.

Motion was made by: Councilmember Kevin Sair

Motion: "I make a motion to approve it."

Seconded by: Mayor Dale Beddo

Vote:

Councilmember Kevin Sair, Yes

Mayor Dale Beddo, Yes

Councilmember Paul Edwardsen, Yes

Carried 3 to 0

4. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1-3-5-211 FROM OPEN SPACE TO RESIDENTIAL, GENERAL COMMERCIAL, AND TOURIST COMMERCIAL

Mayor Dale Beddo noted that Mr. Allred had worked with the Planning Commission to make some adjustments that would accommodate his zoning, and they recommended that we accept the application.

Motion was made by: Mayor Dale Beddo

Motion: "I make a motion that we approve the application for zone change AV-1-3-5-211 FROM OPEN SPACE TO RESIDENTIAL, GENERAL COMMERCIAL, AND TOURIST COMMERCIAL."

Seconded by: Councilmember Paul Edwardsen

Vote:

Councilmember Kevin Sair, Yes

Mayor Dale Beddo, Yes

Councilmember Paul Edwardsen, Yes

Carried 3 to 0

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Mayor Beddo noted that Harris was on vacation to Montana, but the Mayor wanted to address one item that was on his list when he gets back: NoWood RV, Jason with Chevron gas station. Mayor Beddo continued to explain that their initial application showed them tying their waterline into the gateway entry way, but due to some challenges, the engineer would like them to move it to the District water line on the south side of their property. He also discussed the sewer issue which looks like it will end up being a state approved septic system on their own property.

5. FINANCIAL UPDATE

Jeff Voran gave a report that the budget has been approved with the changes that we discussed.

Mayor Beddo said that they had directed Sanderson, the outside accountant, to include some reports with the monthly meeting packets.

PUBLIC COMMENTS

No public comments

REQUEST FOR A CLOSED SESSION

None

ADJOURNMENT

Motion was made by: Councilmember Paul Edwardsen

Motion: "I move that we adjourn this meeting."

Seconded by: Mayor Beddo

Vote:

Councilmember Kevin Sair, Yes

Mayor Dale Beddo, Yes

Councilmember Paul Edwardsen, Yes

Carried 3 to 0

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing administrator@applevalley.gov. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Jeff Voran, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov> and the Town Website www.applevalleyut.gov on August 18, 2021.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.