

1. 5:30 P.M. City Council Budget Meeting 5-10-2023
NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the **Vernal City Council** will hold a special meeting on ***Wednesday May 10, 2023 at 5:30 pm***, in the Vernal City Planning Commission Conference Room (Upstairs), 374 East Main St, Vernal, Utah.

A G E N D A

5:30 pm

STANDING BUSINESS

1. ACKNOWLEDGEMENT & APPROVAL OF SPECIAL MEETING

PUBLIC BUSINESS

1. ALIVE AFTER FIVE FUNDING REQUEST – STEVE EVANS
2. CONSIDER APPROVAL OF REAL ESTATE PURCHASE CONTRACT – QUINN BENNION
3. CONSIDER APPROVAL OF SUPPLEMENTAL AGREEMENT WITH AVENUE CONSULTANTS – QUINN BENNION
4. FY2024 BUDGET WORKSHOP INCLUDING GENERAL FUND, WATER FUND, SEWER FUND, AND SOLID WASTE FUND, MUNICIPAL BUILDING AUTHORITY FUND, STRIKE FORCE FUND, AND OTHER

MISCELLANEOUS FUNDS AND PROJECTS IN THE CITY AND ALL
SALARY AND WAGE SCHEDULES – QUINN BENNION

ADJOURN

Documents:

[COMBINED PACKET.PDF](#)
[5-10-2023 SPECIAL MEETING BUDGET WORKSHOP AGENDA.PDF](#)

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REAL ESTATE PURCHASE CONTRACT FOR LAND



This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

OFFER TO PURCHASE AND EARNEST MONEY DEPOSIT

On this 4th day of May, 2023 ("Offer Reference Date") Vernal City ("Buyer") offers to purchase from Commercial Property Acquisitions LLC ("Seller") the Property described below and delivers to the Buyer's Brokerage with this offer, or agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23), Earnest Money in the amount of \$ 1,000 in the form of Check. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

Buyer's Brokerage Ashley Valley Realty, Inc Phone: _____

Received by: _____ on _____
(Signature above acknowledges receipt of Earnest Money) (Date)

OTHER PROVISIONS

1. PROPERTY: 363 E Main Street

also described as: 050200107; .34 acre vacant lot

City of Vernal, County of Uintah State of Utah, Zip 84078 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, and 1.3.

1.1 Included Items. (specify) None

1.2 Excluded Items. (specify) None

1.3 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: None

2. PURCHASE PRICE. The Purchase Price for the Property is \$90,000. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2(a) through 2(d) below. Any amounts shown in 2(b) and 2(d) may be adjusted as deemed necessary by Buyer and the Lender.

\$1000 (a) **Earnest Money Deposit.** Under certain conditions described in the REPC, this deposit may become totally non-refundable.

\$N/A (b) **New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer.

\$N/A (c) **Seller Financing.** (see attached Seller Financing Addendum)

\$89000 (d) **Balance of Purchase Price in Cash at Settlement**

\$90000 **PURCHASE PRICE. Total of lines (a) through (d)**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any new loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section

Vernal City Safe Streets and Roads for All (SS4A) Grant Application

Avenue Consultants
Scope of Work Services

Avenue Consultants is dedicated to helping Vernal City produce a compelling application for the 2023 Safe Streets and Roads for All (SS4A) Grant, which is due on July 10th, 2023, with the goal of acquiring federal funds to improve the safety of the city's streets and roads for all residents.

Task 1: Project Management

Thomas McMurtry will lead this project and maintain communication with Vernal City at all stages of the process. Emilie Jordao will help in communicating and ensuring all tasks get accomplished on-time and on-budget.

Kick-off Meeting: Meet virtually to discuss project schedule and milestones.

Bi-weekly Project Team Meetings: Meet virtually every two weeks with team members to discuss project progress, identify issues or challenges, share updates, and review upcoming tasks and deadlines.

Invoices and Progress Reports: Our administrative staff will generate monthly invoices and progress reports to ensure the seamless continuation of the project.

Total Task 1 Estimate: \$2,880

Task 2: SS4A Recent Information Review

Avenue has diligently monitored and tracked any new information pertaining to the SS4A grant through FHWA, including the latest update released in March 2023.

SS4A Recent Information Review: We will review the latest information released by the FHWA about the Safe Streets and Roads for All (SS4A) Grant via webinars and other documentation, to ensure that Vernal City's application meets all the requirements and guidelines for the 2023 grant period.

Total Task 2 Estimate: \$2,600

Task 3: Safety Action Plan Update

In 2022, Avenue Consultants assisted Vernal in producing a city-wide Safety Action Plan. With the implementation of new grant requirements in 2023, our team will work with the City to update the plan, ensuring a more comprehensive application for the upcoming year.

Vernal City Safety Action Plan Update: We will review the Safety Action Plan and make the necessary changes to ensure compliance with the latest guidelines. Additionally, we will augment the existing plan by exploring the safety analysis section, adding metrics to measure the effectiveness of the implemented projects, and better address equity concerns. This might include further analysis and phasing of previously proposed projects to ensure that they align with the updated plan.

Prepare and Host Public Meeting: We will host a public meeting in Vernal to welcome community members where we will gather feedback on the updated Safety Action Plan. To facilitate this process, we will provide informative materials such as map plots and boards, and reactivate and advertise through the project website to ensure maximum outreach.

Total Task 3 Estimate: \$10,100

Task 4: SS4A Grant Application

Our team will collaborate with the city to ensure that the grant application effectively communicates the Safety Action Plan's goals, strategies, and objectives.

SS4A Grant Application: We will leverage our expertise in grant writing, and safety planning to provide a comprehensive and competitive application that aligns with the grant's requirements. Our goal is to help Vernal City secure the funding it needs to implement its safety initiatives and enhance the safety of its residents and visitors.

Total Task 4 Estimate: 6,960

Additional Assumptions:







- We plan to attend 2 in-person meetings in Vernal during this project.
- Direct expenses cover mileage, prints and any other costs associated with travel or materials for public meetings.

Avenue Direct Expenses: \$1,400

Total Costs for FINAL Delivery of the plan: \$23,940

Schedule

 **In-person Meeting**
 **Virtual Call**

Task	Phase/Task Description	Schedule											
		May				June				July			
		Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4
1	Project Management		 Kick-off Meeting		 Project Team Meeting		 Project Team Meeting		 Project Team Meeting		 Project Team Meeting		
2	SS4A Recent Information Review												
2	Safety Action Plan Update							 Public Meeting					
3	SS4A Grant Application												

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