



APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 19, 2023 at 7:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, July 19, 2023**, commencing at **7:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

The community gathering begins at 5:30 serving sub sandwiches, chips & pop beginning at 6:00 pm.

Mayor | Frank Lindhardt |

Council Members | Barratt Nielson | Kevin Sair | Robin Whitmore | Jarry Zaharias |

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/87607542551>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 876 0754 2551

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

PUBLIC COMMENTS/QUESTIONS (TIME PERMITTING)

1. You will be required to sign up if you wish to ask a question. A sign up sheet will be available between 5:30 - 6:45 p.m.

CONSENT AGENDA | APPROVAL OF MINUTES

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

2. Disbursement Listing for June 2023.
3. Budget Report for Fiscal Year 2023 through June 2023.
4. Minutes: July 12, 2023.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, 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.

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 06/01/2023 to 06/30/2023**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Moser, Anthony	5160	06/30/2022		06/07/2023	\$24.47	Purchasing
Google LLC	G06012023	06/01/2023	\$187.94			Purchasing
Payroll	0602231200	06/02/2023	\$9,743.41			Paycheck
Fralish, Lee W	5459	06/02/2023	\$46.17			Paycheck
Lindhardt, Frank G	5460	06/02/2023	\$784.97			Paycheck
Internal Revenue Service	EFTPS0602202	06/02/2023	\$2,340.27			Payroll
Superior Technical Solutions LLC	STS06022023	06/02/2023	\$883.89			Purchasing
Utah Retirement Systems	URS06022023	06/02/2023	\$869.42			Payroll
Carbonite	C06052023	06/05/2023	\$83.99			Purchasing
Chase Paymentech	JPMC06052023	06/05/2023	\$358.01			Purchasing
XPress Bill Pay	XBP06062023	06/06/2023	\$277.05			Purchasing
Big Plains Water SSD	5462	06/07/2023	\$32,122.12			Purchasing
Hood, Tara	5463	06/07/2023	\$1,110.77			Purchasing
James R Weeks	5464	06/07/2023	\$312.50			Purchasing
Moser, Anthony	5465	06/07/2023	\$24.47			Purchasing
Pelorus Methods, Inc.	5466	06/07/2023	\$700.00			Purchasing
South Central Communications	5467	06/07/2023	\$529.73			Purchasing
Sunrise Engineering Inc.	5468	06/07/2023	\$858.00			Purchasing
Revco Leasing	5469	06/07/2023	\$302.51			Purchasing
Bank Trxfr - Reimb Fire acct for funds us		06/08/2023	\$4,415.93			JE: 704
Amazon Capital Services	5470	06/08/2023	\$1,571.99			Purchasing
Construction, MG Aldred	5471	06/08/2023		06/08/2023	\$14,505.00	Purchasing
Amazon.com	A06092023	06/09/2023	\$288.47			Purchasing
Lowe's	L06092023	06/09/2023	\$22.12			Purchasing
Construction, MG Aldred	5472	06/13/2023	\$10,416.00			Purchasing
AT&T	5473	06/13/2023	\$359.65			Purchasing
Blanchard Pattison	5474	06/13/2023	\$2,441.89			Purchasing
Washington County Solid Waste	5475	06/13/2023	\$5,016.53			Purchasing
Rocky Mountain Power	RMP06152023	06/15/2023	\$277.47			Purchasing
YUP Fingerprinting	YUP06152023	06/15/2023		06/15/2023	\$22.00	Purchasing
Payroll	0616231200	06/16/2023	\$7,117.78			Paycheck
Internal Revenue Service	EFTPS6162023	06/16/2023	\$1,488.28			Payroll
Utah Retirement Systems	URS06162023	06/16/2023	\$797.33			Payroll
Zoom Video Communications Inc.	Z06202023	06/20/2023	\$15.99			Purchasing
Andrew Black Fencing	5476	06/21/2023	\$6,770.00			Purchasing
Tink's Superior Auto Parts	5477	06/21/2023	\$35.97			Purchasing
Utah Local Governments Trust	5478	06/21/2023	\$399.78			Purchasing
Utah Valley University	5481	06/26/2023	\$60.00			Purchasing
USPS	USPS06262023	06/26/2023	\$189.00			Purchasing
Stephens, Lee	5479	06/27/2023	\$13.07			Purchasing
Hood, Tara	5480	06/27/2023	\$913.93			Purchasing
Little Creek Station	5482	06/27/2023	\$206.93			Purchasing
Sunrise Engineering Inc.	5483	06/28/2023	\$2,765.50			Purchasing
Shums Coda	5484	06/29/2023	\$1,485.00			Purchasing
Payroll	0630231200	06/30/2023	\$6,675.99			Paycheck
Internal Revenue Service	EFTPS0630202	06/30/2023	\$1,430.91			Payroll
Utah Retirement Systems	URS06302023	06/30/2023	\$973.03			Payroll
			\$107,683.76		\$14,551.47	

**Town of Apple Valley
Disbursement Listing
SBSU Fire - 06/01/2023 to 06/30/2023**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Maverik	M06052023	06/05/2023	\$100.00			Purchasing
Public Surplus	PS06062023	06/06/2023	\$825.72			Purchasing
Battery Junction	BJ06072023	06/07/2023	\$61.42			Purchasing
Basic American Supply	BAS682023	06/08/2023	\$72.57			Purchasing
Carquest of Hildale	CQ692023	06/09/2023	\$32.03			Purchasing
Emergency Kits.com	EK692023	06/09/2023	\$131.96			Purchasing
Maverik	M06092023	06/09/2023	\$100.00			Purchasing
Basic American Supply	BAS6122023	06/12/2023	\$5.22			Purchasing
The Public Safety Store	PS6122023	06/12/2023	\$509.91			Purchasing
Steamroller Copies Inc.	S6122023	06/12/2023	\$38.37			Purchasing
Thriftbooks	TB06132023	06/13/2023	\$74.81			Purchasing
Get Trained Utah	GTU06152023	06/15/2023	\$31.25			Purchasing
Maverik	M06152023	06/15/2023	\$100.00			Purchasing
YUP Fingerprinting	YUP06152023	06/15/2023	\$22.00			Purchasing
Carquest of Hildale	CQ06162023	06/16/2023	\$59.26			Purchasing
Red Dirt Car Wash	RD06162023	06/16/2023	\$9.50			Purchasing
Home Depot	HD06212023	06/21/2023		06/21/2023	\$130.97	Purchasing
Home Depot	HD06212023	06/21/2023	\$130.97			Purchasing
Little Creek Station	RID06222023	06/22/2023	\$144.31			Purchasing
Smith's	S06262023	06/26/2023	\$70.36			Purchasing
Rock Island	RID06262023	06/27/2023	\$331.60			Purchasing
			\$2,851.26		\$130.97	

Town of Apple Valley
Disbursement Listing
PTIF 5003 Impact Fees - 06/01/2023 to 06/30/2023

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
TXFR Used Impact Fees to Operating Ac		06/20/2023	\$9,768.81			JE: 708
			\$9,768.81		\$0.00	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 06/30/2023
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	136,103.46	1,731.47	140,188.66	128,557.00	109.05%
3120 Prior Year's Taxes-Delinquent	5,139.11	0.00	0.00	12,500.00	0.00%
3130 General Sales and Use Taxes	179,392.73	13,604.41	187,317.12	213,713.00	87.65%
3140 Energy and Communication Taxes	25,250.13	2,698.65	44,806.79	45,700.00	98.05%
3150 RAP Tax	18,738.71	1,873.22	17,592.61	18,500.00	95.10%
3160 Transient Taxes	11,597.68	101.34	14,857.78	17,500.00	84.90%
3170 Fee in Lieu of Personal Property Taxes	456.01	0.00	0.00	8,400.00	0.00%
3180 Fuel Tax Refund	0.00	0.00	937.68	1,000.00	93.77%
3190 Highway/Transit Tax	16,830.65	1,278.17	17,515.50	17,100.00	102.43%
Total Taxes	393,508.48	21,287.26	423,216.14	462,970.00	91.41%
Licenses and permits					
3210 Business Licenses	7,350.00	450.00	9,640.50	9,300.00	103.66%
3221 Building Permits-Fee	69,238.37	5,147.16	48,807.68	48,000.00	101.68%
3222 Building Permits-Non Surcharge	9,815.77	772.07	7,046.30	6,750.00	104.39%
3224 Building Permits Surcharge	338.71	6.59	(106.14)	450.00	-23.59%
3225 Animal licenses	420.00	0.00	800.00	800.00	100.00%
Total Licenses and permits	87,162.85	6,375.82	66,188.34	65,300.00	101.36%
Intergovernmental revenue					
3356 Class "C" Road Allotment	94,065.63	0.00	107,946.67	127,000.00	85.00%
3358 Liquor Control Profits	755.59	0.00	1,037.25	1,100.00	94.30%
3370 State Grants	13,236.51	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	108,057.73	0.00	108,983.92	128,100.00	85.08%
Charges for services					
3230 Special Event Permit	3,500.00	0.00	2,480.00	4,500.00	55.11%
3410 Clerical Services	225.02	13.69	333.55	400.00	83.39%
3416 Other Interdepartmental Charges	2,010.00	0.00	9,038.93	16,000.00	56.49%
3431 Zoning and subdivision fees	37,218.05	0.00	24,734.00	26,000.00	95.13%
3440 Solid Waste	50,917.17	5,041.89	57,155.20	57,200.00	99.92%
3441 Storm Drainage	42,920.66	4,100.09	46,392.39	46,400.00	99.98%
3461 GRAMA Requests	0.00	0.00	352.15	500.00	70.43%
3470 Park and Recreation Fees	0.00	25.00	25.00	100.00	25.00%
3615 Late Charges/Other Fees	1,739.64	(1,079.96)	(1,675.58)	2,500.00	-67.02%
Total Charges for services	138,530.54	8,100.71	138,835.64	153,600.00	90.39%
Fines and forfeitures					
3510 Fines	10,845.13	1,051.19	5,675.84	5,500.00	103.20%
Total Fines and forfeitures	10,845.13	1,051.19	5,675.84	5,500.00	103.20%
Interest					
3610 Interest Earnings	3,308.22	4,239.48	30,134.92	29,800.00	101.12%
Total Interest	3,308.22	4,239.48	30,134.92	29,800.00	101.12%
Miscellaneous revenue					
3690 Sundry revenue	1,733.94	0.00	20,088.61	20,300.00	98.96%
3692 Fire Department Fundraisers/Donations	1,165.73	0.00	1,500.00	1,500.00	100.00%
3697 Park Department Fundraisers	0.00	50.00	50.00	800.00	6.25%
3801.1 Impact fees - Fire	19,471.00	1,688.00	6,752.00	6,800.00	99.29%
3801.3 Impact fees - Roadways	59,034.00	5,320.00	21,280.00	24,600.00	86.50%
3801.6 Impact fees - Storm Water	32,944.74	9,032.52	31,339.67	31,000.00	101.10%
3801.7 Impact fees - Parks, Trails, OS	16,816.00	1,450.00	5,800.00	6,600.00	87.88%
Total Miscellaneous revenue	131,165.41	17,540.52	86,810.28	91,600.00	94.77%
Total Revenue:	872,578.36	58,594.98	859,845.08	936,870.00	91.78%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and wages	16,875.00	36.08	15,086.08	21,000.00	71.84%
4111.130 Council/PC Employee benefits	1,580.43	0.00	1,419.19	2,410.00	58.89%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,500.00	0.00%
4111.220 Council/PC Training	60.00	0.00	0.00	1,500.00	0.00%
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	0.00%
Total Council	18,515.43	36.08	16,505.27	26,910.00	61.34%
Administrative					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 06/30/2023
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.110 Admin Salaries and Wages	91,048.35	8,743.44	107,606.31	107,000.00	100.57%
4141.130 Admin Employee Benefits	8,191.01	973.43	15,058.91	15,500.00	97.15%
4141.140 Admin Employee Retirement - GASB 68	3,214.17	961.89	13,831.38	14,500.00	95.39%
4141.210 Admin Dues, Subs & Memberships	4,845.97	83.99	6,826.23	6,900.00	98.93%
4141.220 Admin Public Notices	1,016.74	0.00	41.95	100.00	41.95%
4141.230 Admin Training	420.00	0.00	743.17	1,500.00	49.54%
4141.240 Admin Office/Administrative Expense	17,802.06	2,874.42	18,533.91	17,000.00	109.02%
4141.250 Admin Equipment Expenses	6,107.78	1,886.40	17,940.47	18,000.00	99.67%
4141.260 Admin Building & Ground Maintenance	1,999.33	224.80	6,085.47	6,500.00	93.62%
4141.270 Admin Utilities	5,730.40	277.47	7,237.83	7,600.00	95.23%
4141.280 Admin Telephone and Internet	7,600.78	889.38	7,711.05	8,100.00	95.20%
4141.290 Admin Postage	2,976.40	189.00	2,950.51	3,500.00	84.30%
4141.320 Admin Engineering Fees	29,586.34	1,943.25	9,217.98	9,000.00	102.42%
4141.330 Admin Legal Fees	58,165.15	3,241.89	48,794.71	56,000.00	87.13%
4141.340 Admin Accounting & Auditing	16,823.74	0.00	4,400.00	4,400.00	100.00%
4141.350 Admin Building/Zoning/Planning Fees	64,548.20	6,999.89	44,616.95	40,000.00	111.54%
4141.360 Admin Education-General	247.83	0.00	0.00	0.00	0.00%
4141.390 Admin Bank Service Charges	3,462.10	0.00	140.00	200.00	70.00%
4141.410 Admin Insurance	6,088.77	399.78	15,925.38	16,000.00	99.53%
4141.490 Admin Travel Reimbursements	437.60	58.36	1,443.67	1,500.00	96.24%
4141.500 Admin Weed Abatement	0.00	0.00	0.00	1,500.00	0.00%
4141.610 Bad Debt Expense	0.33	0.00	2,026.05	2,030.00	99.81%
4170 Elections	2,288.46	0.00	0.00	1,500.00	0.00%
Total Administrative	332,601.51	29,747.39	331,131.93	338,330.00	97.87%
Total General government	351,116.94	29,783.47	347,637.20	365,240.00	95.18%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	13,200.00	0.00	15,000.00	18,500.00	81.08%
4210.250 Police Expenditures	4,762.58	0.00	0.00	0.00	0.00%
4253.250 Animal Control Supplies	63.25	0.00	0.00	100.00	0.00%
Total Police	18,025.83	0.00	15,000.00	18,600.00	80.65%
Fire					
4220.110 Fire Salaries & wages	28,181.31	2,392.94	37,442.84	40,100.00	93.37%
4220.130 Fire Employee Benefits	4,807.59	135.04	3,082.52	4,000.00	77.06%
4220.135 Fire Employee Retirement - GASB 68	0.00	512.94	6,176.85	6,300.00	98.05%
4220.140 Fire Contract Wages	0.00	684.00	684.00	775.00	88.26%
4220.145 Fire Contract Benefits	0.00	100.36	100.36	105.00	95.58%
4220.210 Fire Dues, Subscriptions & Memberships	355.00	0.00	569.00	600.00	94.83%
4220.230 Fire Travel, Mileage & Cell	57.19	0.00	300.00	600.00	50.00%
4220.240 Fire Office & Other Expenses	764.82	160.47	655.60	1,600.00	40.98%
4220.250 Fire Equipment Maintenance & Repairs	2,513.57	138.98	9,545.23	11,000.00	86.77%
4220.360 Fire Training	389.27	2,068.03	4,537.46	8,000.00	56.72%
4220.450 Fire Small Equip/Supplies	2,026.44	324.35	5,780.54	8,000.00	72.26%
4220.460 Fire Supplies-Fundraisers	514.18	38.37	38.37	500.00	7.67%
4220.465 Fire Gear	1,518.21	331.60	4,606.24	4,400.00	104.69%
4220.560 Fire Equipment Fuel	1,250.55	572.72	2,298.74	2,700.00	85.14%
4220.610 Fire Principal	12,350.99	0.00	11,985.58	12,000.00	99.88%
4220.620 Fire Interest	1,114.81	0.00	(778.76)	0.00	0.00%
4220.740 Fire Capital Outlay	27,500.00	0.00	17,959.61	17,960.00	100.00%
Total Fire	83,343.93	7,459.80	104,984.18	118,640.00	88.49%
Total Public safety	101,369.76	7,459.80	119,984.18	137,240.00	87.43%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	0.00	459.00	1,531.50	3,000.00	51.05%
4410.130 Road Employee Benefits	0.00	35.11	117.17	350.00	33.48%
4410.380 Road Department Services	720.00	10,416.00	12,570.20	13,000.00	96.69%
4410.450 Road Department Supplies	2,181.31	0.00	10,286.53	23,000.00	44.72%
4410.550 Road Equipment Maintenance	3,029.05	0.00	1,990.37	4,000.00	49.76%
4410.560 Road Equipment Fuel	1,589.88	0.00	1,613.01	2,500.00	64.52%
4410.810 Road Principal	42,668.28	0.00	54,409.26	54,500.00	99.83%
4410.820 Road Interest	30,685.68	0.00	29,432.66	29,500.00	99.77%
4415.110 Public Works Wages and Contract Labor	0.00	2,910.50	9,840.63	11,000.00	89.46%
4415.130 Public Works Employee benefits	0.00	222.65	821.66	1,300.00	63.20%
4415.140 Public Works Employee Retirement - GASB 68	0.00	0.00	0.00	1,850.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 06/30/2023
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.320 Public Works Engineering/Professional Fees	0.00	0.00	107.25	150.00	71.50%
4415.450 Public Works Supplies	3,824.96	475.09	3,524.14	6,000.00	58.74%
4415.550 Public Works Equipment Maintenance	1,806.01	67.62	2,411.43	5,000.00	48.23%
4415.560 Public Works Equipment fuel	(24.70)	78.52	789.87	2,000.00	39.49%
4415.570 Public Works Travel, Mileage, Cell	0.00	140.83	620.97	700.00	88.71%
4415.610 Public Works Storm Drainage	0.00	0.00	3,300.81	5,000.00	66.02%
4415.710 Public Works Principal	14,919.85	0.00	15,479.43	15,500.00	99.87%
4415.720 Public Works Interest	1,140.15	0.00	580.57	585.00	99.24%
4415.740 Public Works Capital Outlay	0.00	0.00	11,000.00	11,000.00	100.00%
Total Highways	102,540.47	14,805.32	160,427.46	189,935.00	84.46%
Sanitation					
4420.460 Solid Waste Service	54,200.06	5,016.53	48,954.27	54,500.00	89.82%
Total Sanitation	54,200.06	5,016.53	48,954.27	54,500.00	89.82%
Total Highways and public improvements	156,740.53	19,821.85	209,381.73	244,435.00	85.66%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,785.00	759.00	6,132.00	7,500.00	81.76%
4540.130 Park/Rec Employee benefits	2.57	58.06	469.10	858.00	54.67%
4540.250 Park/Rec Department Expenses	128.43	704.74	1,098.36	2,000.00	54.92%
4540.460 Park/Rec Community events supplies	297.00	2,024.70	3,474.45	4,000.00	86.86%
4540.740 Parks Capital outlay	4,586.00	0.00	0.00	0.00	0.00%
Total Parks	7,799.00	3,546.50	11,173.91	14,358.00	77.82%
Total Parks, recreation, and public property	7,799.00	3,546.50	11,173.91	14,358.00	77.82%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	54,897.00	0.00%
4805 Transfer to capital projects	0.00	0.00	0.00	51,700.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	24,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	31,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
Total Transfers	0.00	0.00	0.00	175,597.00	0.00%
Total Expenditures:	617,026.23	60,611.62	688,177.02	936,870.00	73.45%
Total Change In Net Position	255,552.13	(2,016.64)	171,668.06	0.00	0.00%

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2022 to 06/30/2023
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Contributions and transfers					
3810 Transfer from general fund	0.00	0.00	0.00	66,700.00	0.00%
Total Contributions and transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,700.00</u>	<u>0.00%</u>
Total Revenue:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,700.00</u>	<u>0.00%</u>
Expenditures:					
Public safety					
Fire					
4220.740 Fire Capital Outlay	0.00	0.00	8,277.03	15,000.00	55.18%
Total Fire	<u>0.00</u>	<u>0.00</u>	<u>8,277.03</u>	<u>15,000.00</u>	<u>55.18%</u>
Total Public safety	<u>0.00</u>	<u>0.00</u>	<u>8,277.03</u>	<u>15,000.00</u>	<u>55.18%</u>
Highways and public improvements					
Highways					
4415.740 Public Works Capital Outlay	0.00	0.00	990.00	0.00	0.00%
Total Highways	<u>0.00</u>	<u>0.00</u>	<u>990.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Highways and public improvements	<u>0.00</u>	<u>0.00</u>	<u>990.00</u>	<u>0.00</u>	<u>0.00%</u>
Parks, recreation, and public property					
Cemetery					
4590.470 Cemetery Capital Outlay	0.00	0.00	740.78	10,000.00	7.41%
Total Cemetery	<u>0.00</u>	<u>0.00</u>	<u>740.78</u>	<u>10,000.00</u>	<u>7.41%</u>
Total Parks, recreation, and public property	<u>0.00</u>	<u>0.00</u>	<u>740.78</u>	<u>10,000.00</u>	<u>7.41%</u>
Miscellaneous					
4141.740 Capital Outlay expenses	17,390.00	8,450.25	35,610.39	41,700.00	85.40%
Total Miscellaneous	<u>17,390.00</u>	<u>8,450.25</u>	<u>35,610.39</u>	<u>41,700.00</u>	<u>85.40%</u>
Total Expenditures:	<u>17,390.00</u>	<u>8,450.25</u>	<u>45,618.20</u>	<u>66,700.00</u>	<u>68.39%</u>
Total Change In Net Position	<u>(17,390.00)</u>	<u>(8,450.25)</u>	<u>(45,618.20)</u>	<u>0.00</u>	<u>0.00%</u>



**SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM

MINUTES

Mayor | Frank Lindhardt |

Council Members | Barratt Nielson | Kevin Sair | Robin Whitmore | Jarry Zaharias |

CALL TO ORDER- Mayor Lindhardt called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE- Council Member Whitmore led pledge of allegiance.

PRAYER- Prayer offered by Fire Chief Gross.

ROLL CALL

PRESENT

Mayor Frank Lindhardt

Council Member Robin Whitmore

Council Member Barratt Nielson

Council Member Jarry Zaharias

ABSENT

Council Member Kevin Sair

DECLARATION OF CONFLICTS OF INTEREST

None declared.

PUBLIC COMMENTS

No public comments.

PUBLIC HEARING

1. Update Title 8.10 Burning And Burn Permits, Ordinance-O-2023-28.

Fire Chief Gross explained in the past burn permits were submitted in the Town office and dispatch was notified. The proposed is with the State website already in place and a link will be added to our website. Also, the clearing index is verified automatically and dispatch is notified. Fire Chief also commented and presented to the Town Council on 8.10.040 adding C "The department may perform prescribed burns, which must be pre-approved by the Fire Chief or Officer in Charge, on an individual basis. Send an email to firedepartment@applevalleyut.gov to request a prescribed burn. The definition of a prescribed burn is any pre-planned burn utilizing fire department resources."

Mayor Lindhardt opened the public hearing.

No public comments.

Mayor Lindhardt closed the public hearing.

DISCUSSION AND POSSIBLE ACTION

2. Update Title 8.10 Burning And Burn Permits, Ordinance-O-2023-28.



**SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM

MINUTES

MOTION: Council Member Whitmore motioned we approve Ordinance-2023-28 including the C amendments under 8.10.040 Other Exceptions.

SECOND: The motion was seconded by Council Member Zaharias.

VOTE: Mayor Lindhardt called for a Roll Call vote:

Council Member Whitmore - Aye
Council Member Zaharias - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.

3. Appoint SSD Member, Resolution-R-2023-25.

Mayor Lindhardt commented Jarry Zaharias was on the Water District Board and now is appointed to the Town Council. We are proposing to put Andy McGinnis back on the Board due to his expertise.

MOTION: Council Member Nielson motioned that we approve the appointment of Andy McGinnis to the Big Plains Water Special District Board, Resolution-R-2023-25.

SECOND: The motion was seconded by Council Member Whitmore.

VOTE: Mayor Lindhardt called for a Roll Call vote:

Council Member Whitmore - Aye
Council Member Zaharias - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.

Oath of Office administered to Andy McGinnis by Town Clerk/Recorder Jenna Vizcardo.

4. Consider Approval to Revoke Resolution R-2023-23 and Reissue a New Resolution to Cancel the Interlocal Agreement Contract with Washington County to Assist with Municipal Elections, Resolution-R-2023-26.



**SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC
HEARING AND MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM**

MINUTES

Town Administrator Jauna McGinnis explained she's gets to blame the county attorney. When originally discussed what date to have on the termination she had told me September 1st and that was our last resolution that we did. When we turned that in, we were told by the county attorney the date needed to be after the general election not just the primary. We are redoing this again and the new date will be December 1st because it is after the general election, it's also 30 days before the contract ends.

MOTION: Council Member Nielson motioned that we approve Resolution-R-2023-26 Revoking Resolution R-2023-23 and Reissue a New Resolution to Cancel the Interlocal Agreement Contract with Washington County to Assist with Municipal Elections.

SECOND: The motion was seconded by Council Member Whitmore.

VOTE: Mayor Lindhardt called for a Roll Call vote:

Council Member Whitmore - Aye

Council Member Zaharias - Aye

Council Member Nielson - Aye

Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.

5. Regarding Negotiations with Washington County Water Conservancy District and Big Plains Water Special Service District.

Mayor Lindhardt discussed how they have been digging into issues, problems, and challenges that there has been and is in our Water District. He continued; they go back a long time. We have discovered it is a big challenge to make sure all regulations and requirements are fulfilled. It really requires professional people to do those things. The only reason we have water in Apple Valley in his opinion is because Ross Gregerson and Harold Merritt (Board Members of the Water District) have been out doing and fixing everything for us. Both have decided that they want to retire and not be there for us. We are looking at options of how we solve the problems and the best ways to do it. We have discovered we, the citizens of Apple Valley, pay almost \$70,000 a year to Washington County Water Conservancy District (WCWCD) and we get absolutely nothing for our money. We are thinking about talking with the WCWCD and seeing what we can get for our money and how they can help us take care of our problems without having to raise rates. The Water District and Town Council are ordinary citizens not professionals. We are looking for help and this is what this is all about, to see what they can do for us and to make sure we solve some of the problems we have. The problems we have are significant and they have been for a long time. They need to get fixed. We are not far away from delivering water or could with just a few things going wrong, then we have lots of trouble. We



**SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC
HEARING AND MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM**

MINUTES

have got to stop that. This is an exploration but they wouldn't talk with us without being discussed as a Council and that we have voted on it, then they will talk to us. Council Member Zaharias commented that we have had a Water Master for several years and once he quit, we started looking at the things that were supposed to be done. He continued, we heard from the State and County. A lot of the testing that should have been done on various wells was not done and we need to do something to make sure that these things happen and you will have to have a qualified person to do these things. Training from the State and County is needed to do these things. It is something that we need to address soon. Mayor commented that the Town is the owner of District, that is why the Town is making the decision. According to State law, The Town created the District and they are they owner of it. Mayor Lindhardt commented there are absolutely no decisions made at this point, this is simply to find out what they can do for us and can we work something out and what can we if we can. We have made absolutely no agreements with Washington County Water Conservancy District at this point.

MOTION: Council Member Nielson motioned we get into negotiations with Washington County Water Conservancy District and Big Plains Water Special Service District about the District with Barratt Nielson and Frank Lindhardt doing the negotiations.

SECOND: The motion was seconded by Council Member Zaharias.

VOTE: Mayor Lindhardt called for a vote:

Council Member Whitmore - Aye
Council Member Zaharias - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.

6. Hurricane City Peach Days - Parade Invitation for Town of Apple Valley.

Mayor Lindhardt directed staff to run it through the Events Committee. Discussion only.

DISCUSSION

7. \$1000 Walmart Community Grant.

Fire Chief Gross explained the \$1000 Walmart Community Grant will be used for gear and training materials. They are big supporters of the community and thanked them for the donation. It was much appreciated. Discussion only.



**SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM

MINUTES

CONSENT AGENDA | APPROVAL OF MINUTES

8. Minutes: June 14, 2023.
9. Minutes: June 21, 2023.

MOTION: Council Member Whitmore motioned to approve the minutes for 6.14.23 and 6.21.23.

SECOND: The motion was seconded by Council Member Nielson.

VOTE: Mayor Lindhardt called for a vote:

Council Member Whitmore - Aye

Council Member Zaharias - Aye

Council Member Nielson - Aye

Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION

No request.

Mayor Lindhardt announced the Summer Party this Saturday, July 15th 5-7pm and the Town Hall Meeting next Wednesday, July 19th starting at 5:30 pm for a community gathering, with meeting starting at 7pm.

ADJOURNMENT

MOTION: Council Member Whitmore motioned to adjourn the meeting.

SECOND: The motion was seconded by Council Member Nielson.

VOTE: Mayor Lindhardt called for a vote:

Council Member Whitmore - Aye

Council Member Zaharias - Aye

Council Member Nielson - Aye

Mayor Lindhardt - Aye

The vote was unanimous and the motion carried.



SPECIAL APPLE VALLEY TOWN COUNCIL PUBLIC HEARING AND MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 12, 2023 at 5:30 PM

MINUTES

The meeting was adjourned at 6:06 p.m.

Date Approved: _____

Approved BY: _____

Mayor | Frank G. Lindhardt

Attest BY: _____

Town Clerk-Recorder | Jenna Vizcardo

DRAFT



Town of Apple Valley

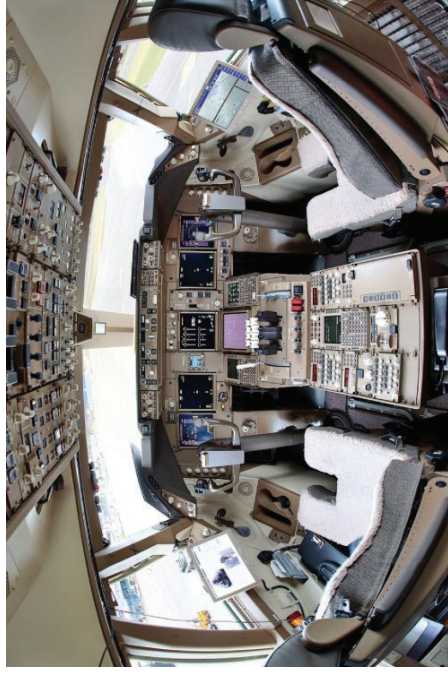
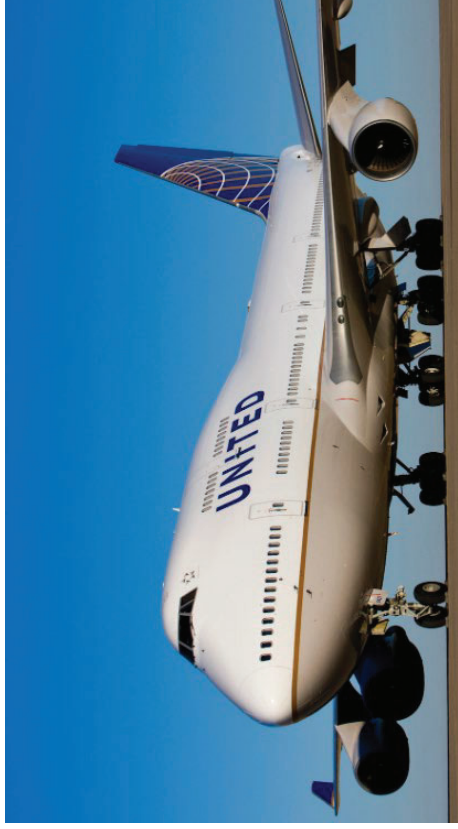
WELCOME TO OUR
TOWN HALL QUESTION AND ANSWER
MEETING

July 19th, 2023

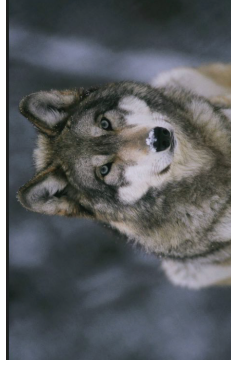
Tonight's Agenda

- Pledge of Allegiance
- Opening Prayer by Jim Kinser our fire department Chaplain
- **Mayor Frank Lindhardt**
Updates on Water District History and Status
Planning and Zoning and developments
Updates on potential trouble and issues
Update on pending notices of claim and lawsuits.
- **Water District Chairman Barratt Nielsen**
Update on Water District Status and issues
- **Council Member Robin Whitmore**
Updates
- **QUESTIONS AND ANSWER SESSION.**

Apple Valley Town 747 Ride 😊



How do we get this plane going? Aka Town or Water District?



- Who is going to be the Pilot? (Mayor or Water District Chairman)
- Who is going to be the Co-Pilot? (Town Council or District Board)
- Who is going to be the Navigator? (Manager or Administrator)
- Who is going to be the Flight Engineer? (Public Works or Water Master)
- Hecklers in the back of the plane, spreading fear, hate, misinformation & Lies.
- Rah-Rah passengers that believe, amplify and spread what hecklers say.
- The more the hecklers and Rah-Rah passengers harass the volunteers the less passengers want to volunteer, except the passengers that have ulterior motives, like flying in a direction that benefits them, **LET'S CALL THEM A WOLF.**
- **The Town and the Water District is primarily run by kind volunteers that's doing the best that they can to the best of their abilities. We all know that, so be kind to them.**
- **Instead of heckle them, tell yourself "I choose to believe they are doing the best that they can".**

Water District History & Debt

- July 2012 Bought Apple Valley water Company's assets \$1,500,000
- April 2013 Bought Cedar Point Water Company's assets \$2,823,070
- May 2018 Canaan Mountain Water Company assets \$349,000
- Current Debt \$4,371,000 (including debt
- Current annual payments \$148,952
- Annual Water sales income \$353,000
- Current Impact fee is \$12,000
- First 13 impact fees a year goes 100% to debt.
- Only after that, do we have money left over for new tanks or pipe etc

Water District Impact Fees Explained

- What is an impact fee?
- A new home owner is buying in to the existing infrastructure, like water tanks
- Wells, New water lines connecting tanks or to tanks etc etc.
- A new home owners impact fee can only be spent on paying debt for new infrastructures, adding new water tanks, water lines, etc etc. It can't be spent on maintaining anything or for wages.



Impact Fee waived for Cedar Point & Apple Valley Town

- Cedar Point Seller Jerry Eves got the district to waive all impact fees for all the lots in Cedar Point, in addition to the \$2,823,000 payment he received. Well over 135 Lots waived.
- The Apple Valley water company also had 25 lots where the impact fees were waived.
- Approximately \$1,980,000 waived in impact fee
- How do we pay our debts when we don't get these Impact Fees?



29 South 49th Street #1
Apple Valley, Utah
84701

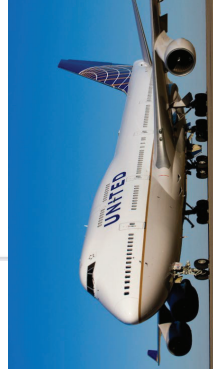
Phone: 435-228-1800
Fax: 435-228-0244

April 23, 2012

To: Apple Valley Town:

The following building lots in proposed Cedar Point phase #2 - Lots #1 - 47 and 48, 49, 50 assigned to Commercial lot #5 (see exhibit "A") have paid in full the impact fees and connection fees, NO additional fees are due.

Max Barber
Max Barber
Accountant Cedar Point Water Co.



• **WHY WOULD THE TOWN APPROVE THIS?**

History of Building Permits in Apple Valley

YEAR	# OF BUILDING PERMITS	# THAT PAID IMPACT FEES	IMPACT FEE WAIVED
2012	2	0	\$24,000
2013	0	0	\$0
2014	0	0	\$0
2015	4	1	\$36,000
2016	10	2	\$96,000
2017	22	1	\$252,000
2018	15	3	\$144,000
2019	13	7	\$72,000
2020	20	7	\$156,000
2021	32	7	\$300,000
2022	24	8	\$192,000
TOTALS	142	36	\$1,272,000

Summary of Water Rights (Paper Water)

- The date of the water right is of utmost importance, because if the State ever recalls the amount of water rights in a water shed area, the youngest get recalled first (Happening in Enterprise now).
- If a water right has been “Proofed up” is also of utmost importance, or the State can just take it back.
- An irrigation water right is not the same as a culinary water right. To convert an irrigation water right to a culinary water right the State usually cuts it by 25-35%.

Summary: Getting the right kind of Water Rights in of Utmost importance.

Status of Water Bank (Paper Water)

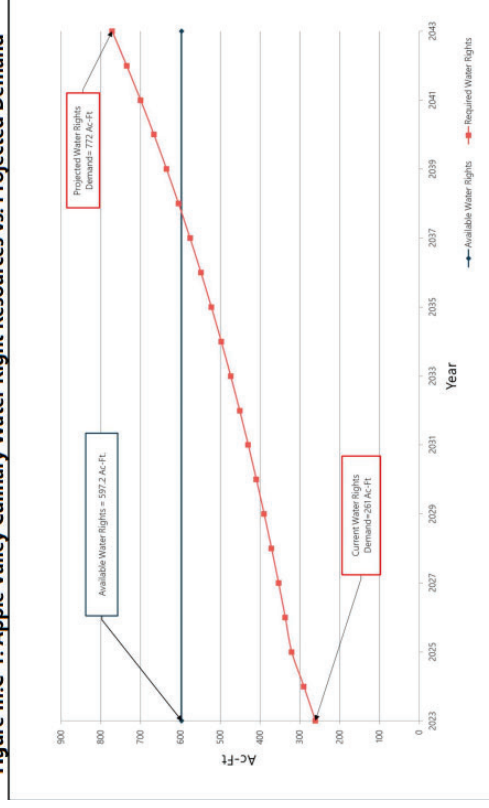
- We currently have an excess of 336 AF off water in our water bank.
- Enough through 2038.

SECTION III – WATER RIGHTS ANALYSIS

Table III.B-1: BPWSSD Current Required Water Right

Apple Valley		Cannan Springs		Cedar Point	
345 ERUs X	339 gpd X	1 day X	1 hr	=	81 gpm
	ERU	24 hr	60 min.		
345 ERUs X	339 gpd X	365 day X	1 Acft.	=	131 Ac-Ft
	ERU	1 yr	325,829 gal		
Apple Valley		Cannan Springs		Cedar Point	
13 ERUs X	771 gpd X	1 day X	1 hr	=	7 gpm
	ERU	24 hr	60 min.		
13 ERUs X	771 gpd X	365 day X	1 Acft.	=	11 Ac-Ft
	ERU	1 yr	325,829 gal		
157 ERUs X	677 gpd X	1 day X	1 hr	=	74 gpm
	ERU	24 hr	60 min.		
157 ERUs X	677 gpd X	365 day X	1 Acft.	=	119 Ac-Ft
	ERU	1 yr	325,829 gal		
		Total Required Water Right		Existing Water Right	
		261 Ac-Ft		597 gpm	
		336 Ac-Ft		162 gpm	
		Existing Culinary System Water Right Surplus		465 gpm	

Figure III.C-1: Apple Valley Culinary Water Right Resources vs. Projected Demand



SUMMARY; WE NEED THE WATER BANK CASH NOT ANY MORE WATER SHARES.

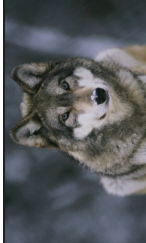
When are Impact fees and Water bank fees paid?

- In the past the impact and water bank fees are paid when a building permit is issued, since that is when the impact is created.
- They pay the Water District for two things:
 - 1. The impact fee for infrastructures like water tanks, wells, water lines.
 - 2. They buy into our existing water bank (The water rights we own) by paying us \$4,000 or bring us a 1 AF of culinary water right (this option to possibly be eliminated).

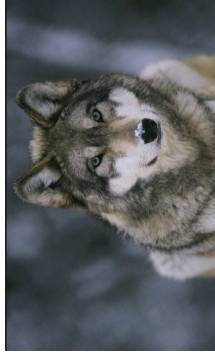
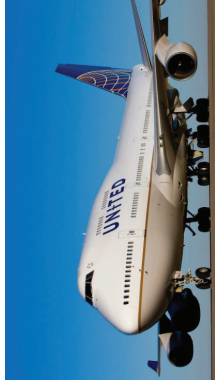
This gives the Water district the needed cash to pay their debts for existing infrastructure, or for new infrastructure (like new wells or tanks) and for us to be able to buy additional water rights when needed in the future (The right kind).

Jepson Canyon Subdivision

- June 1019 Water District under Mayor Lisonbee signed an agreement to guarantee Jepson Canyon water for their project.
Why would we guarantee them water, when we don't have any guaranteed way of being able to provide that water??

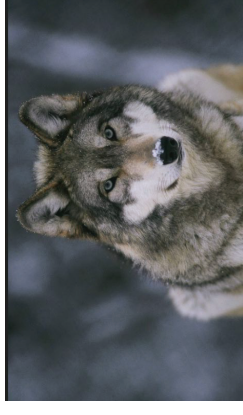
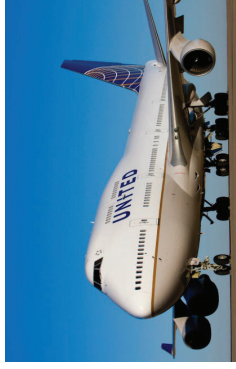


- They also guaranteed them the \$4,000 water bank fee for the entire duration of their project. Why would we do that?



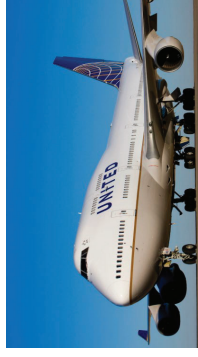
Jepson Canyon Subdivision cont.

- October 2021 under Mayor Beddo they revised the previous agreement, but introduced another troublesome concept.
- They a waiving the \$4,000 water bank fee but instead require them but provide 100 AF of Water Rights. **With no provisions for the quality of the water right.**
- Why in the world would we agree to this, when what we need is more cash to pay for out debt, and not more water rights at this time???
- Not only do we now also not get impact fees from the Cedar Point and Apple Valley lots, but now we also don't get the Water Bank Fees for all of Jepson Canyon???
- This concept was also approved for the Gooseberry Mesa Lodges Subdivision for 120 Cabins.



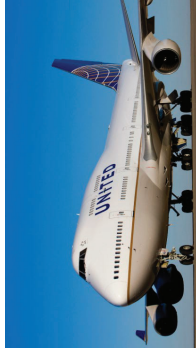
Unintended ?? Consequences for requiring Developers to bring water shares.

- 1. We are not getting any money into the District Water Bank.
- 2. The cost of water shares have sky rocket from \$2,500 per 1 AF, to \$12,-\$15,000 or higher per AF, putting a huge burden on home builders and developers, since they have to pay this in addition to our impact fee.
- **The winners of this is the water share speculators, such as Jerry Eves and Mike Barratt just to mention a few.**
- The Loser is our Water District and individual citizens that already owns a lot, but needs to build.
- **WHY WOULD WE DO THIS???**



Washington County Water Conservancy District.

- The WCWCD has been taxing our properties in Apple Valley?
- In 2022 we paid \$65,925 to them?
- We estimate we have paid \$500,000-\$700,000 to them?
- WHY WAS THIS NOT STOPPED?
- Why did we not tax what they did?
- We would have had the money to repair and fix may of our problems.



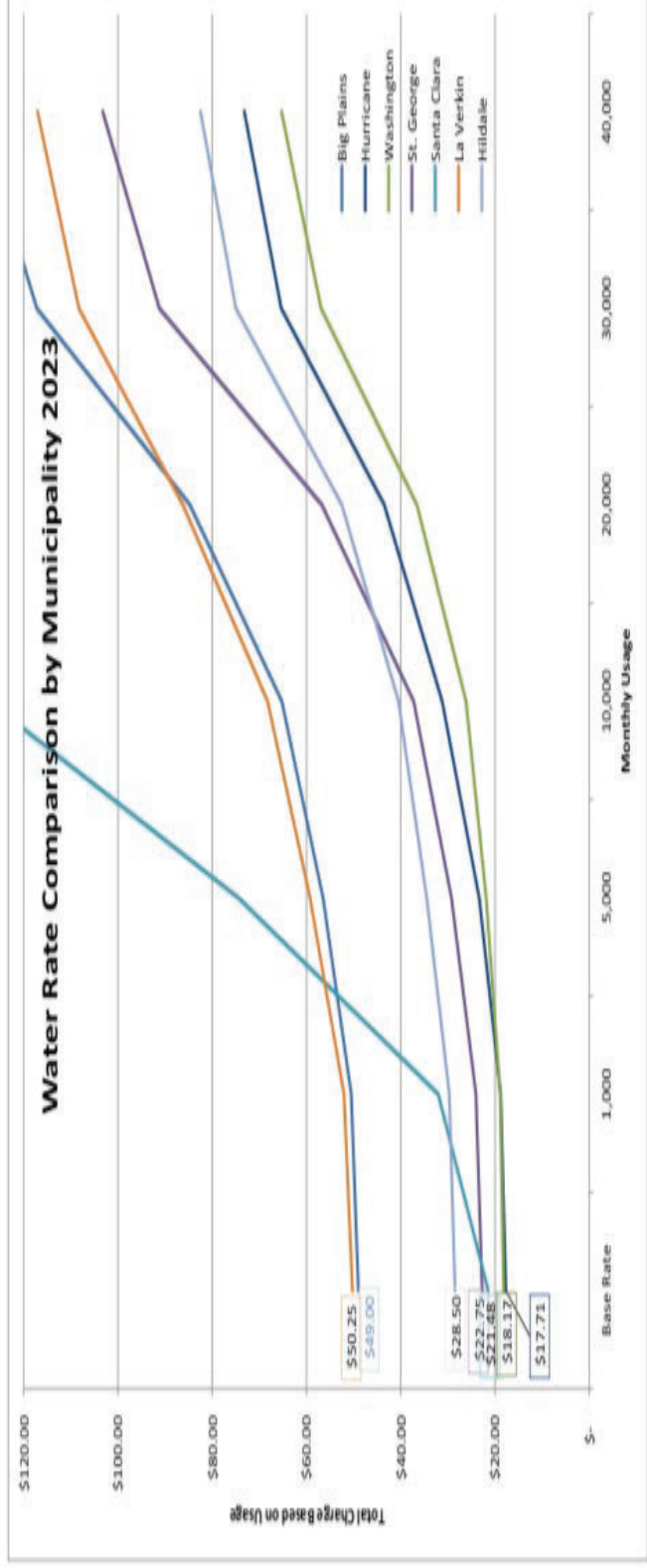
DAVID WHITEHEAD WASHINGTON COUNTY TREASURER 197 EAST TABERNACLE • ST. GEORGE, UT 84770 TELEPHONE: (435) 634-5711		2021 DUPLICATE TAX NOTICE	
ACCOUNT NUMBER	SERIAL	ACREAGE	DISTRICT
984808	AV-1365-U	2.08	45
LEGAL DESCRIPTION			
S: 14 T: 43S R: 11W BEGINNING AT A POINT WHICH LIES NORTH 89°56'08" EAST 659.54 FEET ALONG THE SECTION LINE AND SOUTH 0°00'10" EAST 668.74 FEET FROM THE NORTH Q.			
OWNER AND PROPERTY ADDRESS			
GEMSTONE PROPERTIES INC 1325 S 2050 E APPLE VALLEY			
PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE	TOTAL TAXES LEVIED
PRIMARY IMPROVED PROPERTY NON-PRIMARY LAND	776100 10300	426855 10300	\$3,894.61
TAX LEVIED BY			TAX RELIEF & CREDITS
COUNTY LIBRARY FUND	TAX RATE	AMOUNT	
WATER CONSERVANCY	0.000170	74.32	
LOCAL ASSESS/COLL	0.000545	238.26	
LOCAL SCHOOL FUND	0.000302	132.02	
STATE SCHOOL FUND	0.004340	1897.25	
COUNTY GENERAL FUND	0.001681	726.11	
MULTI CO ASSESS/COLL	0.000463	215.52	
MULTI CO ASSESS/COLL	0.000012	5.25	
ASSQUITO ABATEMENT	0.000030	15.11	
APPLE VALLEY TOWN	0.000030	15.11	
CHARTER SCHOOL FUND	0.001252	547.32	
TOTAL LEVY RATE	0.000046	20.11	
	0.008509	3894.61	
DELINQUENT TAXES AND OTHER CHARGES PAYMENT AMOUNTS GOOD THROUGH NOV. 30.			\$3,894.61

OUR RECORDS INDICATE THAT YOUR PROPERTY TAXES ARE TO BE PAID BY YOUR MORTGAGE COMPANY. ANY QUESTIONS CAN BE VERIFIED BY YOUR MORTGAGE COMPANY. IF YOU DO NOT HAVE A MORTGAGE ON THIS PROPERTY, PLEASE CONTACT OUR OFFICE.

Our offices will be closed on the following days:
November 11; Veterans Day
November 25 and 26; Thanksgiving holiday

Water Rates in Washington County

- All these cities are served water from the Conservancy District



Conclusion on the Water District

- WE CANNOT AFFORD TO CONTINUE TO ALLOW OUR POLITICIANS (MAYORS) TO MAKE DECISIONS LIKE THEY HAVE THE LAST 11 YEARS, WHERE THEY HAVE:
- WAIVED MILLIONS IN IMPACT FEES.
- TRADED MILLIONS IN WATER BANK CASH FEES FOR PAPER WATER THAT WE DON'T NEED.
- TURNED WATER SHARES INTO A THRIVING BUSINESS FOR WATER SHARE SPECULATORS AT THE EXPENSE OF OUR WATER COMPANY.
- WE HAVE ALLOWED DEVELOPERS TO GIVE US WATER SHARES THAT ARE NOT OF THE QUALITY THAT THEY SHOULD BE AND MAY BE WORTHLESS.
- WE NEED OUR POLITICIANS OR SHOULD I CLARIFY, OUR MAYORS, OUT OF RUNNING OUR WATER.

Conclusion on the Water District Continued

- WE NEED PROFESSIONALS TO RUN IT AND HELP SOLVE OUR PROBLEMS.
- WE CAN MOST CERTAINLY RUN OUR DISTRICT AND SOLVE ALL OUR WATER PROBLEMS AND GET GOOD PEOPLE TO RUN IT FOR US, IF WE HAD THE MONEY THAT WAS AND IS BEING GIVEN AWAY BY OUR MAYORS.
- WE NEED THE MONEY THE WCVCD TOOK FROM US, TO HELP FIX OUR PROBLEMS.
- IF WE CAN'T GET THE POLITICIANS AND MAYORS 100 % OUT OF RUNNING OUR WATER, WE NEED TO TURN IT OVER TO BE RUN BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, THAT IS 100% RUN BY PROFESSIONALS, THAT WOULD NEVER IN A MILLION YEARS HAVE MADE ANY OF THE ABOVE MISTAKES.
- WE NEED IT TO BE A PERMANENT SOLUTION, NOT ONE WHERE IT CAN ALL BE TURNED BACK TO WHAT WE HAVE NOW, AT THE NEXT ELECTION OR NEXT APPOINTMENT.
- HOW WE DO THIS IS WHAT WE NEED TO FIND OUT.

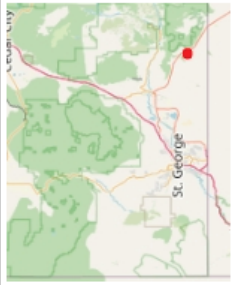
Already Approved or Built Growth

New, Under Construction or subdivisions Created without some or all of the required improvements Subdivisions:

<u>Project</u>	<u>Location</u>	<u>Approved Under</u>	<u># of lots/Units</u>
• Wells Estates	Off Rome Ave	Lisonbee	25 Lots
• Farrar	by Cedar Point	Lisonbee	9 Lots
• Hutchings Subdivision	Coyotee Rd	Lisonbee	10 Lots *
• Allred Subdivision	Coyotee/Little Creek	Lisonbee	5 Lots *
• Holm Subdivision	2000 South	Lisonbee	5 Lots *
• Mountain View Estates	Bubbling Wells	Lisonbee	6 Lots *
• TOTAL			60 Lots

*** Lot splits approved without any or most of the required subdivision improvements being installed.**

Approved Subdivision but not to Town Standards



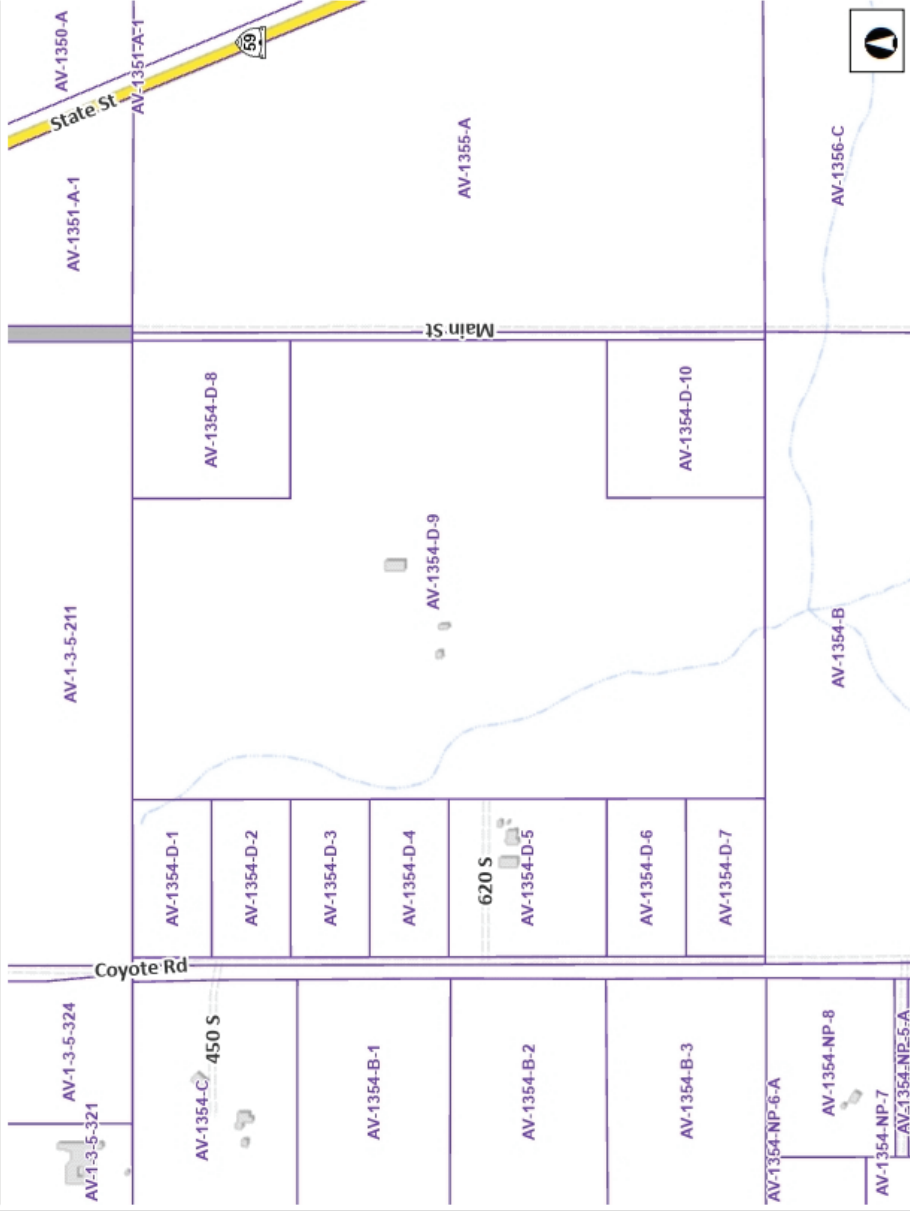
Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes



1,504.7

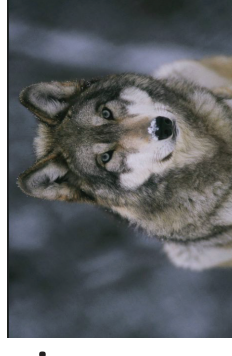
0 752.33 1,504.7 Feet

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages.

Why is an Unimproved Subdivision a Problem

- 1. Some of these lots have no water, power, phone, storm water detention or have cinders for road improvements (not approved).
- 2. Most of the lots have no road improvements in front of the lots or to the lots, as is required by fire code and Town Ordinances.
- 3. The Buyer of the lots will not be able to obtain a building permit.
- 4. Who will pay for improving the roads in front of these lots?
- 5. One of the developers attorney told me that they expect the Town to pay for the road improvements.
- Why should we the citizens of the town pay the \$110,880 to improve just those sections of road to make them safe and to meet fire code.

• **WHY DID WE ALLOW THEM TO SUBDIVIDE WITHOUT INSTALLING ANY IMPROVEMENTS?**



Already Approved Growth

- **Subdivisions with Preliminary Plat approvals approved or pending:**
 - Crimson Peaks (Desert Rose) Off Rome Ave 268 Lots
 - Mountain Valley Estates By Canaan Mountain Estates 36 Lots
 - West Temple West of Bus Stop 167 Lots
- **TOTAL** **471 Lots/Units**

We cannot deny any of these approvals because they already have their zoning changes that was approved mostly by the Lisonbee and Beddo administrations.

We expect all these subdivisions to be approved and under construction within the next 6 months.

Already Approved Growth

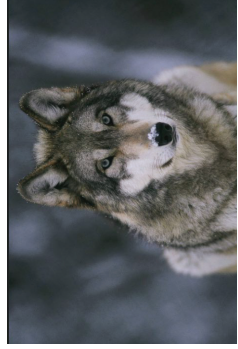
- Properties with approved Zoning Changes

Project	Location	Approved Under	# of lots/Units
• Jepson Canyon Commercial, Lodge, Cabins and Tents.		Mayor Lisonbee	100 Units+
• Jepson Canyon Homesites Across from Chevron		Mayor Lisonbee	352 Lots
• Redstone	Off East Main Street	Mayor Lisonbee	1,520 Lots
• Redstone Cabins	Off East Main Street	Mayor Lisonbee	400 Cabins
• Miles Mark	By water Tanks	Mayor Lisonbee	27 Lots
• Gateway North	On Main Street	Mayor Lisonbee	1 57 Lots
• Gooseberry Preserve	Gooseberry Mesa	Mayor Lisonbee	120 Units
• Gateway Commercial <small>Cabins, Motel, Grocery Store</small>	Main Street	Mayor Lisonbee	200 Units
• TOTAL			2,876 Lots/Units

• **TOTAL APPROVED LOTS/Units** (Complete, Under Construction, Preliminary Plat & Zoning Change)

3,407 LOTS/ Units

- **WHY APPROVE ALL THESE ZONING CHANGES WHEN WE KNOW WE DON'T HAVE THE RESOURCES TO SUPPORT IT?**



TO HELP PREVENT MORE TOWN MISTAKES.

- **SHUMS CODA** as our Planning and Zoning Director to help ensure developers follow our ordinances in getting all their approvals.
- **SHUMS CODA** as our Public Works Director, to ensure developers follows our ordinances with their constructions plans and ensure the construction of the subdivision gets inspected and built as per our Town Codes.
- **SHUMS CODA** as our Building Department manager/Inspector to ensure all the homes being built are safe and built to building code.
- How do we pay for these professionals?
- We are making the developers & builders pay all the cost, by paying this contracted professionals per lot or per home, not as employees of the Town. They only get paid when there is work for them to do.
- **THIS WILL ENSURE THE WHOLE DEVELOPMENT AND BUILDING PROCESS IS RUN BY PROFESSIONALS, NOT MAYORS, AND THAT WE DO NOT GET FURTHER IN DEBT** because developers will not be able to build incomplete subdivisions, that we the citizens of Apple Valley later end up paying to get finished or pay for unnecessary repairs.
- **Of course subject to the Mayor and Council will follow their advice.**

Pending Lawsuits

- **Notice of Claims**

- ~~Knollwood RV Park~~ — ~~Lawyer Justin Heideman~~
- Paul Cleverly
Lawyer Nathan Fisher
- Gateway on Main St. Richard Wry
Lawyer Justin Heideman
- Ladd McDonald
Lawyer Richard Allen

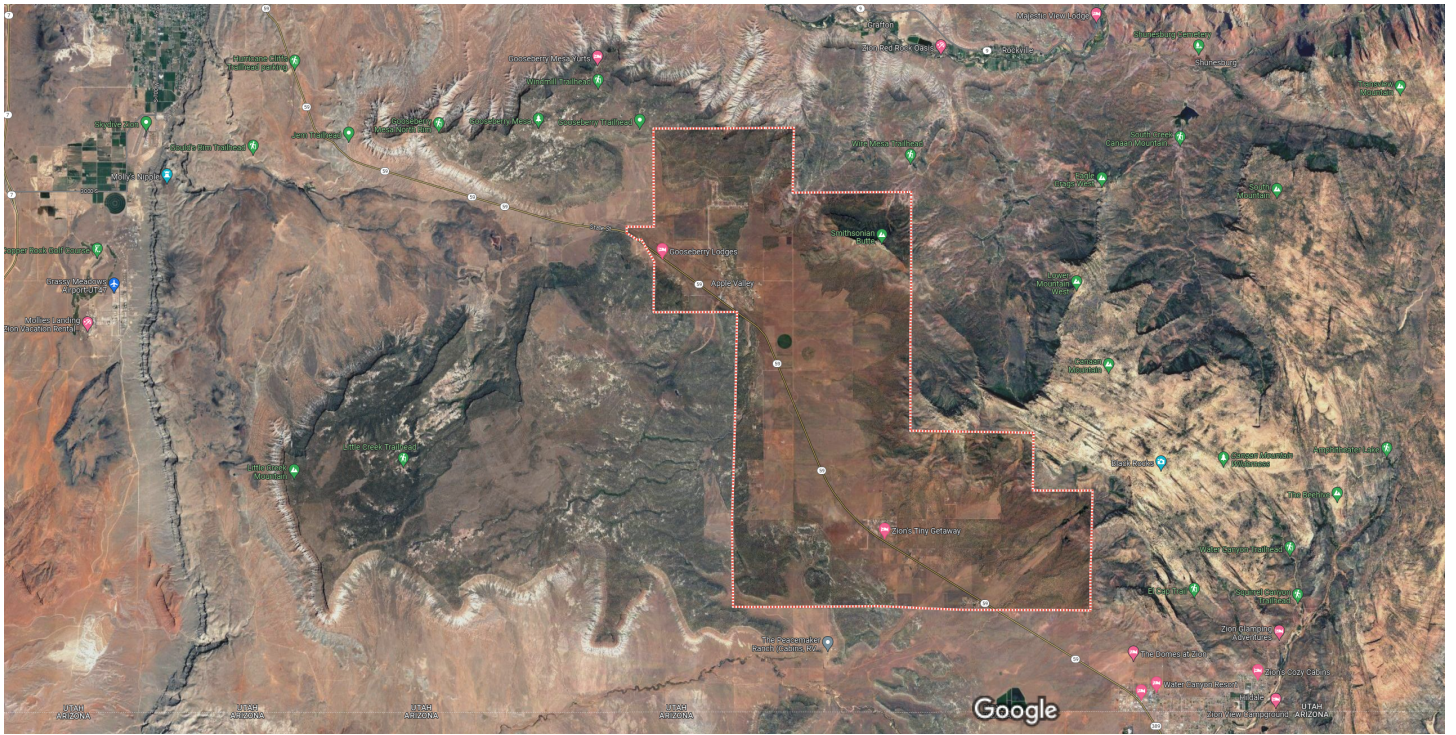
- **Lawsuits**

- ~~David Zolg, Jr Old Fire chief~~ — ~~Eric Strindberg~~
- Daniel Musser
Lawyer Justin Heideman
- Bitter Bean Richard Fischer
Lawyer Justin Heideman
- Canaan Mountain Estates Phase 2 Pat Melfi
Lawyer Justin Heideman
- Desert Rose Richard Wry
Lawyer Justin Heideman

Who pays for lawsuits?

- The Town has a liability insurance policy through the League of Cities and Towns.
- On lawsuits pertaining to land use issues, we have no liability coverage.
- But they will cover legal costs up to \$25,000 per lawsuit, with a maximum of \$50,000 per year.
- So far the Town has not had to pay anything pertaining to lawsuits as none of the legal fees have not exceeded those amounts.

TIME TO HEAR FROM BARRATT NELSON



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Apple Valley

Utah 84737

Sunny · 92°F
12:22 PM



Directions



Save



Nearby



Send to
phone

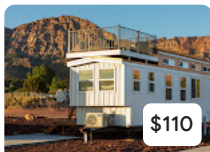


Share

Quick facts

Apple Valley is a town in Washington County, Utah, United States, located 12 miles east of Hurricane along SR-59. The population was 701 at the 2010 c... [More](#)

Hotels



\$110

Zion's Tiny Getaway
4.7



\$69

Gooseberry Lodges
4.9



Desert
4.9