

# River Heights City

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## COUNCIL MEETING AGENDA

**Tuesday, November 27, 2018**

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m. in the River Heights City Office Building at 520 S 500 E.

Opening Remarks (Thatcher) and Pledge of Allegiance (Scott)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments (Mayor, Council, Staff)

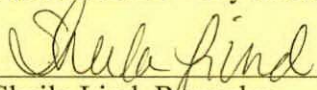
Public Comment

Adoption of an Ordinance to Rezone the Conservice Holdings II LLC Properties, 02-027-0047 and 02-027-0046, from Agricultural to Commercial Parking

Report on the Providence City Annexation Declaration

Adjourn

Posted this 22<sup>nd</sup> day of November 2018

  
\_\_\_\_\_  
Sheila Lind, Recorder

Attachments for this meeting and drafts of previous meeting minutes can be found on the State's Public Notice Website ([pnn.utah.gov](http://pnn.utah.gov))

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

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## Council Meeting

November 27, 2018

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7  
8 Present: Mayor Todd Rasmussen  
9 Council members: Doug Clausen  
10 Robert "K" Scott  
11 Elaine Thatcher  
12 Dixie Wilson  
13 Blake Wright  
14  
15 Recorder Sheila Lind  
16 Public Works Director Clayten Nelson  
17 Treasurer Wendy Wilker  
18  
19 Excused Finance Director Clifford Grover  
20  
21 Others Present: James and Gayle Brackner, Commissioners Lance  
22 Pitcher, Noel Cooley and Cindy Schaub, Lisa Ellis,  
Ruthann Nelson

24  
25  
26 The following motions were made during the meeting:

### 27 28 Motion #1

29 Councilmember Clausen moved to "adopt the minutes of the council meeting of November  
30 13, 2018 and the evening's agenda." Councilmember Scott seconded the motion, which passed with  
31 Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.

### 32 33 Motion #2

34 Councilmember Clausen moved to "pay the bills as listed, with the addition of \$20 for the  
35 Cache Summit and the re-designation of the GL number Treasurer Wilker mentioned."  
36 Councilmember Scott seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and  
37 Wright in favor. No one opposed.

### 38 39 Motion #3

40 Councilmember Thatcher moved to "adopt Ordinance 6-2018; An Ordinance to Rezone the  
41 Conservice Holdings II Properties, 02-027-0047 and 02-027-0046, from Agricultural to Commercial  
42 Parking." Councilmember Scott seconded the motion, which carried with Clausen, Scott, Thatcher and  
43 Wright in favor. Wilson opposed. No one was absent.  
44

47 Proceedings of the Meeting:

48  
49 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in  
50 the River Heights City Building on Tuesday, November 27, 2018 for their regular council meeting.

51 Opening Remarks and Pledge of Allegiance: Councilmember Thatcher opened the meeting  
52 with a thought and Councilmember Scott led the group in the Pledge of Allegiance.

53 Mayor Rasmussen asked to keep the meeting short and precise with no side comments. He also  
54 asked for respect for details that needed to be discussed.

55 Adoption of Previous Minutes and Agenda: Minutes for the November 13, 2018 meeting were  
56 reviewed.

57 **Councilmember Clausen moved to “adopt the minutes of the council meeting of**  
58 **November 13, 2018 and the evening’s agenda.” Councilmember Scott seconded the motion,**  
59 **which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.**

60  
61 Reports and Approval of Payments (Mayor, Council, Staff):

62  
63 Public Works Director Nelson

- 64 • 700 South sidewalk is close to being done. They have a few sections to fix that have been  
65 damaged. Today was their deadline for completing the project. He and Engineer Rasmussen  
66 agree it’s not finished. Hopefully it gets finished in a few days. The residents say they enjoy  
67 the sidewalk and its getting used a lot.
- 68 • The 1000 East sidewalk is ready to go out for bid, however, the contractors are busy, which  
69 means a high bid is likely. The engineer suggested waiting until February to request bids.
- 70 • He has requested some bids for a fence at the Stewart Hill park property but, hasn’t received  
71 any back yet.
- 72 • The recent sanitary survey went well. The city received the best score possible.
- 73 • He checked with the Trust on what it would cost to insure the Old Church property. They  
74 guessed it would be about \$200/year. He supports getting it insured (the Trust does too and  
75 thought it was already on the policy). He hopes to be able to use some of the rooms for city  
76 storage, as discussed at the last council meeting. He went to look at the building this afternoon  
77 and found a lady there moving some things in. He asked her who had keys to the locked rooms  
78 and told her of the city’s intent to use some of the rooms. She indicated she would have the  
79 maintenance person contact him to see what is being stored behind the locked doors. He asked  
80 how the council felt about him choosing conveniently located rooms versus rooms with the  
81 least amount of stuff currently in them. Mayor Rasmussen would like to have a discussion on  
82 the contents the city would store in the building. He still hasn’t met with Michael Ballam.  
83 Councilmember Clausen reminded that the council already agreed to allow public works to  
84 move some things in. PWD Nelson stated his preference is to use the two rooms just inside the  
85 main door on the right side.
- 86 • Mayor Rasmussen noted that UDOT is scheduled to inspect the 700 South sidewalk tomorrow.

87  
88 Finance Director Grover was absent.

89  
90 Treasurer Wilker

- 91 • She informed of one additional bill to be added to the list; a payment to Doug Clausen to  
92 reimburse \$20 for the Cache Summit Conference fee. She also needed to change one of the GL

92 numbers. She asked questions about the Old Church insurance and if the Opera Company has  
93 turned in copies of their insurance policy. PWD Nelson said he would copy her on all the  
94 insurance emails.

95  
96  
97 **Councilmember Clausen moved to “pay the bills as listed, with the addition of \$20 for the**  
98 **Cache Summit and the re-designation of the GL number Treasurer Wilker mentioned.”**

99 **Councilmember Scott seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson**  
100 **and Wright in favor. No one opposed.**

101  
102 Councilmember Thatcher

- 103 • She met with Milieu Design, a firm that does design work on old buildings. She handed out  
104 examples of work they have done. They felt there was a tremendous amount of potential for  
105 the Old Church Building. They recommended gutting the inside and suggested turning it into  
106 condos or apartments, which would bring in revenue to the city. They have a grant officer who  
107 can help the city apply for money. They also suggested low income housing, a store front or  
108 senior housing condos with a community element about it. They would work with the quality  
109 and content of the building to make it true to its character. The consultation cost the city  
110 \$150.00. She thinks the city has an interest in keeping the property and will have a public  
111 responsibility to offer low or senior housing. To get hard numbers of what a remodel would  
112 cost, the city would need to put out \$10,000-\$15,000.

113  
114 Councilmember Clausen disagreed with spending money to get a bid and felt a ball park figure  
115 was all that was needed. He guessed a couple million dollars. Ms. Thatcher reminded there  
116 was grant money available. She envisions keeping the building beautiful. She stated, while she  
117 hasn't given up on the civic center idea, she likes that condos would bring money back to the  
118 city. This discussion will be revisited in February.

119  
120 Councilmember Scott didn't have anything.

121  
122 Councilmember Clausen

- 123 • Mr. Clausen reported his attendance at the Cache Summit where they discussed growth in  
124 Cache Valley. Affordable housing was a big concern. He believes there will be more  
125 discussion about it later.

126  
127 Councilmember Wilson

- 128 • Ms. Wilson discussed two bids from Staker Parson ~~for~~<sup>to</sup> tear down of the Old Church, one from  
129 2015 and the other from this month (see attached). The bids don't include asbestos abatement.  
130 She pointed out the difference in the two bids and stated, the longer it takes to decide, the more  
131 it's going to cost. Whether the council decides to keep the building or not, the tear down is set.  
132 It would take them about a week to do the job.

133  
134 Councilmember Wright didn't have anything.

135  
136 Recorder Lind

- 137 • Ms. Lind informed she will start on the January newsletter soon and asked for contributions by  
December 15.

139 Mayor Rasmussen

- 140 ○ He asked, if the council had any diversity award nominations to let him know.
- 141 ○ A public hearing will be held in Logan for a rezone proposal to change the area at 300 S 280 W
- 142 to mixed use.

143

144 Public Comment: Ruthann Nelson informed that several years ago the city owned the home  
145 next to her property and rented it out. She was told at that time, it was illegal for cities to own and rent  
146 out living residential buildings.

147 Lisa Ellis said the Old Whittier Center rents out rooms for art or dance studios. She  
148 recommended River Heights could converse with them on how they restored their building, etc. They  
149 could also get with Smithfield City since they have had discussion on saving their tabernacle.

150 Jim Brackner said Tony Johnson had talked to him about purchasing the Old Church.

151 Jim Brackner also confirmed he never talked to Providence about the annexation of the River  
152 Heights church property.

153 Lance Pitcher asked if the Opera Company no longer wanted to rent the building. He was told  
154 they love to use it but have failed at keeping up with their end of the contract.

155 Cindy Schaub wondered if the LDS Church might want to buy the Old Church back. Mayor  
156 Rasmussen said they are not interested in old buildings.

157 Adoption of an Ordinance to Rezone the Conservice Holdings II Properties, 02-027-0047 and  
158 02-027-0046, from Agricultural to Commercial Parking: Mayor Rasmussen explained the ordinance  
159 wasn't ready at the last meeting, at the time the council agreed to the rezone.

160 **Councilmember Thatcher moved to “adopt Ordinance 6-2018, An Ordinance to Rezone**  
161 **the Conservice Holdings II Properties, 02-027-0047 and 02-027-0046, from Agricultural to**  
162 **Commercial Parking.” Councilmember Scott seconded the motion, which carried with Clausen,**  
163 **Scott, Thatcher and Wright in favor. Wilson opposed. No one was absent.**

164 Report on the Providence City Annexation Declaration: Commissioner Pitcher attended the  
165 last Providence Council Meeting, where they held a hearing in regards to their annexation plan, which  
166 includes property already in River Heights, owned by the LDS Church at 600 E 800 S. Mr. Pitcher  
167 explained Providence is also including property that overlaps Millville. Mayor Drew was extremely  
168 greedy about all this property being in Providence. Some of their council acted this way as well.  
169 Commissioner Schaub read aloud a letter from Mayor Rasmussen at the Providence meeting, which  
170 protested the inclusion of River Heights' property. Mayor Rasmussen said he has asked Providence  
171 Mayor Drew why they desire to take River Heights property, who responded that it would be  
172 beneficial to them, if they were going to develop it. Mayor Rasmussen was surprised Providence  
173 didn't initiate discussion with River Heights before this point.

174 Commissioner Schaub informed that Providence decided at the last minute to include some  
175 Millville property as well, after the Millville mayor had left the meeting. The Providence Council  
176 ended up approving their proposed map of the annexation plan, as advertised (including the Millville  
177 overlap area). She pointed out this is not an actual annexation, but a long term vision.

178 Mayor Rasmussen pointed out that state law precludes cities from including property from  
179 neighboring cities in their annexation plan. He was grateful River Heights expressed protest to their  
180 plan in their public meeting, in case it ever goes to court.

181 Commissioner Cooley stated the only way the property could be deannexed from River Heights  
182 is for the property owner to request it. Mayor Rasmussen informed that the Church is interested in  
183 selling their property to the developer.

186 Ruthann Nelson informed that she was at a Providence meeting held the night after their  
187 council meeting. At this meeting, Providence Recorder Skarlet Bankhead informed that previous  
188 River Heights Mayor Brackner and a male council member said this would be a great idea (to allow the  
189 Church property to go into Providence). She said it was actually River Heights' idea. Past Mayor  
190 Brackner and the council members denied ever saying such a thing. Ms. Bankhead also said  
191 Providence is looking at putting a road in where the Church pavilion is, which would allow another  
192 access onto 600 East.

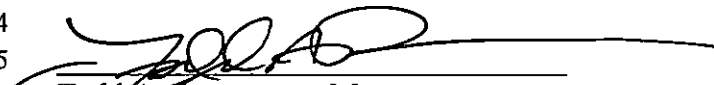
191 Mayor Rasmussen will get with City Attorney Jon Jenkins to decide how River Heights will  
192 respond to this issue.

193 Commissioners Pitcher and Schaub, along with PWD Nelson suggested the city look into  
194 purchasing the Church property. Councilmember Clausen said this wouldn't be possible because of  
195 cost.

196 Mayor Rasmussen will get a hold of the Church real estate department to find out what they  
197 want for the property.

198 The next council meeting will be held at 5:00pm on December 11, 2018, to allow time to get to  
199 the city Christmas party.

200 The meeting adjourned at 7:30 p.m.

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Todd A. Rasmussen, Mayor

  
Sheila Lind, Recorder

River Heights City Bills To Be Paid

11/27/2018

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Cache Valley Publishing	Legal Notices for Meetings	\$36.21	\$94.11							\$130.32
2	City of Logan	Garbage, Recycle, 911, Sewer	\$14,184.61			\$2,016.00				\$10,802.68	\$27,003.29
3	Comcast	Business Internet	\$22.69						\$22.68	\$22.69	\$68.06
4	Core & Main	Water Supplies							\$250.50		\$250.50
5	Dominion Energy	Gas	\$41.79		\$63.85			\$63.84	\$239.13	\$63.85	\$472.46
6	Forsgren Associates, Inc.	Storm Water, 1000 E, 700 S, General	\$85.00					\$6,919.50			\$7,004.50
7	Hobbs Turf Farms	700 South Water Line							\$372.60		\$372.60
8	Leathers & Associates, Inc.	P.O. FY2019-PO002-Playground Equip.			\$1,297.91						\$1,297.91
9	Logan City	Water Consumption							\$382.73		\$382.73
10	Millieu Design	Old Church Initial Consultation					\$125.00				\$125.00
11	Providence City	Chip seal, Fog seal & Paint 100 East/800 S						\$6,429.50			\$6,429.50
12	Richard & Betsy Wagstaff	Mr. & Mrs. Santa City Christmas Night					\$75.00				\$75.00
13	Thatcher Company, Inc.	Chlorine							\$1,652.52		\$1,652.52
14											
15	<i>Only Clausen</i>		\$20.00								
16	<i>(Cache Summit Conference)</i>										
17											
18	Zions Visa Payment Made 11/26/2018	\$236.37									
19	ADOBE	Monthly Fee	\$16.02								\$16.02
20	Google	Monthly Fee	\$50.00								\$50.00
21	Nextiva	Phone/Fax	\$44.15								\$44.15
22	Amazon	4 Years Christmas Stationery	\$27.90						\$44.15	\$44.16	\$132.46
23	DRI Crash Plan	Monthly Fee	\$9.99								\$27.90
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<b>Page 1 SubTotals</b>			<b>\$14,518.36</b>	<b>\$94.11</b>	<b>\$1,361.76</b>	<b>\$2,016.00</b>	<b>\$200.00</b>	<b>\$13,412.84</b>	<b>\$2,964.31</b>	<b>\$10,933.38</b>	<b>\$45,500.76</b>

River Heights City  
 Financial Summary  
 November 28, 2017

		<u>Cash Balance By Fund</u>			
		<u>10/31/17</u>	<u>11/28/17</u>	<u>Net Change</u>	<u>% of Total</u>
General Fund		114,648.71	123,439.70	8,790.99	9.15%
Capital Projects Fund		111,678.58	61,712.27	(49,966.31)	4.58%
Water Fund		293,432.68	337,078.43	43,645.75	25.00%
Sewer Fund		785,864.67	826,318.97	40,454.30	61.27%
<b>Total Cash Balance</b>		<b><u>1,305,624.64</u></b>	<b><u>1,348,549.37</u></b>	<b><u>42,924.73</u></b>	100.00%

		<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Unexpended Budget</u>	<u>% Of Budget Incurred</u>	<u>% Of Time Incurred</u>
<b>General Fund</b>						
Revenue		275,849.13	767,990.00	492,140.87	35.92%	41.37%
Expenditures						
Administrative		35,066.89	160,120.00	125,053.11	21.90%	41.37%
Office		6,250.32	14,975.00	8,724.68	41.74%	41.37%
Community Affairs		9,188.31	22,600.00	13,411.69	40.66%	41.37%
Planning & Zoning		10,871.75	7,100.00	(3,771.75)	153.12%	41.37%
Public Safety		11,570.77	99,460.00	87,889.23	11.63%	41.37%
Roads		24,659.51	104,150.00	79,490.49	23.68%	41.37%
Parks & Recreation		28,581.54	80,846.00	52,264.46	35.35%	41.37%
Sanitation		47,779.43	144,000.00	96,220.57	33.18%	41.37%
Transfer To CP Fund		-	100,000.00	100,000.00		
Total Expenditures		<u>173,968.52</u>	<u>733,251.00</u>	<u>559,282.48</u>	23.73%	41.37%
<b>Net Revenue Over Expenditures</b>		<b><u>101,880.61</u></b>	<b><u>34,739.00</u></b>	<b><u>(67,141.61)</u></b>		
<b>Capital Projects Fund</b>						
Revenue		287.20	50.00	(237.20)		41.37%
Transfer From General Fund		-	375,000.00	375,000.00		
Expenditures						
Administrative		4,900.00	35,000.00	30,100.00		41.37%
Parks & Recreation		114.90	-	(114.90)		41.37%
Roads		55,876.16	420,000.00	364,123.84		41.37%
Electricity		-	4,162.74	4,162.74		41.37%
Total Expenditures		<u>60,891.06</u>	<u>459,162.74</u>	<u>398,271.68</u>		41.37%
<b>Net Revenue Over Expenditures</b>		<b><u>(60,603.86)</u></b>	<b><u>(84,112.74)</u></b>	<b><u>(23,508.88)</u></b>		
<b>Water Fund</b>						
Revenue		212,248.84	332,480.00	120,231.16	63.84%	41.37%
Expenditures		<u>85,176.70</u>	<u>241,305.00</u>	<u>156,128.30</u>	35.30%	41.37%
<b>Net Revenue Over Expenditures</b>		<b><u>127,072.14</u></b>	<b><u>91,175.00</u></b>	<b><u>(35,897.14)</u></b>		
<b>Sewer Fund</b>						
Revenue		132,809.78	231,300.00	98,490.22	57.42%	41.37%
Expenditures		<u>97,420.10</u>	<u>259,411.00</u>	<u>161,990.90</u>	37.55%	41.37%
<b>Net Revenue Over Expenditures</b>		<b><u>35,389.68</u></b>	<b><u>(28,111.00)</u></b>	<b><u>(63,500.68)</u></b>		



# INTRODUCTION

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RIVER HEIGHTS CITY

## MILIEU DESIGN: ARCHITECTURE FOR LIVES

The Milieu Design viewpoint is grounded in identifying restorative and repurposing opportunities that mold and renew community person by person, project by project. We strive to instill a sense of purpose and significance within the architectural structures and the individuals we're championing. The most important question we ask about each project or each recipient is..."How will this change lives?"

When looking through a camera lens, objects in the world are shaped, even transformed, by the variance in each lens. The unique lens of Milieu is we view architectural properties, people and projects with a vision of possibilities for now and for the future...Architecture for Lives.

Our firm selects property that is available and in need: a vacant lot, a new structure ready for the perfect tenant, an old structure that cries out for rehabilitation with the appropriate vision; an "eye of the beholder" artifact calling for restoration or repurposing to reclaim their former glory. Our mission is to identify and develop the clear and sharply defined possibilities inherent in each project.

We also champion people, individuals with a marketable skill set. We select individuals with a specific talent or need, who will be involved, excited, and grateful for the opportunity to hone and share their specific craft.

Buildings and people deserve the consideration of today and tomorrow. At Milieu, we are committed to focusing our efforts on our posterity and their future, while ensuring our investment is both wise and sustainable. Because of this belief, our project opportunities have the ability to create momentum for each project to come, as we work to positively influence lives. We believe in making a stronger community through creating spaces of mixed use for multi generations.

In composition and in life, we can often improve the way a scene looks by adjusting how we're looking at it; changing our lens. Milieu believes in learning to see things from varied angles and perspectives.

**Milieu Design believes the red brick church on the town square in River Heights has the potential to become a viable, beautiful, financially stable addition. Development of this prime real estate, done correctly, will build River Heights identity as a forward-looking community, interested in preserving its heritage while enhancing the future of its citizens.**

# DESERT INDUSTRIES BUILDING REMODEL

RIVER HEIGHTS CITY



BEFORE PICTURES



PROCESS PICTURES



AFTER PICTURE

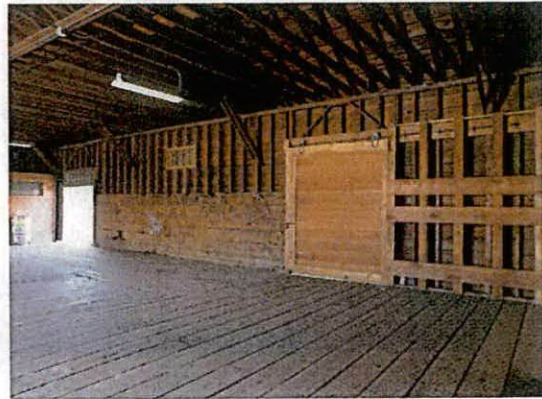
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DESIGN

OP1

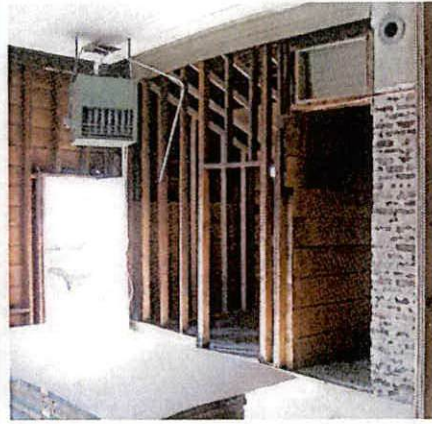
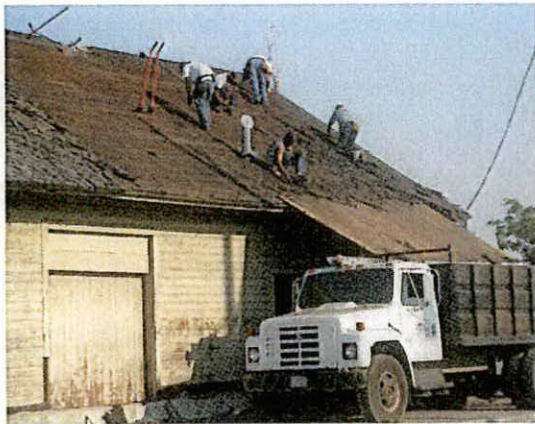
75 SOUTH 600 WEST • LOGAN UT 84321 • MILIEUDESIGN.COM • 435.752.4544

# LOGAN DEPOT REMODEL

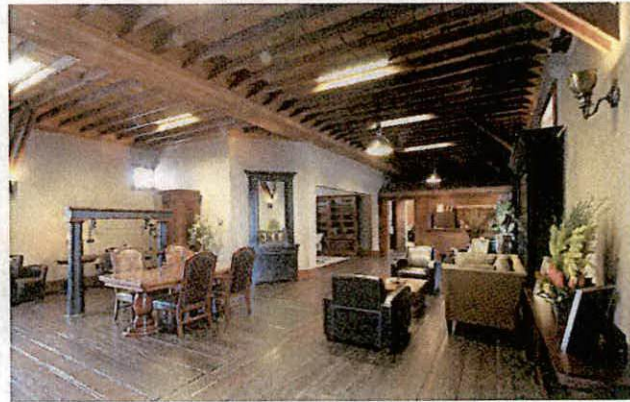
RIVER HEIGHTS CITY



BEFORE PICTURES



PROCESS PICTURES



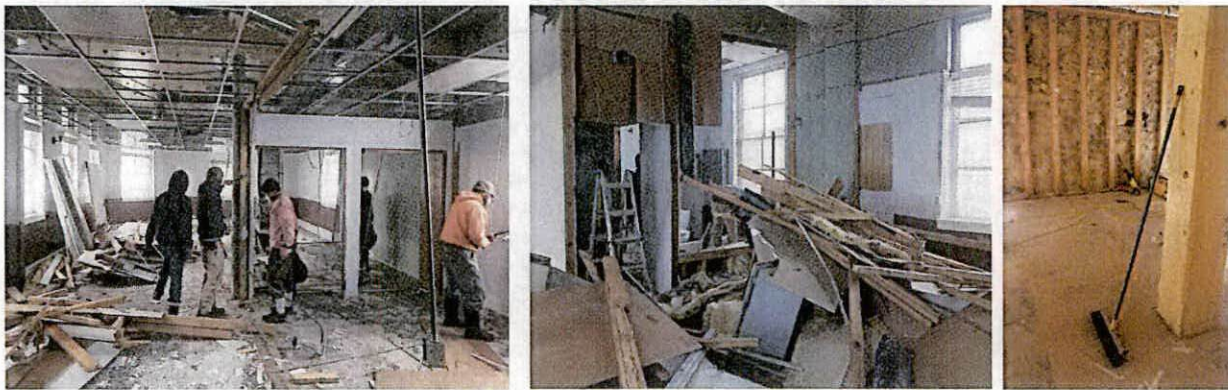
AFTER PICTURE

# 22 EAST CENTER REMODEL

RIVER HEIGHTS CITY



BEFORE PICTURES



PROCESS PICTURES



AFTER PICTURES



**STAKER | PARSON**  
C O M P A N I E S

**STAKER & PARSON COMPANIES DBA  
JACK B. PARSON COMPANIES**  
The Preferred Source

Utah - 2250 S. 1300 W. \* P.O. Box 3429 \* Ogden, Utah 84409-1429 \* Phone 801-731-1111 \* Fax 801-405-0887  
Brigham City - P.O. Box 517 \* Brigham City, Utah 84302 \* Phone 435-722-5216 \* Fax 435-722-9340  
Smithfield - P.O. Box 65 \* Smithfield, Utah 84305 \* Phone 435-563-3242 \* Fax 435-563-8480

Sand & Rock Products • Concrete • Asphalt • Paving • Construction • Earthwork • Hauling

<b>To:</b> River Heights City	<b>Contact:</b> Doie Wilson
<b>Address:</b> 520 S 500 E River Heights, UT 84321	<b>Phone:</b> (435) 752-2646
	<b>Fax:</b> (435) 752-2646
<b>Project Name:</b> River Heights Church Demo	<b>Bid Number:</b>
<b>Project Location:</b> 485 S 500 E, River Heights, UT	<b>Bid Date:</b> 1/23/2015

**JOB SPECIFICATION AND PRICE:**

- (IF UNIT PRICES ARE QUOTED, UNITS WILL BE MEASURED ON COMPLETION AND INVOICED AT UNIT PRICES QUOTED).
- IF OWNER ELECTS TO EXECUTE OWN CONTRACT AGREEMENT, THIS PROPOSAL IS TO BECOME PART OF AND ATTACHED TO OWNERS CONTRACT

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	01	Demolition Of Existing Building, Asbestos Inspection And Haul Off And Disposal At Landfill. Include Fees And Permits. (does Not Include Any Asbestos Abatement If Needed)	1.00	LS	\$46,100.000	\$46,100.00
	02	Import, Place And Compact Pit Run In Basement	1.00	LS	\$12,800.000	\$12,800.00
	03	Import, Place And Compact Fill Dirt In Basement	1.00	LS	\$9,900.000	\$9,900.00

68,800

**Notes:**

- Additional work and work in excess of that specified and described above will be handled as a Change Order. Additional work **MUST BE APPROVED** by owner and contractor prior to construction.
- Bid DOES NOT include engineering, layout or testing unless otherwise stated.
- Price Shown DOES NOT Include Performance And Payment Bond.
- Bid includes only the items as specified and described above.
- Price does not include any utility disconnects, capping or plumbing.

*11-6-2015.  
Kyle will  
handle and  
send time*

**Payment Terms:**

**PAYMENT:** Purchaser, except as otherwise provided herein, for the full and complete performance of this Agreement, agrees to pay Staker & Parson the sums identified on the reverse side of this Agreement, as may be modified in accordance with this Agreement. Purchaser shall make progress payments based upon percentage of completion of the project not less than monthly. Payment shall be within three (30) working days of receipt of a request for payment. If Purchaser fails to pay within ten (10) days from the time payment should be made, Staker & Parson Companies may, without prejudice, stop any work until payment is received. For payment not received by the 15th day of the month following the presentation of a progress payment request, a FINANCE CHARGE at the rate of 1 1/2% per month will be charged. This is an ANNUAL PERCENTAGE RATE OF 18%. THIS QUOTATION IS SUBJECT TO ALL THE TERMS AND CONDITIONS LISTED ON THE REVERSE SIDE HEREOF, WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>STAKER   PARSON COMPANIES</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Kyle Wood (435) 563-3242 kyle.wood@stakerparson.com</p>
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**STAKER | PARSON**  
C O M P A N I E S

**STAKER & PARSON COMPANIES DBA  
JACK B. PARSON COMPANIES**  
The Preferred Source

Ogden - 2350 S. 1900 W. \* P.O. Box 3429 \* Ogden, Utah 84409-1429 \* Phone 801-731-1111 \* Fax 801-409-2687  
Brigham City - P.O. Box 517 \* Brigham City, Utah 84302 \* Phone 435-723-5216 \* Fax 435-723-9343  
Smithfield - P.O. Box 65 \* Smithfield, Utah 84305 \* Phone 435-563-3242 \* Fax 435-563-3480

Sand & Rock Products • Concrete • Asphalt • Paving • Construction • Earthwork • Hauling

<b>To:</b> River Heights City	<b>Contact:</b> Dixie Wilson
<b>Address:</b> 520 S 500 E River Heights, UT 84321	<b>Phone:</b> (435) 752-2646 <b>Fax:</b> (435) 752-2646
<b>Project Name:</b> River Heights Church Demo Updated	<b>Bid Number:</b>
<b>Project Location:</b> 485 S 500 E, River Heights, UT	<b>Bid Date:</b> 11/26/2018

**JOB SPECIFICATION AND PRICE:**

**(IF UNIT PRICES ARE QUOTED, UNITS WILL BE MEASURED ON COMPLETION AND INVOICED AT UNIT PRICES QUOTED).  
IF OWNER ELECTS TO EXECUTE OWN CONTRACT AGREEMENT, THIS PROPOSAL IS TO BECOME PART OF AND ATTACHED  
TO OWNERS CONTRACT**

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	01	Demolition Of Existing Building, Haul Off And Disposal At Landfill. Include Fees And Permits. (does Not Include Any Asbestos Abatement If Needed)	1.00	LS	\$58,782.00	\$58,782.00
	02	Asbestos Inspection Allowance	1.00	LS	\$1,800.00	\$1,800.00
	03	Import, Place And Compact Pit Run In Basement	1.00	LS	\$15,700.00	\$15,700.00
	04	Import, Place And Compact Fill Dirt In Basement	1.00	LS	\$11,200.00	\$11,200.00

156,282

**Notes:**

- Additional work and work in excess of that specified and described above will be handled as a Change Order. Additional work **MUST BE APPROVED** by owner and contractor prior to construction.
- Bid DOES NOT include engineering, layout or testing unless otherwise stated.
- Price Shown DOES NOT Include Performance And Payment Bond.
- Bid includes only the items as specified and described above.
- Price does not include any utility disconnects, capping or plugging.

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ORDINANCE 6-2018

AN ORDINANCE TO REZONE THE CONSERVICE HOLDINGS II LLC PROPERTIES, 02-027-0046 and 02-027-0047, FROM AGRICULTURAL TO COMMERCIAL PARKING

WHEREAS, Conservice Holdings II LLC owns parcels 02-027-0046 and 02-027-0047 (at approximately 300 East 800 South, River Heights, Utah), and

WHEREAS, the property is currently zoned agricultural, and

WHEREAS, Conservice (Dave Jenkins) has requested the property be rezoned to Commercial Parking, and

WHEREAS, a public hearing was held by the Planning Commission on November 6, 2018 to address the request, and

WHEREAS, the Planning Commission has recommended to the City Council that the Conservice Holdings II LLC property be considered for a commercial parking zone,

THEREFORE, it is hereby resolved by the Municipal Council of River Heights City, that the above property be zoned commercial parking.

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 27<sup>th</sup> DAY OF NOVEMBER 2018.

\_\_\_\_\_  
Todd A Rasmussen, Mayor

Attest:

\_\_\_\_\_  
Sheila Lind, Recorder

13 November 2018

Dear City Council,

As the representative for River Heights City, I am writing in regards to the proposed annexation policy plan. As part of that plan, annexation of the River Heights stake center and the church farm adjacent to the property on the east has been included. Both parcels are already incorporated into River Heights. At this time, the city is not favorably inclined to a proposed annexation of these parcels for the following reasons: Municipal services are installed and provided to the church property--termination of services would negatively impact River Heights financially. The ability to have input and help shape the development within the proposed boundaries would be greatly reduced or eliminated.

I would also like to add some references that appear to be in conflict with the proposed annexation plan and would ask you to consider resolving these statute conflicts before approving the plan.

**Utah Code Ann. Sec. 10-2-401.5** ...Annexation is limited to "[a] contiguous, unincorporated area that is contiguous to a municipality [that] may be annexed to the municipality as provided" *See* UCA 10-2-402...On this basis, we would not expect property already incorporated into River Heights city as part of a well draft annexation plan.

**Sec. 10-2-401.5(4)** ...states that in developing the annexation policy plan, the planning commission and the city council shall "attempt to avoid overlaps with the expansion areas of other municipalities." Since the annexation plan includes unincorporated areas that River Heights may show on its plan, I would like to encourage open dialogue and thoughtful planning between our cities so that we avoid any such overlaps.

**10-2-401.5(6)** ... states that before the planning commission hold their meeting that they must provide public notice to each affected entity at least 14 days before the meeting and then accept and consider any additional written comments from the affected entities until 10 days after the public meeting. It does not appear that notice was given prior to the planning commission approval.

We are sensitive to the challenges that come with development and growth. We wish to offer our assistance and cooperation in any way that might help both cities reach mutual growth standards and visions. We look forward to working with you to this end.

Respectfully,



Todd Rasimussen

Mayor

River Heights City