CENTERVILLE CITY

250 North Main · Centerville, Utah 84014-1824 · (801) 295-3477 · Fax: (801) 292-8034

Incorporated in 1915

Mayor
Paul A. Cutler

City Council
Ken S. Averett
Tamilyn Fillmore
John T. Higginson
Stephanie Ivie
Lawrence Wright

City Manager
Steve H. Thacker

interoffice MEMORANDUM

to:	Mayor Cutler City Council
cc:	Department Heads Planning Commission
from:	Steve H. Thacker, City Manager
subject:	City Manager's Summary of August 19, 2014 Council Meeting
date:	August 14, 2014

5:30 **Work Session – UTOPIA BUSINESS** – The City Council will meet in a work session at 5:30 to discuss UTOPIA business. Mayor Cutler will report on matters discussed in recent UTOPIA/UIA Board meetings. The Council will discuss the proposal being considered by the "opt-in" cities to put the utility fee question on the ballot, and whether to consider this idea for Centerville. The Council will also discuss the request from First Digital to continue considering their proposal and their request to meet with the city councils of UTOPIA cities. The UTOPIA Citizens Advisory Committee has been invited to come to the work session and participate in these discussions. **(Dinner will be provided for Council, Advisory Committee and staff starting at 5:15 p.m.)**

7:00 **Regular City Council Meeting**

E.1. **Minutes Review and Acceptance** – The minutes to be approved are enclosed.

E.2. **Summary Action Calendar**

a. **Terminate warranty** – The Legacy Crossing Apartments is ready for termination of its warranty period.
b. **Commence warranty** – Legacy Crossing Lot 4 Amended is ready to begin its warranty period.
c. **Approve Facilities Use Agreements** – This is the periodic, routine renewal of agreements to allow these organizations to use the City's parks for their league games.

E.3. **Water Conservation Plan** – State law requires the City to adopt/update its Water Conservation Plan every five years, following a public hearing on that Plan. The updated plan is available online with the meeting packet.

E.4. **Drainage Culverts under Railroad Tracks and I-15 at Lund Lane** – The Development Agreement for the Woods Park Subdivision (at Lund Lane and Frontage Road) provides for the cost-sharing of a new culvert under the railroad tracks near Lund Lane, to meet the needs of this subdivision as well as other growth in the city. The City Engineer has bid this work and recommends the City proceed.

MAKING Life BETTER
Centerville City

In addition, the City Engineer and City Manager recommend the City take advantage of the opportunity to cost-share a new drainage culvert under I-15 at Lund Lane—made possible because of UDOT's current I-15 project. Approving both of these projects would result in a continuous 36-inch drainage culvert under the freeway and railroad tracks.

E.5. **UTOPIA Business** – If needed, this agenda item allows for continued discussion/consideration of matters discussed in the earlier work session.

E.6. **Design and Maintenance Issues re Legacy Parkway Trail Connection** – Fred Hale is seeking preliminary subdivision approval from the Planning Commission for his project at Parrish Lane/1250 West. However, before he can do so, the City Council needs to make some decisions regarding the design and maintenance of a proposed Legacy Parkway Trail connection that would be constructed as part of his project's public improvements.

E.7. **Mayor's Report** – Mayor Cutler will report on Fire Agency matters and possibly other topics.

E.8. **City Manager's Report** – I will update the Council on the proposal for an improved bus stop on Main Street at Founders Park—a partnership between the City and UTA. I would also like the Council to agree on a date for an RDA/ACB meeting to deal with matters pertaining to the performing arts center. I will also seek the Council's feedback on potential topics for educational briefings in future council meetings.

E.9. **City Council Liaison Report** – Councilwoman Fillmore will report on her assignments as the City's representative on the South Davis Recreation District Board and as the Council's liaison to the Centerville Parks & Recreation Committee.

E.10. **Miscellaneous Business** – Council members wanting to attend the annual ULCT convention should note the registration deadline for the lowest rates.

E.11. **Closed Meeting, if necessary** – At this time I am not aware of a need for a closed meeting, but the agenda allows for that possibility.

E.12. **Appointments to City Boards and Committees and City Manager Compensation** – Mayor Cutler will recommend one or more appointments. The City Council may also act on a pay raise for the City Manager, as discussed in a closed session in July in connection with an annual performance review.

E.13. **Adjourn to RDA meeting** – An RDA meeting is needed to continue discussion of potential enhancements to the pedestrian bridge that will be built as a part of the current I-15 project. The RDA Board will also have an initial discussion about the possibility of using tax increment assistance for the construction of the Legacy Parkway Trail connection that will be a part of the Fred Hale development at Parrish Lane and 1250 West.

Potential Agenda Items for September 2 City Council meeting (subject to change):

- July 4th Celebration Report
- Final (unaudited) financial report for FY 2014
- Presentation/discussion with Fire Chief regarding Fire Agency matters
- Animal Control "Trap, Neuter, Return" program
- Approve Centerville City Bail & Fine Schedule for Local Ordinances
- Liaison report from Councilman Wright
- RDA: approval of funding for pedestrian bridge enhancements

mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, AUGUST 19, 2014 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business**, or may read this memo on the City's website: http://centervillepublic.novusagenda.com/.**

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

5:30 **WORK SESSION – UTOPIA BUSINESS**

a) Report of recent Board meetings
b) Discuss proposal to put utility fee question on the ballot
c) Discuss whether to continue consideration of First Digital Proposal

7:00 **A. ROLL CALL**
(See City Manager's Memo for summary of meeting business)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT
Pastor Loren Pankratz – The Bridge Community

7:05 **D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**

E. BUSINESS

7:10 1. **MINUTES REVIEW AND ACCEPTANCE**
July 15, 2014 work session and regular Council meeting

7:15 2. Summary Action Calendar
a. Terminate warranty for Legacy Crossing Apartments
b. Commence warranty for Legacy Crossing Lot 4 Amended

(OVER)

c. Approve Facilities Use Agreements for use of City parks
   (1) Ute Conference, Inc. (youth football league)
   (2) BOCA Futbol Club
   (3) FORZA (formerly South Davis Soccer Association)

7:15 3. Water Conservation Plan
   a. Public Hearing
   b. Approve Water Conservation Plan required by State law

7:30 4. Award contract for drainage culvert under UP/UTA railroad tracks and consider UDOT proposal for cost sharing of drainage culvert under I-15 at Lund Lane

7:45 5. UTOPIA Business
   a. Update re: related matters
   b. Consider ballot question re Macquarie utility fee proposal

8:15 6. Discuss design and maintenance issues pertaining to Legacy Parkway Trail connection

8:30 7. Mayor's Report
   a. Fire Agency

8:40 8. City Manager's Report
   a. Bus stop at Founders Park
   b. Schedule RDA/ACB meeting
   c. Suggested topics for City Council training

8:50 9. City Council Liaison Report
   a. Recreation District – Councilwoman Fillmore
   b. Parks & Recreation Committee – Councilwoman Fillmore

9:10 10. Miscellaneous Business
   a. ULCT Annual Convention – September 10 – 12, 2014

9:15 11. Closed meeting, if necessary, for reasons allowed by state law , including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to *Utah Code Ann.* § 78B-1-137, as amended.

9:15 12. Possible action following closed meeting, including appointments to boards and committees and adjustment to City Manager compensation

9:15 13. **Adjourn to RDA meeting**

F. ADJOURNMENT

(Items of Interest (i.e., newspaper articles, not items on agenda)

Marsha L. Morrow, MMC
Centerville City Recorder

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON August 19, 2014 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting . Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business , or may read this memo on the City's website: http://centervillepublic.novusagenda.com/ .

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

5:30 Work Session - UTOPIA Business

7:00 **A. ROLL CALL**

(See City Manager's Memo for summary of meeting business)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Pastor Loren Pankratz - The Bridge Community

7:05 **D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**

E. BUSINESS

7:10 1. Minutes Review and Acceptance

July 15, 2014 work session & regular Council meeting minutes

7:15 2. Summary Action Calendar

a. Terminate warranty for Legacy Crossing Apartments
b. Commence warranty for Legacy Crossing Lot 4 Amended
c. Approve Facilities Use Agreements for use of City parks

(1) Ute Conference, Inc. (youth football league)
(2) BOCA Futbol Club
(3) FORZA (formerly South Davis Soccer Association)

7:15 3. Water Conservation Plan

a. Public Hearing
b. Approve Water Conservation Plan required by State law

7:30 4. Award contract for drainage culvert under UP/UTA railroad tracks and consider UDOT proposal for cost sharing of drainage culvert under I-15 at Lund Lane

7:45 5. UTOPIA Business

a. Update re: related matters
b. Consider ballot question re: Macquarie utility fee proposal

8:15 6. Discuss design and maintenance issues pertaining to Legacy Parkway Trail connection

8:30 7. Mayor's Report

a. Fire Agency

8:40 8. City Manager's Report

a. Bus stop at Founders Park
b. Schedule RDA/ACB meeting
c. Suggested topics for City Council training

8:50 9. City Council Liaison Report

a. Recreation District -- Councilwoman Fillmore
b. Parks & Recreation Committee -- Councilwoman Fillmore

9:10 10. Miscellaneous Business

a. ULCT Annual Convention - September 10 - 12, 2014

9:15 11. Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

9:15 12. Possible action following closed meeting, including appointments to boards and committees and adjustment to City Manager's compensation

9:15 13. Adjourn to RDA meeting

F. ADJOURNMENT

Items of Interest (i.e., newspaper articles, not items on agenda)

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No.

Short Title: Pastor Loren Pankratz - The Bridge Community

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No.

Short Title: Work Session - UTOPIA Business

Initiated By:

Scheduled Time: 5:30

SUBJECT

a. Report of recent Board meetings
b. Discuss proposal to put utility fee question on the ballot
c. Discuss whether to continue consideration of First Digital Proposal

RECOMMENDATION

The City Council and Advisory Committee members will discuss UTOPIA related matters in this work session. The regular meeting agenda also allows for the possibility of continued discussion or possible action in that later meeting.

BACKGROUND

a. Report of recent Board meetings–Mayor Cutler will make this report of matters discussed in recent UTOPIA/UIA Board meetings.

b. Discuss proposal to put utility fee question on the ballot

As you may have seen in the press, the six "opt-in" cities who are proceeding to Milestone 2 of the Macquarie proposal are working on an effort to put the question of a fiber utility fee on the November ballot in their cities. You may recall, during the public hearings regarding the Macquarie proposal, our City Attorney advised the City Council that in her opinion it was not legal to place a nonbinding opinion question on the ballot and that under Utah law ballot measures may only be placed on the ballot if they are specifically authorized by statute. The Lieutenant Governor's Office and the Davis County Elections Officer have also concluded and advised that it is not legal to place a nonbinding opinion question on the ballot. In recent discussions with Brian McKenzie, the Davis County Election Director, we have been told that based on direction from the Lieutenant Governor's Office and the Davis County Attorney's Office, that Davis County would not put a nonbinding opinion question on the ballot. The opt-in cities are still looking for lawful ways to place this matter on the ballot in their cities and/or to do a public opinion poll to determine if their citizens are in favor of a utility fee model and/or the Macquarie proposal. Mayor Cutler would like to discuss this matter with the City Council to determine if the Council would like to seek further input from the public either by placing the matter on the ballot (if legal) and/or conducting a public opinion poll. Members of the City's UTOPIA Fiber Utility Advisory Committee have been invited to participate in this discussion.

c. Discuss whether to continue consideration of First Digital Proposal--The Mayor and Council members have received a recent email from First Digital, requesting that the UTOPIA cities continue to consider their proposal and asking to meet with the city councils of UTOPIA cities. Mayor Cutler has invited members of the Advisory Committee to attend the work session and participate in this discussion.

Davis County Clerk /Auditor

Steve S. Rawlings, CGFM
Clerk/Auditor

Brian McKenzie, CERA
Elections Manager

Memo

From: Davis County Clerk/Auditor, Box Elder County Clerk, Salt Lake County Clerk, Utah County Clerk/Auditor

Date: August 14, 2014

RE: Utopia opinion question on November Ballot

Recently, mayors from six Utah cities announced plans to put a question regarding internet service as a utility on the ballot in this coming November Election, a project better known as UTOPIA. Although we commend these city representatives for their efforts to gather public input and opinions on this topic, an opinion question such as one that has been announced is simply not authorized in state law.

Utah law does permit some opinion questions to be placed on the ballot, but they must be authorized by the Legislature. After consulting with the Lieutenant Governor's Office and our own legal counsel we have found that in this situation there is not any authorization to place the question on the ballot. As positive as it may be to gather input from citizens in this manner, our role is to follow the laws as they are written, and therefore we are unable to place a ballot question of this type on the ballot this November. We encourage the respective cities to search out other avenues to gather public input on this important issue.

Steve S. Rawlings, Davis County Clerk/Auditor

Marla Young, Box Elder County Clerk

Sherrie Swensen, Salt Lake County Clerk

Bryan E. Thompson, Utah County Clerk/Auditor

*Davis County Administration Building * P.O. Box 618, Farmington, Utah 84025 * (801) 451-3420, TDD 451-3228, Fax 451-3421*

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No.

Short Title: (See City Manager's Memo for summary of meeting business)

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- City Manager Summary of August 19, 2014 Council meeting

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 7:10

SUBJECT

July 15, 2014 work session & regular Council meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- July 15, 2014 Work Session Minutes
- July 15, 2014 Regular City Council meeting

Minutes of the Centerville City Council **work session** held Tuesday, July 15, 2014 at 5:50 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright
MEMBER ABSENT	Ken S. Averett
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Lisa Romney, City Attorney Jacob Smith, Management Assistant Katie Rust, Recording Secretary
VISITOR	Paul Johnson, URMMA Executive Director

URMMA PRESENTATION

Paul Johnson, Utah Risk Management Mutual Association (URMMA) Executive Director, explained the risk management program and services provided by URMMA to its 19 member cities, including Centerville. He stressed that URMMA places an emphasis on avoiding liability through training and preventative inspections. Member cities have representation on the URMMA Board, as well as input regarding legal representation. Mr. Johnson stated that losses are paid back with any insurance coverage. With URMMA, losses are repaid by the cities retroactively and interest free over a five-year period. Mr. Johnson explained URMMA's capped loss policy (the single largest loss cannot increase the base premium by more than 25%), and expressed a desire for the URMMA Board to consider additional options regarding the possibility of second large claims. He explained that Centerville currently has a capped loss – the Belva Hawks accident – and how that is affecting the City's premium.

Mayor Cutler mentioned that individuals often switch from one insurance agency to another for lower rates, and asked why the City would not want to do the same. Mr. Johnson responded that he believes URMMA offers competitive rates in addition to the services, such as consulting services, that save cities money in the long run. With URMMA, premiums go back down after losses are repaid, which is not necessarily the case with other insurance agencies. Mr. Johnson also mentioned that he believes lower rates offered by other agencies may be artificially lowered to increase business. He added that it is difficult to obtain membership with URMMA, so temporarily switching to another agency for a lower rate with the hope of returning to URMMA later may not be an option. Mr. Johnson stated that the number of claims per year in Centerville has reduced since the City joined URMMA. Mr. Thacker stated he feels it is appropriate to make long-term decisions regarding insurance, and based on his professional experience would be leery of switching to traditional coverage. Mr. Thacker said he feels the idea of recaptured loss with URMMA is an incentive to proactively do things within the workforce to reduce the number of claims.

Mr. Johnson presented a dividend check to the City in the amount of $6,238.40.

ADJOURNMENT

Mayor Cutler adjourned the work session at 6:54 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** meeting held Tuesday, July 15, 2014 at 7:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett (arrived at 8:25 p.m.) Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Lisa Romney, City Attorney Cory Snyder, Community Development Director Jacob Smith, Management Assistant Katie Rust, Recording Secretary
VISITORS	Interested citizens (see attached sign-in sheet)
PLEDGE OF ALLEGIANCE	Joshua Hellewell, BSA Troop 832
PRAYER OR THOUGHT	Councilwoman Tami Fillmore

COMMENDATION

Mayor Cutler recognized Blaine Lutz and the Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting for the fifteenth year in a row. The award is the highest form of recognition in the area of government accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. The Mayor thanked Mr. Lutz and the entire Finance Department for their continued excellence.

OPEN SESSION

Mark Allred – Mr. Allred mentioned that he had been unable to find an audio recording of a recent Council meeting on the City website. He encouraged the Council to post audio recordings of the meetings on the website on a regular basis. Mr. Allred said he feels it would be useful for citizens as well as the Council. He suggested using the State Public Notice website as a resource for posting the audio files. Steve Thacker, City Manager, stated that an audio recording is available from the City Recorder. The Mayor indicated he would be interested in looking into the suggestion further.

Keith Johnson – Mr. Johnson stated he lives close to the Parrish Lane and Main Street intersection. He commented that no elevation drawings were presented during discussions regarding the intersection project. He said he has observed that data lines currently cross in front of some of the traffic lights, which he feels puts an ugly crown on the project. Mr. Johnson suggested burying the lines to improve the appearance of the intersection. Mr. Thacker responded that the possibility of burying the lines was considered during the planning stage, but considered too expensive to be feasible. Mr. Thacker agreed to discuss the lines with UDOT.

Mr. Thacker reported that the current timing of the traffic lights in the Parrish/Main intersection is temporary and will be changed after construction is complete. He reported on the current status of the project.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the July 1, 2014 Council meeting were reviewed. Councilman Higginson made a **motion** to approve the minutes. Councilwoman Ivie seconded the motion. Mayor Cutler requested one amendment. The motion passed by unanimous vote (4-0), including the Mayor's correction.

PURCHASE OF TRUCK FOR PARKS DEPARTMENT

Councilman Higginson made a **motion** to approve the purchase of a 2014 Toyota truck from Tony Divino Toyota in the amount of $27,856.07 for the Parks Department. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

AWARD BID FOR COMMUNITY PARK EXPANSION PHASE ONE

Mr. Thacker reported that the City has collected enough Park Impact Fees to begin Phase One of the Community Park expansion project. He showed a map of the planned expansion and explained the scope of Phase One included in the proposed bids. Mr. Thacker explained that the mound of soil on the expansion site originated from construction of the Davis Center for the Performing Arts, which he suggested would justify use of $100,000 of RDA funds to pay for relocation of the soil. Most of the soil will remain on-site to raise the native ground level of the expansion by three or four feet. Some of the soil will be used to build a berm west of the park along the Frontage Road at the gap in the sound wall, and some will be used to fill existing park land. He reported that staff have analyzed the feasibility of using ground water to irrigate the additional six acres of park and consider it a beneficial option. Mr. Thacker explained the sources of funding recommended by staff for Phase One of the expansion, and the bids that were submitted. The expansion project qualifies for funding solely by impact fees, but staff suggested other sources of funding could possibly be used in future to complete other phases of the project sooner than would be possible with impact fees. One of these sources could be a renewal of the RAP tax.

Councilman Higginson made a **motion** to award bid to Kapp Construction in the amount of $401,349.40 with the guidance to start work September 1st, and to award materials bids to Oldcastle Precast for $53,333.11 (includes tax) and Mountain States Supply for $13,962.75 (includes tax), conditioned upon RDA approval of funding. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

LANDMARKS COMMISSION LIAISON REPORT

Councilwoman Ivie reported on an open house recently held by the Landmarks Commission about the possibility of creating a historic district, and stated that the annual social will be held on September 12th. The walking tour app planned by the Landmarks Commission will be possible with the grant match recently approved by the Council.

TRAILS COMMITTEE LIAISON REPORT

Councilwoman Ivie reported low participation at a recent bike ride planned by the Trails Committee, and stated that the Trails Committee plans to schedule another bike ride when

school is in session. The Trails Committee is concerned about erosion on the hillside related to ATV use and has been considering options to improve the situation. The Committee has several Eagle Scout projects available.

Mayor Cutler expressed his desire to have each of the City's committees come up with ideas of ways to contribute to the City's Centennial celebration next year.

WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT LIAISON REPORT

Councilman Higginson presented information regarding the Wasatch Integrated Waste Management District. He described what is done at the energy recovery facility in Layton, and stated it is estimated that the current landfill will be full in 20-25 years. The Waste Management District has a 54% diversion rate. Councilman Higginson stated that contracts with Hill Air Force Base for steam and methane gas help to keep customer fees down.

Councilman Averett arrived at 8:25 p.m. The Council took a brief recess at 8:27 p.m. and returned at 8:31 p.m.

AMENDMENT TO TEMPORARY ZONING REGULATIONS FOR WEST CENTERVILLE NEIGHBORHOOD

At the last Council meeting, the Council directed staff to prepare an ordinance amending the Study Area for the temporary zoning regulations to restrict the boundaries of the Study Area to property east of 1250 West in the West Centerville Neighborhood. Cory Snyder, Community Development Director, presented a map with an amended Study Area. The Temporary Zoning Regulations (TZRO) will be in place until August 18th. The West Neighborhood Planning Committee will not be ready to present an option for the Planning Commission to consider until September. The Council directed staff at the last Council meeting to look into ways to extend the term of the temporary zoning regulations in order to provide the City more time to implement proposed General Plan and Zoning Ordinance amendments based on study objectives and recommendations. Mr. Snyder reported that, under pending ordinance doctrine, if a zone map change is noticed on a Planning Commission or City Council agenda and an application is received that would potentially be prohibited by the considered change, the application may be subject to the proposed new zoning ordinance. The proposed ordinance would need to have sufficient detail to identify the intended use as a potentially prohibited use.

Mr. Snyder stated that he and the City Attorney feel imposing another TZRO would not be legally advisable. He said it would be possible to draft an ordinance that would be structured enough to identify prohibited uses and place it on the August 13th Planning Commission agenda. However, he cautioned that putting a draft ordinance on the agenda before a recommendation is made by the West Neighborhood Planning Committee may result in a change in trust of the public. As a staff member he feels it might be difficult to engage the public in discussions of desired parameters if parameters have already been defined, but he recognized that parameters can change. Councilwoman Fillmore pointed out that drafting an ordinance to put on the Planning Commission agenda on August 13th would protect the City's interests and intent that has been made clear, while respecting the engagement process.

The Council discussed whether or not to amend the TZRO Study Area, and whether or not to include the area west of 1250 West in the West Centerville Neighborhood in the draft ordinance. Council members Averett and Fillmore expressed a desire to be consistent and not amend the Study Area for one property owner. Councilwoman Fillmore stated she feels if the City is redefining the goals for the West Neighborhood, the area west of 1250 West should be

included in the pending ordinance. Mayor Cutler stated he would be comfortable if the Council chose to amend the TZRO Study Area, since the desired transit oriented planning would largely affect the area east of 1250 West. Council members Wright and Higginson expressed support for changing the TZRO map to exclude the area west of 1250 West. Councilwoman Ivie expressed support for amending the TZRO Study Area as well as support for not including the area west of 1250 West in the draft ordinance. Mr. Snyder clarified that Transit Oriented Development (TOD) automatically impacts the surrounding area, so the area to consider will expand naturally, even if not from a control standpoint. Councilman Averett said he feels the public will be okay with the draft ordinance if it is presented as a way to protect the area, and they continue to be involved in the planning process. Mr. Snyder stated he believes there is a low risk that changing the boundary of the TZRO will result in undesirable development.

Councilman Wright made a **motion** to approve Ordinance No. 2014-15 amending the Study Area for the Temporary Zoning Regulations for the West Centerville Neighborhood. Councilwoman Ivie seconded the motion. Councilwoman Fillmore pointed out the danger of setting a precedent of spot zoning. Councilman Wright said he feels the risk is minimal that any development would be inconsistent with the desired direction. Councilman Averett responded that amending the Study Area would open the door to further exceptions. The motion to amend the Study Area for the TZRO passed by majority vote (3-2), with Council members Averett and Fillmore dissenting.

Councilman Wright made a **motion** to direct staff to create a draft zoning ordinance for the Study Area and allow public comment and Planning Commission consideration. Councilwoman Fillmore suggested the motion include that the draft ordinance be ready for the August 13th Planning Commission meeting. Councilman Wright approved the suggested addition to the motion, and Councilman Higginson seconded the motion. Councilwoman Fillmore clarified that the boundaries of the ordinance will be left up to the Planning Commission and planning staff. Lisa Romney, City Attorney, emphasized that the draft ordinance will need to be fairly comprehensive in order to know what is prohibited and what is not. The amended motion passed by unanimous vote (5-0).

EXTENSION OF FRANCHISE FOR QUESTAR

Ms. Romney reported that staff is negotiating terms of a Franchise Agreement with Questar. Councilman Wright made a **motion** to approve Ordinance No. 2014-16 extending the current Franchise for Questar Gas, a successor to Mountain Fuel Supply Company, for an additional six (6) months. Councilman Higginson seconded the motion. Responding to a question regarding a penalty for not responding timely, Ms. Romney stated most utility companies, including Questar, usually do respond timely. The agreement addresses use of roads and rights-of-way. Councilman Wright pointed out that any penalty placed on a utility company will be passed on to the citizens as end users. The motion passed by unanimous vote (5-0).

MAYOR'S REPORT

- Mayor Cutler presented the quarterly utility bill adjustments report.
- The Mayor reported that mayors of the cities that chose not to continue in discussions with Macquarie met to discuss moving forward in a positive direction. The city attorneys will be meeting to discuss legal strategies. Representatives of the UTOPIA cities met together in Murray and put pressure on Murray to begin paying

operating assessments again. On July 21st the combined UTOPIA and UIA Boards will meet in a public meeting for a report regarding the First Digital proposal.

- The Mayor commented on the success of the 4th of July celebrations, and expressed appreciation to the volunteers who made it possible.

CITY MANAGER'S REPORT

Asset and Inventory Management

In the June 17 Council work session, the City Manager was questioned about one of his duties as stated in the City Code regarding asset and inventory management. Mr. Thacker explained that in 2004 the Council approved Resolution No. 2004-09 adding a new section to the City's Procurement Policy titled "Asset and Inventory Management", which defines "capital assets" as "those assets with an initial, individual cost of more than $5,000 and an estimated life in excess of two years." Other assets with initial values between $500 and $5,000 and estimated lives "ranging from one to any number of years" are referred to as "inventory". Mr. Thacker provided the Council with an Asset Report dated June 30, 2013, which includes items that have fully depreciated financially. Mr. Thacker stated that department heads have been responsible for inventory management and reporting within their departments, and he feels a reasonable effort has been made. He admitted that there are weaknesses, and accepted responsibility for trying to achieve more uniformity and more systematic procedures. He recommended that the committee that has been working on procurement policy for some time take a focused look at asset and inventory management with the management team. City Manager Thacker said he feels discretion should be given to the department heads regarding tracking of inventory of items valued less than $500. He encouraged the Council to allow management to further consider improvement options.

Councilman Higginson stated he feels the issue of inventory management is important and he thinks the recommended committee is the right group to have considering the issue. He said he is comfortable with the $500 limit. Councilwoman Ivie asked if the City has an annual inventory day. Mr. Thacker responded the inventory list of capital assets is updated as of June 30th each year in conjunction with the audit. He recognized that department inventory updates need to be improved. Councilwoman Ivie said she and her children would be happy to come down and count everything. She pointed out a discrepancy in the number of Police Department vehicles reported. Councilwoman Fillmore stated she is in favor of the recommendation made by Mr. Thacker. She said she feels uniformity will be helpful, she has trust in the committee, and she is supportive of reasonable thresholds. Blaine Lutz, Finance Director, stated that, with the current thresholds, the departments are probably accounting for 97% of expenditures. Councilwoman Ivie agreed that time is valuable, but stated the City has a responsibility to its citizens, even if it is necessary to hire another staff member to track inventory.

Councilman Wright stated he has professional experience with inventory management, and he feels a good inventory management system is important to prevent waste, fraud, and abuse from occurring. He said he believes a standardized inventory report should be part of the performance evaluation of each department head. Councilman Wright continued that the asset report provided is an accounting report, but the City Manager needs to know what is coming in and what is transferred out to make sure City assets are accounted for and controlled properly. He said the City Ordinance states that the City Manager shall "keep or cause to be kept a current inventory showing all real and personal property of the City". The Resolution helps to carry out the Ordinance. Councilman Wright stressed he feels the City needs a standardized inventory process with semi-annual inventories at the department level. Councilwoman Fillmore responded that the department heads are under the managerial control of the City Manager, the

City Manager is under the managerial control of the City Council, and it has been quite some time since the Council has visited this issue. She suggested the committee can come back to the Council with a recommendation of how to standardize the inventory process. Mayor Cutler pointed out that not everyone reads the Code with the same interpretation as Councilman Wright. Councilwoman Fillmore commented that the same section of Ordinance, under Management Controls, states: "the City Manager shall set performance standards and exercise managerial control to ensure that the City government is functioning in the most efficient and effective manner." Councilwoman Fillmore made a **motion** to follow the recommendation of staff to instruct the committee already in place for procurement matters to visit the issue of standardizing the asset and inventory management of the City. Councilman Higginson seconded the motion.

Mr. Thacker stated he supports the motion, but stressed that he feels department heads should be given the flexibility in such a small organization to manage inventory valued less than $500 in a manner that is cost effective. The threshold for the formal procedure is important. Councilwoman Fillmore stated she looks forward to hearing from the committee regarding the balance between efficiency and the need for inventory management. Mr. Thacker agreed with the need to establish procedures for updating the inventory list above the thresholds, and periodic auditing within the departments.

Councilman Wright stated he feels it is the City Manager's responsibility to engage staff in developing procedures, and the City Manager should be the one to present recommendations to the Council. He stressed that he does not want the inventory process to turn into an accounting process. Councilman Wright made a **motion** to modify the motion made by Councilwoman Fillmore to ask the City Manager to bring an effective inventory management plan back to the Council. He also pointed out a link between inventory management and facility management. Councilman Higginson stated that although he believes they all consider inventory management to be important, he is disappointed with the assumption of negligence and spirit of accusation that has been used. Councilman Higginson said he would rather work together in a spirit of cooperation. Councilwoman Fillmore called for a vote on the motion made, stating that the established committee includes the City Attorney and Management Assistant in addition to a member of the Finance Department. She expressed approval for the recommended issues/questions for consideration:

- Should there be a uniform format/form across all departments for keeping the basic inventory of assets valued of $500?
- Should there be a requirement for department heads or designees to periodically conduct a sample audit of the inventory list?

Mr. Thacker assured the Council that the committee would work with the management team on the issue. Council members Fillmore and Higginson agreed to amend the **motion** to direct staff to review asset and inventory management procedures as recommended in the staff report or as deemed appropriate, and make recommendations for improvement. The amended motion passed by unanimous vote (5-0).

Technology Update

Blaine Lutz, Finance Director/Assistant City Manager, presented a technology update. The City does not have a full-time IT staff member. Online business renewal will be functional for the renewal process in December, and online park reservations will be available as soon as current reservations have been added to the system. Jacob Smith, Management Assistant,

updated the Council regarding the City website. He provided statistics showing that website visits have doubled in the past year.

MISCELLANEOUS

Further discussion of work session topics was postponed to a later date.

RDA MEETING

At 10:16 p.m. Councilman Averett made a **motion** to adjourn to an RDA meeting. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson, Vice Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, RDA Executive Director; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular Council meeting at 10:17 p.m.

CLOSED MEETING

At 10:18 p.m. Councilman Wright made a **motion** to move to a closed meeting of the Council to discuss the character and competency of an individual. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0). In attendance were: Paul A. Cutler, Mayor; and Council members Averett, Fillmore, Higginson, Ivie, and Wright.

ADJOURNMENT

At 11:43 p.m. Councilwoman Ivie made a **motion** to return from the closed meeting and adjourn the City Council meeting. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

_____ _____

Marsha L. Morrow, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 2.

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 7:15

SUBJECT

a. Terminate warranty for Legacy Crossing Apartments
b. Commence warranty for Legacy Crossing Lot 4 Amended
c. Approve Facilities Use Agreements for use of City parks
   (1) Ute Conference, Inc. (youth football league)
   (2) BOCA Futbol Club
   (3) FORZA (formerly South Davis Soccer Association)

RECOMMENDATION

a. Terminate warranty period for Legacy Crossing Apartments.

b. Commence warranty period for Legacy Crossing Lot 4 Amended.

c. Approve the Facilities Use Agreements with the Ute Football Conference, Inc, South Davis Soccer Association dba FORZA, and BOCA Futbol Club for the use of City parks for youth football and youth soccer league games.

BACKGROUND

a. Legacy Crossing Apartments, located at 1162 North 200 West, commenced its warranty period on June 19, 2013. The City Engineer has inspected this project and recommends the warranty period be terminated. Security (in the form of an escrow) in the amount of $20,481 will be released upon termination of the warranty period.

b. Legacy Crossing Lot 4 Amended, located at approximately 1250 West Legacy Crossing Boulevard, was given final site plan approval by the Planning Commission on October 10, 2012. According to the City Engineer, all public improvements have been completed and he recommends commencement of the warranty period. The amount of security (in the form of a cash bond) posted for the warranty period will be $9,350.

c. The enclosed agreements are nearly identical to the agreements in place with these three organizations for the past three years. These documents have been reviewed by representatives of the respective organizations. The Soccer Association will have limited use of the Community Park fields during the spring because of the City's own baseball program, but will have more frequent use of the Community Park in the fall. Their use, however, will be coordinated with the youth football programs' use on Saturdays during the fall. Bruce Cox, Recreation Director, recommends approval of these Facilities Use Agreements.

ATTACHMENTS:

Description

- Facilities Use Agreement - Ute Conference, Inc.
- Facilities Use Agreement - FORZA
- Facilities Use Agreement - BOCA Futbol Club

FACILITIES USE AGREEMENT

This Agreement is made and entered into as of the____ day of August, 2014, by and between Centerville City, a municipal corporation, hereinafter referred to as the City," and Ute Conference Inc., a Utah non-profit corporation, hereinafter referred to as "User."

WITNESSETH:

WHEREAS, User desires to utilize the playing fields and facilities at the Centerville Community Park for the purpose of operating a youth football league during the football season; and

WHEREAS, the City is willing to permit User to utilize the playing fields and related facilities in accordance with the terms and conditions provided herein; and

WHEREAS, the parties desire to reduce their respective agreements and understanding to writing.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Term. The term of this Agreement shall run from the date of execution until November 30, 2014, unless sooner terminated as provided herein.

2. Permit. During the term of this Agreement and subject to the conditions and restrictions described herein, the City hereby agrees to permit User to utilize the following facilities on five (5) Saturdays during the dates and time indicated for each calendar year, hereinafter "facilities." An additional Saturday may be added if User is selected to host a playoff round and User provides the City with prior written notice of such a playoff round by Aug. 15th.

Park:	Centerville Community Park
Field(s):	All grass fields
Dates:	Five Saturdays between August 15 and November 15, excluding Labor Day weekend.
Time:	6:00 a.m. - 5:00 p.m.

The Saturdays selected, including any additional Saturday for hosting a playoff round, are subject to approval by the City's Parks and Recreation Director.

3. Restrictions. Except as provided in Section 2 regarding an additional Saturday playoff round, the User shall provide to the City a schedule of all games to be played at the facilities, including any post-season play-off games, prior to August 15 of the subject calendar year. The User shall not be allowed to use the park

facilities on week days or Sundays without permission from the City. Scrimmages and practices are prohibited at all times unless advance permission is obtained from the City. The City understands that football is played in all kinds of weather and will not request cancellation of games due to weather conditions with less than seventy-two (72) hours notification prior to game day. However, the City reserves the right to cancel subsequent use of specific fields if it determines that damage to the fields is so severe that further play would increase the damage beyond an acceptable level, or would be unsafe for use. In these rare instances, the City expects User to find alternative fields or, as an option, User may propose an alternate layout for field locations at the Community Park subject to the City's approval. User may also appeal a decision about field use to the City Manager. The City Manager will respond to the appeal within twenty-four (24) hours of receipt of written appeal.

Only vehicles authorized by the City will be allowed onto the fields or walkways. Snowplowing equipment is prohibited on all fields.

4. Maintenance. The parties hereby acknowledge that the real property comprising the playing fields together with the improvements and fixtures attached thereto are owned by the City. Equipment furnished by the User shall be owned by the User. During the term of this Agreement, maintenance for normal wear and tear of the playing fields and related facilities shall be provided by the City. To the extent known or planned, the City will notify the User prior to July 1 of each subject calendar year of planned maintenance that may interfere with scheduled games.

5. Use Fees. The User agrees to pay to the City the following field use fees:

Unlighted field use:	$5.00 per game
Lighted field use:	$25.00 for every two hours of use

Payment for use of fields shall be made at the beginning of the season prior to the first scheduled games. No refunds will be made for canceled or non-used reservations or other circumstances unless the City cancels the use of specific fields.

6. Supervision. All persons utilizing the facilities as a result of this Agreement shall be supervised by the User and as necessary by additional responsible adults designated by the User. All such supervisors shall be identified as such upon request to the City's personnel.

7. Regulations. The User and all persons responsible for providing supervision shall obey any reasonable directions or instructions of City personnel and shall comply with all applicable rules and regulations of the City where the same apply to User and User's activities. All employees, supervisors and representatives of the User shall adhere to appropriate safety and legal requirements in operating any equipment, machines or in performing any duties required of the User under this Agreement.

8. Damage and Clean-Up. The User and User's supervisors shall assure that the playing fields and related facilities are used in a safe, prudent and responsible manner and only for their usual and intended purposes. User shall be liable for any damage other than ordinary wear and tear resulting to the City's property and related facilities caused either by the User or the persons for which User is responsible for supervising. The User's supervisors shall be responsible for cleanup after each game and shall leave the property and facilities in a clean and orderly condition. User will not be responsible for cleaning City restrooms.

9. Sponsorship. The User shall not represent or imply that the City in any way sponsors, supports or endorses the activities for which the playing fields and facilities are to be used by User.

10. Improvements and Signage. No improvements or signage shall be constructed or installed by the User on the City's property without the prior written consent of the City. No changes in any existing improvements shall be made unless formal written approval from the City is received after submission of plans and drawings in accordance with City rules and regulations. No storage facilities shall be located on City property without prior written approval from or agreement with the City. No signs shall be constructed or located on the City's property without obtaining a permit from the City.

11. Concessions. The User hereby reserves unto itself the right during the designated Saturdays to operate a concession stand at the park, utilizing the User's own facilities. The User will not use the City's existing concessions building unless a separate agreement is made pertaining to that usage.

12. Restrooms. The City reserves the right to winterize and close restrooms after October 15. User will provide portable restrooms on game days when Park's restrooms are not open. The City agrees to provide User with five (5) days advance notice of its intent to winterize the restrooms so that User may have time to order and arrange for the delivery of portable restrooms.

13. Insurance and Indemnification.

a. Insurance. The User shall provide and maintain during the term of this Agreement, at its own cost and expense, comprehensive general liability insurance coverage to insure against all claims which arise from operations or performance of the User's program and activities covered by this Agreement with single limit coverage applying to bodily and personal injury liability or property damage of not less than $2,000,000. This policy shall contain an endorsement listing the City and its officers, employees and representatives as additional insureds. User shall obtain and maintain any casualty or other insurance deemed desirable by the User to protect User's equipment and property. The City shall have no liability for loss or damage to any property of the User.

b. Indemnification. User expressly agrees to indemnify, defend and hold the City, its officers, employees and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the User and its officers, supervisors, agents and representatives in performing any of User's obligations under this Agreement. The City hereby agrees to indemnify, defend and hold the User, its officers, supervisors and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the City, its officers, employees, agents and representatives in performing any of City's obligations under this Agreement.

14. Non-Exclusive Use. Nothing contained herein shall prevent the City from allowing use of the Park, the playing fields and the related facilities by others as determined by the City, provided that such use shall not unreasonably interfere with the use thereof by the User as permitted herein.

15. Default. The City may take any appropriate legal action necessary to remedy any default by User. In the event of legal action, the defaulting party shall pay all costs and expenses, including reasonable attorney fees incurred by the other party enforcing its rights hereunder, whether incurred through litigation or otherwise.

16. Termination. Either party may terminate this Agreement upon giving sixty (60) days written notice to the other party. The City may immediately terminate this Agreement and the User's permit for a violation of the terms of this Agreement by the User or its agents, supervisors or representatives.

17. Assignment and Amendment. No amendment or modification of this Agreement shall be of any force or effect unless set forth in writing and signed by the parties hereto. The User shall not assign or transfer any rights under this Agreement without the prior written consent of the City being first obtained.

18. Entire Agreement. This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous agreements, promises, representations or understandings which are not contained herein with respect thereto shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement by and through their duly authorized representatives as of the day and year first hereinabove written.

CENTERVILLE CITY

BY_____
Mayor Paul A. Cutler

ATTEST:

_____
City Recorder

UTE CONFERENCE INC.

BY:_____
ITS:_____

ATTEST:

_____
Title: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF DAVIS)

On the ___ day of _____, 2014, personally appeared before me Paul A. Cutler, who being duly sworn, did say that he is the Mayor of **CENTERVILLE CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Paul A. Cutler acknowledge to me that the City executed the same.

_____
Notary Public

_____ _____
My Commission Expires: Residing at:

USER ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF _____)

On the ____ day of _____, 2014, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of **Ute Conference Inc,** a Utah non-profit corporation, and that the within and foregoing instrument was signed on behalf of said corporation and duly acknowledged to me that said corporation executed the same.

_____
Notary Public

_____ _____
My Commission Expires: Residing at:

FACILITIES USE AGREEMENT

This Agreement is made and entered into as of the _____ day of August, 2014, by and between Centerville City, a municipal corporation, hereinafter referred to as the "City," and the South Davis Soccer Association, a Utah non-profit corporation, dba FORZA, hereinafter referred to as "User."

WITNESSETH:

WHEREAS, User desires to utilize the playing fields and facilities at Centerville parks for the purpose of operating a youth soccer league; and

WHEREAS, the City is willing to permit User to utilize the playing fields and related facilities in accordance with the terms and conditions provided herein; and

WHEREAS, the parties desire to reduce their respective agreements and understanding to writing.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Term. The term of this Agreement shall run from the date of execution until November 30, 2015, unless sooner terminated as provided herein.

2. Permit. During the term of this Agreement and subject to the conditions and restrictions described herein, the City hereby agrees to permit User to utilize the playing fields and facilities at City parks on dates approved by the City's Parks and Recreation Director.

3. Restrictions. The User shall provide to the City at the beginning of each soccer season a schedule of all games to be played at City parks. Scrimmages and practices are prohibited at all times unless advance permission is obtained from the City. The City reserves the right to cancel use of specific fields if it determines that damage to the fields is so severe that further play would increase the damage beyond an acceptable level, or would be unsafe for use. In these rare instances, the City expects User to find alternate fields or, as an option, User may propose an alternate layout for field locations at City parks subject to the City's approval. User may also appeal a decision about field use to the City Manager. Only vehicles authorized by the City will be allowed onto the fields or walkways. Snowplowing equipment is prohibited on all fields.

4. Maintenance. The parties hereby acknowledge that the real property comprising the playing fields together with the improvements and fixtures attached thereto are owned by the City. Equipment furnished by the User shall be owned by the User. During the term of this Agreement, maintenance for normal wear and tear of the playing fields and related facilities shall be provided by the City. To the extent known or planned, the City will notify the User in advance of planned maintenance that will interfere with scheduled games.

5. Use Fees. The User agrees to pay to the City the following field use fees:

Unlighted field use:	$ 5.00 per game (up to two hours)
Lighted field use:	$25.00 for every two hours of use

Payment for use of fields shall be made at the beginning of each season prior to the first scheduled games. No refunds will be made for canceled or non-used reservations or other circumstances unless the City cancels the use of specific fields.

6. Supervision. All persons utilizing the facilities as a result of this Agreement shall be supervised by the User and as necessary by additional responsible adults designated by the User. All such supervisors shall be identified as such upon request to the City's personnel.

7. Regulations. The User and all persons responsible for providing supervision shall obey any reasonable directions or instructions of City personnel and shall comply with all applicable rules and regulations of the City where the same apply to User and User's activities. All employees, supervisors and representatives of the User shall adhere to appropriate safety and legal requirements in operating any equipment, machines or in performing any duties required of the User under this Agreement.

8. Damage and Clean-Up. The User and User's supervisors shall assure that the playing fields and related facilities are used in a safe, prudent and responsible manner and only for their usual and intended purposes. User shall be liable for any damage other than ordinary wear and tear resulting to the City's property and related facilities caused either by the User or the persons for which User is responsible for supervising. The User's supervisors shall be responsible for cleanup after each game and shall leave the property and facilities in a clean and orderly condition.

9. Sponsorship. The User shall not represent or imply that the City in any way sponsors, supports or endorses the activities for which the playing fields and facilities are to be used by User.

10. Improvements and Signage. No improvements or signage shall be constructed or installed by the User on the City's property without the prior written consent of the City. No changes in any existing improvements shall be made unless formal written approval from the City is received after submission of plans and drawings in accordance with City rules and regulations. No storage facilities shall be located on City property. No signs shall be constructed or located on the City's property without obtaining a permit from the City.

11. Concessions. The City reserves all rights to operate concessions during soccer games, unless otherwise agreed to by separate agreement or by amendment to this Agreement.

12. Insurance and Indemnification.

a. Insurance. The User shall provide and maintain during the term of this Agreement, at its own cost and expense, comprehensive general liability

insurance coverage to insure against all claims which arise from operations or performance of the User's program and activities covered by this Agreement with single limit coverage applying to bodily and personal injury liability or property damage of not less than $2,000,000. This policy shall contain an endorsement listing the City and its officers, employees and representatives as additional insureds. User shall obtain and maintain any casualty or other insurance deemed desirable by the User to protect User's equipment and property. The City shall have no liability for loss or damage to any property of the User.

b. Indemnification. User expressly agrees to indemnify, defend and hold the City, its officers, employees and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the User and its officers, supervisors, agents and representatives in performing any of User's obligations under this Agreement. The City hereby agrees to indemnify, defend and hold the User, its officers, supervisors and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the City, its officers, employees, agents and representatives in performing any of City's obligations under this Agreement.

13. Non-Exclusive Use. Nothing contained herein shall prevent the City from allowing use of the Park, the playing fields and the related facilities by others as determined by the City, provided that such use shall not unreasonably interfere with the use thereof by the User as permitted herein.

14. Default. The City may take any appropriate legal action necessary to remedy any default by User. In the event of legal action, the defaulting party shall pay all costs and expenses, including reasonable attorney fees incurred by the other party enforcing its rights hereunder, whether incurred through litigation or otherwise.

15. Termination. Either party may terminate this Agreement upon giving sixty (60) days written notice to the other party. The City may immediately terminate this Agreement and the User's permit for a violation of the terms of this Agreement by the User or its agents, supervisors or representatives.

16. Assignment and Amendment. No amendment or modification of this Agreement shall be of any force or effect unless set forth in writing and signed by the parties hereto. The User shall not assign or transfer any rights under this Agreement without the prior written consent of the City being first obtained.

17. Entire Agreement. This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous agreements, promises, representations or understandings which are not contained herein with respect thereto shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement by and through their duly authorized representatives as of the day and year first hereinabove written.

CENTERVILLE CITY

BY:_____
Paul A. Cutler, Mayor

ATTEST:

_____
City Recorder

SOUTH DAVIS SOCCER ASSOCIATION dba FORZA

BY:_____
ITS:_____

ATTEST:

_____
(Title)_____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF DAVIS)

On the ___ day of _____, 2014, personally appeared before me Paul A. Cutler, who being duly sworn, did say that he is the Mayor of **CENTERVILLE CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Ronald G. Russell acknowledge to me that the City executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

USER ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF _____)

On the _____ day of _____, 2014, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of **South Davis Soccer Association,** a Utah non-profit corporation, **dba FORZA,** and that the within and foregoing instrument was signed on behalf of said corporation and duly acknowledged to me that said corporation executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

FACILITIES USE AGREEMENT

This Agreement is made and entered into as of the _____ day of August, 2014, by and between Centerville City, a municipal corporation, hereinafter referred to as the "City," and the BOCA Futbol Club, a Utah non-profit corporation, hereinafter referred to as "User."

WITNESSETH:

WHEREAS, User desires to utilize the playing fields and facilities at Centerville parks for the purpose of operating a youth soccer league; and

WHEREAS, the City is willing to permit User to utilize the playing fields and related facilities in accordance with the terms and conditions provided herein; and

WHEREAS, the parties desire to reduce their respective agreements and understanding to writing.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Term. The term of this Agreement shall run from the date of execution until November 30, 2015, unless sooner terminated as provided herein.

2. Permit. During the term of this Agreement and subject to the conditions and restrictions described herein, the City hereby agrees to permit User to utilize the playing fields and facilities at City parks on dates approved by the City's Parks and Recreation Director.

3. Restrictions. The User shall provide to the City at the beginning of each soccer season a schedule of all games to be played at City parks. Scrimmages and practices are prohibited at all times unless advance permission is obtained from the City. The City reserves the right to cancel use of specific fields if it determines that damage to the fields is so severe that further play would increase the damage beyond an acceptable level, or would be unsafe for use. In these rare instances, the City expects User to find alternate fields or, as an option, User may propose an alternate layout for field locations at City parks subject to the City's approval. User may also appeal a decision about field use to the City Manager. Only vehicles authorized by the City will be allowed onto the fields or walkways. Snowplowing equipment is prohibited on all fields.

4. Maintenance. The parties hereby acknowledge that the real property comprising the playing fields together with the improvements and fixtures attached thereto are owned by the City. Equipment furnished by the User shall be owned by the User. During the term of this Agreement, maintenance for normal wear and tear of the playing fields and related facilities shall be provided by the City. To the extent known or planned, the City will notify the User in advance of planned maintenance that will interfere with scheduled games.

5. Use Fees. The User agrees to pay to the City the following field use fees:

Unlighted field use:	$ 5.00 per game (up to two hours)
Lighted field use:	$25.00 for every two hours of use

Payment for use of fields shall be made at the beginning of each season prior to the first scheduled games. No refunds will be made for canceled or non-used reservations or other circumstances unless the City cancels the use of specific fields.

6. Supervision. All persons utilizing the facilities as a result of this Agreement shall be supervised by the User and as necessary by additional responsible adults designated by the User. All such supervisors shall be identified as such upon request to the City's personnel.

7. Regulations. The User and all persons responsible for providing supervision shall obey any reasonable directions or instructions of City personnel and shall comply with all applicable rules and regulations of the City where the same apply to User and User's activities. All employees, supervisors and representatives of the User shall adhere to appropriate safety and legal requirements in operating any equipment, machines or in performing any duties required of the User under this Agreement.

8. Damage and Clean-Up. The User and User's supervisors shall assure that the playing fields and related facilities are used in a safe, prudent and responsible manner and only for their usual and intended purposes. User shall be liable for any damage other than ordinary wear and tear resulting to the City's property and related facilities caused either by the User or the persons for which User is responsible for supervising. The User's supervisors shall be responsible for cleanup after each game and shall leave the property and facilities in a clean and orderly condition.

9. Sponsorship. The User shall not represent or imply that the City in any way sponsors, supports or endorses the activities for which the playing fields and facilities are to be used by User.

10. Improvements and Signage. No improvements or signage shall be constructed or installed by the User on the City's property without the prior written consent of the City. No changes in any existing improvements shall be made unless formal written approval from the City is received after submission of plans and drawings in accordance with City rules and regulations. No storage facilities shall be located on City property. No signs shall be constructed or located on the City's property without obtaining a permit from the City.

11. Concessions. The City reserves all rights to operate concessions during soccer games, unless otherwise agreed to by separate agreement or by amendment to this Agreement.

12. Insurance and Indemnification.

a. Insurance. The User shall provide and maintain during the term of this Agreement, at its own cost and expense, comprehensive general liability insurance coverage to insure against all claims which arise from operations or performance of the User's program and activities covered by this Agreement with single limit coverage applying to bodily and personal injury liability or property damage of not less than $2,000,000. This policy shall contain an endorsement listing the City and its officers, employees and representatives as additional insureds. User shall obtain and maintain any casualty or other insurance deemed desirable by the User to protect User's equipment and property. The City shall have no liability for loss or damage to any property of the User.

b. Indemnification. User expressly agrees to indemnify, defend and hold the City, its officers, employees and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the User and its officers, supervisors, agents and representatives in performing any of User's obligations under this Agreement. The City hereby agrees to indemnify, defend and hold the User, its officers, supervisors and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of any negligence of the City, its officers, employees, agents and representatives in performing any of City's obligations under this Agreement.

13. Non-Exclusive Use. Nothing contained herein shall prevent the City from allowing use of the Park, the playing fields and the related facilities by others as determined by the City, provided that such use shall not unreasonably interfere with the use thereof by the User as permitted herein.

14. Default. The City may take any appropriate legal action necessary to remedy any default by User. In the event of legal action, the defaulting party shall pay all costs and expenses, including reasonable attorney fees incurred by the other party enforcing its rights hereunder, whether incurred through litigation or otherwise.

15. Termination. Either party may terminate this Agreement upon giving sixty (60) days written notice to the other party. The City may immediately terminate this Agreement and the User's permit for a violation of the terms of this Agreement by the User or its agents, supervisors or representatives.

16. Assignment and Amendment. No amendment or modification of this Agreement shall be of any force or effect unless set forth in writing and signed by the parties hereto. The User shall not assign or transfer any rights under this Agreement without the prior written consent of the City being first obtained.

17. Entire Agreement. This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous agreements, promises, representations or understandings which are not contained herein with respect thereto shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement by and through their duly authorized representatives as of the day and year first hereinabove written.

CENTERVILLE CITY

BY:_____
Paul A. Cutler, Mayor

ATTEST:

_____
City Recorder

BOCA FUTBOL CLUB

BY:_____
ITS:_____

ATTEST:

_____
(Title)_____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF DAVIS)

On the ___ day of _____, 2014, personally appeared before me Paul A. Cutler, who being duly sworn, did say that he is the Mayor of **CENTERVILLE CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Ronald G. Russell acknowledge to me that the City executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

USER ACKNOWLEDGMENT

STATE OF UTAH)
: **ss.**
COUNTY OF _____)

On the _____ day of _____, 2014, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of **the BOCA Futbol Club,** a Utah non-profit corporation, and that the within and foregoing instrument was signed on behalf of said corporation and duly acknowledged to me that said corporation executed the same.

_____
Notary Public

My Commission Expires: Residing at:

_____ _____

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 3.

Short Title: Water Conservation Plan

Initiated By: Mike Carlson, Deputy PWs Director/Water Division Supervisor

Scheduled Time: 7:15

SUBJECT

a. Public Hearing
b. Approve Water Conservation Plan required by State law

RECOMMENDATION

a. Hold a public hearing as required by State law, prior to approving the City's Water Conservation Plan.

b. Following the public hearing, approve the City's Water Conservation Plan

BACKGROUND

a. State law [UCA 73-10-31(3)(b)] requires the City to adopt/update a water conservation plan every 5 years. "Before adopting or amending a water conservation plan, each water conservancy district or retail water provider shall hold a public hearing..." The notice of the public hearing was published on the States Public Notice Website, on the City's website and posted at City Hall.

b. The enclosed Water Conservation Plan for Centerville was prepared by Mike Carlson, Public Works Deputy Director/Water Division Supervisor. Mike will attend the Council meeting to answer questions about this document, which is an update of the document approved 5 years ago by the City Council.

ATTACHMENTS:

Description

- ph-water conservation plan
- Water Conservation Plan 2014
- Appendix I
- Appendix II
- Appendix III
- Appendix IV
- Appendix V - VI
- Appendix VII - VIII

CENTERVILLE CITY COUNCIL
PUBLIC HEARING
WATER CONSERVATION PLAN

Notice is hereby given that the Centerville City Council will hold a public hearing in the City Council Chambers of the Centerville City Hall, 250 North Main Street, Centerville on Tuesday, August 19, 2014 at approximately 7:00 p.m., or as soon thereafter as the matter may be heard, to consider an updated Water Conservation Plan for Centerville City.

Pursuant to State Law, "Centerville City has updated its Water Conservation Plan, which will be the subject of a public hearing." The Water Conservation Plan is available for review by the public at City Hall in the office of the City Recorder during regular business hours.

MARSHA L. MORROW
Centerville City Recorder

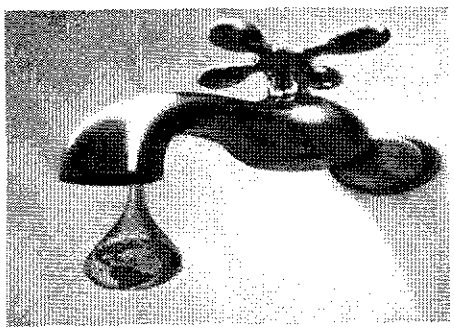
CENTERVILLE CITY'S

WATER CONSERVATION PLAN

AND

A PLAN TO INCREASE

THE EFFICIENCY OF WATER USE



Updated July 2014

Prepared by Michael Carlson
(801-292-8232

CENTERVILLE CITY'S
Water Conservation Plan

	Page
Table of Contents	2
Introduction	4
Youth Water Saving Programs	4
Adult Water Saving Programs	5
Description of our City	5
Statistical Information	5
Future Growth	6
Water Budget	7
Current Water Source Usage	7
Wells	7
Surface Water	7
Summary of Current Use	7
Current Water Rates	8
Audit Summary Water Consumption	8
Irrigation Water	9
Future Water Development	10
Centerville's 10 Year Culinary Master Plan	10
Chase Lane Well	
Goals for Future Sources of Additional Water, 10 – 20 Years	10
City Ordinances	11
Zoning Ordinance Highlights	12
Water Conservation Goals	12
Education	13
Revise City Ordinances	13
Leaks and Repair s	13
Plumbing Code	14
Revising Zoning Landscape Requirements	14
Water Consumption Audit	14
Water Meter Consumption Audit	14
Water Conservation Goals for Houses	14
Other Water Conservation Projects	15
Porter Well Grounds Water Wise Design	15
Subsurface Fill Station	15
Website Water Conservation Information	15

Figures:

Figure 1	Population Growth	6
Figure 2	Water Use	8
Figure 3	Water Produced and Used	8

Appendix

I	Education Photos
II	Conservation Information
III	Landscaping Ordinance
IV	Landscape Project at Porter Lane Well
V	Subsurface Fill Station
VI	Water Leaks by Year
VII	Centerville City 2012 Water Audit
VIII	Handout and Utility Bill Stuffers

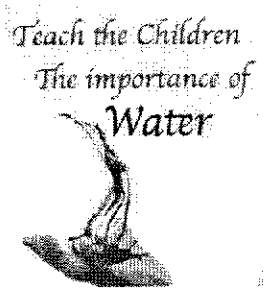
INTRODUCTION

In response to the growth occurring all along the Wasatch Front and other areas in the state of Utah, Centerville City is concerned about the future availability of our water supply. This water conservation plan is written to address the concerns of Centerville City and to comply with UCA Section 73-10-32 Water Conservation Plans and Utah Conservancy District Act as amended.

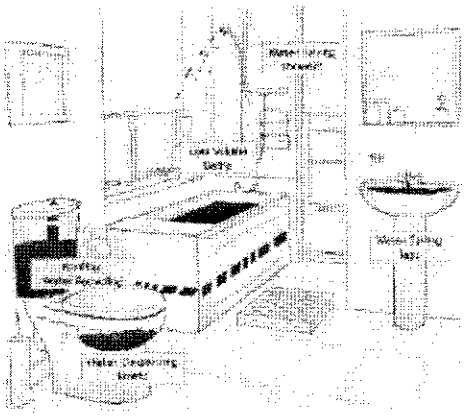
The City of Centerville continually updates their waterlines. This has been an ongoing program since 1989 and continues to the present. Faulty waterlines have been replaced. Some of these had as many as nine leaks in one city block. As you can see our leaks have leveled off and the number of water mains has increased to 79.10 miles. (See Appendix VI) We feel that updating the waterlines is one of the best ways to be proactive in saving water.

Youth Water Saving Programs

We have presented educational programs in several of the local elementary schools. We have gone to Centerville Elementary for approximately 16 years to present ways to conserve water. The students were taught how to keep our water clean, water conservation, backflow safety, and were given some water conservation handouts.



Adult Water Saving Programs



As part of our customer service, we teach adults water saving techniques. When someone has a high water bill, we go to their home or business and help them do a water audit by checking for leaks. We look at such things as their water softener, a leaking toilet, drippy taps, etc. They are instructed on how to make repairs or whether they should call someone to fix the problem. We also supply toilet dye for anyone who needs it. We are continually looking for ways to educate the public about water conservation.

Handouts, which describe ways to save water, are also provided at City Hall and toilet dye is available upon request. We educate the adults through our Newsletters and feel this is an effective way to reach our residents. We also use our **Annual Water Report** to help promote water conservation programs. (See Appendix II and VIII)

Description of our City

Located in Davis County, Centerville City is growing moderately in residential, commercial and industrial areas. We have charted the growth in our city and feel we are keeping up with the demand. In drought years, we observed that our residents are very cooperative in conserving water on a volunteer basis, which was the case in the water years 2002 and 2004. This year 2014 could also be a drought year. The City is always looking at ways to develop new resources to save water.

We feel there are two ways to insure a constant supply of water to our residents. The first is to conserve water and the second is to develop more sources. We feel that the least expensive way is to educate our citizens how to conserve water. However, we still need to cultivate more sources too. Centerville City has an ongoing source protection program and we are continuously updating our water master plan. Our wells have all been tested and they meet all of the State and EPA requirements.

Statistical Information about Our City as of December 30th, 2013

Centerville City has a population of 16,700 and serves 5.9 square miles. There are 4,521 residential and 250 commercial connections.

All culinary water in Centerville is metered, including city water that is used for irrigation purposes. Residential meters are read from April to November and commercial meters are read every month.

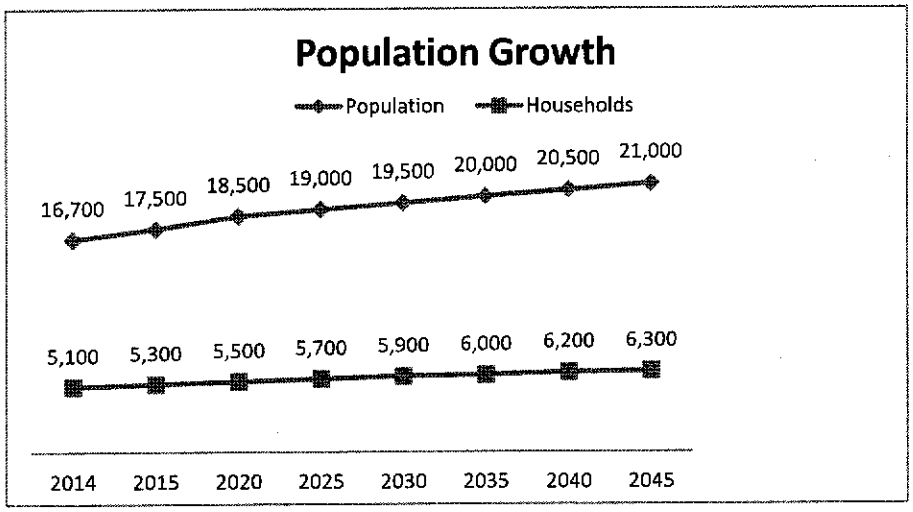
The city has the following meters:

¾" meters	4450
1" meters	221
1 ½" meters	58
2" meters	31
3" meters	5
4" meters	6
4 fire meters	(rental)
Bulk water site	(shop)
Fill station	(800 West)

Future Growth

We have looked at our total growth and projected that the population will increase to about 21,000 in the next 30 years. We have analyzed areas where growth could occur and estimate that the majority of our growth will be realized by the year 2045. See Figure 1.

Figure 1



Water Budget

Centerville City has an annual water system operating budget of approximately $1.7 million. This amount includes all the waterline improvements and the day-to-day operation of the city's culinary water system.

Centerville City has endeavored to watch our well resources so we can use our budgeted monies efficiently. We have been one of the first who could monitor static levels as well as the draw down on the water level at each well. The City has had a master plan since 1989 and improvements are made each year to our water system. In recent years this included a new well, a new reservoir, and many miles of new water mains. Centerville also has been recognized for our efficient use of power. We try to conserve all our resources and use best practices.

Current Water Source Usage

Wells

Centerville City has eight wells available for use in 2014. These wells produced most of the water for the City. The wells that we are using are the Rolling Hills Well, Rick's Creek Well, Holbrook Well, New City Hall Well, Lyons Well, Church Well, Carrington Well and the newly constructed Chase Lane Well. These wells produce about 1.85 cubic feet of water per second in a 24-hour period. The maximum that we could pump in 24-hours, without changing some of our pumps, is about 7.3 cubic feet per second. If we were to change some of our pumps, we could increase it to 10.0 cubic feet per second in a 24-hour period. We are trying not to over pump our wells, so as you can see, the numbers have not moved much over the last five years.

Surface Water

Our water system purchases 162 million gallons of water from Weber Basin Conservancy District each year. We have a contract with them to provide this amount of water on an annual basis.

Summary of Current Use

In 2013, Centerville City used 538.29 million gallons of water per year or 1,024 gallons per minute. This includes both well water and surface water. From 2004 to 2008, the five year average was 548.81 million gallon compared to the last five years, 2009 to 2013, the average was 524.23 per year. This is 24.58 million gallons per year reduction in water use. Even with the growth we have had, we were still able to decrease the amount of water used.

Figure 2

	Water Use				
North and South	**2009**	**2010**	**2011**	**2012**	**2013**
Total Gallons	556.31	503.91	482.39	538.26	538.29

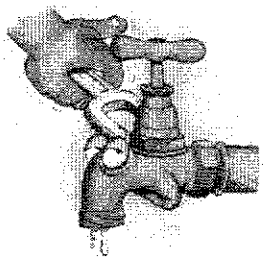
Current Water Rates

Our water rates have been structured to encourage water conservation. As more water is used, the resident's cost per 1000 gallons increases. The rates are as follows:

Base Rate	$19.22
0 to 5,000 gallons	.82 per thousand
5,000 to 10,000 gallons	1.11 per thousand
10,000 and more	1.46 per thousand

The sewer district uses our water billing to charge citizens for the wastewater that comes into their plant. Charges reflect the amount of water used and we hope this is an additional incentive for them to save water.

Audit Summary Water Consumption (October 2011 – September 2012)



In the year 2012, Centerville City produced and purchased 538.26 million gallons of water. One of our goals for the last Water Conservation period was to do an in-depth Water Audit, which can be found in Appendix VII. Through this yearlong (2012) project, we found some interesting things. Following are some of our audit conclusions:

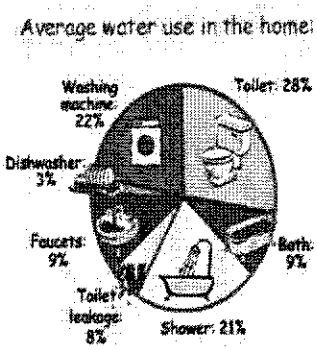
- The amount of water that can go through a water meter and not be detected is about 6.3 ounces per minute.
- The amount of water loss due to leaks in homes in the middle of the night is .02 gallons per minute per home.
- We found that we have been buying good water meters for our system; almost all the meters we tested were within AWWA specification.
- We found that we need to keep changing out our old large meters.
- We now have very reliable numbers to use.

Figure 3

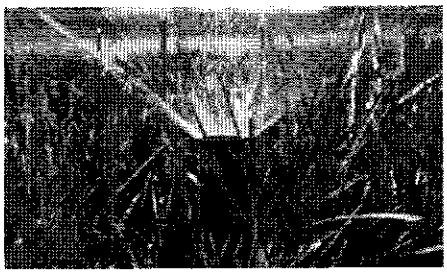
Water Produced	MG	%
Well Water, Five Operating Wells	414.7	78.98
Purchased from Weber Basin	110.35	21.02
Total Water Produced	**525.05**	100%

Water Use

	MG	%
Water Sold	449.19	85.55
Non billed metered water city building	2.4	0.46
Public works non-metered water	0.595	0.12
Water leaks	0.914	0.18
Reservoir's overflows	1.335	0.25
Pump lube lines	0.223	0.04
Fire flows	0.063	0.012
Fluoride / Chlorine analyzers	0.594	0.11
Water quality flushing	0.633	0.12
Fire department training and fires	0.032	0.006
Waterline jobs	0.256	0.05
Water theft	0.028	0.005
Island View Tank Leak (Repaired in 2013)	3.52	0.67
Water Meters		
Zero reads on water meters	0.589	0.111
Adjustment of water meter inaccuracy (AWWA Specification)	5.6	1.06
Water meter non-recording due to low flow (6.3 ounces or less per minute)	59.077	11.25
Total Water Used	525.05	100%



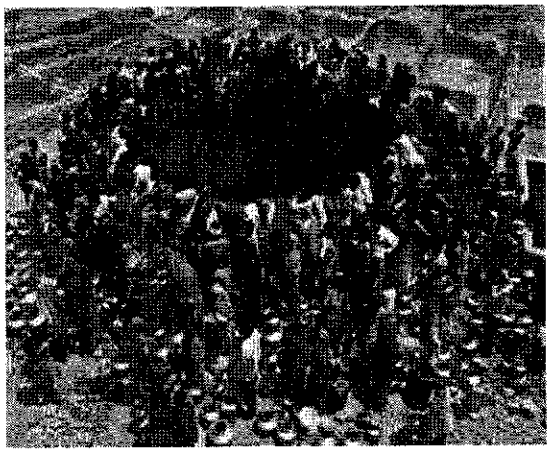
Irrigation Water



We have two irrigation companies in the city, Weber Basin and Deuel Creek Irrigation. They supply water to residents for irrigation purposes and have restrictions on water waste and the times of day that water can be used. Centerville has about 80 acres of parks, all of which are maintained by irrigation water. Centerville City's Park Department is a good example of how to irrigate. They water at night and in the early morning. The amount of water is adjusted according to the temperature and time of the year. Centerville has very little farmland remaining, mostly pastures.

We currently have 188 residents who use culinary water for their irrigation. At the present time, the city will not allow a new subdivision to be built without irrigation water. All culinary water use is accounted for by a water meter.

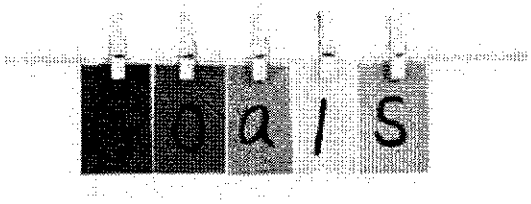
Future Water Development



Centerville City has been looking at different ways to save and produce more water. We feel there are several options, the least expensive being water conservation (see water conservation goals). Centerville has been working on a 10 year master plan, which was last updated in 2013, as well as possible long range goals, which are listed below.

Centerville's 10 Year Culinary Master Plan

Chase Lane Well
This came on line this year, 2014 and will help provide water into the future.



Goals for Future Sources of Additional Water, 10 - 20 Years

1. **Porter Lane Well**
   This is an old well that we are in the process of trying to get online. If we can't, we may re-drill the well in another place.

2. **Duncan Springs**
   We are checking into the cost, quality and quantity of this water.

3. **Streams and Surface Water**
   We may investigate the use of some small treatment plants to pull water out of our creek channels.

4. **Upgrade Pumps in Existing Wells**
   We would like to upgrade some of our wells and put in bigger pumps.

5. **Recharge Our Aquifers**
   We could use the streams and surface waters to recharge our aquifers.

CITY ORDINANCES

Centerville City has adopted the following ordinances to help with our water conservation:

9-1-101-124. Unauthorized Users.
It shall be unlawful for any water service user to permit any person from other premises or any unauthorized person to use or obtain water services regularly from his premises or water facilities, either outside or inside his premises.

9-1-101-128. Faulty Equipment.
It shall be unlawful for any water user to:

(a) Waste water.

(b) Allow it to be wasted by stops, taps, valves, leaky joints or pipes, or to allow tanks or watering troughs to leak or overflow.

(c) Wastefully run water form hydrants, faucets, or stops or though basins, water closets, urinals, sinks or other apparatus.

(d) Use the water for purposes other than for those which he has applied, or to use water in violation of the rules and regulations for controlling the water supply.

9-1-101-129. Sprinkling Vehicles.
Vehicles for sprinkling shall be regulated and controlled by the water department through the superintendent of the water department.

9-1-102-114. Scarcity of Water.
In times of scarcity of water, whenever it shall in the judgment of the Mayor and the governing body be necessary, the Mayor shall by proclamation limit the use of water to such extent as may be necessary. It shall be unlawful for any person, his family, servants, or agents to violate any proclamation made by the Mayor in pursuance of this part.

9-1-102-115. Waste of Water.
(a) Users of water from the municipal water system shall not permit water to continue to run wastefully and without due efforts to conserve water. If, in the judgment of the water superintendent or of any of the officers of the municipality, a user of municipal water engages in practices which result in the needless waste of water and continues to do so after reasonable notice to discontinue wastefulness has been given, the superintendent or any officer may refer the matter to the governing body.

9-1-102-116. Water Meters.
(e) The superintendent shall cause meter readings to be taken regularly and shall advise the recorder thereof for the purpose of recording the necessary billings for water service.

(g) If a customer submits a written request to the superintendent to test his water meter, the municipality may, if under the circumstances it deems it advisable and in its discretion, order a test of the meter measuring the water delivered to such customer.

If such request is made within twelve months after the date of the last previous test, the customer may be required to pay the cost of such test. If the meter is found in such test to record from 97% to 103% of accuracy under methods of testing satisfactory to the governing body, the meter shall be deemed to accurately measure the use of water.

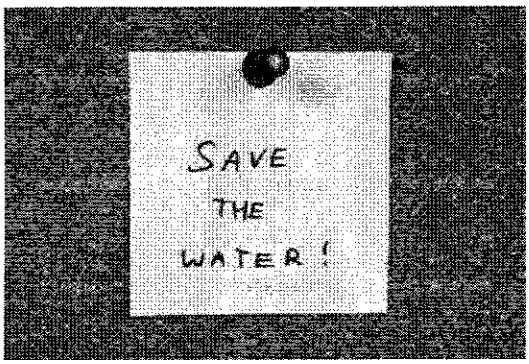
(h) If the municipality's meters fail to register at any time, the water delivered during the period of failure shall be estimated on the basis of previous consumption during a period which is not questioned. In the event a meter is found to be recording less than 97% or more than 103% of accuracy, the municipality shall make such adjustments in the customer's previous bills as are just and fair under the circumstances.

CENTERVILLE CITY ZONING ORDINANCE HIGHLIGHTS

12-51-060. Landscaping Design Guidelines
12-51-060. (f), Low Water Usage. Drought resistant shrubs and trees should be used wherever possible. A list of low water use plants is available from the Community Development Department
12-51-080.Planting Material Standards.
(a) Plants Characteristics. Plants used for landscaping shall:
(1) Be drought tolerant;
12-51-082. Artificial Landscaping Standards.

For a full copy of the zoning ordinance see Appendix III

WATER CONSERVATION GOALS



Our overall goal is to bring our water usage to 70 gallons per person per day. Our current usage per capita is 88.3 gallons per person, which was a decrease from the last water conservation report. Through the goals on the following pages, we hope to lower our per capita daily usage within the next five years. Our calculations only include potable water. We don't supply irrigation water to residents, other than the 188 homes who don't have irrigation water from another source.

Education

The Public Works Department would like to provide education in the following areas:

(a) Teach school children and personnel about conserving water, as well as where it comes from and how to keep our water safe to drink.

Status of the Goal: We have gone into the schools for the last 16 years to teach water safety and conservation. We feel this has been productive and we will continue to do it. (See Appendix I).

(b) Through the use of our Newsletters, the same information given to the youth is also given to the adults.

Status of Goal: We have met our goal, but it needs to continue. (See Appendix II for some of the Newsletter articles.)

(c) We would like to have pamphlets available describing how to conserve water and how to look for leaks, etc.

Status of Goal: We continue to hand out three different types of water conservation pamphlets and need to continue this practice.

Revising City Ordinances

We will continue to look for ways to adjust our city ordinances when needed.

Status of Goal: Keep monitoring our City's ordinances. *We have made at least one update to our zoning ordinance on landscaping (Updated January 4, 2011).*

Leaks and Repairs

The city has always had a policy of repairing water leaks as quickly as possible. We have found that most of our leaks come to the surface, so there has not been a need for leak detection in the past.

Centerville City has spent a lot of money in updating our water system. For an example, in 1993 the Water Department repaired 51 water leaks compared to 18 water leaks in 2013. Our leaks have been cut by 65% despite increasing the total miles of waterlines. (See Appendix VI) We currently have 79.10 miles of water mains. In 2013, we had a leak detection company come in and do leak detection in an area. They tested 1.33 miles of water mains, 134 water services, 15 fire hydrants and 12 water main valves and found only one leak. It was coming up and out of the water meter box and would have been reported within a short period of time.

Plumbing Code

We will encourage our city officials to adopt each addition of the new plumbing codes.

Status of Goal: We have adopted the 2012 edition to the plumbing code and will continue to update as changes are made

Revising Zoning Landscape Requirements

Centerville City amended the landscaping and screening ordinance, which pertains mostly to artificial landscaping, on January 4th 2011. We would like to keep updating this as needed (See Appendix III for this document.)

Status of Goal: Keep refining and updating as needed.

Water Consumption Audit

We would like to do another water consumption audit in 2017.

Status of Goal: We completed an audit in 2012 and the new goal is to do another audit.

Water Meter Consumption Audit (New)

Meter Testing and Replacements

Goal for the next five years is to test up to 3% of our water meters yearly and see what adjustment we need to make to them.

Water Conservation Goals for Houses

We would like to continue the following programs:

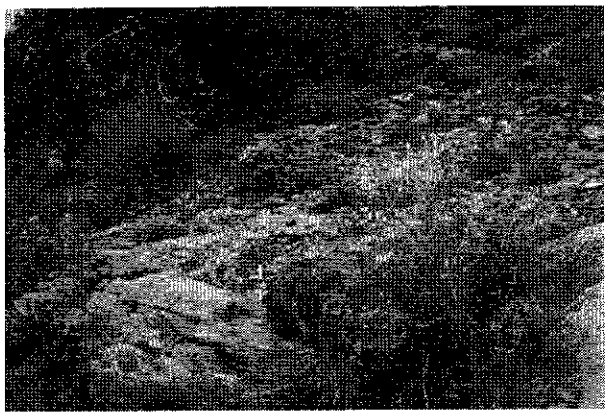
(a) Dye for leak detection in toilets. We have been doing this for over 15 years and will continue it.

Status of Goal: When a resident is concerned about an increase in their water bill, we use this as a tool to help with water conservation by detecting leaks in their toilets.

(b) Provide a leak audit upon request for the account.

Status of Goal: We have done many audits in residences and have found many toilets and water softeners that have been leaking. This will be an ongoing goal.

Other Water Conservation Projects



Porter Lane Well Grounds Design for a "Water Wise" Demonstration Landscape

We worked with USU Extension, Jerry Goodspeed, in landscaping a demonstration area where people could see drought resistant grasses and plants native to our area. It has a walkway around it to observe the landscaping. (Please see Appendix IV for pictures.)

Items that still need to be done are: providing a list of the plants and to put the entire project on the Web page. This will enable anyone to go to the Web page get a map printout and a plant list including specific information on each of the plants.

New goal: update the picture of the site to make it more appealing on the web page.

Subsurface Fill Station

This is an alternative to using culinary finished drinking water for construction projects. The Fill Station is located at our subsurface line junction on the Frontage Road. The water is pumped to a higher grade where it can free flow to the Great Salt Lake. Rather than pumping the water to the Great Salt Lake, the Fill Station provides water for water trucks and others who need secondary water. This eliminates the problem of having water trucks hook onto our fire hydrants. Currently we are charging a signup fee and a fee per each 1,000 gallons. We do this to reduce the demand on our culinary water resources.

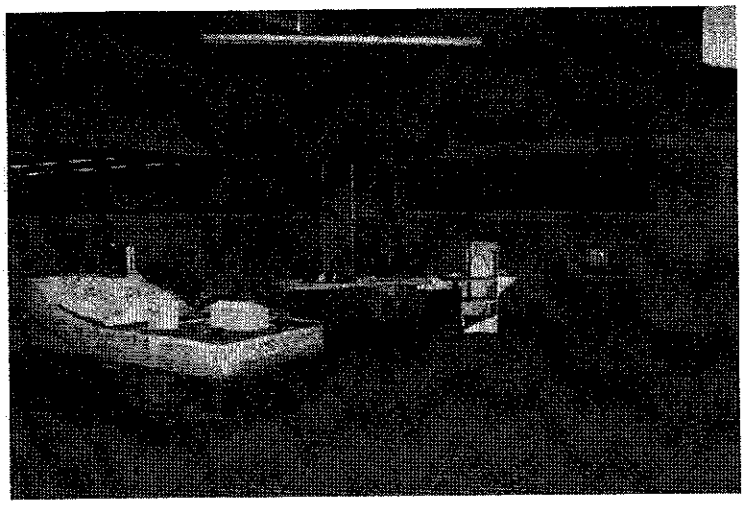
Several items have been completed such as hooking up the key card system and painting the piping. (Please see Appendix V.)

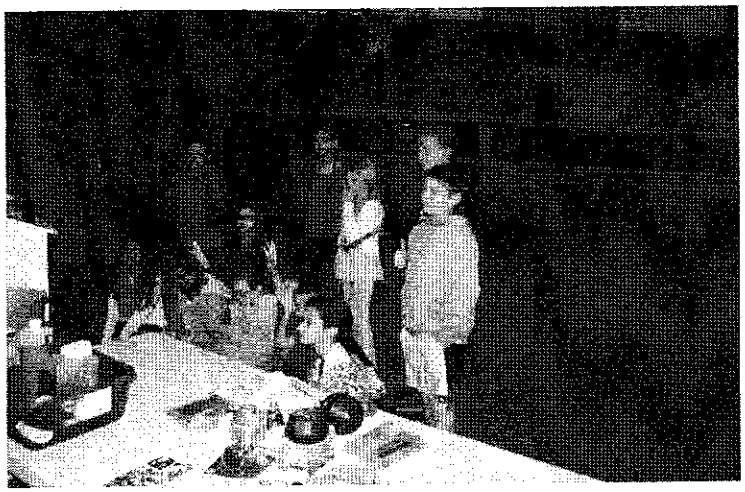
Website Water Conservation Information

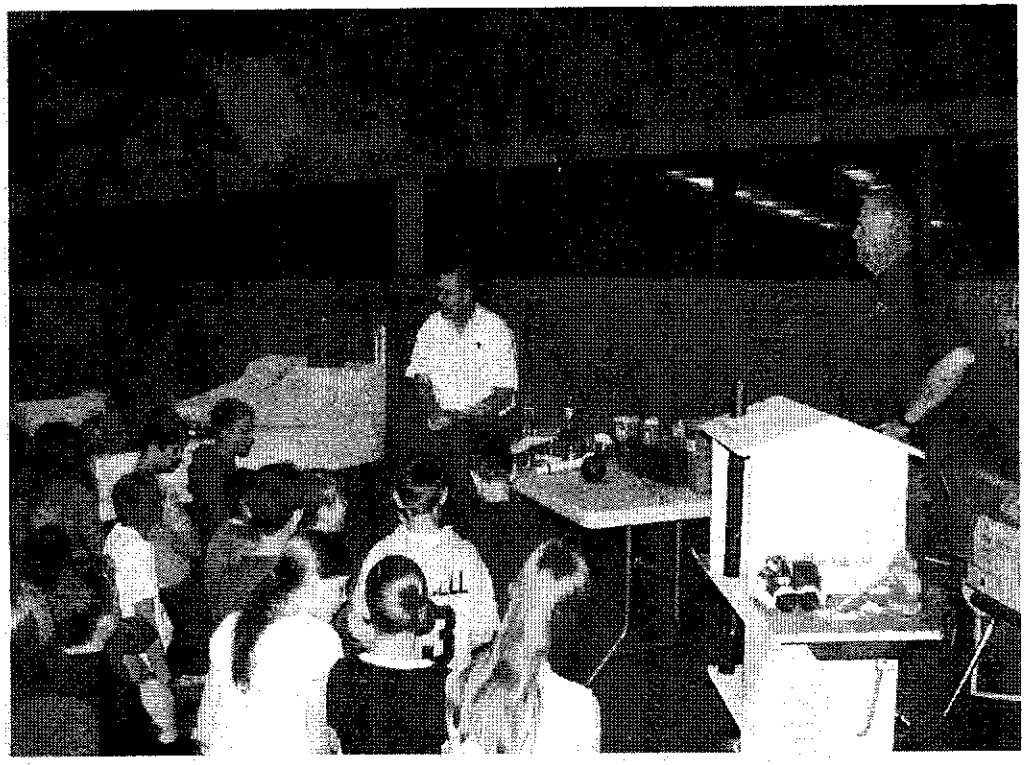
We are redoing our web page and hope to have it done later this year. We are adding more and new information about water conservation. Over the last few years we have updated the information and added more links for citizens to use.

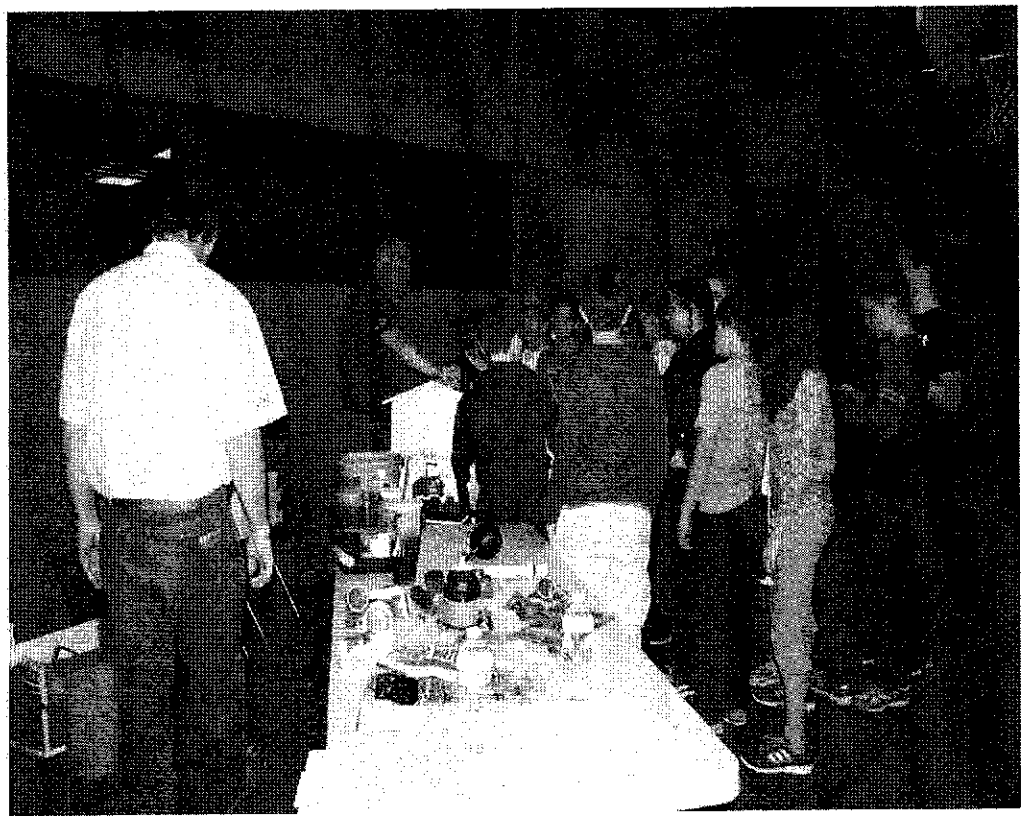
Appendix I

Appendix I









Water Fair and Science Expo Speaker / Rotations

Attached are the rotations and speakers for our school Water Fair Science Expo that is scheduled for March 15. Due to limited open areas at our school, speakers are scheduled to be in your rooms during their presentations. Centerville City will set up their large model displays in the covered courtyard (gym) of the school.

Please accommodate these speakers by setting up your classroom to allow access to your projector and document camera if needed. I have scheduled your first rotation in your room so that you can insure that the speaker in your room will be familiar with the equipment location and function in your room. You will rotate with your class to the next station at the appropriate time. Please assist each speaker with any equipment if necessary per their requests. I have allowed five minutes for rotations to allow for movement and getting students settled at the next station. I am excited that these wonderful experts have donated their time and knowledge to our school. Please insure that your students show them the upmost respect and appreciation before, during, and after their presentations. After the last rotation, the PTA has kindly offered to provide lunch in the faculty room to the presenters. PLEASE REMIND THEM OF THIS AFTER THE LAST ROTATION. I WILL BE FLOATING FROM CLASSROOM TO CLASSROOM SHOULD YOU HAVE ANY QUESTIONS.

4th grade:

Speaker #1	Department of Natural Resources - Rick
Speaker #2	Department of Natural Resources - Carmen
Speaker #3	Department of Natural Resources-Jeopardy game - Barbara

5th Grade

Speaker #1	Larsen Electric – Scott Larsen
Speaker #2	Gary Bangerter and Sons – Bangerter Plumbing – Scott Bangerter
Speaker #3	Questar Gas – Jeff Garrison

6th Grade

Speaker #1	Davis County Sewer District Leland Myers
Speaker #2	Centerville City – Water Hydraulics
Speaker #3	Energy Solutions – Robert Sobocinski

Water Fair and Science Expo Rotations – March 24, 2014

Grade 4	9:15 – 9:55 10:00 – 10:40 10:45 – 11:25	**Speaker #1 Room 15** Welk Davis Hansen	**Speaker #2 Room 17** Hansen Welk Davis	**Speaker #3 Room 16** Davis Hansen Welk
Grade 5	9:15 – 9:55 10:00 – 10:40 10:45 – 11:25	**Speaker #1 Room 19** Stringfellow Johnson Moore	**Speaker #2 Room 22** Moore Stringfellow Johnson	**Speaker #3 Room 21** Johnson Moore Stringfellow
Grade 6	9:15 – 9:55 10:00 – 10:40 10:45 – 11:25	**Speaker #1 Room 20** Peters Beer Moore	**Speaker #2 Cove Cort** Moore Peters Beer	**Speaker #3 Room 24** Beer Moore Peters

Appendix II

Water Conservation

Water Conservation Project at Porter Lane Well

WAYS TO CONSERVE OUR WATER

Water conservation just makes good sense. At a recent meeting, we were discussing how the City could save water. The topic for the meeting was old water versus new water and why it is so important to make the most out of old water. Old water comes from a water source that is available now such as a deep well or surface water. New water is found by adding a new well or upgrading an existing well. New water can cost a lot of money, so it makes sense to make the most out of old water.The Water Department has received many calls from residents regarding high water bills. Most problems are linked to either a leaking toilet or a water softener. Both can waste a lot of water, and the bad thing is you don't see the water because it goes down the drain. To help save water we have listed some of the things you can check or do to save water.

INSIDE WATER USAGE

Toilet: First, lift the tank lid and look to see if any water is running down the over flow tube. If it is, make the necessary adjustments. There is usually a mark inside the tank that shows where the water level should be. The second test is to see if the water is leaking down into the bowl. How can you do this? Centerville City residents can pick up some dye, free of charge while the supply lasts, at either City Hall or the Public Works Department. Lift your tank lid and add either the dye or some food coloring. Then wait for a few minutes. If the dye appears in the bowl, replace the flapper in the bottom of the tank. If you use a toilet dye disinfectant you will need to wait until it has been used before you run this test. Also don't use your toilet for an ashtray or a wastebasket. Every time you flush a toilet it uses between 1.5 to 5 gallons of water.

Water Softer: Check the recharge cycle to make sure that it is not running too long, or it is not stuck on and just running down the drain.

Showers: Take shorter showers. Long hot showers waste five to ten gallons of water every unneeded minute.

You can also change your showerhead and install a water saving showerhead. Most hardware stores carry them and they are easy to install.

Shaving or Brushing your Teeth: Fill the basin with water while shaving so the water doesn't have to run. When brushing your teeth fill a cup, or only have the water run while you are rinsing your toothbrush.

Leaks: Make repairs to a leaky tap as soon as possible.

Washing Dishes: Run a dishwasher only when there is a full load. Every time you run the dishwasher, it takes about 25-gallons of water. If you wash your dishes by hand don't let the water run.Don't let water run at all if possible. When washing fruit and vegetables, you can serve the same purpose by putting a stopper in the sink and filling the sink with clean water. Keep a bottle of drinking water in your refrigerator. This will eliminate the wasteful practice of running tap water to cool it off for a drink.

OUTSIDE WATER USAGE

Lawns: Put your lawn on a diet by reducing the number of days you water. Instead of watering 10 minutes every day, water 15 minutes every other day. Water during nighttime hours between 8 pm and 8 am. Use a soil probe or screwdriver to determine whether the soil is dry and needs watering. Turn off you automatic controller when it rains. Fix leaks as soon as possible. Don't let the water run off your yard and into the gutter. Only water when you need to. Don't hose off your driveway, use a broom. Put a good layer of mulch around trees and plants. Don't let your hose run while you are washing your car. Blow your snow onto your grass areas so it will absorb into the ground water and not end up in Great Salt Lake.

SAVING WATER IS EVERYONES JOB!

Tips from Weber Basin Water:

August 2010

Fun Water Fact

One glass of water will shut down midnight hunger pangs for almost 100% of dieters studied in a U-Washington study.

Indoor Water Conservation Tip

Check your toilet for leaks. Use food coloring in the tank, and if the color seeps into the bowl without flushing, you have a leak. Fixing this type of leak can save up to 1000 gallons per month.

Outdoor Water Conservation Tips

September temperatures cool and things begin to revive from the summer heat. You can water less frequently to keep plants healthy and promote deep rooting as plants store energy for next year's growth.

Change your lawn mower to a 3-inch clipping height and try not to cut off more than one-third of the grass height when you mow. This will help create deeper healthy root systems that will be more tolerant of heat and will tolerate longer times between watering.

July 2010

Fun Water Fact

A mere 2% drop in boy water can trigger fuzzy short- term memory, trouble with basic math, and difficulty focusing on the computer screen or on a printed page.

Indoor Water Conservation Tip

Perform an annual maintenance check on your evaporative (swamp) cooler. Check for and fix any leaks you find.

Outdoor Water Conservation Tips

Try planting drought-tolerant and regionally adapted plants in areas that are hard to water or that receive little use. This may include narrow strips near sidewalks or driveways and steep hills.

June 2010

Fun Water Fact

If you covered a football field with one foot of water, it would be about 325,851 gallons. This volume of water is also referred to as one acre-foot. An average quarter acre lot uses over one acre foot of water in a season for landscape irrigation, but only requires less than ½ an acre foot to maintain it to the high standard that is expected.

Indoor Water Conservation Tip

Use a water-efficient showerhead. They're inexpensive, easy to install, and can save you up to 750 gallons a month.

Turn off the water while you brush your teeth and save 4 gallons per minute. That amounts to 200 gallons a

week for a family of four.

Outdoor Water Conservation Tips

Avoid watering when it is windy.

Water dry or brown spots in your lawn by hand with a hose rather than running your sprinkler system. This will take care of the brown spot while saving thousands of gallons in not overwatering the rest of the entire lawn to take care of the same brown spot.

May 2010

Fun Water Fact

In 37% of Americans, the thirst mechanism is so weak that it is often mistaken for hunger.

Indoor Water Conservation Tip

Be aware! Just being aware of your water consumption will reduce overall consumption. We typically use much more than we really need for typical tasks because we are not conscientious about our own behaviors concerning water. This is especially true with landscape water uses.

Outdoor Water Conservation Tips

Adjust your watering schedule each month to match the seasonal weather conditions and landscape needs.

Water your lawn areas separate from garden and bed areas. Flower beds, trees, shrubs have different water requirements and by separating them and watering them appropriately, you will save water and you will have more healthy plants.

Visit the Learning Garden for ideas and to learn how to have colorful and lush landscapes while reducing your water needs and being more efficient with lawn watering. Also, sign up for a free landscape water check if you are having difficulty knowing how long and how often to water.

(For a full class schedule and other water conservation information go to www.weberbasin.com. Classes are located at Weber Basin Water Conservancy District's Learning Garden located at 2837 E. Highway 193 in Layton)

This article comes from The Official Centerville City Website
http://www.centervilleut.net/

The URL for this story is:
http://www.centervilleut.net/water.conservation.html

Conserving Water in Centerville

The press has [illegible] water is scarce this year. Will there be enough water this summer to keep our lawns and gardens green? Some areas in the Weber Basin did not get a lot of water last year and no one is sure how much we will get this year. As a precaution we need to conserve the water we have.

Centerville does not use a lot of culinary water for outside watering, so why should we worry about conserving our water? Using too much secondary water could lead to water shortages and unnecessary restrictions on outdoor watering. As a result, some residents may be inclined to use their culinary water to supplement their outdoor watering to keep their lawns and gardens green. The City's water system was not designed or built to be used for both indoor and outdoor use, so we need to do our part and conserve water wherever we can.

What can we do to help ensure there will be enough water this summer to keep our lawns and gardens green? Here are some suggestions:

- ✔ When it rains, turn off your automatic sprinkler system – too many people let it run during or just after a rainstorm.
- ✔ Don't water the road, sidewalks and driveway. This water just runs off into the storm drain.
- ✔ Don't over water – sign up for a free water check from Weber Basin. They will come out and calculate how much water you need for your lawn and garden.
- ✔ Check out the Weber Basin Water Conservation web site www.weberbasin.com/conservation/. They have a lot of free classes in water conservation.
- ✔ When you want to change your landscaping, consider xeriscape or drought resistant plants.
- ✔ Plant native plants that use less water.
- ✔ If you have a leak, either inside your house or on your irrigation system, get it repaired.

For more information on water conservation you can check out the City's web page at www.centervilleut.net/water.conservation.html.

The Water Department has an ongoing Water Conservation Plan which is adopted by the City Council every five years. As a part of this plan, the Water Department conducted an in-depth water audit of the water system to see if we could account for all the water pumped from our wells and purchased from Weber Basin. The audit revealed that there are some areas that could use some fine tuning to prevent water loss but overall, the water system is operating very well. During the testing period we found that the City Parks Department was doing a great job conserving water by watering with just enough water to keep the parks green. The Water Department works on a continual basis identifying leaks in the water system and fixing them immediately to help conserve our water.

The City is doing its part to be water-wise. We can all work together to save this precious resource we all need.

CENTERVILLE OFFICIALS/ CITY PHONE NUMBERS

Mayor:
Ronald Russell C: 801/560-8692
73 Ricks Creek Way
email: mayor@centervilleut.com

Council Members:
Justin Y. Allen C: 801/698-3334
145 South Cara Vella Lane
email: justin@centervilleut.com

Ken Averett C: 801/671-5718
156 West 850 North
email: kena@centervilleut.com

John Higginson H: 801/296-0641
71 West 1850 North
email: johnh@centervilleut.com

Sherri Lyn Lindstrom H: 801/296-0572
224 West Porter Lane
email: slindstrom@centervilleut.com

Lawrence Wright H: 801/397-1230
1452 North Cherry Lane
email: lwright@centervilleut.com

City Manager:
Steve Thacker W: 801/295-3477
email: steve@centervilleut.com

Finance Director/Assist. City Manager:
Blaine Lutz W: 801/295-3477
email: blainel@centervilleut.com

Public Works Department 801/292-8232
email: mcardson@centervilleut.com

Community Development 801-292-8232
email: csnyder@centervilleut.com

Police Department 801/292-8441
email: police@centervilleut.com

Centerville Justice Court 801/295-0344

Emergency Preparedness Information 801/292-8441x138
email: pechild@centervilleut.com

Centerville Website: www.centervilleut.net

CenterPoint Legacy Theatre 801/295-1302
email: www.centerpointtheatre.org

City Council meetings: 1st and 3rd Tuesdays at 7 pm

Planning Commission meetings: 2nd and 4th Wednesdays at 7 pm

Municipal Election 2013

The municipal elections will be held August 13th (Primary) and November 5th (General).

Up for election this year are two City Council positions and the Mayor position. These are the following candidates:

For Mayor: Paul Cutler and Lawrence Wright

For City Council: Kevin Daly, Jack H. Dellastatious, Tami Fillmore, Gary Roland Goff, Stephanie Ivie and George McEwan

To find out more about these candidates, the primary, registration deadlines, early voting, etc, visit www.centervilleut.net.

Chase Lane Well a Huge Success

The City has been drilling a new well on Chase Lane for the past year and the test pumping is now complete. The pump house is now being designed and when the project is complete the well is expected to safely pump into both the north and south water zones approximately 900 to 1,200 gallons of water per minute.

Community Service Announcements

Weber Basin Water Conservancy District

Free Residential Water Checks: A water check is a series of tests performed by a Weber Basin Water employee on the irrigation system to determine how much water the irrigation system is putting out, the infiltration of water into the soil, and the distribution uniformity. This also includes checks on soil type, root depth and sprinkler pressure. The entire process takes about one hour and the homeowner is left with a customized irrigation schedule and recommendations to better the system.

Free Commercial, Industrial & Institutional Water Checks: A Weber Basin Water employee walks through the entire irrigation system with the landscape maintenance staff. Each irrigation zone is turned on and examined for problems. Once the maintenance staff repairs the problems and tunes the system up, the Weber Basin Water employee will return to do a follow-up walk through and perform catch cup tests on enough of the zones to represent the entire system. A report is provided with results, suggestions and scheduling recommendations.

The Water Check Program is free, can save you money and is offered from May to August. To schedule an appointment, call 801-771-1677 in Davis and Weber Counties.

Indoor Water Conservation Tip

Just being aware of your water consumption will reduce overall consumption. We typically use much more than we really need for typical tasks because we are not conscientious about our own behaviors concerning water.

Outdoor Water Conservation Tips

Adjust your watering schedule each month to match the seasonal weather conditions and landscape needs. Water your lawn areas separate from garden and bed areas. Flower beds, trees, shrubs have different water requirements and by separating them and watering them appropriately, you will save water and you will have more healthy plants.

Visit the Learning Garden for ideas and to learn how to have colorful and lush landscapes while reducing your water needs and being more efficient with lawn watering. On Saturday June 5th, 8 am to 2 pm, visit the Learning Garden at 2837 E. Highway 193 in Layton. (go to www.weberbasin.com for more info about classes). They will have free classes on Lawn Care, Water-Wise Plants and on Wednesday, June 9th, 6-8 pm, Trees and Shrubs.

UDOT'S West Davis Corridor EIS Update

UDOT appreciates all who attended one of their three West Davis Corridor Environmental Impact Statement (EIS) open houses in February to learn about the study and share insights and ideas. The draft Purpose and Need will be released for public review in May. This document explains why a project is necessary and what it intends to achieve. It will be available as a downloadable PDF on the study website (www.udot.utah.gov/west-davis). Comments regarding this study are welcomed.

CENTERVILLE CITY OFFICIALS/ CITY PHONE NUMBERS

Mayor:
Ronald G. Russell C: 801/560-8692
23 West Ricks Creek Way
e-mail: mayor@centervilleut.com

Council Members:
Justin Y. Allen C:698-5334
145 S. Cara Vella Lane
e-mail: justin@centervilleut.com

Ken Averett C: 801/671-5718
356 W. 850 N.
e-mail: kena@centervilleut.com

Paul Cutler C: 801/390-3444
1872 North Main
e-mail: paulc@centervilleut.com

Sherri Lyn Lindstrom H: 801/296-0572
224 West Porter Lane
e-mail: slindstrom@centervilleut.com

Lawrence Wright H: 801/397-1230
1452 N. Cherry Ln.
e-mail: lwright@centervilleut.com

City Manager:
Steve Thacker W: 801/295-3477
e-mail: stevet@centervilleut.com

Finance Director/Assist. City Manager:
Blaine Lutz W: 801/295-3477
e-mail: blainel@centervilleut.com

Public Works Department 801/292-8232
e-mail: mcarlson@centervilleut.com

Community Development 801/292-8232
e-mail: csnyder@centervilleut.com

Police Department 801/292-8441
e-mail: police@centervilleut.com

Centerville Justice Court 801/295-8344

Emergency Preparedness Info 801/292-8441x138
e-mail: pechild@centervilleut.com

Centerville Website: www.centervilleut.net

City Council meetings: 1st and 3rd Tuesdays at 7 p.m.
Planning Commission meetings: 2nd and 4th Wednesdays at 7 p.m.

Just FYI...

Certificate of Achievement for Excellence in Financial Reporting

For the tenth consecutive year, Centerville City has received a Certificate of Achievement for Excellence in Financial Reporting (CAFR) from the Government Finance Officers Associations, which recognizes state and county governments that go above and beyond the normal requirements of the law in preparing financial reports and disclosing financial information to the public. This award represents a significant effort by Blaine Lutz, Finance Director/Assistant City Manager and his staff. Mr. Lutz said this award represents the work of the Finance Department, and in particular, Jeannine Teel, Accountant, in connection with the annual audit.

Volunteer Update

Alex Turner, son of David and Margo, recently completed a significant Eagle Scout project that he has been working on over the past year. He, along with members of Scout Troop 1579, his brothers, friends and parents have gathered materials for and put together five kiosk kits for five trailheads in the city. They also completely assembled and installed one of the kiosks at the Parrish Sunset Trailhead. (Pictured are Alex, his brother and father at the Parrish Sunset Trailhead in front of the installed kiosk.)

Bob Brown and family and friends again this year researched to locate all veterans buried in the Centerville Cemetery and honor them by putting American flags that the Browns purchased, on all veterans' graves as a service to the community and to honor those who have served our county. What started out as a son's Eagle Scout project a number of years ago, has turned into a wonderful annual recognition of these veterans who have passed away. A GREAT BIG THANK YOU to the Brown family and their friends who helped.

Thanks to the children of the **Rolling Hills Ward Primary** and the **Centerville 10th Ward Primary** in the Canyon View, Centerville Stake for cleaning up and throwing away any plants still left on the cemetery lawns a week after Memorial Day. This related picture shows several children with their garbage bag nearly full of the flowers they have collected.

Children from the Rolling Hills Ward and Centerville 10th Ward (Canyon View Stake) Primaries help clean the cemetery a week after Memorial Day.

Free Water Check

Weber Basin Water Conservancy District is offering free residential, commercial, industrial and institutional water checks so citizens and businesses can learn how to efficiently water their landscapes to have an attractive landscape and save water and money. This free program is offered from May to August. To schedule an appointment, call 801-771-1677.

Recreation Update

Summer recreation in Centerville is now under way. There are still some spots left for the second session, which will begin on July 13 and run through July 31. Kids can still be registered for second session by completing the registration online through a link on the City's website: www.centervilleut.net.

Davis County Fair

The 2009 Davis County Fair will be held August 12 - 15 at the fairgrounds in Farmington. This year's theme is "GO WILD!" and it promises to be bigger and better than all the rest.

Don't miss the Kachunga and the Alligator Show, FMX Motocross show, PRCA Rodeo, country star Charley Jenkins, a demolition derby, a 100 animal petting zoo, and much, much more! This year's fair is going to be filled with enough thrills, fun and excitement for the whole family! For more details visit www.davisfair.com

See you at the fair!

Community Preschool Program

The Davis County Community Preschool Program is now registering for the 2009-2010 school year. Preschool is being held at 11 different elementary schools throughout the district. There is a non-refundable $40 registration fee due at the time of registration. Monthly tuition is $80 per month for a total yearly cost of $640. Please call 801-402-0677 for school openings and questions regarding preschool.

Davis County Head Start

The Davis County Head Start program is now accepting registration for the 2009-2010 school year. This is a free program for families who are income eligible. There are several programs that families may qualify for. All programs include services for children with special needs.

Please call the Family Enrichment Center at 801-402-0650 to schedule your appointment.

Davis County Walks 5K Run/Walk and Kids Fun Run

When: Saturday, Aug. 15 - Run/Walk starts at 7:30 am - Kids Fun Run starts at 8:30 am. **Where**: Davis County Events Center (FairPark). **Cost**: Free for those 65 and older; $15 for pre-registered individuals 65 and under; **Free Kids Race** (12 and under--must pre-register). **Pre-Registration deadline**: Friday, Aug. 7. **How to register**: Pick up form at the Davis County Health Department or download it at: www.daviscountyutah.gov/dcw **Questions?** Call 801-451-3377.

Caregiver Classes

Davis County Senior Services will offer caregiver classes at the Davis County Centerville Library (45 S. 400 W. Centerville) on Tuesdays at 1:00 p.m., and at the Heritage Senior Center (140 E. Center St., Clearfield) on Thursdays at 1:00 p.m. Call 801-451-3377 for dates and subjects.

MAKING LIFE BETTER Centerville City

On May 1, 2008, Mayor Russell, City Council members, former mayors and Ruth Porter (former owner of property sold to the City for a park), participated in a ribbon-cutting ceremony at Porter-Walton Park, which is located at 95 South 400 West.

Free Water Check!

Want a customized irrigation schedule for your landscape? Want to know what type of soil you have and how to make your irrigation system more efficient? Get a free water check and you will learn how to efficiently water your landscape so you can have an attractive landscape while saving water and money!

A water check is a series of tests done in your yard performed to determine how much water your irrigation system is putting out (precipitation rate), the infiltration of water into the soil, and the distribution uniformity (evenness of the application of water). A Weber Basin Water employee will conduct the irrigation tests and also check your soil type, turf root depth and sprinkler pressure. The entire process takes about one hour and the homeowner is left with a customized irrigation schedule and recommendations to improve irrigation.

SLOW THE FLOW SAVE H2O

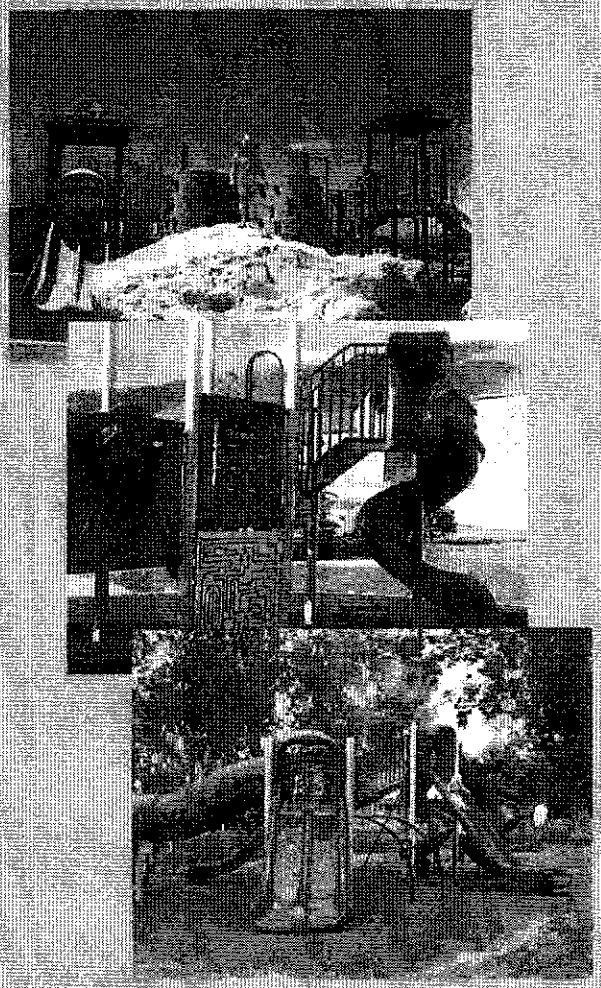
The Water Check Program is a FREE service and is offered from June through August. To schedule an appointment in Davis & Weber Counties call 801-771-1677.

MAYOR'S MESSAGE CONT. FROM PAGE 1

give residents more flexibility to telecommute. This type of advanced infrastructure will also be an economic incentive to attract new high-quality jobs to our city.

The City Council would like to create a citizen committee to provide technical advice and feedback regarding the build out of the UTOPIA network. If you would like to participate on this committee, please submit a statement of interest. The form is available at City Hall or on the website at www.centervilleut.net.

New playground equipment for three parks in Centerville



Pictured top, Amy Brezoff is enjoying the new playground at Freedom Hills Park. Middle, is the new equipment at Porter-Walton Park and pictured at the bottom is the colorful activity center at Smoot Park.

Garden Tour and Beautification

This year, a Beautification and Garden Tour has been scheduled for August. Nominate your neighbor's yard or nominate yourself for the Davis County Beautification Award! Entry forms and details can be obtained at either City Hall or in the Davis County Clipper. The entry deadline is Thursday, July 10, 2008. Awards will be given locally for the "Mayor's Choice," and county-wide for "People's Choice" and "Honorable Mention." The county-wide Garden Tour will be held Friday and Saturday, August 1st and 2nd.

Centerville is looking for two people who would be willing to review beautification nominations for Centerville properties and make recommendations to the Clipper and the Mayor. If you would be willing to serve in this capacity as a city member of the county-wide Beautification Committee, please call Marilyn Holje at 295-3477.

Customize Your Irrigation System Free Water Check

You may conserve water by customizing your irrigation schedule for your landscape by learning what type of soil you have and how to make your irrigation system more efficient. Get a free water check from Weber Basin and you will learn how to efficiently water your landscape so you can have an attractive landscape while saving water and money!

Free COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL WATER CHECK:

Weber Basin Water employee walks through the entire irrigation system with the landscape maintenance staff. Each irrigation zone is turned on and examined for problems. Once the maintenance staff repairs the problems and tunes the system up, the Weber Basin Water employee will return to do a follow-up walk through and perform catch cup test on enough of the zones to represent the entire system. A report is provided with results, suggestions and scheduling recommendations.

Free RESIDENTIAL WATER CHECK:

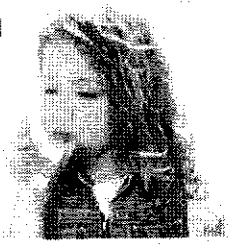
A water check is a series of tests on the irrigation system, performed by Weber Basin Water employees, to determine how much water the irrigation system is putting out (precipitation rate), the infiltration of water into the soil, and the distribution uniformity (evenness of the application of water). The Weber Basin Water employee also checks soil type, root depth and sprinkler pressure. The entire process takes about one hour and the homeowner is left with a customized irrigation schedule and recommendations to better the system.

Learning more about saving money and conservation tips online at: www.slowtheflow.org

Learn More ABOUT THE WATER CHECK PROGRAM:

The Water Check Program is a FREE service and is offered from May through August. To schedule an appointment call 801-771-1677 In Davis & Weber Counties. You can find more information about Weber Basin's free classes, outdoor water-saving, and landscaping by going to the following website: www.weberbasin.com

How You Can Help Prevent Cross Connection Contamination



There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water.

What Happens If a Cross Connection Exists?

A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. If using city culinary water for your lawn sprinkler system, be sure there is a properly functioning backflow device, to prevent back siphoning of fertilizers or herbicides. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.

CUSTOMER SERVICE AND REPORTING INFORMATION

We want our valued residents to be informed about their water utility. If you have any questions, please contact Centerville City Public Works at 801-292-8232, Monday through Friday except holidays. You may ask for Randy Randall, Public Works Director; Michael Carlson, Water Supervisor & Deputy Public Works Director; or Suzanne DeVoe, Public Works Secretary.

MAKING LIFE BETTER
Centerville City

Centerville City
655 North 1250 West
Centerville, UT 84014
Phone: 801-292-8232
Website : www.centervilleut.net

CITY OF CENTERVILLE, UTAH
1849

Customize Your Irrigation System Free Water Check

You may conserve water by customizing your irrigation schedule for your landscape by learning what type of soil you have and how to make your irrigation system more efficient.

$ave Water & Money!

Get a free water check from Weber Basin and you will learn how to efficiently water your landscape so you can have an attractive landscape while saving water and money!

SLOW THE FLOW SAVE H2O

Free RESIDENTIAL WATER CHECK:

A water check is a series of tests on the irrigation system, performed by Weber Basin Water employees, to determine how much water the irrigation system is putting out (precipitation rate), the infiltration of water into the soil, and the distribution uniformity (evenness of the application of water). The Weber Basin Water employee also checks soil type, root depth and sprinkler pressure. The entire process takes about one hour and the homeowner is left with a customized irrigation schedule and recommendations to better the system.

Free COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL WATER CHECK:

Weber Basin Water employee walks through the entire irrigation system with the landscape maintenance staff. Each irrigation zone is turned on and examined for problems. Once the maintenance staff repairs the problems and tunes the system up, the Weber Basin Water employee will return to do a follow-up walk through and perform catch cup test on enough of the zones to represent the entire system. A report is provided with results, suggestions and scheduling recommendations.

More INFORMATION:

The Water Check Program is a FREE service and is offered from May through August. To schedule an appointment call 801-771-1677 in Davis & Weber Counties. You can find more information about Weber Basin's free classes, outdoor water-saving, and landscaping at: www.weberbasin.com

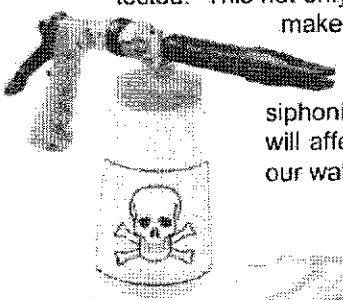
SLOW THE FLOW - SAVE H20
Learn about more money saving and conservation tips online at www.slowtheflow.org

HOW YOU CAN HELP PREVENT CROSS CONNECTION CONTAMINATION

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water.

What Happens If a Cross Connection Exists?

A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. If using city culinary water for your lawn sprinkler system, be sure there is a properly functioning backflow device, to prevent back siphoning of fertilizers or herbicides. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.



CUSTOMER SERVICE AND HOW TO CONTACT US

We want our valued residents to be informed about their water utility. If you have any questions, please contact Centerville City Public Works at 801-292-8232, Monday through Friday except holidays. You may ask for Randy Randall, Public Works Director; Michael Carlson, Water Supervisor & Deputy Public Works Director; or Suzanne DeVoe, Public Works Secretary.

MAKING LIFE BETTER Centerville City

Centerville City
655 North 1250 West
Centerville, UT 84014
Phone: 801-292-8232
Website : www.centervilleut.net

CITY OF CENTERVILLE, UTAH · 1848 · Proudly City Beside The Great Salt Lake

Customize Your Irrigation System *Free Water Check*

You can make a significant difference by customizing your irrigation schedule for your landscape just by taking the steps to learn what type of soil you have and how to make your irrigation system more efficient.

$ave Water & Money!

Get a free water check from Weber Basin and you will learn how to efficiently water your landscape so you can have an attractive landscape while saving water and money!

SLOW THE FLOW SAVE H2O

Free RESIDENTIAL WATER CHECK:

A water check is a series of tests on the irrigation system, performed by Weber Basin Water employees, to determine how much water the irrigation system is putting out (precipitation rate), the infiltration of water into the soil, and the distribution uniformity (evenness of the application of water). The Weber Basin Water employee also checks soil type, root depth and sprinkler pressure. The entire process takes about one hour and the homeowner is left with a customized irrigation schedule and recommendations to better the system.

Free COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL WATER CHECK:

Weber Basin Water employee walks through the entire irrigation system with the landscape maintenance staff. Each irrigation zone is turned on and examined for problems. Once the maintenance staff repairs the problems and tunes the system up, the Weber Basin Water employee will return to do a follow-up walk through and perform catch cup test on enough of the zones to represent the entire system. A report is provided with results, suggestions and scheduling recommendations.

SLOW THE FLOW - SAVE H20
Learn about more money saving and conservation tips online at: www.slowtheflow.org

More INFORMATION:

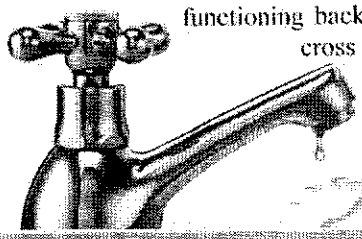
The Water Check Program is a FREE service and is offered from May through August. To schedule an appointment call 801-771-1677 In Davis & Weber Counties. You can find more information about Weber Basin's free classes, outdoor water-saving and landscaping at: www.weberbasin.com

HOW YOU CAN HELP PREVENT CROSS CONNECTION CONTAMINATION

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water.

WHAT HAPPENS IF A CROSS CONNECTION EXISTS?

A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. If using city culinary water for your lawn sprinkler system, be sure there is a properly functioning backflow device, to prevent back siphoning of fertilizers or herbicides. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.



CUSTOMER SERVICE AND HOW TO CONTACT US

We want our valued residents to be informed about their water utility. If you have any questions, please contact Centerville City Public Works at 801-292-8232, Monday through Friday except holidays. You may ask for Randy Randall, Public Works Director; Michael Carlson, Water Supervisor & Deputy Public Works Director; or Suzanne DeVoe, Public Works Secretary.

MAKING LIFE BETTER Centerville City

Centerville City
655 North 1250 West
Centerville, UT 84014

Phone: 801-292-8232
Website : www.centervilleut.net

CITY OF CENTERVILLE, UTAH · Friendly City Beside The Great Salt Lake · 1848

Xeriscape and Water Conservation *Become Water-Wise*

Xeriscape is a method of landscaping that promotes water conservation. It combines seven basic landscaping principles using low-water-use plants to create a landscape that's sustainable in Utah's climate. Xeriscape is a combination of the word "landscape" and the Greek word "xeros," which means dry. Utah is the second driest state in the nation.

Approximately 60 percent of our water is used in landscaping. Whether you're planning a landscape theme for a new yard, or setting up a sprinkling system, we all need to keep conservation in mind. If designed properly, Xeriscape can be lush, colorful and easy to care for. The Xeriscape concept is based on following seven conservation principles:

1. Using mulch
2. Irrigating efficiently
3. Maintaining the landscape
4. Planning and designing
5. Limiting turf areas
6. Improving the soil
7. Selecting and zoning plants appropriately

MORE INFORMATION:
Here in Utah, water is a precious commodity. For additional Xeriscaping planning and resources, weekly lawn watering guide, customized water-use tips and landscaping ideas, visit the following websites:
http://www.slowtheflow.org or http://www.denverwater.org/Conservation/Xeriscape

CROSS CONNECTION CONTROL

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water. A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. If using city culinary water for your lawn sprinkler system, be sure there is a properly functioning backflow device, to prevent back siphoning of fertilizers or herbicides. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.

Designed By R.W.A.U.

HOW CAN I BE PREPARED IN CASE OF A WATER SHORTAGE?

WATER STORAGE:

- Use food grade plastic containers, seal tightly, label, and keep in cool dark place.
- Rotate to maintain quality.
- Minimum of 1 gallon per person per day.

ADDITIONAL WATER SOURCES:

- Hot water tanks, pipes, ice cubes, toilet tank will have some water to use.
- Streams, rivers, lakes, springs, or other outside sources will need to be purified prior to consumption.
- Water from waterbeds, swimming pools, or standing water should not be drunk, but could be used in other ways as needed.

WATER PURIFICATION / Boiling and the safest method to purify:

- Boil water 3-5 min.
- Disinfecting: Regular household liquid bleach 5.25% sodium hypochlorite
- Do not use scented, color-safe or cleaner bleaches.
- Add 16 drops (1/4 teaspoon) per gallon, stir, and let stand for 30 min.
- If it does not have slight odor from bleach, repeat.

Personal preparedness resources:
For information on storage, use, and disinfection ways, see Family Emergency Handbook or visit websites at:

- www.ready.gov
- www.nationalterroralert.com
- www.ext.usu.edu (Publications)
- www.epa.gov/OGWDW/faq/emerg

CUSTOMER SERVICE

We want our valued residents to be informed about their water utility. If you have any questions, please contact Centerville City Public Works at 801-292-8232, Monday through Friday except holidays. You may ask for Randy Randall, Public Works Director; Michael Carlson, Water Supervisor & Deputy Public Works Director; or Suzanne DeVoe, Public Works Secretary.

MAKING LIFE BETTER
Centerville City

Centerville City
655 North 1250 West
Centerville, UT 84014

Phone: 801-292-8232
Website : www.centervilleut.net

CITY OF CENTERVILLE, UTAH
1848
Pioneer City Beside The Great Salt Lake

WATER CONSERVATION AND WAYS THAT YOU CAN HELP

Water conservation measures are an important first step in protecting our water supply. Such measures not only save the supply of our source water, but you can also save money by reducing your water bill.

HERE ARE A FEW INDOOR SUGGESTIONS:

- Do not let the water run while shaving or brushing teeth, and take shorter showers.
- Soak dishes before washing.
- Wash only full loads of laundry.
- Run the dishwasher only when full.
- Fix leaking faucets, pipes, toilets, etc.
- Replace old fixtures that no longer work properly.
- Install water-saving devices in faucets & appliances.

HERE ARE A FEW OUTDOOR SUGGESTIONS:

- Water the lawn and garden in the early morning or evening.
- Use mulch around plants and shrubs.
- Repair leaks in faucets and hoses.
- Use water-saving nozzles.
- Use water from a bucket to wash your car, and save the hose for rinsing.
- Use timers on your sprinkler system.

CROSS CONNECTION CONTROL

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water. A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. If using city culinary water for your lawn sprinkler system, be sure there is a properly functioning backflow device, to prevent back siphoning of fertilizers or herbicides. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.

Designed By R.W.A.U.

HOW CAN I BE PREPARED INDIVIDUALLY IN CASE OF A WATER SHORTAGE?

WATER STORAGE:

- Use food grade plastic containers, seal tightly, label, and keep in cool dark place.
- Rotate to maintain quality.
- Minimum of 1 gallon per person per day.

ADDITIONAL WATER SOURCES:

- Hot water tanks, pipes, ice cubes, toilet tank will have some water to use.
- Streams, rivers, lakes, springs, or other outside sources will need to be purified prior to consumption.
- Water from waterbeds, swimming pools, or standing water should not be drunk, but could be used for other ways as needed.

WATER PURIFICATION / Boiling and the safest method to purify:

- Boil water 3-5 min.
- Disinfecting: Regular household liquid bleach 5.25% sodium hypochlorite
- Do not use scented, color-safe or cleaner bleaches.
- Add 16 drops (1/4 teaspoon) per gallon, stir, and let stand for 30 min.
- If it does not have slight odor from bleach, repeat.

Personal preparedness resources:
For information on storage, use, and disinfection ways, see Family Emergency Handbook or visit websites at:

- www.ready.gov
- www.nationalterroralert.com
- www.ext.usu.edu (Publications)
- www.epa.gov/OGWDW/faq/emerg

CUSTOMER SERVICE

We want our valued customers to be informed about their water utility. If you have any questions, please contact Centerville City Public Works at 801-292-8232, Monday through Friday except holidays. You may ask for Randy Randall, Public Works Director; Michael Carlson, Water Supervisor & Deputy Public Works Director; or Suzanne DeVoe, Public Works Secretary.

MAKING LIFE BETTER
Centerville City

Centerville City
655 North 1250 West
Centerville, UT 84014

Phone: 801-292-8232
Website : www.centervilleut.net

CITY OF CENTERVILLE, UTAH
1848

Appendix III

Sections.

12-51-010. Purpose.
12-51-020. Scope.
12-51-030. Definitions.
12-51-040. Landscaping Plan Required.
12-51-050. Waiver of Strict Compliance.
12-51-060. Landscaping Design Guidelines.
12-51-070. Landscaping Requirements.
12-51-080. Plant Material Standards.
12-51-082. Artificial Landscaping Standards.
12-51-090. Substitute Plant Materials.
12-51-100. Installation, Irrigation, and Maintenance.
12-51-110. Screening Requirements.

12-51-010. Purpose.

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials. The objectives to be achieved by the provisions of this Chapter include the following:

(a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;

(b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;

(c) To visually separate building areas and development within the City;

(d) To provide privacy from noise and visual intrusions;

(e) To promote water conservation by encouraging the use of drought-tolerant landscape material;

(f) To reduce excessive heat, glare, and accumulation of dust;

(g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; and

(h) To prevent the soil erosion and excessive drainage water runoff.

12-51-020. Scope.

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any non-residential project, special residential project, building, structure, change in land use, or other improvement which requires approval of a site plan or conditional use permit. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws. Legally established nonconforming situations may be exempt from the provisions of this Chapter as provided in Chapter 12-22 of this Title or as may otherwise be specifically provided in this Title.

12-51-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-51-040. Landscaping Plan Required.

When a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this section and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of Section 12-55-230 of this Title.

(a) Information Required. A landscaping plan shall show at least the following information:

(1) Landscaping and plant materials;

(2) Location, spacing, and number of existing and proposed plantings;

(3) Mature tree canopy line;

(4) Tree and plant list, including sizes and totals;

(5) Treatment of ground surfaces;

(6) Use of non-live landscaping materials such as hard surface improvements or artificial landscaping;

(7) Irrigation or watering plan; and

(8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.

(b) Landscape Architect Approval. A landscape plan for a site of one (1) acre or more, or any amendment

thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, Utah Code Ann. § 58-53-101, et seq., as amended.

12-51-050. Waiver of Strict Compliance.

(a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.

(b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;

(2) The granting of a waiver will not result in an adverse impact on surrounding properties; and

(3)(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

12-51-060. Landscaping Design Guidelines.

(a) General Considerations. Landscaping should be used to:

(1) Beautify a site;

(2) Define open space areas;

(3) Establish a buffer between different land uses and create a transition between them;

(4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;

(5) Enhance building architectural features, parking functions, and pedestrian activities within a site;

(6) Promote energy efficiency and conservation of resources; and

(7) Provide wildlife corridors where appropriate.

(b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in Section 12-51-070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in Section 12-51-070 regarding live and non-live plant materials.

(c) Drainage. Storm water detention areas should not detract from the quality of landscape design. In landscaped detention areas, plant material should be compatible with the use. Artificial plants and landscaping shall not be permitted in storm water detention areas.

(1) Small water detention areas without aesthetic or secondary benefits should be avoided.

(2) Detention side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.

(3) Detention basins should be designed as an integral part of the landscape theme and not appear as a ditch or pit.

(d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.

(e) Ground Cover. Vegetative ground cover should be used along public rights of way and in required front yard landscape areas (not including sidewalks, trails, and entry points).

(f) Low Water Usage. Drought resistant shrubs and trees should be used wherever possible. A list of low water use plants is available from the Community Development Department.

(g) Maintenance. Low maintenance plants should be considered.

(h) Shade. Landscape designs should include shade for structures, outdoor recreational areas, and parking areas.

12-51-070. Landscaping Requirements.

(a) General Requirements.

(1) Landscaped areas shall include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

(A) Required landscaping areas shall include live plant material at least to the following extent:

(i) Perimeter and internal landscaping: Seventy-five (75) percent; and

(ii) Buffer landscaping between residential and non-residential development: fifty (50) percent.

(B) Non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C), below.

(i) Decorative paving materials may include bricks, pavers, flagstones, and textured concrete.

(ii) Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area unless specifically permitted by an approved landscaping plan.

(C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of Section 12-51-082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(2) Irrigation systems shall be automatic and include rain sensors. Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation shall be required to assure the system is operational and water is not being wasted.

(3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.

(4) One (1) tree shall be planted for every five hundred (500) square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.

(5) Trees may be substituted by shrubs at a ratio of ten (10) shrubs to one (1) tree.

(A) Shrub size shall be a #5 container with a spread of eighteen (18) to twenty-four (24) inches when installed.

(B) Not more than twenty-five (25) percent of required trees may be substituted.

(6) To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least seven (7) feet from the edge of a sidewalk.

(7) Public property abutting a development project shall be appropriately landscaped and maintained.

(8) Landscaped areas shall be located:

(A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and

(B) Within between buildings or portions of buildings; and in any plaza or courtyard.

(b) Buffer Landscaping between Residential and Non-Residential Development. Landscaped buffers shall be required alongside and rear property boundaries which abut a residential zone.

(1) Minimum buffer depth shall be as follows:

(A) In medium intensity ("M") zones: Fifteen (15) feet; and

(B) In high intensity ("H") and very-high intensity ("VH") zones: thirty (30) feet.

(2) An architectural buffer at least six (6) feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein and in accordance with the buffer screening guidelines set forth in the City's General Plan.

(A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six (6) feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one (1) tree for every twenty (20) feet of fencing.

(B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six (6) feet in height to produce a solid landscape screen through all seasons of the year.

(C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in Section 12-55-230 of this Title.

(3) In addition to plant and tree requirements for architectural buffers, a minimum of one (1) tree shall be provided for every five hundred (500) square feet of landscaped area.

(4) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.

(c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:

(1) At least fifty (50) percent of the building frontage shall be landscaped; and

(2) The minimum width of the landscaped area shall be three (3) feet, excluding any vehicle overhang from an adjacent parking area.

(d) Non-Residential Project Landscaping.

(1) At least ten (10) percent of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right-of-way.

(A) To the extent possible, such landscaping plan shall incorporate xeriscaping.

(B) The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

(2) At least fifteen (15) percent of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

(e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphaltic or other hard surface areas should be minimized.

(1) Every parking lot consisting of more than ten (10) spaces and three thousand five hundred (3,500) square feet shall contain, at a minimum, internal landscaped islands as follows:

(A) Multiple-family residential: Ten (10) percent of total parking lot area.

(B) Office and commercial: Seven (7) percent of total parking lot area.

(C) Industrial and warehouse: Five (5) percent of total parking lot area.

(2) For every six (6) required parking spaces, or portion thereof, a minimum of two (2) shrubs and one (1) deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

(3) Internal landscaped islands shall contain a minimum of twenty five (25) square feet and shall have a minimum average width of at least five (5) feet.

(4) Internal landscaped islands shall be located in the following priority:

(A) To define major drives and access ways;

(B) To delineate ends of parking rows;

(C) At aisle intersections; and

(D) Within parking rows.

(5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.

(f) Public Street Landscaping.

(1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

(A) Within the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:

(i) Freeway and Parrish Lane–Centerville Marketplace: Thirty (30) feet;

(ii) Arterial or collector street: Fifteen (15) feet; and

(iii) Minor or local street: Ten (10) feet; and

(B) Within a parking strip.

(2) One (1) tree shall be planted for every twenty-five (25) feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the park-strip, shall be subject to Section 12-51-070(a)(6) of the Zoning Ordinance and all other applicable City Ordinances.

(3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.

(4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip landscaped areas.

(g) Landscaping for Non-Single Family Projects. At least forty (40) percent of a planned development, condominium, multiple-family dwelling, assisted living facility, or other similar non-single-family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in Section 12-51-050 of this Chapter, the minimum amount of required landscaping shall not fall below thirty (30) percent.

(1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

(2) Open space and common areas shall include a minimum of one (1) tree and two (2) shrubs per dwelling unit.

12-51-080. Plant Material Standards.

(a) Plant Characteristics. Plants used for landscaping shall:

(1) Be drought tolerant;

(2) Have non-invasive growth habits;

(3) Have low-maintenance characteristics; and

(4) Be commercially available.

(b) Plant Quality. Plants installed to meet the requirements of this Chapter shall conform to or exceed plant quality standards set forth in the most recent edition of American Standard for Nursery Stock published by the American Nursery & Landscape Association.

(c) Plant Spacing. Plants shall be installed to allow sufficient space for the growth characteristics of plants without adversely affecting maintenance of structures, walks or drives.

(d) Artificial Plants. No artificial plants or landscaping material shall be used to meet any standard of this Chapter and shall comply with the artificial landscaping requirements set forth in Section 12-51-082.

(e) Plant Size. The minimum size of trees and plants installed to meet the requirements to this Chapter shall be as follows:

(1) Deciduous trees: Two (2) inch caliper (diameter) measured at twelve (12) inches above the tree base.

(2) Coniferous trees: Six (6) feet high.

(3) Shrubs: Eighteen (18) inches high.

(f) Tree Types. Selected tree types should be commonly known to the area; provided, however, that Elm trees shall be prohibited. Box Elder, Salix and Poplar trees shall be prohibited within twenty-five feet (25') of a public right-of-way and public utility easements.

12-51-082. Artificial Landscaping Standards.

Subject to the terms and conditions of this Chapter, artificial plants or landscaping may be used as

part of a landscaping plan; provided, such artificial plants and landscaping shall not qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter. Artificial plants or landscaping shall meet the following minimum requirements based upon the location of the subject property.

(a) Parrish Lane Gateway Area. For purposes of this Section, the Parrish Lane Gateway Area is defined as any property subject to the Parrish Lane Gateway Design Standards as set forth in Chapter 12-63, as amended. As more particularly defined in Section 12-63-020, the Parrish Lane Gateway Area consists of "any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main Street and the Legacy Highway right of way, within the City of Centerville." The Parrish Lane Gateway Area has been designated by the City as an important gateway to the City and properties within this area are subject to heightened design standards enacted to enhance the economic viability and aesthetic value of this significant gateway to the City. Based on these considerations and the specific regulations of the Parrish Lane Gateway Design Standards set forth in Chapter 12-63, artificial landscaping shall not be allowed within the Parrish Lane Gateway Area.

(b) South Main Street Commercial Area. For purposes of this Section, the South Main Street Commercial Area is defined as any property located within the South Main Street Corridor Overlay District Zone as shown on the Official Zoning Map of the City ("SMSC Overlay Zone"). As provided in Section 12-48-040, the SMSC Overlay Zone is intended to be utilized for "properties with frontage along the South Main Street Corridor between Parrish Lane and Pages Lane, including properties associated with the parcel having frontage or developments that are visually prominent as seen from the intersections at Parrish Lane/South Main Street or Pages Lane/South Main Street." The South Main Street Corridor has been designated by the City as an important historic and cultural focal point of the City and properties within the SMSC Overlay Zone are subject to heightened design standards enacted to preserve the historic character of this area, to encourage development that is sensitive to the City's heritage, and to provide a gathering space and cultural heart for the community by fostering a small town atmosphere. Based on these considerations and the specific regulations of the SMSC Overlay Zone set forth in Chapter 12-48, artificial landscaping within the South Main Street Area is regulated as follows. Artificial landscaping shall be prohibited within the following Sub-Districts of the South Main Street Corridor as identified on Illustration Map 12-48-1: the North Gateway/Mixed-Use District, the Traditional Main Street District and the Core Area Main Street District. Artificial landscaping shall be permitted in accordance with the terms and conditions of the Chapter within the following Sub-Districts of the South Main Street Corridor as identified on Illustration Map 12-48-1: the Civic/Cultural District, the Residential Boulevard District, and the Pages Lane/Mixed Use District, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of twenty-five (25) feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet (3') from any property line and artificial plants that are taller than three feet (3') shall be set back a minimum distance from any property line equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in Section 12-51-070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed five percent (5%) of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(c) Frontage Road Area. For purposes of this Section, the Frontage Road Area is defined as any property that has frontage on the Frontage Road (800 West) within the City and that is not subject to the Parrish Lane Gateway Design Standards as set forth in Chapter 12-63, as amended. The Frontage Road Area, exclusive of properties within the Parrish Lane Gateway Area, generally consists of commercial and light industrial uses. Given its proximity to the high intensity use, traffic and noise of the adjacent Interstate 15, the Frontage Road Area is generally subject to less restrictive zoning and signage regulations. Based on these considerations, artificial landscaping shall be permitted in accordance with the terms and conditions of this Chapter within the Frontage Road Area, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look and texture of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated internally or with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of twenty-five (25) feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of ten feet (10') from any property line. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in Section 12-51-070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed twenty-five percent (25%) of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

(d) All Other Areas. Artificial landscaping shall be permitted in accordance with the terms and condition of this Chapter for property within the City which is not located within the Parrish Lane Gateway Area, the South Main Street Commercial Area, or the Frontage Road Area, as such areas are more particularly defined herein, subject to the following requirements and standards:

(1) Artificial plants shall mimic the look, texture and color of the genus or species that it is intended to represent, including branches, stems, leaves, trunk and canopy size, as applicable.

(2) Artificial plants shall not be illuminated or outlined with attached external illumination devices, except however, such plants may be illuminated with typical detached landscaping lights or attached holiday lighting as allowed and/or approved with other applicable regulations of this Title.

(3) Artificial plants shall comply with all applicable building, electrical and safety codes, including wind and snow load requirements for Centerville City and shall not exceed a height of twenty-five (25) feet.

(4) Artificial plants and landscaping may only be used in the on-site landscaped areas. No artificial plants or landscaping shall be permitted in the public right-of-way or to satisfy any street tree requirement. No artificial plants or landscaping shall be permitted in any required landscaped buffer, storm water detention, parking lot, public street frontage or parkstrip area.

(5) In addition to other setback or frontage restrictions set forth in this Chapter, artificial plants shall be set back a minimum distance of three feet (3') from

any property line and artificial plants that are taller than three feet (3') shall be set back a minimum distance from any property equal to at least the height of the artificial plant. No artificial plants or landscaping shall be installed in such a way as to hang over or encroach onto adjacent property or public rights-of-way. Artificial plants and landscaping shall be prohibited within parkstrips and within a certain distance from any public right-of-way as more particularly set forth in Section 12-51-070.

(6) Artificial plants and landscaping shall meet the sight triangle for any intersection area as more particularly required in this Title.

(7) The total amount of artificial plants and landscaping on any given site shall not exceed ten percent (10%) of the total landscaped area on the site.

(8) Artificial plants and landscaping shall be subject to and comply with any and all applicable ordinances, standards, or regulations adopted by any federal, state or local entities, regarding the installation, use or maintenance of the artificial plants or landscaping.

12-51-090. Substitute Plant Materials.

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the Planning Commission in accordance with procedures and requirements applicable to the original approval.

12-51-100. Installation, Irrigation, and Maintenance.

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

(a) Installation. Landscaping shall be installed according to accepted nursery practices.

(b) Bond. The developer shall provide the City with an irrevocable letter of credit, cash bond, or escrow agreement, in an amount equal to one hundred twenty (120) percent of the estimated landscaping cost, to guarantee installation and maintenance of landscaping required by this Chapter. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.

(c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:

(1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or

(2) An extension agreement has been executed as provided in Subsection (e) of this section.

(d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.

(1) For the purpose of this subsection "warranty period" means a period of two (2) years beginning when the City accepts the landscaping as complete.

(2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect, photograph, or televise such landscaping and shall notify the developer of any necessary repair, correction, or replacement.

(e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven (7) months from the date of occupancy. Any associated bond shall be retained during the period of an extension.

(f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.

(g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:

(1) Landscaped areas shall be free of weeds and litter;

(2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance; and

(3) The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season.

(4) Non-live landscaped areas, such as hard-surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition.

(5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

12-51-110. Screening Requirements.

The following features on a development site shall be screened as provided below.

(a) Trash Receptacles. Trash receptacles shall be screened from view by a wall or fence which:

(1) Is at least six (6) feet in height;

(2) Provides complete visual screening of the receptacle; and

(3) Is compatible in material and color with the main building on the lot or parcel.

(b) Outdoor Storage Areas. Outdoor storage areas permitted by this Title shall be screened from view by an opaque fence or wall. Non-opaque fencing, such as powder or vinyl coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.

(c) Service and Loading Areas. Service and loading areas in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view.

(d) Ground-Mounted Utility Boxes, Meters and Mechanical Equipment. Ground-mounted utility boxes, meters, and mechanical equipment in multiple-family residential, public facility, commercial, or I-M zones shall be screened from public view by landscaping or architectural elements compatible in material and color with the main building on the lot or parcel. This requirement shall not apply to:

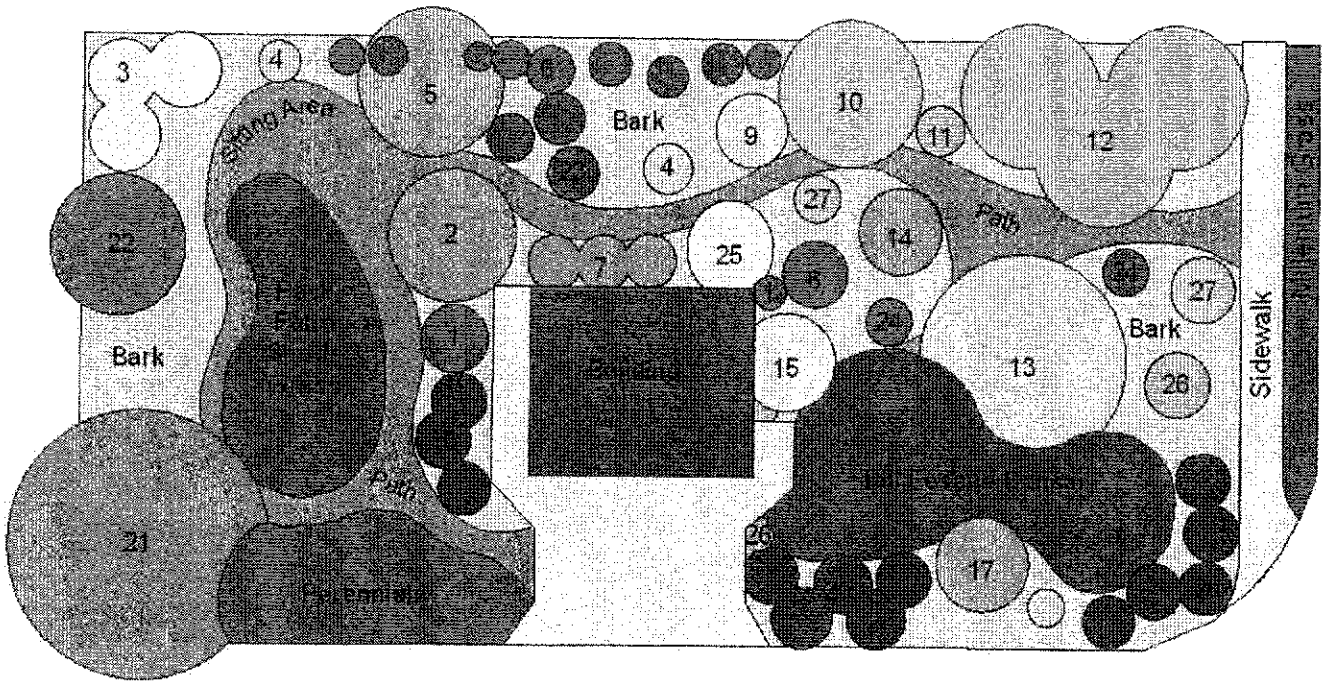
(1) Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and

(2) Development in agricultural and R-L zones.

(e) Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be concealed by material which is consistent with building design and is equal to or greater in height than the mechanical equipment.

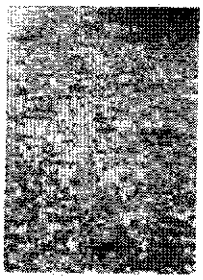
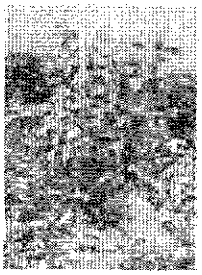
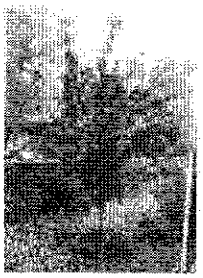
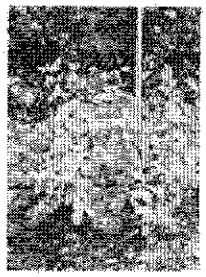
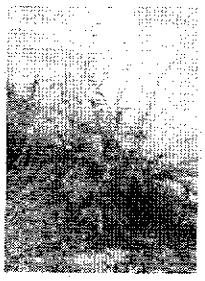
Appendix IV

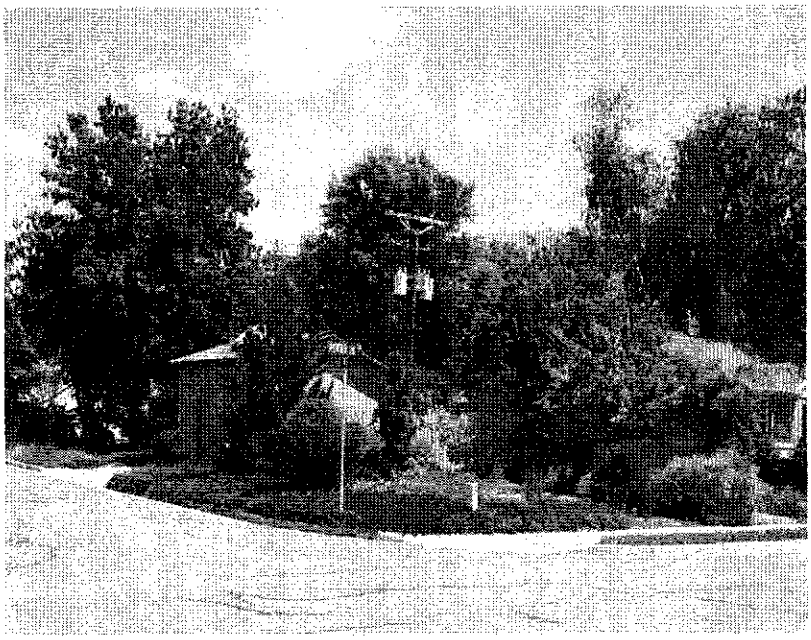
Porter Lane Well Site Map

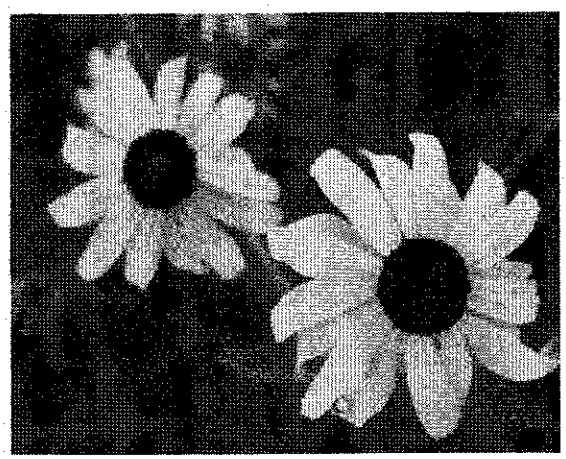


PLANT INDEX

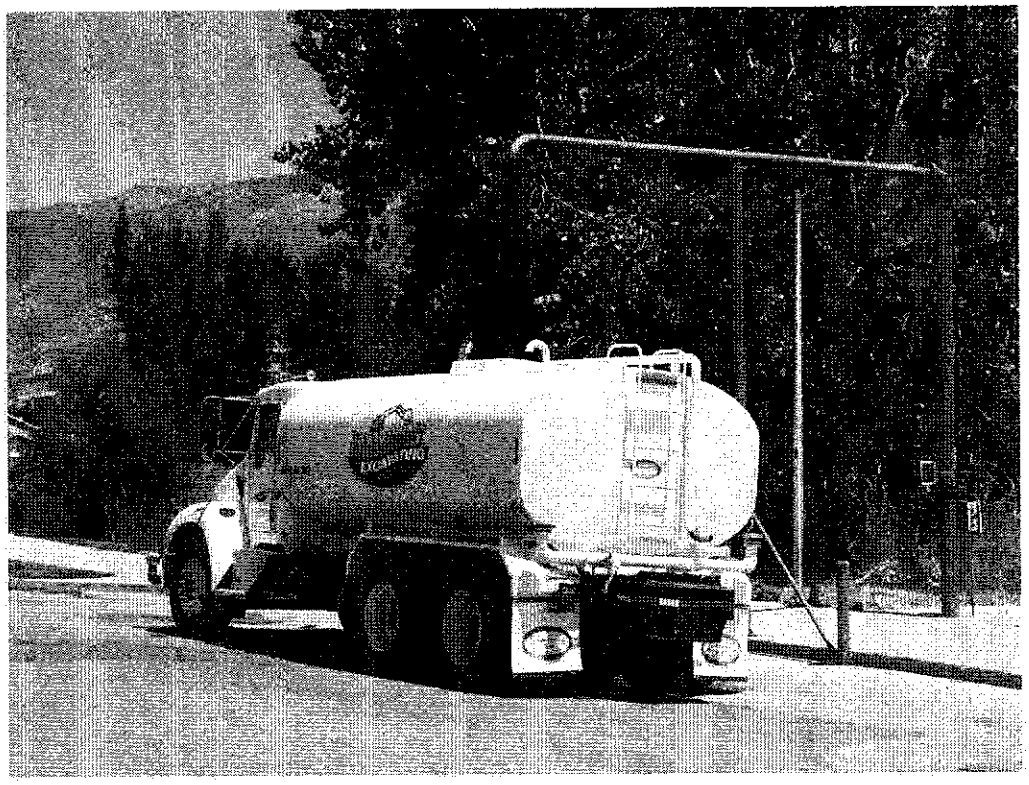
ID NUMBER	COMMON NAME	SCIENTIFIC NAME	PHOTO
1	Miss Kim Lilac	Syringa Patula	PHOTO NOT AVAILABLE

2	Saskatoon Serviceberry	Amelanchier Alnifolia	
3	Charles Jolly Lilac	Syringa Vulgaris	
4	Alpine Currant	Ribes Alpinum	
5	Scarlet Hawthorn 'Paul's'	Crataegus Laevigata	
6	Red Twig Dogwood	Cornus Sericea	
7	Red Barberry	Berberis Thunbergil 'Atropurpurea'	





Appendix V



Appendix VI

WATER LEAKS BY YEAR

Year	Main Lines	Services	Total Leaks	
1993	19	32	51	
1994	9	41	50	
1995	15	21	36	
1996	15	21	36	
1997	6	25	31	
1998	11	39	50	
1999	9	15	24	
2000	8	11	19	
2001	8	12	20	
2002	16	12	28	
2003	12	17	29	
2004	9	15	24	
2005	10	6	16	
2006	10	6	16	
2007	9	12	21	* Hit line 3
2008	12	15	27	*Hit line 1
2009	8	15	23	
2010	8	16	24	
2011	4	12	16	*Hit line 7
2012	11	14	25	*Hit line 3
2013	11	7	18	

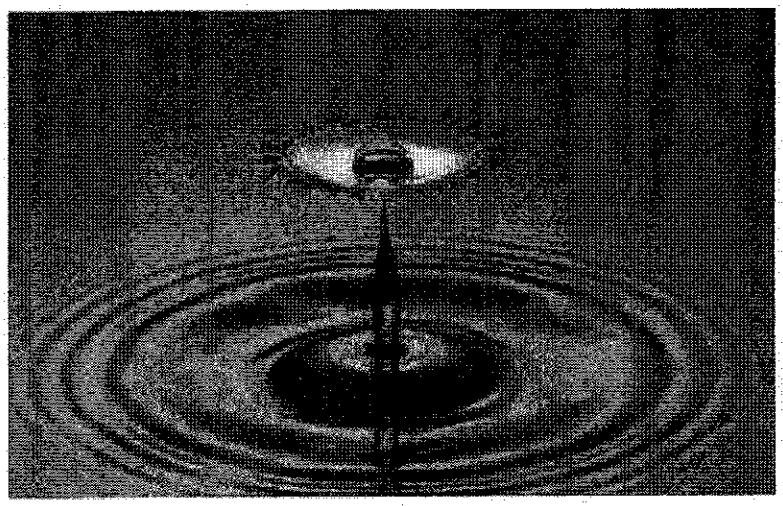
Main Leak is anything that has to do with the main line.
Service Leak is a saddle, corp, service line, meter yoke, etc.

Number of Leaks By Months

Months	2013	2012	2011	2010	2009
January	1	0	0	1	1
February	0	0	1	3	2
March	1	2	3	1	2
April	1	2	0	2	0
May	4	1	2	0	4
June	0	3	2	1	0
July	1	2	1	3	3
August	1	4	1	6	4
September	0	4	0	1	0
October	3	1	3	1	0
November	3	2	1	1	6
December	3	4	2	4	1

Appendix VII

CENTERVILLE CITY WATER DEPARTMENT WATER AUDIT



OCTOBER 1, 2011 TO SEPTEMBER 30 2012

Prepared by Michael Carlson
Centerville City Water Supervisor

Table of Contents

Executive Summary 1
Things We Need to Look At 2
Things We Do Right 2
Water Audit Goals and Objectives 3
One Page Summary 4
The Process of the Water Audit 5
Results of Each Area of the Water Audit 6
- Well Water 6
- Purchased Water 7
- Water Sold 7
- Non-billed Meter Water for City Building 7
- Public Works Non-metered Water 8
- Water Leaks 9
- Reservoir Overflow 10
- Pump Lube Lines 10
- Fire Flows 11
- Fluoride and Chlorine Analyzers 12
- Water Quality Flushing 12
- Fire Department Training and Fires 12
- Waterline Jobs 13
- Water Theft 13
- Island View Tank Leak 14
- Water Meters 14

Top Fifteen Water Users 16
Leak Detection Summary 16

Appendices

Appendix 1	Table of Estimated Total Gallons Lost in Water Leaks
Appendix 2	Analyzer Equipment & Flush Testing Table
Appendix 3	Table of Water Quality Flushing
Appendix 4	Water Usage Report
Appendix 5	Table of Zero Reads
Appendix 6	Water Meter Accuracy
Appendix 7	Water Accounting
Appendix 8	Leak Detection Report

Executive Summary

We think the water audit was very helpful in finding where our water goes and where the losses are. The unaccounted for water in our system is not really lost water, it's just not metered water. Randy and I have confirmed that we have no major water leaks. There may be some small drip leaks in our system, but it's more likely that the leaks are from water taps or leaky toilets in resident's houses. In the Water Meter area we talk about the three factors of meters. On a ¾" or 1" water meter, which is the size of most of our water meters, there can be 6.3 to 6.5 ounces per minute flow pass through the meter and not be registered. It's even worse on larger meters. We feel there could be as much as 112 GPM being used in our system that is going through the water meters and not being registered. Randy, in checking water usage in different zones, has come up with an average of .02 gallons per minute per residential meter which would equate to between 112 and 120 GPM. This water was monitored throughout our system from 1:00 a.m. to 4:00 a.m. This backs up our theory that most of the 112 GPM is going into resident's houses. You can read more how this was done in Appendix 4.

Some other areas we found, like the Non- bill, we now have an accounting of how water was used and how much is being consumed. One of these areas was irrigation watering using culinary water to water the lawns at the Park's Department Building. Our finding was that they are doing a great job. In the month of August they put down 5.1 inch of water onto their landscaping. Dave Rice, who works for Weber Basin Water in their water conservation, told me how much water should have been put down. He stated that our Parks Department has done a great job, because they should have used about one to one and half inches more than that. So it seems that we are doing well in that area.

The large percentage of water usage was water that was billed. It was 85.55% of the total water usage. We feel good about where we are at on the water meters we are using. It's not worth changing out water meters with a percentage of 99.24, which is well within AWWA, American Water Work Association, standards. This would leave us with primary uses of remaining 14.5%.

Island View Reservoir Leak

The process in finding this leak has been interesting. In the beginning we did a reservoir check on all the reservoirs to see if we had any significant leaks and none really showed up. The reservoir where we found the leak was the only one on our SCADA that went to the tenth (example 10.1). After we had it changed to see the hundredth spot, then it was clear that there was a problem there (example 10.15). Another indication was the usage being higher than all the other reservoirs. The normal use we have established is .0589 GPM and this tank was at 0.071 GPM. We had located the leak. It was one of two spots, the caulking or what looked like a patch on top of the existing concrete floor. After repairing the floor patch, the leak decreased about 18 GPM to 1.49 GPM. We feel the remaining leakage is because of old caulking and are planning to repair this later this year.

Fire Department

It has been very surprising to see some of the numbers come in, for example, I would have guessed that the fire department would have used more water than .032 million gallons. If we were to have

estimated that, I would have guessed a lot higher and it could have really made a difference to the outcome of the Water Audit.

For one last and final comment which will put the uncounted for water into perspective see below:

- 63.187 M.G.is equal to a hole in a pipe approximately as little as 5/8" in diameter with 80 P.S.I. running 365 day
- .02 gallons per minute per house in our system are leaks in houses. If the low flow is less than the 6.3 oz., it could equate to the 112 gallon per minute.

Things We Need to Look At

1. Is there a need to keep providing water for irrigation in the Centerville Debris Basin as well as Rick's Creek Reservoir? Is it possible we do not need to water them anymore?
2. Possibly doing a meter chamber change out may be a way of increasing our meter efficiency in the future.
3. As we size meters, try and keep them the right size, not putting in a bigger meter than necessary.
4. We need to do more education in three areas: the first being leak repairs in homes, we need to find a way that we can get customers to fix their leaks, small and large; the second is to be focused on water conservation in the homes, using less water; the third is helping people to plant water wise plants that are native to our area.
5. Do a water meter accuracy test every 5 to 7 years to see when we need to upgrade our water meters.
6. Keep changing out our 2", 3" and 4" meters as needed
7. Repair the leak at Island View Tank, which was repaired during the audit
8. Outside meters, move meter from inside the house to the curb
9. Check 100 South Reservoir caulking to see if it needs to be replaced

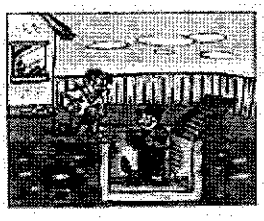
Things we are doing right

1. We think the biggest factors have been all the updates and waterline replacements the City has done over the last 23 years. This alone has been the best thing for water conservation. We believe trying to keep our system from being out dated and repaired has made a huge saving in time and personnel. If we had not been continuously replacing our old water mains and services, we would have had to hire one or two more personnel to help keep up with all the leaks we would have had plus the cost incurred from the repairs for waterline parts, asphalt, sand and road base. This was accomplished because the City Council and Mayor supported the repairs and replacements. If we had not done this, I wonder what our citizen's water rates would be. We know that other City's water bills are much higher than ours.
2. The SCADA has helped us to maximize power efficiency by pumping off peak and keeping our reservoirs full during the day. The water system has many redundancies which have helped us to do a much better job on the water audit. The Telemetering has helped us collect and analyze data to make the water audit more precise.

3. Keep up with the zero meter reads, meters that are not working.
4. Putting pressure transducers throughout the water system so we are able to run charts. Retime data to run the system.
5. Having a landscape ordinance in place and keeping it updated
6. I think we have been buying the right water meters for our type of water. Investing in meters that are well within AWWA Specifications and that last 30 years is a good investment.
7. We have probably saved putting in another well by replacing our water lines because of less leakage in the water system. It would be fun if we could see how much more water we would have to pump into our water system if hadn't replaced our water lines.

Water Audit Goals and Objectives

- It started out as a goal in our Water Conservation plan. The Goal was to see if we could find where all our water went and truly see how much water we could account for. Throughout this process we hoped to learn a lot about where the water goes and also find some areas in which we can do a better job in keeping track of the water and to see if there was a way to conserve water. One thing we knew going into this was that water audits are not very thorough as far as keeping track of the different water uses. Most cities and even AWWA do not go in depth to find out what the unknown factors are. They usually take the water produced minus what was sold and give a good guess of what water was used which was not metered (unknown factors) and the rest is unaccounted for water. In our steps we will try to take away the unknown factors so that we can have a true number pertaining to our water system. We will then have some numbers to use as guidelines in future water audits.
- To see if the updating of the waterlines has had a true benefit in conserving water. Over the last 23 years the City council has supported updating the water system as we replaced water lines, upgraded wells and reservoirs.
- Another one of our goals was to see if what system leaks we may have. Randy and I have always felt that we have very few water leaks, if any, that don't show up in a short period of time. Our past experience has led us to believe that our leaks always surface.
- Check out our producing water meters and make sure that they are accurate.
- Conduct a survey of our delivery water meters to see how accurate they are and that they are properly billed. To see if we need to do a massive water meter change-out to our system.
- To watch the water system over a twelve month period and study how it operates.
- To find out the cost of the unaccounted for water.
- Look hard at the way we run our water system and what we can do better.
- Judge our successes in how we have been upgrading our water system.
- To make recommendations and what course of action we need to take for our water system.
- Make a list of our top fifteen water users.



One Page Summary

Water Produced	MG*	%
Well Water, Five Wells	414.7	78.98
Weber Basin Purchased	110.35	21.02
Total Water Produced	**525.05**	100%

The Accounting Of Where The Water Was Used

	MG*	%
Water Sold	449.19	85.55
Non billed metered water city building	2.4	0.46
Public works non-metered water	0.595	0.12
Water leaks	0.914	0.18
Reservoir's overflows	1.335	0.25
Pump lube lines	0.223	0.04
Fire flows	0.063	0.012
Fluoride / Chlorine analyzers	0.594	0.11
Water quality flushing	0.633	0.12
Fire department training and fires	0.032	0.006
Waterline jobs	0.256	0.05
Water theft	0.028	0.005
Island View Tank Leak	3.52	0.67
Water Meters		
Zero reads on water meters	0.589	0.111
Adjustment of water meter inaccuracy (AWWA Specification)	5.6	1.06
Water meter non-recording of 6.3 ounces on low flow !	59.077	11.25
Total Water Used	525.05	100%

*Million Gallons-= M.G.

! These were part of the conclusion

The Process of the Water Audit

Months prior to starting the water audit:

In the months prior to starting the water audit we did some training with our employees to help them understand what we were doing and why. We involved different departments outside the City such as Metro Fire, South Davis Sewer.

- Repair zero reads on water meters.
- Check all fire hydrants for main valves leaking.
- Training and stating the goal with the hopeful outcome.
- Fire Departments, South Davis Sewer.
- Do an accounting of non-billed water meters to make sure we have all of them.
- Testing of producing wells flow meters for accuracy.
- Parks has two drinking fountains that are not metered. One at the Cemetery and one at Community Park. We will have to estimate these for the year. If we move the meter to the curb at the Cemetery, then it could be metered.
- Founders Park has a line going down the North side that is not metered. Bruce will leave it off until 2013, but if they need it, he will let me know and we can do an estimate of the water use.

Monthly check list

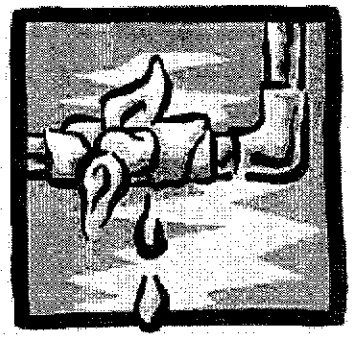
- Watch for illegal connections, fire hydrants, new homes being built.
- Check all fire hydrants for main valves leaking.
- Water uses on Fluoride DEPOLOX'S, total gallons.
- Read all commercial water meters.
- Repair zero read meters (commercial meters).
- Water leak consumption and other non-accounted for totals.
- Well production and water purchased.
- Water use from contracted contactors, (like drain cleaning and street sweeping).
- Water system reservoir's overflow calculations.
- Water line job calculation of water used in filling and flushing the water lines.
- Water quality flushing.
- Fill station at Public Works, (non-metered).
- Start the testing of water meters; 5/8" X 3/4" meters total of 210 (5% the meters). 1" meters total 14, 1.5" meters total 3 meters, 2" inch meters total 2, 4" meter total 1.

Final Gathering of the Report

- Final meter readings, all meters.
- Final water uses on Fluoride DEPOLOX.
- Final water leak consumption and other non-accounted for totals.
- Final well production and water purchased totals.
- Final water uses from contracted contactors.
- Final water system reservoirs overflow calculations.
- Final water line job calculation of water used in filling and flushing the water lines.
- Final fill station at Public Works, (non-metered).
- Get final water usage for the year report.
- Gather all the data for the different areas.
- Analyze all the data for correct input.

Final Gathering of the Report (cont)

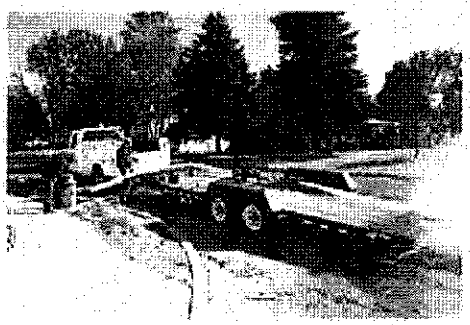
- Make adjustments.
- Make the completed report



Results of Each Area of the Water Audit

Well Water That Was Produced

During the water audit we used five different wells for producing our water. One thing we did was to go out to each well before hand and do a flow test using a new meter. We shut down the system in a zone, notifying each resident that their water would be off for a short period of time while we tested the producing meter. Then we hooked up to a fire hydrant, opened it and then started the pump. We adjusted the well's meters to the new meter and now we know that the flow meters are almost 100% accurate. During the course of the year our wells produced 414.7 million gallons of water, which was 78.98 percent of our water.



Water Purchased From Weber Basin Water Conservancy District.

During this water audit we also purchased water from Weber Basin Water Conservancy District , this audit time period we purchased 110.35 Million Gallons of water which was 21.02 percent of our water. In talking with Weber Basin about how accurate their meter was, I was told that it was very accurate and less than 1% inaccuracy.

Total Water Produced and Bought Was 525.05 Million Gallons.

Water Sold

This is water that has gone through water meters and was billed to customers. We sold 449.19 Million Gallons of water, which was 85.55% of the water we produced. Later in this report we will talk about the meters as a whole.

Non-Billed Metered Water for City Building.

These are accounts where there is no bill sent. This water provides water to government buildings and to keep the City running. All of these accounts have water meters and are kept track of through the billing process. It accounts for 2.4 Million Gallons of water or .45% of the water produced.

City Government Building	Address	Culinary or IRR	Thousand Gallons
Whitaker Home	160 North Main	C	1
Cemetery	650 East 400 South	C	8
City Hall	250 North Main	C	61
Fire Station	123 North Main	C	106
Ford Canyon Trailhead	1570 North Rick Creek way	C	3
Porter Walton Park	100 South 400 West	C	14
Community Park #1	1350 North 400 West	C	15
Community Park #2	1350 North 400 West	C	90
Freedom Hill Park	2150 North 150 East	C	17
Smoot Park	1500 North Main	C	29
Chase Trailhead	Chase and Oakridge	C	1
Park Building	689 North 1250 West	C/I	783
Rick Creek Reservoir	1500 North Carrington	I	170
Centerville Debris Basin	700 East 200 South	I	309
Public Works Building #1	655 North 1250 West	I	353
Public Works Building #2	655 North 1250 West	C	67
Public Works Building #3	655 North 1250 West	C	12
Public Works Building #4	655 North 1250 West	C	72
Public Works Building #5	655 North 1250 West	C	2
Public Works Building #6	655 North 1250 West	C	1
Center Point Theater	400 West 525 North	C	239
Island View Park	750 East 550 South	C	24
Founder Park	100 East 350 North	C	27
			2.404 M.G.

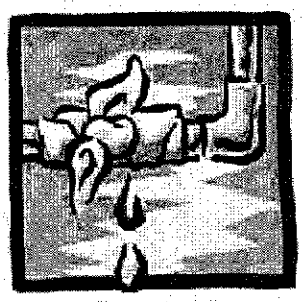
As you can see, we used four sites for irrigation purposes. We chose the Parks Building to audit how they water the lawns and we picked August, which is one of the hottest months. I recorded how much water they used, which was 5.1 inches of water for that month. I checked with David Rice at Weber Basin Water and asked what the status was for that month and he said that they should have used more water than that to keep their grass and shrubbery green, so my conclusion is that our Parks Department does a great job in conserving water.

Having said that, I think we need to look at two issues and see if we still want and/ or need to water Rick's Creek Reservoir and Centerville Sedimentation Basin. It is possible that both have plants that have been established and no long need to be watered. Between the two, If not watered, we could have saved .47 M.G. or .11%. These two items will be in the course of action plan at the end of this report.

Public Works Non- metered Water

This is water that is used to fill water tanks. From the list below you can see that there is a variety of users for non-metered water. Most of the time they fill up at the fill station on the Frontage Road and 1400 North and they use non- finish water (non -drinking water) for their uses. This water audit year, they used .595 Million Gallons or .12% from the Public Works shop, which is drinking water.

Sites	Total Gallons
Twin D, for cleaning drainage pipes	557,900
Street Sweeper	1,400
State Jet Truck	4,000
Surry seal contractor	8,000
Fluoride Showers	2,640
PW Fill, Parks Tanks	500
PW Fill, Kapp water line, dust control	1,100
PW Fill, Scott Kjar	700
PW Fill, Power Drill	10,300
PW Fill, SCI	900
PW Fill, Matt Com	100
PW Fill, Parson	2,000
PW Fill, Public Work Fill Tank	5,500
	595,040



Water Leaks

This is a hard area to determine exactly how much water we lost on leaks. The number represented is based on a person doing a best guess judgment on the following:

- How long has it leaked or what time did it start
- How many gallons a minute it is leaking
- When did we have the water shut off and to account for the little bit of water we keep running while we fix it.

Throughout the year we used our best accounting to come up with a good number based on the factors we had. We came up with the water loss for each leak at the time of the leak and tried to get it as close to the actual loss as we could. Some leaks are easier to figure than others, for example a pin hole leak may have leaked for a week or so before it was noticed or came to the surface. On the other hand a big leak shows up quicker and it's a little easier to estimate how much water was lost by being able to use the telemetry system. I have attached two charts, the first one shows the leaks in gallons and the second shows the number of leaks. I think that the number we have for the lost water on leaks is low, but in this report we wanted to stay with the actual numbers that were produced during the water audit with no alterations.

One other note that should be made is that in 1998, we had 50 water leaks and around 60 miles of water mains and in the 2011-12 water audit period. During the water audit time period, we had 31 water main and service line leaks and in the last five year the average for those types of leaks was 23. We have 79.14 miles of water mains and 19.79 miles of service lines in Centerville. We had an increase of 31.9% of water mains and service lines and a 41% decrease of water leaks. To put that into perspective, it is like maintaining a water main from Centerville City Hall to 3 miles past Nephi, Utah by the way of driving, not a straight line.

For a detailed accounting on water leaks see Appendix 1.

The amount of water we lost to water leaks was estimated to be .914 Million Gallons or .18%

Gallons to water leaks

Hit Lines	102,200
Main line leaks	164,370
Services	627,030
Hydrant leaks	1,500
Miscellaneous	5,760
Meter leaks	13,461

Numbers of water leaks.

Hit lines	5
Main line leaks	9
Services	22
Hydrants leaks	2
Miscellaneous	1
Meter Leaks	16

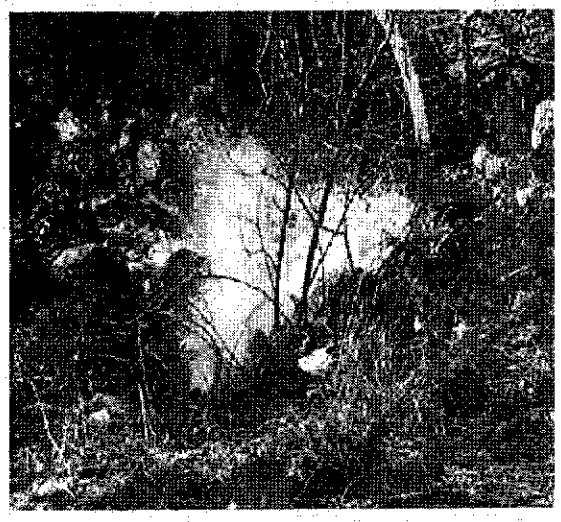
Reservoir's Overflows

This is something that we don't like to see any of, but as we set up the water audit we knew that we needed to watch this and keep track if we had any. In the Chart below you can see that we have had five incidents that SCADA or the computer caused the reservoir to overflow, all of which were a computer problem. Before this year it has been a long time since it happened or if it happened, it was maybe once every other year, which was caused by a valve sticking on or there was something that just goes wrong.

The water that was wasted this year was 1.335 million gallons or 0.25%

RESERVOIR OVERFLOW

DATE	Problem	ESTIMATED GALS.
December 5, 2011	Telemetering lock up	254,113
July 29, 2012	Computer shut down for an update, 100 So, PLR	600,480
August 13, 2012	100 South , Telemetering lock up	144,000
August 15, 2012	GST Telemetering lock up	83,598
August 15, 2012	RCR Telemetering Lock up	180,900
August 21, 2012	GST Telemetering lock up	72,000
	TOTAL AMOUNT	**1,335,091**

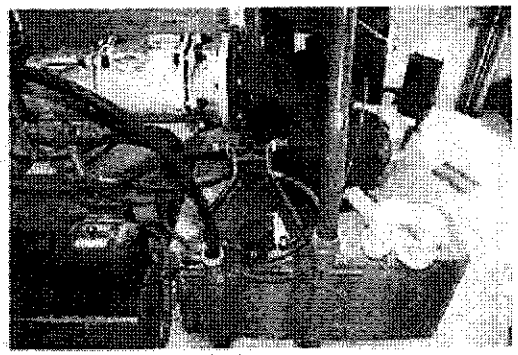


Pump Lube Lines

These are water lines connected to the pumps to lube the shaft of the pump before it starts. This water is water that has been pumped up into the system before and then goes back down the well to lube the shaft. After the pump has started the lube lines shut off. We currently have only two sites that do this. Also note that we had a solenoid go bad and it dumped 207,000 gallons back down the well, we account for this in this area.

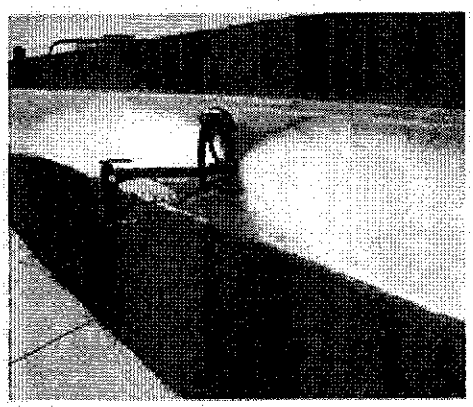
The water used for this was .223 million gallons or 0.04 %

Sites	Total Gallons
Church Well	6,098
Carrington Well	9,908
Leak on solenoid line	207,360
	223,366



Fire Flows

Fire flows are done for many purposes. This year we only did fire flows if they were needed. This helped us come up with a closer number for accounted water for the water audit. The fire flows we did this year were done for new building structures or for new hydrants that were put in. A statement should also be made that this year does not reflect a normal year for fire flows. It normally would be a lot higher than what we had during this audit.



Fire Flows	Total Gallons
Hydrant Number	
Legacy	6,360
Legacy	9,600
765	7,000
1826	7,000
1961	5,200
1851	14,200
765	14,200
	63,560

Fluoride and Chlorine Analyzers

When we put fluoride into our water we put in analyzers to monitor the residuals of both fluoride and chlorine. These take water from out of the system and measure how much of each constituent is in the water. We use these to help us keep the right amount of both fluoride and chlorine in our water. However, the water is wasted. It is a necessary function that needs to take place. Last year we monitored it and now we have a number to use when we may need it. In 2011-12 water audit, we used 0.594 million gallons of water, which is 0.11% of the water we produce.

For a detailed accounting see appendix two.

Water Quality Flushing

Water quality flushing is done to help maintain good quality drinking water; we have areas that we need to flush to keep the water fresh and drinkable. This year we did not get a chance to do as much as we would have like to do, so I would rate it a little below normal. In the Fire Flow section we have a picture of a hydrant being flushed, water quality flushing is done the same way. The water is flushed until it looks clean and drinkable and it has flushed long enough to remove the stagnant water. This year we used .633 million gallons of water to flush lines, that is 0.12% of the water we produced. For a detailed accounting see Appendix Three.

Fire Department Training and Fires

This had a surprising result for us. I gave the Fire Department a fire hydrant meter and asked them to use it when they trained on any Centerville City fire hydrants. At the end of the year we received it back and they had only used 8,200 gallons of water. This was surprising until I called Jeff Bassett at Metro Fire and found out that they do most of their training in Bountiful at Viewmont High School where they have a lot more room. The only fire this year, where they hooked onto fire hydrants, was the brush fire at about 1825 North. We were able to get a very accurate number on how much they used, which was 24,000 gallons.

So for this area the Fire Department used .032 million gallon or 0.006% of our water during our water audit.

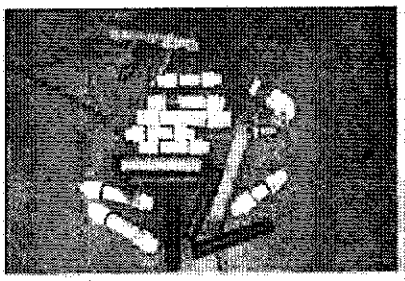
Water Line Jobs

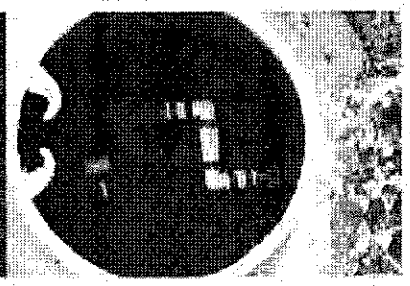
This year we had a normal year for water main installations. When you install or replace a water line you could lose the water in the pipe you are replacing plus the water used to fill it up and flush it. This year we kept a very close watch on this and whenever possible, we used a water meter to account for the water. The other method was to do a calculation on how much water it would take to fill up the new line. We feel we are very accurate in the numbers we came up with. The water used in this area was 0.256 million gallon or 0.05% of the water we produce.

Water line Job	Total Gallons
1825 North 300 East	16,768
200 South water line	3,500
Lyon Well Repair	1,500
Rick Creek well Repair	1,000
Fire hydrant repair	500
100 South water line	500
100 South water line	6,200
Sewer District water line	3,000
Land Rover	20,000
Main Street water line	203,085
	256,053

Water Theft

This was surprising to us. Before we started the water audit we went out and looked for any meter jumpers that we had in the system. We pulled all the meter jumpers, one of which was someone living in a home. As you can see in the picture below that a lot of meter jumpers were from a time when there was not much building going on. For years we have told contactors that they must have a meter set before they take water. One other area we have been watching is people hooking up to fire hydrants. The water total for this is 0.028 million gallons or 0.005% of the water we produced. The other picture I have included is one where people have caused a problem when they use meter jumpers.





Island View Tank Leak

As we were still trying to find out where we were losing 3.52 million gallons or .67%, which is around 6.68 GPM, we went back to our reservoir flow charts and found that our Island View Tank's use was a little higher in gallons per minute per home. It was .071 GPM per customer and the average was .065 GPM. So we decided to do a leak test on the reservoir to see if we were losing water there.

We first checked the reservoir and the transmission line and found it was leaking. Then we turned off the reservoir and found the leak to be in the tank. Depending on what the depth of the water in the tank was as to how much water was leaking. The calculation was 6 to 8 GPM depending on how deep the water was in the tank. We drained the tank and cleaned it, then did an inspection. We found two areas we are worried about and need to be fixed. One was the caulking and the second was a patch of concrete that was put over the top of the reservoir floor. We will be obtaining some bids to get these one of the problems repaired. The first problem area was around the tank's inlet and outlet. By replacing the concrete around these areas we hoped that it would reduce or even stop the leak in the tank. After making the concrete repairs, we ran another test and found the leak to be approximately 1.49 gallons per minute. So by repairing the concrete we reduced the leak from 17 to 18 GPM to 1.49 GPM. In the future we will also replace the caulking in the tank and feel that this should take care of the 1.49 GPM leak.

Water Meters

In this area we have three factors that come into play: Zero meter reads on water meters, AWWA water meter accuracy and what we call real low flow water use, the 6.3 ounce per minute.

Zero Reads

Zero reads on meters. This is where a meter is not working and the read has stopped for some reason. During the water audit year we paid close attention to this and were able to keep it to a low number. The repairs were made quickly and then we used the homes past year's water use for the estimate. The water that was estimated was 0.589 million gallon or .111% of our water that was produced.

You can look at the charts for this in Appendix 5

AWWA Water Meter Accuracy

We used the AWWA standard in testing the water meters. We tested 5% of the City's water meters from ¾" to our largest, which is 4". The field tests used the medium flows and we found the following results:

- ¾" water meters were 99.24% accurate
- 1" water meters were 99.15% accurate
- 1.5" water meters were 99.32% accurate
- 2" water meters were 99.21% accurate
- 4" water meters were 97.50% accurate, keeping in mind that we only tested one meter and this meter was in service for a long period of time. We also changed out 3 of our 4" meters, so we have seen the accuracy go up since the test. We have only a few left to go.

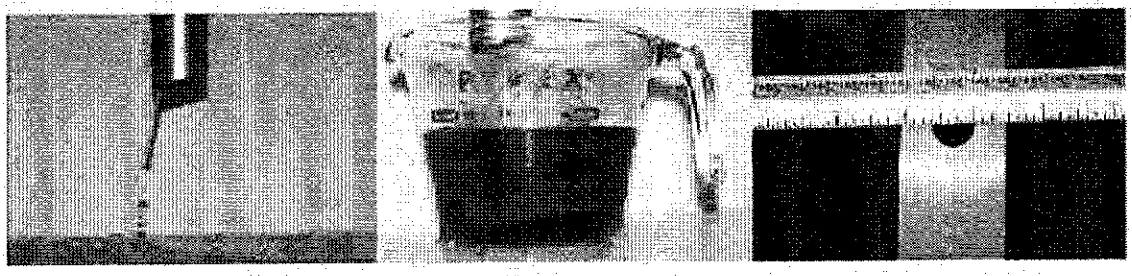
To make the meter 100% accurate, the water used in this area was 5.6 million gallons or 1.12%. You can also look at Appendix 6 for more information.

As we were drawing to a close of the water audit we came up with a total of 63.187 million gallons, or 12.03% of the water we produce, as unaccounted water. That was about 120 GPM leak in our system at 80 PSI with a 5/8" hole. We looked into two areas; one being water meter non-recording (listed below) and the other was Island View Reservoir leak, which has now been repaired. It was leaking 6.68 GPM or 3.52 million gallons per year, which is .67%.

Water Meter Non-recording

This is the real number that we want on the water audit. I have read a lot of water audits done by a lot of systems and the magic number seems to be 12% of unaccounted for water. So we hoped that our number would be close or lower. So we started looking to see if we missed anything and we found one area that we will talk about in Appendix Four and Appendix Five.

- The first thing we found was that 6.3 to 6.5 ounces of water per minute could pass through a water meter and not register, note the pictures at the left and center. We must remember that AWWA specification for a low flow through a water meter is a 1/4 gallon per minute, which is 32 ounces. So if someone has a small leak in their home, it would more than likely not register until the leak gets bigger. To back this up Randy did some testing of zones where he was able to do two things; see if we have any leaks in our system and to come up with a number that would show how much water was used per household
- The middle of the night use was .02 GPM per house, which would be 112.4 GPM throughout the whole system. The picture on the right side illustrates this. As we broke down the water system into zones, we found that we did not have any large leaks. If we did have a leak, it would have to be a drip. The cost of the unaccounted water is $6,000.00 per year, which is the cost to produce it.



Also see Appendix 4 for water usage full report.

As we were studying the reason for non-recorded water, we found something very interesting, you could put a meter in a test bench and set the flow way down to where the meter stops, but there was still measurable water going through the meter without it registering. We tested different meters and in the ones we checked, we found that all meters have this problem. The average was 6.3 ounce per minute. When Randy did his study the two matched closely and the result was that the water going through the meters were small leaks in people's homes. **The water lost in this area is 59.077 million gallons or 11.25%.** Please refer to Appendix 4 for the full report.

Top Fifteen Water Users

	Users	MG	Notes
1	Centerville Mobile Estates	4.04	
2	US Dev.Comm. Irrigation	3.83	
3	Home Depot	3.44	
4	Pheasantbrook	3.08	For three month they were running only one meter
5	IN-N-Out	2.79	
6	Legacy Apt. Unit A	2.48	Next year they will be the highest, this was only for two months
7	Cedar Spring B	2.39	
8	R B One Stop	2.21	
9	Biotron Lab	1.73	
10	Wal-Mart	1.63	
11	Riviera Homes	1.35	
12	Centerville Market Place	1.32	
13	Legacy Apt. Unit B	1.08	
14	Zeponie Pizza	1.12	The last two month their bill has been high, we are checking it out
15	McDonalds	0.82	
	Total	**33.3**	**or 6.34%**

Leak Detection

To see if the findings that we had were correct and accurate, Randy and I decided to have the area that we used for the calibration zone of water consumption tested for leaks. We hired American Leak Detection to go through an area, which consisted of 15 fire hydrants, 1.33 miles of water mains, 134 water services, and 12 valves. For the full report of the water leak detection you can go to Appendix 8.

American Leak Detection only found one leak, which was at 2134 North Park Hills Drive. It was a meter yoke leaking and it was leaking on the house side of the meter yoke (setter) in the meter box. We had one of our employees take a measurement of the amount of water leaking and it was four ounces per minute. However, the meter was not moving on the low flow indicator while it was leaking. The meter was tightened and the leak stopped. This confirms our conclusion that water can pass through the water meter at low flows and not be detected. It makes the calibration number that we had throughout the City to be very accurate and a good number for our water system to use. If we decide to have a leak detection program, this would help us determine which area to choose by running a test of each zone before we start with the program.

Appendix 1

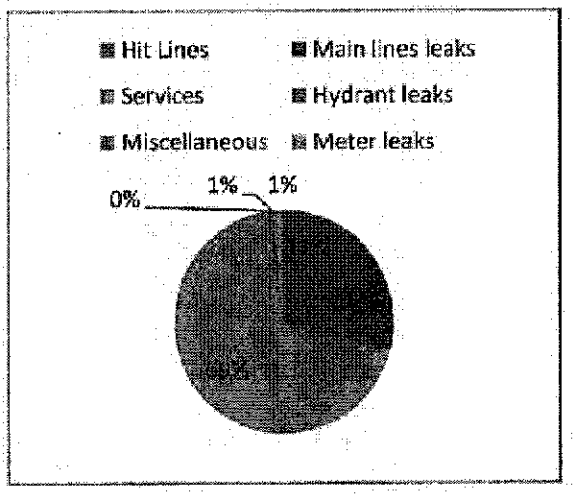
2012 Estimated Total Gallons Lost to Water Leaks

Date	Type of Leak	FH	Misc.	Meter	Total Gals
10/1/2011	Service line leak				1,590
10/1/2011	PRV leak in pit		X		5,760
10/8/2011	Freeze plate leak			X	1,561
10/10/2011	Hydrant leak	X			1,000
10/15/2011	Hit line 340 East				150
10/15/2011	Leak				13,500
10/18/2012	Freeze plate leak			X	150
10/18/2011	Flare leak				630
10/27/2011	Freeze plate leak			X	300
11/1/2011	Hydrant leak	X			500
11/2011	Leak				19,000
11/8/2011	Leak				2,500
12/4/2011	1334 North Main				34,000
12/6/2011	308 East 600 North				11,000
12/20/2011	Freeze plate leak			X	2,000
12/22/2011	538 West Creek view				7,000
12/27/2011	Hit line				66,000
12/28/2011	Willmar Circle				13,000
1/17/2012	Freeze plate leak			X	2,000
1/23/2012	Cedar Spring meter yoke leak				200
2/12/2012	Hit line				2,000
2/15/2012	Freeze plate leak			X	1,340
3/3/2012	1358 North Deerfield				38,100
3/15/2012	Freeze plate leak			X	700
3/15/2012	Freeze plate leak			X	300
3/18/2012	1200 North 400 East				7,200
3/27/2012	Hit line				33,750
4/25/2012	Greenfields Meter box				2,000
4/25/2012	Greenfields Meter box				2,000
5/11/2012	1700 North main				10,380
5/12/2012	Freeze plate leak			X	540
5/21/2012	Shop leak				6,000
5/22/2012	Freeze plate leak			X	230
6/4/2012	100 North 335 East				570
6/4/2012	Deerfield loop line				1,700
6/8/2012	680 North 302 East				300
6/8/2012	1889 North 150 East				720
6/12/2012	1387 North 400 West				6,800
7/3/2012	Greenfields Meter box				1,360
7/6/2012	1423 North 400 West				483,840
7/7/2012	Greenfields Meter box				3,500
7/23/2012	610 North Roland way			X	3,500

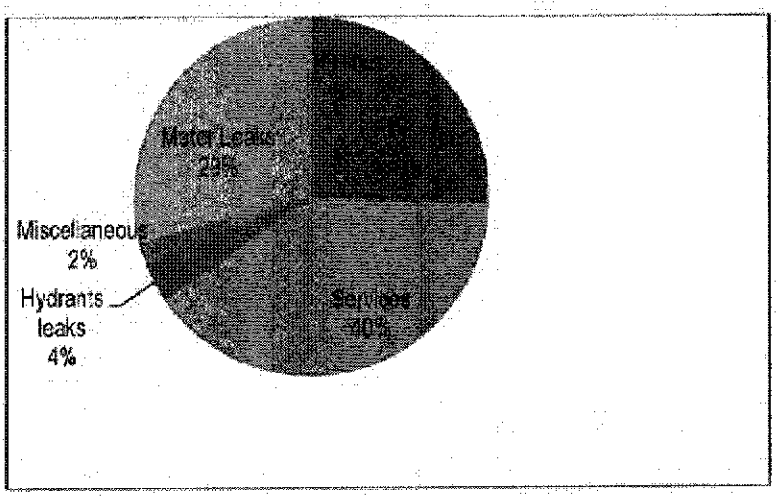
2012 Estimated Total Gallons Lost to Water Leaks cont.					
8/2/2012	Freeze plate leak			X	100
8/2/2012	325 North Main				11,520
8/2/2012	505 gallop Circle				16,000
8/8/2012	1262 North Deerfield				33,750
8/13/2012	Freeze plate leak			X	150
9/13/2012	Freeze plate leak			X	250
9/13/2012	Freeze plate leak			X	300
9/13/2012	Freeze plate leak			X	40
9/13/2012	Hose over due to a leak				2,000
	Total				**914,321**

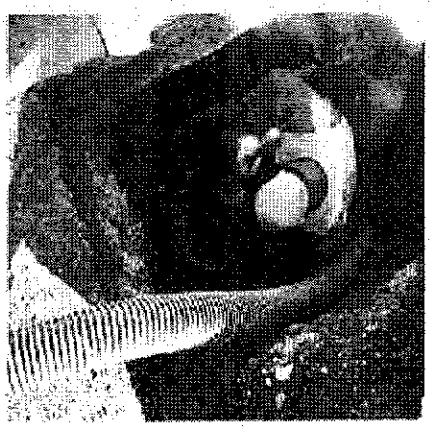
Gallons From Water Leaks

Hit Lines	102,200
Main lines leaks	164,370
Services	627,030
Hydrant leaks	1,500
Miscellaneous	5,760
Meter leaks	13,461



Types of Water Leaks.	
Hit lines	5
Main line	9
Services	22
Hydrants leaks	2
Miscellaneous	1





Appendix 2

Analyzer Equipment

Sites	Oct		Nov	Dec	Jan	Feb	Mar	Apr		May	June	Jul	Aug	Sep	TOTAL
PHB	5,952	5,760	5,952	5,952	5,568	5,952	4,710	5,952		5,760	5,952	5,952	5,760		69,22
RCB	4,880	4,723	4,880	4,880	4,566	4,880	3,400	4,880		4,725	4,870	4,880	4,723		58,28
Carr. Well	5,252	5,083	5,252	5,252	4,914	5,252	5,670	5,252		5,083	5,250	5,252	5,080		62,59
RCW	5,580	5,400	5,580	5,580	5,220	5,580	5,760	5,580		5,510	5,580	5,540	5,100		66,01
CHW	4,880	4,723	4,880	4,880	4,566	4,880	4,710	4,880		4,726	4,860	4,880	4,720		57,58
LW	4,555	4,408	4,555	4,555	4,261	4,555	4,410	4,555		4,508	4,550	4,550	4,417		53,87
CW	4,880	4,723	4,880	4,880	4,000	4,000	4,710	4,880		4,733	4,758	4,882	4,710		56,02
IV Booster	4,211	4,075	4,211	4,211	3,939	4,211	4,060	4,211		4,075	4,225	4,211	4,275		49,93
Weber	4,555	4,075	4,555	4,555	4,261	4,555	4,410	4,812		4,150	4,555	4,555	4,475		53,21
Total	44745	42970	44745	44745	41295	43865	43860	44702		43760	44600	44702	43260		528,74

ANALYZER FLUSH TESTING

6914788 6	CW *	Meter 1			Beginning Read		End Read		Total					
1978715 5	LW	Meter 2			0		43,793		43,793					
1108852 4	CHW	Meter 3			1,053		1,057		4,000					
6274563 5	RCW	Meter 4			136		147		11,000					
4200212 4	CRT N	Meter 5			624		626		2,000					
					804		810		6,000					
							Total		66,793		Grand Total			593,542

* Note, this was used when we put the small well back in line trying to clean it up so we could TV it, also for clean up the well house.

Appendix 3

WATER QUALITY FLUSHING

Date	Address or Hydrant #	Total Gals.
10/8/2011	118 East 1700 North	4,000
10/18/2011	1350 North 209 East	18,100
10/21/2011	Water Quality Flushing	800
3/1/2012	Water Quality Flushing	7,000
3/1/2012	Water Quality Flushing	3,000
3/1/2012	Water Quality Flushing	9,100
3/15/2012	192 East Briarwood	2,500
3/15/2012	800 North Main	8,000
3/26/2012	444 East 540 North	3,200
4/1/2012	April Water Quality Flushing	155,464
6/1/2012	June Water Quality Flushing	121,839
6/21/2012	Casa Loma	2,000
6/21/2012	1825 North	14,000
6/26/2012	562 West 925 North	3,500
7/1/2012	Greenfields	4,000
7/3/2012	July Water Quality Flushing	28,709
7/3/2012	1825 North 300 East PRV	28,709
8/1/2012	1259 August Water Quality Flushing	2,500
8/1/2012	1519 August Water Quality Flushing	3,700
8/1/2012	1050 August Water Quality Flushing	9,130
8/1/2012	1306 August Water Quality Flushing	4,000
8/1/2012	1309 August Water Quality Flushing	11,200
8/1/2012	1319 August Water Quality Flushing	24,000
8/1/2012	1354 August Water Quality Flushing	1,200
8/1/2012	1210 August Water Quality Flushing	1,300
8/1/2012	1757 August Water Quality Flushing	3,000
8/1/2012	1243 August Water Quality Flushing	4,600
8/1/2012	1259 August Water Quality Flushing	3,900
8/1/2012	1178 August Water Quality Flushing	5,300
8/1/2012	1159 August Water Quality Flushing	3,560
8/1/2012	1163 August Water Quality Flushing	17,360
8/1/2012	1162 August Water Quality Flushing	2,380
8/1/2012	1161 August Water Quality Flushing	2,400
8/8/2012	1143 August Water Quality Flushing	1,313
8/8/2012	1145 August Water Quality Flushing	1,425
8/8/2012	1139 August Water Quality Flushing	2,258
8/8/2012	1123 August Water Quality Flushing	2,632
8/8/2012	1121 August Water Quality Flushing	5,536
8/8/2012	1135 August Water Quality Flushing	2,047
8/8/2012	1114 August Water Quality Flushing	2,000
8/8/2012	44244 August Water Quality Flushing	1,778

8/8/2012	1197 August Water Quality Flushing	2,030
8/8/2012	1095 August Water Quality Flushing	2,000
8/8/2012	1093 August Water Quality Flushing	1,600
8/8/2012	7079 August Water Quality Flushing	1,918
8/8/2012	1064 August Water Quality Flushing	2,304
8/8/2012	1059 August Water Quality Flushing	2,204
8/8/2012	1067 August Water Quality Flushing	1,500
8/8/2012	1752 August Water Quality Flushing	2,080
8/8/2012	1709 August Water Quality Flushing	1,695
8/8/2012	1727 August Water Quality Flushing	1,600
8/9/2012	321 East 500 North	1,160
8/11/2012	523 Willow Valley Drive	700
8/12/2012	September Water Quality Flushing	1,875
8/22/2012	1667 August Water Quality Flushing	2,175
8/22/2012	1652 August Water Quality Flushing	2,312
8/22/2012	1645 August Water Quality Flushing	2,000
8/22/2012	1649 August Water Quality Flushing	1,545
8/22/2012	1609 August Water Quality Flushing	1,348
8/22/2012	1589 August Water Quality Flushing	1,560
8/22/2012	1588 August Water Quality Flushing	1,692
8/22/2012	1594 August Water Quality Flushing	1,410
8/22/2012	1596 August Water Quality Flushing	2,466
8/22/2012	1602 August Water Quality Flushing	2,473
8/22/2012	1627 August Water Quality Flushing	3,330
8/22/2012	DFH-1 August Water Quality Flushing	2,808
8/22/2012	DFH-2 August Water Quality Flushing	3,225
8/22/2012	1084 August Water Quality Flushing	2,880
8/22/2012	1044 August Water Quality Flushing	2,910
8/22/2012	1054 August Water Quality Flushing	3,100
8/22/2012	1026 August Water Quality Flushing	3,487
8/22/2012	1004 August Water Quality Flushing	3,318
8/22/2012	20964 August Water Quality Flushing	3,622
9/5/2012	September Water Quality Flushing	3,864
9/5/2012	950 North 536 West	1,300
9/5/2012	550 North 150 West	3,431
9/13/2012	Water Quality Flushing	3,948
9/13/2012	Water Quality Flushing	3,655
9/14/2012	Water Quality Flushing	2,655
9/14/2012	700 South 62 West	2,350
9/14/2012	202 North 100 East	2,470
9/14/2012	202 North 850 East	2,178
9/14/2012	1881 North 300 East	2,082
9/17/2012	Water Quality Flushing	2,251
		632,951

Appendix 4

Water Usage Report

Prepared By:

Randy Randall

11/12/12

Goal and Objectives:

1. Determine nightly water consumption (during a three-hour period) from each reservoir and within each pressure zone. This is to quantify the City's lowest water consumption.
2. Find lowest instantaneous flow within each pressure zone and lowest instantaneous usage in the entire water system. This is to determine the magnitude of any continuous loss within the distribution system.
3. Determine if system-wide minimum instantaneous flow represents an average flow to each customer below meters' detectable limits. This is to determine if baseline water usage is within customers' homes and businesses or within the distribution system itself.

Procedure to accomplish goal 1:

(Testing was started on Saturday afternoon and completed early Sunday morning so that system recovery could take place on Sunday, thus utilizing off-peak power rates.)

1. Fill all city reservoirs to capacity.
2. Shut off all well pumps and booster pumps in the system.
3. Shut off all valves allowing water transfer between pressure zones. No additional water can enter the system and no water can transfer from one reservoir or pressure zone to another.
4. Let the system run overnight.
5. Analyze water system logs to find the consecutive three-hour interval with the lowest consumption system-wide.
6. For each reservoir's usage during this three-hour period, interpolate the water consumption based on level change in the respective reservoir.
7. Divide total usage by the number of customers connected to each reservoir to determine average usage per customer for the three-hour period. See typical chart for details.

Results:

Five tests measuring the lowest consumption over a three-hour period were conducted. The typical customer usage for these three-hour periods was 0.059 gpm. This usage can be attributed mainly to water softener regeneration (average water-softener regeneration consumes 20 gpm) and night-time bathroom usage (average toilet-tank refill consumes 2-3 gpm). This includes base-line water consumption, discussed below.

Procedure to accomplish goal 2:

1. Approximate the lowest flow within each pressure system and implement a method to measure this flow.

a. For one system, the installed flow measuring equipment has sufficient low-end accuracy to measure this flow. In this case, the pressure regulator installed in-line with this flow meter was adjusted to increase the down-stream system pressure (by 5 psi) such that all other sources of water to the system (other feed pressure regulators) remained closed. Thus all water being fed to the system was directed through this flow meter.

b. For systems without this level of accuracy, a bypass feed with more accurate flow measuring instrumentation was installed through which small demands could be met. Once again, the pressure regulator on this system was adjusted such that the down-stream pressure supplied by this regulator was 5 psi higher than the pressure that could be supplied by any other feed regulator in the system. In low-flow situations, the down-stream pressure could be maintained by this bypass and all system flow was directed through this regulator. The flow through this bypass could be accurately measured and recorded. For higher demands, however, the system demand exceeded the deliverable flow through this regulator, the down-stream pressure dropped to its normal level, and the main pressure regulator opened to meet the high-flow demand.

i. Due to the unavailability of a practical, continuously-transmitting flow meter, a standard positive displacement flow meter yoke was installed with one data-logging pressure meter installed upstream and downstream. The size of flowmeter installed was adjusted until a reasonably measurable differential pressure (2.5-7 psi) was established during the lowest flow situation. Once this meter was sized correctly, the pressure differential was recorded throughout the night. This pressure differential was later recreated while the flow through the meter was read. From this, the lowest flow was extrapolated. The lowest flow measured through this setup corresponds to around 0.02 gpm per customer. With this method, it was possible to see individual demands switching on and off (i.e. the logs reveal exactly when a toilet is flushed or a water softener cycle is run). When none of these demands were observed, the lowest baseline water consumption was 0.02 gpm.

ii.

Conclusions:

Of the 0.059 gpm average used per customer during the lowest-flow condition in the system, 0.039 gpm can be accounted for through legitimate usage (toilet and water softener regeneration, etc.). The cycling on and off of these demands was easily seen in the data log. This is 219 gpm for the entire system. The balance, 0.02 gpm, equates to leaked water in the system. This amount is well below the measuring limit of all meters used in the system (0.25 gpm), so this water is unrecorded use; it is impossible to track down where this water goes, but it can be confidently stated that the majority is leaked on the customer's side of their water meters. The total leaked water equates to 112.4 gpm for the entire system. The system consumes between one and two million gallons per day. Water leakage is not a very large issue.

The majority of water used in the system is not leaked before it reaches the customers. The system trending observed by the South Davis Sewer District also supports the conclusion that very little water produced and distributed in the city is not collected by the sewer system, thus very little is unaccounted for.

Irrigation waste easily represents more than the 112.4 gpm loss within the system; irrigation loss is magnitudes worse than these losses. In general, the greatest waste of water resources is from irrigation waste, and efforts directed toward decreasing irrigation waste will have the greatest effect on conservation.

Also, if water system leakage was an issue, many soft spots and potholes would be observed within the city. This issue is not seen throughout the city. The consolidation of soils within Centerville is very tight, so when water leaks, it quickly exits through the surface and is accompanied by sink holes and caverns. These occur quickly when water leaks develop and

are quickly discovered and fixed.

Furthermore, when water leaks do occur (when water percolates to the surface), the city, as a matter of policy, tests the water for fluoride (culinary water is fluoridated). 90% of the water that surfaces is non-fluoridated and is traced to leaks in the two secondary water systems in the city.

During these tests it was discovered that two of the city's pressure zones (zones 1 and 2-B) had significantly higher baseline usages than the rest of the city (0.07 gpm per connection compared to 0.02 gpm). This area contains all of Centerville's business and commercial district, so this higher usage was attributed to commercial users. However, a second set of tests was conducted in which the commercial areas were isolated from the rest of the pressure zone during the test. The results remained unchanged; these zones still had a higher baseline usage than the rest of the city even without the commercial users. These pressure systems service several condominium communities where water is paid for through a collective HOA. The substantially higher baseline usage can be attributed to less concern by consumers about water waste from leaking faucets, toilets, etc. and shows that the system leakage, if any, is far overshadowed by the leakage within consumers' homes.

The annual cost to produce120 gpm (losses determined in this study plus other meter inaccuracies) is around $6,000 (see attached cost breakdown). The monetary cost is also not that great.

The pressure zones in the city vary in size and makeup. The results of this study show that, despite the difference in size between the pressure zones, the average and baseline usages measured are consistent throughout the city. These average and baseline usages were measured several times in several ways for each pressure zone and the results remained consistent throughout. The consistent low level of these values throughout the city and throughout all the tests shows that there are no substantial leakage problems in the water system in the city.

Reservoir Usage During Low Demand Hours.

Print Date 5-23-12

1,000 500 0 1,000 Feet

RHT Feeds 4 & 3-A feeds 134 meters

RCR Feeds 2-A feeds 1259 meters

GST Feeds 3-B feeds 284 meters

PLR Feeds 2-B & 1 feeds 2597 meters

FST Feeds 2-B & 1 feeds 2597 meters

IVT Feeds 3-C feeds 959 meters

5 4 3-A 3-B 3-C 2-A 2-B

PRVs
Region
4
2 and 3 North
2 and 3 South
1

"Middle of Night" water useage is from 1:00 AM TO 4:00 AM.
Residential Consumption = .07 gpm per meter:
-3 gallons per Flushing Toilets = .021 gpm (30%)
-20 gallons per Water Softner Regen = .035 (50%)
-Leaky Taps = .014 gpm (20%)

Commercial Consumption = .04 gpm per meter:
-car wash, fast food, dinner like wallmart, irrigation

(Total # of meters city wide approximates 6000 EPU 3/4" meters.)

RHT	4 & 3-A	134	0.004	0.09	0.06	0.1	0		0.09
RCR	2-A	1259	0.07	0.18	0.12	0.17	0		0.29
GST	3-B	284	0.08	0.1	0.07	0.17	0		0.24
PLR	2-B & 1	2597*	0.17	0.45	0.31	0.48	0.1		0.79
FST	2-B & 1	2597*	0.17	0.45	0.31	0.48	0.1		0.79
IVT	3-C	959	0.07	0.13	0.09	0.17	0		0.26
		8230	0.07 Avg	0.27 Avg	0.19 Avg	0.31 Avg	0.02 Avg		0.49 Avg

Note, only one of the "Valves was closed to test the meters since they are the same meters that share two reservoirs. (FST & PLR)

RHT	4 & 3-A	134	0.18	0.42	0.67	0.2	70	57.00	1,421	9,918	
RCR	2-A	1259	0.18	0.27	0.28	0.58	373	342.00	23,530	41,060	
GST	3-B	284	0.08	0.25	0.65	0.4	7.6	69.00	552	8,350	
PLR	2-B & 1	2597*	0.18	0.23	0.58	0.61	273.6	908.00	12,362	37,031	
FST	2-B & 1	2597*	0.07	0.23	0.18	0.61	171.43	237.00	16,371	36,176	
IVT	3-C	959	0.07	0.23	0.23	0.35	18.67	156.00	3,621	18,561	
		6233	0.1 Avg	0.27 Avg	0.34 Avg	0.45 Avg	268.6	2,267.00	78,057	145,012	

>Conclusion for leak test by shutting off water sources at night and reading drop in reservoir over a 3 hour time frame:

Our north-east reservoir feeds the smallest drop (134 homes) so we used this drop as a way to calibrate the model. Using this reservoir and seeing the drop for the four tests that range from a drop of .02, .02, .03, .07 feet X gal per foot 34,580 = a usage of 691 gal/2 hours/60 minutes = 5.8 gpm. By comparison, a small leak would be closer to 20 gpm. So it is our conclusion that toilets flushing, water softeners regenerating, and small tap leaks could easily equal that usage of 5.8 gpm. We took that gallon usage divided by the number of homes the reservoir serves (5.8/143 = 0.043) which became the baseline to look at the larger reservoirs. So we would multiply .043 by the number of connections served by the reservoir to see if the losses were close to the same and our conclusion was they are very much the same, other than the commercial areas—these areas have a little higher loss due to irrigation, fast food, car wash activity.

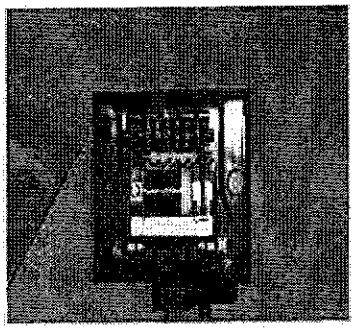
It is our belief there is very little water being lost into the ground and that most of the water is being metered and consumed at night at a rate between 465-645 gpm from any given reservoir.

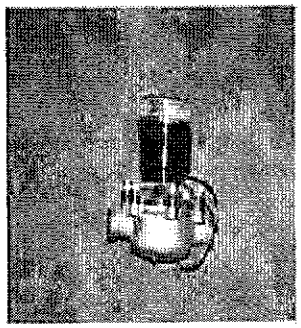
Appendix 5

ZERO READS

Address	Inside	Outside	Problem	Meter Read	# of Days not Working	Average Usage
1433 North 300 West		X	Bad Chamber	1099	19	5,000
1404 North 300 West		X	Bad Chamber	1086	30	14,000
1085 North Oakridge		X	Bad Chamber	924	30	3,000
325 East Ford Canyon		X	Change meter	1	21	6,000
752 South 650 East	X		Change meter*	2599	10	8,000
1751 North Country Cr.	X		Change meter*	158	30	5,000
64 West 1600 North	X		Change meter*	359	36	5,000
247 West Tobe Drive	X		Change meter*	1669	31	3,000
319 West 1850 North	X		Bad Chamber*	3528	28	3,500
217 East Peach Tree		X	Bad Chamber			14,000
529 North 800 West		X	Bad Chamber	2469		260,000
1907 North 400 West	X		Bad Chamber*	4138		36,000
1786 North Country Cr.	X		Bad Chamber*	1999		36,000
1825 North 289 East	X		Bad Chamber*	1399		36,000
775 South 393 West	X		Bad Chamber*	2398		20,000
92 West Common Way		X	Bad Chamber	514		42,000
1481 North 400 West		X	Bad Chamber	514		42,000
21 West Pheasant Brook		X	Bad Chamber			20,000
385 North 100 East		X	Bad Chamber	3528		30,000
					Total	588,500

* Means that we changed the meter to a new touch read pad and it may or may have not been a bad chamber, it could have been wiring etc.





Appendix 6

WATER METER ACCURACY

3/4 Meter	Address	Est. Age of Meter	Field Test Results	% of Accuracy
1	101 West 1500 North	30	9.8	1.020408163
2	127 West 1500 North	30	10.1	0.99009901
3	684 North 800 West	30	10	1
4	762 South 250 West	30	9.9	1.01010101
5	644 West Creek view	30	10.4	0.961538462
6	590 West Creek view	30	9.9	1.01010101
7	578 West Creek view	30	9.85	1.015228426
8	348 West Tobe Drive	30	10.19	0.981354269
9	336 West Tobe Drive	30	10	1
10	314 West Tobe Drive	30	10.19	0.981354269
11	274 West Tobe Drive	30	9.8	1.020408163
12	524 West Mountain View	30	9.9	1.01010101
13	Address Unknown	30	10.01	0.999000999
14	780 South 44 West	15	10.21	0.979431929
15	780 South 62 West	15	10.001	0.99990001
16	780 South 74 West	15	10.53	0.949667616
17	780 South 104 West	15	10	1
18	780 South 118 West	15	10.001	0.99990001
19	780 South 132 West	15	10.51	0.951474786
20	780 South 146 West	15	10.08	0.992063492
21	150 West 776 South	15	10.02	0.998003992
22	150 West 836 South	15	10.12	0.988142292
23	150 West 852 South	15	10.04	0.996015936
24	150 West 866 South	15	10.06	0.994035785
25	850 South 117 West	15	10.471	0.955018623
26	850 South 49 West	15	10.025	0.997506234
27	850 South 18 West	15	10.1	0.99009901
28	850 South 50 West	15	10.011	0.998901209
29	850 South 118 West	15	10	1
30	850 South 134 West	15	10.001	0.99990001
31	780 South 99 West	15	10.04	0.996015936
32	780 South 115 West	15	10.08	0.992063492
33	780 South 81 West	15	10	1
34	780 South 31 West	15	10.02	0.998003992
35	780 South 15 West	15	10.17	0.983284169
36	1825 North 663 West	12	10.17	0.983284169
37	1825 North 643 West	12	10.06	0.994035785
38	1825 North 617 West	12	10.28	0.972762646
39	1875 North 681 West	12	10.005	0.99950025

40	1875 North 539 West	12	10.02	0.998003992	
41	1875 North 455 West	12	10.08	0.992063492	
42	1875 North 456 West	12	10	1	
43	1875 North 584 West	12	10.07	0.993048659	
44	1875 North 682 West	12	10.07	0.993048659	
45	1875 North 722 West	12	10.061	0.993936984	
46	1875 North 776 West	12	10.141	0.986096046	
47	1875 North 733 West	12	10.001	0.99990001	
48	1875 North 735 West	12	10.011	0.998901209	
49	1875 North 697 West	12	10.06	0.994035785	
50	1875 North 661 West	12	10.021	0.997904401	
51	1975 North 623 West	12	10	1	
52	1825 North 744 West	12	10.081	0.991965083	
53	400 West 2102 North	18	10.011	0.998901209	
54	2128 North 400 West	18	10.091	0.990982063	
55	400 West 2144 North	18	10.07	0.993048659	
56	400 West 2127 North	18	10.09	0.991080278	
57	400 West 2115 North	18	10.06	0.994035785	
58	400 West 2101 North	10	10.08	0.992063492	
59	400 West 2089 North	10	10.03	0.997008973	
60	400 West 2073 North	10	10	1	
61	400 West 2063 North	10	10.01	0.999000999	
62	100 North 248 East	30	10.01	0.999000999	
63	315 East 100 North	30	10.06	0.994035785	
64	100 North 335 East	30	10.62	0.941619586	
65	242 East Center	30	10.11	0.989119683	
66	22 East 100 North	30	10.02	0.998003992	
67	Island View 156 South	10	10.09	0.991080278	
68	Island View 184 South	10	10.03	0.997008973	
69	Island View 244 South	10	10.001	0.99990001	
70	Island View 294 South	10	10.04	0.996015936	
71	Island View 362 South	10	10.041	0.995916741	
72	458 South Island view	10	10.35	0.966183575	
73	Island View 492 South	10	10.001	0.99990001	
74	Island View 512 South	15	10.06	0.994035785	
75	Island View 532 South	15	10.02	0.998003992	
76	Island View 582 South	15	10.08	0.992063492	
77	Island View 602 South	25	10	1	
78	Island View 614 South	25	10.032	0.996810207	
79	Island View 648 South	25	10.021	0.997904401	
80	868 East Island View Circle	25	10.051	0.994925878	
81	874 East Island View Circle	25	10.05	0.995024876	
82	Island View 665 South	25	10.06	0.994035785	
83	Island View 651 South	25	10.025	0.997506234	

84	Island View 649 South	25	10.235	0.97703957	
85	Island View 637 North	25	10.212	0.97924011	
86	Island View 629 South	25	10.24	0.9765625	
87	Island View 617 South	25	10.01	0.999000999	
88	Island View 611 South	25	10.08	0.992063492	
89	Island View 587 South	25	10.225	0.97799511	
90	111 West Village SQ.	10	10.36	0.965250965	
91	101 West Village RD	10	10.112	0.988924051	
92	81 West Village RD	10	10.3	0.970873786	
93	61 West Village RD	10	10.02	0.998003992	
94	51 West Village RD	10	10.051	0.994925878	
95	31 West Village RD	10	10	1	
96	949 North Village RD	10	10.085	0.991571641	
97	22 West Common Way	10	10.312	0.969743988	
98	32 West Common Way	10	10.38	0.963391137	
99	42 West Common Way	10	10.04	0.996015936	
100	62 West Common Way	10	10.3	0.970873786	
101	102 West Common Way	10	10	1	
102	112 West Common Way	10	10.02	0.998003992	
103	936 North 140 West	10	10	1	
104	956 North 140 West.	10	10.07	0.993048659	
105	200 North 56 West	12	10.02	0.998003992	
106	200 North 62 West	12	10.08	0.992063492	
107	200 North 68 West	12	10.02	0.998003992	
108	200 North 173 West	12	10.03	0.997008973	
109	200 North 169 West	12	10.001	0.99990001	
110	200 North 163 West	12	10.061	0.993936984	
111	200 North 147 West	12	10.001	0.99990001	
112	200 North 141 West	12	10.1	0.99009901	
113	200 North 135 West	12	10.12	0.988142292	
114	200 North 129 West	12	10.18	0.982318271	
115	200 North 115 West	12	10.101	0.99000099	
116	200 North 109 West	12	10.001	0.99990001	
117	200 North 97 West	12	10.11	0.989119683	
118	200 North 99 West	12	10.181	0.982221786	
119	200 North 87 West	12	10.041	0.995916741	
120	200 North 83 West	12	10.06	0.994035785	
121	200 North 77 West	12	10.11	0.989119683	
122	200 North 73 West	12	10.11	0.989119683	
123	200 North 67 West	12	10.261	0.974563883	
124	900 North 355 West	15	10.161	0.984155103	
125	900 North 305 West	15	10.09	0.991080278	
126	900 North 295 west	15	10.061	0.993936984	
127	900 North 285 West	15	10.001	0.99990001	
128	900 North 275 West	15	10.06	0.994035785	
129	900 North 265 West	15	10.17	0.983284169	

130	900 North 225 West	15	10	1	
131	900 North 205 West	15	10.13	0.987166831	
132	900 North 183 West	15	10.111	0.989021857	
133	887 North Bonita Way	30	10.05	0.995024876	
134	871 North Bonita Way	30	10.08	0.992063492	
135	819 North Bonita Way	30	10.1	0.99009901	
136	755 North Bonita Way	30	10	1	
137	87 East Bonita Way	30	10.231	0.977421562	
138	63 East Bonita Way	30	10	1	
139	68 East Bonita Way	30	10.061	0.993936984	
140	82 East Bonita Way	30	10.18	0.982318271	
141	672 North Bonita Way	30	10.121	0.98804466	
142	742 North Bonita Way	30	10.01	0.999000999	
143	770 North Bonita Way	30	10	1	
144	798 North Bonita Way	30	10.001	0.99990001	
145	836 North Bonita Way	30	10.2	0.980392157	
146	864 North Bonita Way	30	10	1	
147	888 North Bonita Way	30	10.001	0.99990001	
148	218 East 900 North	30	10.011	0.998901209	
149	264 East 900 North	30	10.02	0.998003992	
150	286 East 900 North	30	10.1	0.99009901	
151	360 East 900 North	30	10.06	0.994035785	
152	1465 North 389 West	20	10.01	0.999000999	
153	1465 North 357 West	20	10.04	0.996015936	
154	1465 North 341 West	20	10.07	0.993048659	
155	1465 North 301 West	20	10.1	0.99009901	
156	1465 North 292 West	20	10.01	0.999000999	
157	1465 North 316 West	20	10.01	0.999000999	
158	1465 North 384 West	20	10.02	0.998003992	
159	1400 North 543 West	15	10.01	0.999000999	
160	1400 North 501 West	15	10.02	0.998003992	
161	1400 North 493 West	15	10.021	0.997904401	
162	1400 North 492 West	15	10.09	0.991080278	
163	1400 North 520 West	15	10.101	0.99000099	
164	1450 North 359 West	15	10.36	0.965250965	
165	1450 North 355 West	15	10.04	0.996015936	
166	1407 North 300 West	15	10.01	0.999000999	
167	1397 North 300 West	15	10.071	0.992950055	
168	1414 North 300 West	15	10.02	0.998003992	
169	1422 North 300 West	15	10.1	0.99009901	
170	1446 North 300 West	17	10.1	0.99009901	
171	1450 North 255 West	17	10.01	0.999000999	
172	1450 north 109 West	17	10.02	0.998003992	
173	140 North 87 West	17	10.04	0.996015936	
174	1427 North 50 West	17	10.06	0.994035785	
175	1422 North 50 West	17	10	1	

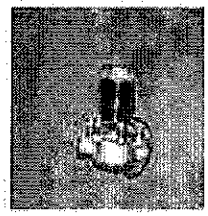
176	1428 North 50 West	17	10.061	0.993936984	
177	1436 North 50 West	17	10.151	0.985124618	
178	1450 North 13 west	17	10.071	0.992950055	
179	2050 North 46 East	17	10.001	0.99990001	
180	2050 North 56 East	17	10.091	0.990982063	
181	1390 North 66 East	17	10	1	
182	2050 North 88 East	17	10.001	0.99990001	
183	2050 North 98 East	17	10.041	0.995916741	
184	2050 North 101 East	17	10.12	0.988142292	
185	2050 North 59 East	17	10.01	0.999000999	
186	Old Haul Road 16 East	15	10.021	0.997904401	
187	Old Haul Road 36 East	15	10.1	0.99009901	
188	Rolling Hills Drive 2116 North	25	10	1	
189	Rolling Hills Drive 2132 North	25	10.011	0.998901209	
190	Rolling Hills Drive 2134 North	25	10.241	0.976467142	
191	213 West 925 North	15	10.281	0.972668028	
192	159 West 925 North	15	10.09	0.991080278	
193	119 West 925 North	15	10.171	0.983187494	
194	107 West 925 North	15	10.06	0.994035785	
195	120 West 925 North	15	10.04	0.996015936	
196	338 West 925 North	15	10.01	0.999000999	
197	Kagie Circle 955 North	15	10.09	0.991080278	
198	Kagie Circle 969 North	15	10.03	0.997008973	
199	1945 North 725 West	25	10.31	0.969932105	
200	37 West Jersey Circle	25	10.06	0.994035785	
201	50 West Jersey Circle	25	10.03	0.997008973	
202	Milky Way 92 West	25	10.24	0.9765625	
203	Milky Way 108 West	25	10.081	0.991965083	
204	Milky Way 124 West	25	10	1	
205	Milky Way 156 West	25	10.111	0.989021857	
206	Milky Way 167 West	25	10.001	0.99990001	
207	Milky Way 149 West	25	10.14	0.986193294	
208	Milky Way 95 West	25	10.04	0.996015936	
209	Milky Way 77 West	25	10.001	0.99990001	
210	1750 North 54 West	20	10.01	0.999000999	
211	1750 North 54 West	20	10.02	0.998003992	
212	1781 North 300 West	20	10	1	
213	1787 North 300 West	20	10	1	
214	1767 North 300 West	20	10.04	0.996015936	
215	1750 North 263 West	20	10.08	0.992063492	
216	1750 North 237 West	20	10.001	0.99990001	
217	1750 North 209 West	20	10.161	0.984155103	
218	1750 North 91 West	20	10.14	0.986193294	
219	1750 North 53 West	20	10	1	

220	1750 North 35 West	20	10.031	0.99690958	
221	1950 North 284 West	25	10.03	0.997008973	
222	1900 North 284 West	25	10.03	0.997008973	
			2237.107	220.3281932	
				0.992469339	
				99.24	Overall

*These meters where test at a medium flow of 2 gpm, the meter we tested against was at 100.2 at a medium flow

* AWWA water Meter Accuracy is 98.5 to 101.5

*5% of the 3/4" meter where tested



BENCH TESTING OF INSIDE METERS

3/4" Meter	Low Flow Read	Med. Flow Read	High Flow Read	Over all Accuracy	
	1/4 GPM	2 GPM	20 GPM		
1	100%	102%	99.40%	100.40%	1(
MFR Test	98%	101%	99.90%	99.63%	
2	99%	99%	99.30%	99.10%	1:
3	101.50%	100%	99.50%	100.33%	6
4	10%	101%	84.20%	65.06%	7
5	101%	96%	95%	97.33%	6
MFR Test	99.60%	101.30%	98.70%	99.96%	
6	98%	101%	97.20%	98.73%	5
7	0%	101.50%	30%	43.83%	5
8	99%	98%	97.50%	98.16%	
MFR Test	96%	100%	99.90%	98.63%	
9	100%	100%	97%	99%	
MFR Test	98%	101.50%	100.30%	99.93%	
10	100%	98%	97%	98.33%	
11	98.50%	102%	99.30%	99.93%	
MFR Test	97%	100%	99.80%	98.93%	
12	99%	101%	97.80%	99.26%	5
MFR Test	96%	99.50%	99.30%	98.26%	Tota
Total Avg	83.83%	99.95%	91.10%	91.62%	Difference
				Calculated into Million gallons in water loss in sales due to register's 254	

*Water meters out of specification

*AWWA specification are 98.5% to 101.5%

*The Blue area is the difference between the meter in the home and the outside register. The 254 Thousand gallon represen water lost in the communications sending the pulse from the meter to the outside register.

* Most all of these meters are over 30 years old.

*MFR test is what the test was when it left the factory.

WATER METER ACCURACY

1" Meter	Address		Est. Age of Meter	Field test Results	% of Accuracy	
1	201 East 1200 North	Bench Test	30	10.104	0.989707047	
2	121 West 1750 North	Bench Test	20	10.04	0.996015936	
3	161 East 1200 South	Bench Test	30	10.11	0.989119683	
4	234 South 360 West		10	10.22	0.978473581	
5	264 South 360 West		10	10.07	0.993048659	
6	294 South 360 West		10	10	1	
7	280 West 375 South		10	10.08	0.992063492	
8	280 West 353 South		10	10.131	0.987069391	
9	280 West 337 South		10	10.04	0.996015936	
10	220 West 131 South		15	10.111	0.989021857	
11	220 West 93 South		15	10	1	
12	280 West 27 South		15	10.08	0.992063492	
13	280 West 64 South		15	10.01	0.999000999	
14	280 West 86 South		10	10.2	0.980392157	
				141.196	13.88199223	
					0.991570874	
					99.15%	Overall

*These meters where test at a medium flow of 2 gpm, the meter we tested against was at 100.2 at a medium flow

* AWWA water Meter Accuracy is 98.5 to 101.5

*Water meters out of specification

*5% of the 1" meter where tested

BENCH TEST

1" Meter	Low Flow Read	Med. Flow Read	High Flow Read	% of Accuracy	Address
1	98	99	80	92.33%	201 East 1200 North
2	98	99	99	98.66%	121 West 1750 North
3	99	98	98	98.33%	161 East 1200 North

1.5" Meter	Low Flow Read	Med. Flow Read	High Flow Read	% of Accuracy	Address
1	99	100.6	99	99.53%	346 West 550 North
2	99.7	99.5	99	99.40%	560 North 250 West
3	99	99.1	99	99.03%	950 North Main

2" Meter	Low Flow Read	Med. Flow Read	High Flow Read	% of Accuracy	Address
1	99.4	99.3	99	99.23%	Home Depot
2	98.7	99	98.9	99.20%	Dicks Market

4" Meter	Low Flow Read	Med. Flow Read	High Flow Read	% of Accuracy	Address
1	98	0	97	32.66%	Pheasant brook East
Same meter minus the Medium flow				97.50%	

*Water meters out of specification

*AWWA specification are 98.5% to 101.5%

Water Produced	M.G.	%
Well Water, Five Wells	414.7	78.98
Weber Basin Purchased	110.35	21.02
Total Water Produced	**525.05**	100%

The Accounting Of Where The Water was used

	M.G	%
Water Sold	449.19	85.55
Non billed metered water city building	2.4	0.46
Public works non Metered water	0.595	0.12
Water Leaks	0.914	0.18
Reservoirs overflows	1.335	0.25
Pump Lube lines	0.223	0.04
Fire Flows	0.063	0.012
Fluoride / Chlorine analyzers	0.594	0.11
Water quality flushing	0.633	0.12
Fire department training and fires	0.032	0.006
Waterline jobs	0.256	0.05
Water theft	0.028	0.005
Unaccounted for water.	3.52	0.67
Water meters		
Zero reads on water meters	0.589	0.111
Adjustment of Water meter inaccuracy (AWWA Speciation)	5.6	1.06
Water Meter non-recording of 6.3 ounces on low flow	59.077	11.25
Total water used	525.05	100%

FACTORS

Well totals 414.70 MG
Purchase totals 110.35 MG
Total of both 525.05 MG or 998.95 G.P.M.

Water meter testing, 5% of meters
¾" Meters, 234 tested, accuracy 99.24%
1" Meters, 14 tested, accuracy 99.15%
1.5" Meters, 3 tested, accuracy 99.32%
2" Meters, 2 tested, accuracy 99.21%
4" Meters 1 tested, accuracy 97.50%

Water meter Accuracy
Adjustment 1.12% + or 5.6 MG

Waterline Construction
Filling, Flushing ETC. .256 MG

Total of water billed 449.19 MG
Non-billed Metered water 2.40 MG

Public Works Usage
.595 MG

Water leaks Total .914
Water loss from leaks .797 MG
Fire hydrant leaks .001 MG
Freeze Plates .013 MG
Hit lines .103 MG

Fire Dept. Water Usage
Training .008MG
Fires .024MG **Total .032 MG**

Water Quality Flushing
.633 MG

Zero Reads on water meters
Number of meters 19
Estimate of water lost .589 MG

79.14 Miles of Water Mains
19.79 Miles of Service Lines

Fire Flows
.063 MG

Water Meters Non-recording of 6.3 OZ.
59.077 MG 11.25% or 112 G.P.M

FINAL REPORT

Accounted Water 100% + or – 2%

I.V. TANK LEAK
3.52MG or .67%
6.68 to 8.00 G.P.M.

Well Pump lube .223mg

Analyzer Equipment
.594 MG

Illegal Theft Of Water Caught
.028 MG

Reservoir Overflows
1.335 MG

Invoice

AMERICAN LEAK DETECTION
THE ORIGINAL LEAK SPECIALISTS

PO Box 549
Kaysville, UT 84037
801-582-2700
Tax ID # 20-2161172

W.O. #	INVOICE DATE	INVOICE #
040413-01	5/1/2013	9569

Work Ordered By:	Mike Carlson	Phone:	801-599-1960

BILLING ADDRESS	SITE ADDRESS
Centerville City 250 N. Main Centerville, UT 84014	1825 North 300 East Centerville, Utah

Billing Phone	Claim/PO #	Rep	Order Date	Completion Date	Referred By
801-292-8232		WW	4/4/2013	4/30/13	

ITEM	DESCRIPTION	AMOUNT
CWLD	Commercial Water Line Detection $335.00 for the first two hours; $135.00 for each additional hour The technician walked the neighborhood that was marked on the map around 1825 North 300 West and performed sound checks on all meters, valves, and hydrant in the area. Tech found noise on one meter, House # 2134 N. Park Hills, which ended up being the freeze plate on the bottom of the meter. No other leaks were detected in area that was surveyed. 4 hrs. Billing Terms: Net 30	605.00

Total $605.00

Guarantee on Detections: All leak locations and detection work is guaranteed for 30 days from the date of completion. We will re-test the system or refund the detection fee (at our sole option) if it is reported within the above 30-day period that a leak still exists. We will not be liable for any consequential losses.

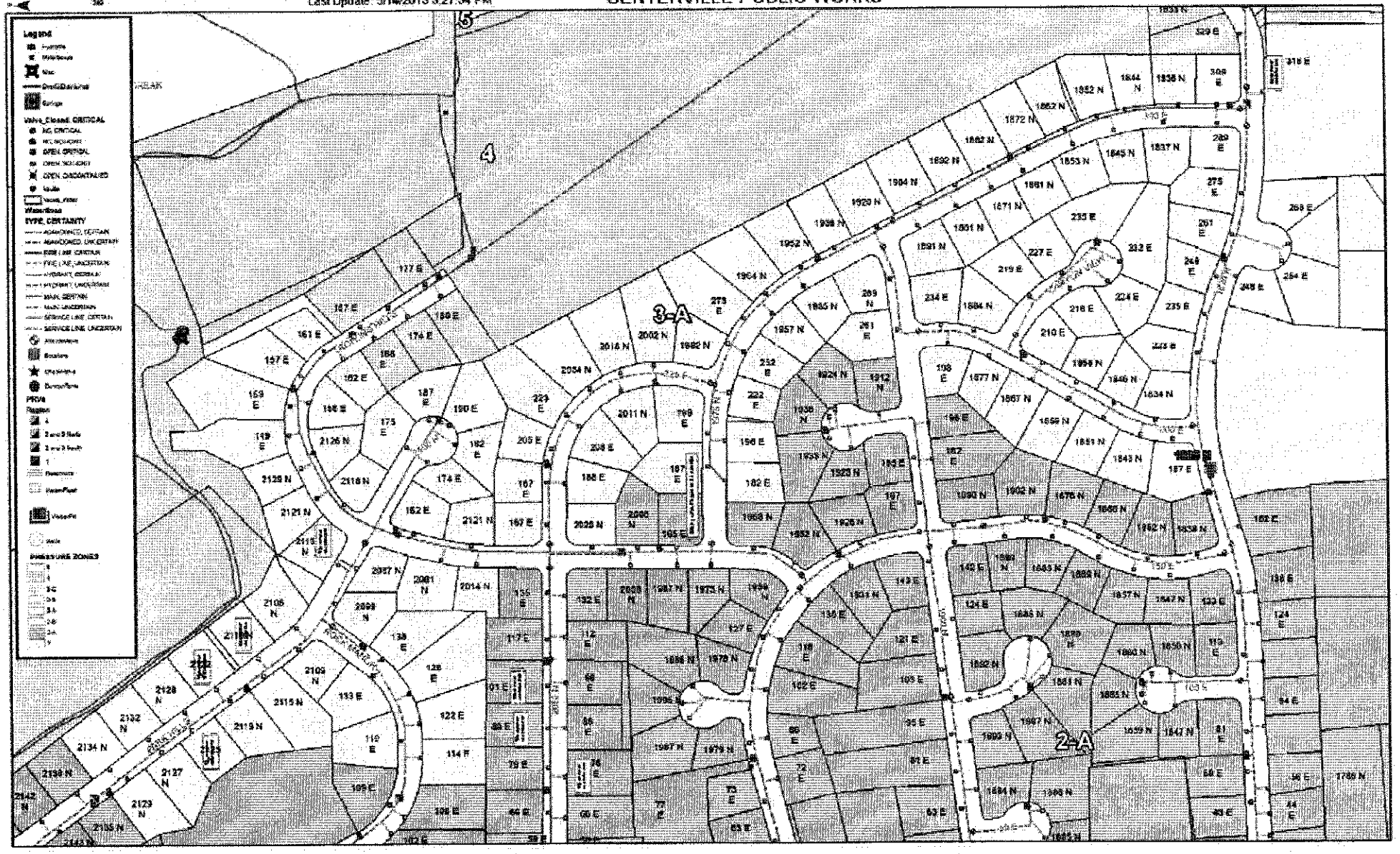
Guarantee On Repairs: Minor repairs made by American Leak Detection are guaranteed for 30 days. Major repairs are guaranteed for 1 year. All repairs are guaranteed from date of completion and for defective workmanship only.

ALL WORK IS DONE ON A CONTRACT BASIS. THE TOTAL AMOUNT DUE IS PAYABLE UPON RECEIPT OF THIS INVOICE. ANY AMOUNT THAT HAS NOT BEEN PAID WITHIN THIRTY (30) DAYS OF THE INVOICE DATE WILL ACCRUE AN INTEREST PENALTY OF 1.5% PER MONTH.

Last Update: 5/14/2013 3:27:34 PM

CENTERVILLE PUBLIC WORKS

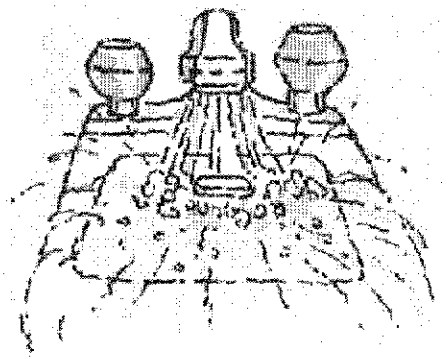
Date: 5/17/2013



Appendix VIII

THE STORY OF DRINKING WATER

25 THINGS YOU CAN DO TO PREVENT WATER WASTE



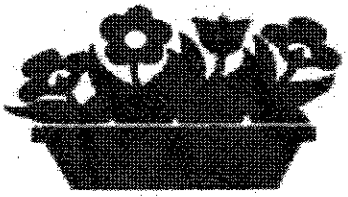
KEEP OUT OF REACH OF CHILDREN

TOILET DYE

OPEN BAG, DROP DYE INTO TOILET TANK. WAIT 20 MINUTES. IF DYE APPEARS IN TOILET BOWL - YOUR TOILET IS LEAKING. FLUSH TOILET TO REMOVE DYE.

HORLAB INC.
P.O. BOX 380
AMHERST, OH 44001
USA Phone 440-282-5255
www.hartabdyes.com
FAX 440-282-6499

SIMPLE Tips FOR A SIMPLY Beautiful yard



We promote beautiful landscapes that are family-friendly backyard habitats with butterflies, birds, and other wildlife.

Creating beautiful outdoor environments in Utah can be a challenge, especially as we seek to use our limited water resources carefully. Plants need just as much air as water, and overwatering can drown a plant's roots, so watering for healthier and more attractive plants often means watering *less* in Utah.

By implementing the following simple tips, you will be able to manage your outdoor watering practices more effectively. Remember--be water smart and do your part! Use Utah's water wisely.

he inherited his father's eyes,
his mother's complection,
his grandfather's laugh, and
all his ancestors' taste for wheat.

SUN MAID

Seeking THOSE Leaks

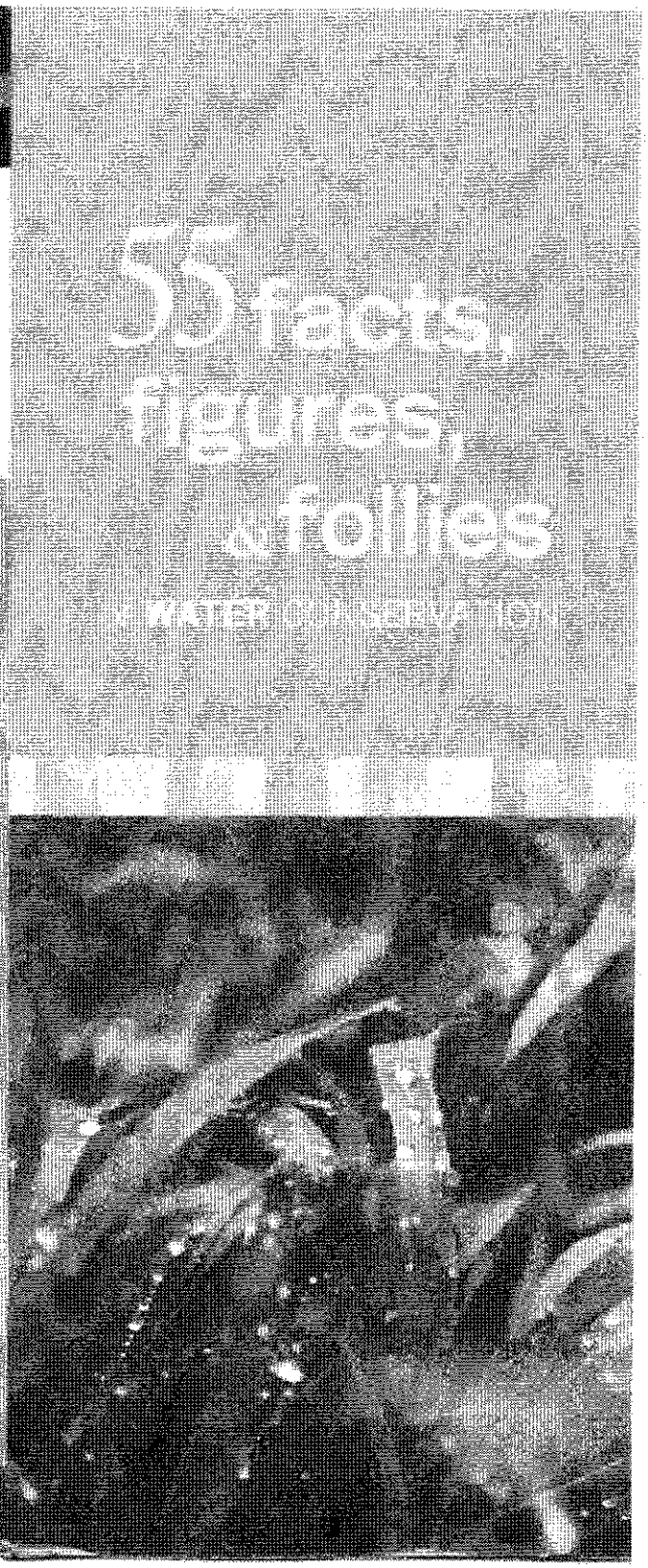
Want to save some money and do the environment a favor at the same time?

It's elementary, dear Watson.

It doesn't take a super sleuth to detect where water is being wasted around the house. Simply follow these steps.

Use Utah Water Wisely

www.utahwaterforum.org



CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 4.

Short Title: Award contract for drainage culvert under UP/UTA railroad tracks and consider UDOT proposal for cost sharing of drainage culvert under I-15 at Lund Lane

Initiated By: City Manager and City Engineer

Scheduled Time: 7:30

SUBJECT

RECOMMENDATION

Award contract to Allied Construction in the amount of $136,734.72 for construction of drainage culvert under the Union Pacific and UTA railroad tracks near Lund Lane. Also give preliminary conceptual approval (and approve agreement if ready) regarding UDOT proposal for cost-sharing a drainage culvert under I-15 at Lund Lane.

BACKGROUND

In 1983 the City Council approved a Development Agreement pertaining to the Woods Park Subdivision at the corner of Lund Lane and Frontage Road. The Agreement requires the developer to construct a 36-inch "off-site drainage culvert" under the UTA/UPRR corridor and connect it to the existing drainage system in this area under I-15. The cost is to be shared between the developer and Centerville City, based on the rationale that the developer will pay for the cost of a 24-inch culvert, with the City paying for upsizing it to 36 inches. In general terms, the developer pays for the first $150,000 of engineering and construction cost, the City pays for the next $33,800, and then the cost above $183,800 is to be shared equally. In addition, the City agreed to "pay for permitting and flagging fees required from UPRR and/or UTA" related to this work. The City also committed to bid and construct this culvert in a timely manner so that it will be operational when the developer is ready for his first occupancy permit in the subdivision.

Three bids were opened on August 14, as follows:

- Allied Construction $136,734.72
- B Jackson (HD Wilco) $183,802.00
- Claude Nix Construction $ 258,771.00

Before Tuesday's meeting, staff will compile all costs to date (engineering, permit fees, construction contract, etc) and estimate future construction management/testing costs, and break down the costs between developer and City. The City's storm drain master plan estimated this project would cost a total of $225,000--$150,000 from the developer and $75,000 from storm drain impact fees (see attached page from current Storm Drain IFFP/IFA--project #2 in the table).

Staff also recommend the City Council take advantage of the opportunity to cost-share with UDOT the replacement of an existing 24-inch culvert under I-15 at Lund Lane with a 36-inch culvert, which would tie onto the new culvert under the railroad tracks. The attached storm drain master

plan project list mentioned above shows this as project #25. The estimated cost in that list is $367,000--$130,285 from the "City" (i.e. Drainage Utility Fund), $130,285 from UDOT, and $106,430 due to "Growth" (i.e. impact fees). UDOT has offered to construct this culvert under I-15 as a "betterment" in the current I-15 project--with the City and UDOT equally sharing the cost of $247,000. This is an excellent opportunity for the City to get this project completed at substantial savings and have it done at the same time as the railroad culvert project so there is a continuous 36-inch pipe under both the freeway and the railroad tracks. If a written agreement is ready by Tuesday evening, staff recommend the Council approve it. If not, staff would like the Council to express its preliminary support for this proposal from UDOT's contractor, WW Clyde, and the agreement can be approved at a future council meeting. There are sufficient reserves in the Drainage Utility Fund for this project.

Once the City Council approves both of these projects, staff will meet again with Fred Philpot, financial consultant (LYRB), and review/revise the list of future storm drain projects and bring recommendations regarding rate increases for the Drainage Utility Fund.

ATTACHMENTS:

Description

- Storm Drain IFFP/IFA

SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis as shown in Table 5.1. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. The costs of projects related to curing existing deficiencies cannot be funded through impact fees.

Total future project costs equate to $3,684,000, as shown in the table below. Approximately $797,210 is related to new growth.

TABLE 5.1: ILLUSTRATION OF CAPITAL IMPROVEMENTS SCHEDULED TO BE COMPLETED IN THE NEXT 10 YEARS

#	DESCRIPTION	TOTAL	CITY	COUNTY	UDOT	DEVELOPER	GROWTH
1	Legacy Trail and Sheep Rd at 1000 N. - new 72 x 44" culvert "	67,000	33,500	33,500	-	-	-
2	Lund Lane - new 36 culvert at UTA / UPRR "[7]	225,000	75,000	-	-	150,000	-
3	400 East - 850 South to 700 South	82,000	82,000	-	-	-	-
4	Nola Drive - 1200 North to 1350 North	126,000	126,000	-	-	-	-
5	Main Street - 100 North to 50 South - Replace old 15 to 18" CMP "	152,000	38,000	-	114,000	-	-
6	Main Street - Pheasant Drive to Chase Lane including crossing at Pheasant Drive - Replace old CMP	253,000	63,250	-	189,750	-	-
7	Main Street - 1075 North (J.P. Stewart south property line) - replace 24 CMP w/ 36" RCP "	69,000	17,250	-	51,750	-	-
8	Main Street crossing at Rigby property -replace 24 CMP w/ 24" RCP also includes new 18" system running east "	224,000	53,760	-	53,760	-	116,480
9	Main Street crossing at 1700 North (Jennings Lane) - replace 24 CMP w/ 24" RCP also includes new 18" system running east "	185,000	44,400	-	44,400	-	96,200
10	Main Street - 725 South (Centerville Jr.High south property line) - replace 24 CMP "	49,000	12,250	-	36,750	-	-
11	Frontage Rd - 100 South (Kohl's south property line) - replace 24 CMP w/ 36" RCP "	51,000	43,860	-	-	-	7,140
12	Frontage Rd - 400 North (Parrish Lane) -replace 36 CMP "	175,000	175,000	-	-	-	-
13	Frontage Rd - 625 North (McDonald's North PL) - replace 24 CMP "	40,000	40,000	-	-	-	-
14	Frontage Rd - 750 North (Creekview) - replace 24 CMP "	41,000	41,000	-	-	-	-
15	Frontage Rd - 1000 North (Barnard and Parrish Overflow) - new 48 culvert "	100,000	41,500	41,500	-	-	17,000
16	Frontage Rd - 1300 N. (Community Park) -replace 42 CMP "	70,000	70,000	-	-	-	-
17	Frontage Rd - 1375 N. (North PL Community Park) replace 2 - 24 possibly with one new 36" culvert at new grade "	60,000	60,000	-	-	-	-
18	Frontage Rd - 1875 N. (Villa de France) -replace 24 CMP - new 36" culvert "	65,000	65,000	-	-	-	-
19	Frontage Rd - 2050 N. (Lexington) - replace 24 CMP "	45,000	21,600	-	-	-	23,400
20	Frontage Rd - 2150 N. (Millet) - replace 24 CMP w/ 24" RCP "	49,000	23,520	-	-	-	25,480
21	Frontage Rd. - 2175 N.- replace 24 CMP w/ 24" RCP "	51,000	24,480	-	-	-	26,520
22	Frontage Rd. - Air Products & Tri-City -replace 2 - 24 CMP w/ 2 - 24" RCP "	75,000	36,000	-	-	-	39,000
23	UDOT Maintenance Shed - Barnard Creek -1250 West to Legacy Trail - replace 24 CMP w/ 36" RCP "	160,000	80,000	40,000	40,000	-	-
24	Home Depot Storm drain, drainage ditch and Detention Basin cleaning	250,000	250,000	-	-	-	-
25	I - 15 - Lund Lane - replace 24 CMP w/ 36" RCP "	367,000	130,285	-	130,285	-	106,430
26	I - 15 / UTA / UPRR - Air Products & Tri-City - replace 2 - 24 CMP w/ 2 - 24" RCP "	653,000	156,720	-	156,720	-	339,560
	Totals	$3,684,000	$1,804,375	$115,000	$817,415	$150,000	$797,210

[7] The City portion of this project is considered growth related. However, the existing impact fee fund balance will be used to fund this project. Thus, it is not included as a growth-related project for the purposes of calculating the future impact fee. Upon funding of this project, it is anticipated that there will be no outstanding impact fee fund balance remaining for future growth-related projects.

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 5.

Short Title: UTOPIA Business

Initiated By:

Scheduled Time: 7:45

SUBJECT

a. Update re: related matters
b. Consider ballot question re: Macquarie utility fee proposal

RECOMMENDATION

BACKGROUND

These UTOPIA matters will be discussed in the work session prior to the regular council meeting. If there is a need for continued discussion--or formal action--this can occur at this point in the regular meeting.

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 6.

Short Title: Discuss design and maintenance issues pertaining to Legacy Parkway Trail connection

Initiated By:

Scheduled Time: 8:15

SUBJECT

RECOMMENDATION

Agree upon some basic design and maintenance issues pertaining to the pathway that will be constructed as part of the Fred Hale development at the corner of Parrish Lane and 1250 West.

BACKGROUND

Fred Hale and Chad Salmon are preparing to go to the Planning Commission for the next step (preliminary subdivision) in the approval process for their proposed development at Parrish Lane/1250 West. To complete their application for that next approval, the Community Development Director, Cory Snyder, has asked them to seek the City Council's support for some design and maintenance issues relating to the pathway they will construct to connect with the Legacy Parkway Trail. Those issues are:

- What will be the width of the pathway along Parrish Lane?
- Will that pathway be asphalt or concrete?
- Who will maintain this pathway?

To prepare recommendations for the Council to consider, the City Manager has met with the developers, Community Development Director, City Engineer, Parks & Recreation Director, and a few members of the Trails Committee. He will meet again on Monday, August 18 with the developers before preparing recommendations for the Council to consider at Tuesday's meeting.

Later on Tuesday evening, the RDA Board will have an initial discussion about the developer's request for some tax increment assistance with the cost of this pathway that will be used by the public at large. That issue, however, does not need to be finalized before the developer is allowed to proceed to the Planning Commission for preliminary subdivision approval.

ATTACHMENTS:

Description

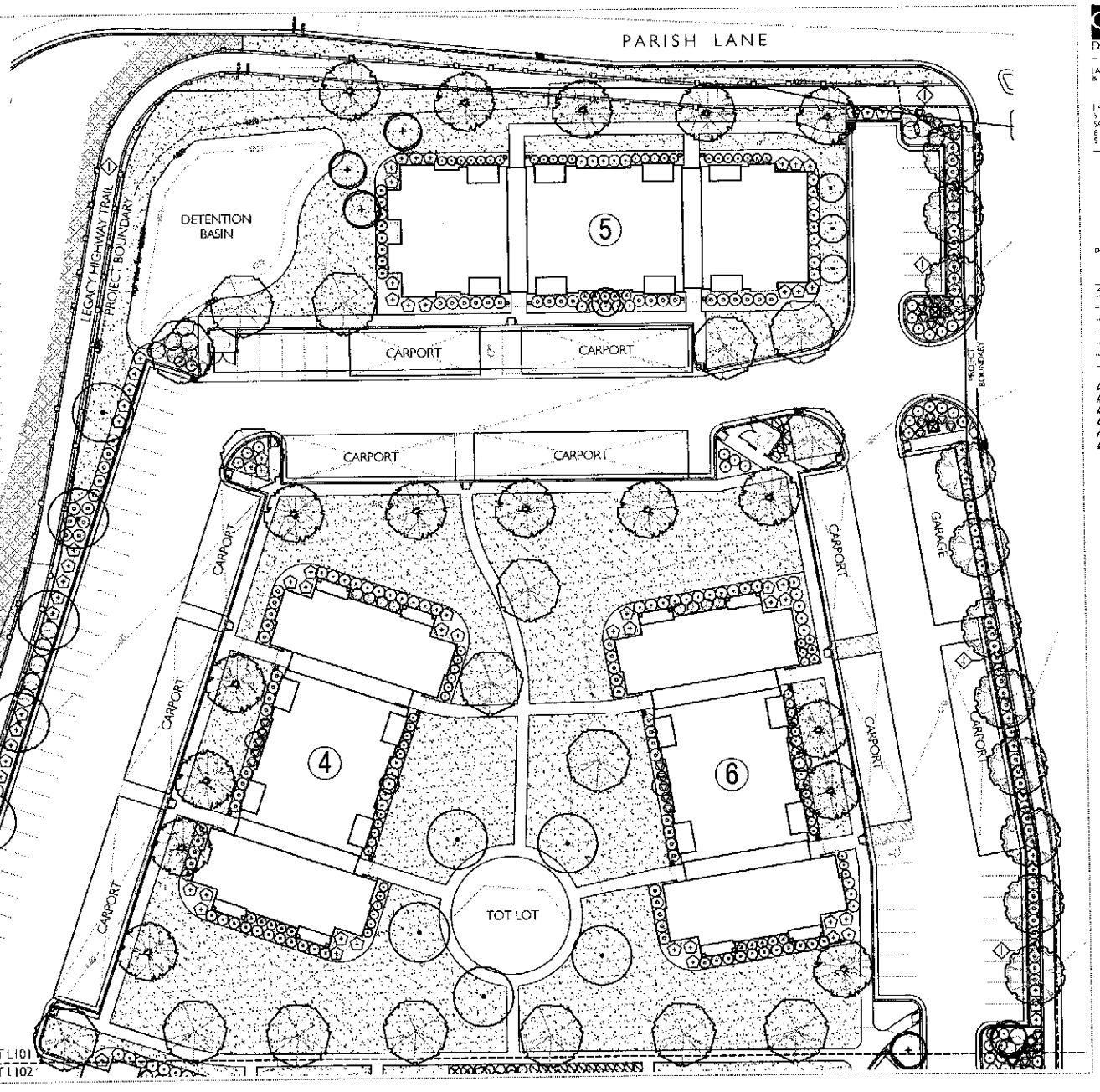
- Chad Salmon-Fred Hale - Signed Affadivit
- Leavitt Land - Update Affadivit
- Landscaping Plan Legacy Trail

LANDSCAPE SCHEDULE

Key	Scientific Name	Common Name	Size	Spacing
	TREES			
S. Map	Acer negundo 'Sensation'	Sensation Maple	2" Cal.	Varies
A.P. Ash	Fraxinus americana 'Autumn Applause'	Autumn Purple Ash	2" Cal.	Varies
M.S. Ash	Fraxinus pennsylvanica 'Marshall Seedless'	Marshall Seedless Ash		
I. Hon	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	2" Cal.	Varies
S.H. I. Hon	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2" Cal.	Varies
S.S. Cr	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.	Varies
G.F. Pr	Pyrus calleryana 'Chanticleer'	Glen's Form Pear		
	SHRUBS			
I.H. Dw	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.	5' o.c.
B.M. So	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Mist Spirea	2 Gal.	4' o.c.
C. Col	Cotoneaster apiculata	Cranberry Cotoneaster	2 Gal.	5' o.c.
B.H. Jun	Juniperus sabina 'Bar Harbor'	Bar Harbor Juniper	2 Gal.	4' o.c.
C. Priv	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	2 Gal.	5' o.c.
R. Sage	Perovskia atriplicifolia	Russian Sage	1 Gal.	5' o.c.
S. Cher	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.	5' o.c.
O.L. LH	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	2 Gal.	5' o.c.
G.L. Su	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.	5' o.c.
S. Su	Rhus glabra	Smooth Sumac	2 Gal.	7' o.c.
K. Rose	Rosa 'Knock Out'	Knock Out Rose	5 Gal.	4' o.c.
W. Ro	Rosa meidiland 'White'	White Meidiland Rose	5 Gal.	4' o.c.
A.W. Spi	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 Gal.	4' o.c.
H. Cor	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2 Gal.	4' o.c.
D.J. Yw	Taxus cuspidata 'Densiformis'	Dense Japanese Yew	2 Gal.	4' o.c.
	ORNAMENTAL GRASSES			
K.F. Gr	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	4' o.c.
S.M. Gr	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.	6' o.c.
V.M. Gr	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gal.	6' o.c.
P.S. Gr	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	1 Gal.	4' o.c.
	TURF			
	Churchfarm Imperial Blue		Sod	
	MULCH			
	Medium Brown Wood Mulch - Areas w/ Drip Irrigation		3" Depth	
	REVEGETATION			
	Non-Irrigated Dry-Land Grass Revegetation Mix - See this Scientific Sht. L103		Seed	
	SITE KEY NOTES			
	4 Ft. Rail Fence			
	6 Ft. Split Fence			

SITE TABULATIONS

OVERALL SITE AREA	366,723 S.F.
LANDSCAPE AREA	134,394 S.F. 36.6%
TREES PROVIDED	111 TREES - 1 TREES / 982 S.F.



A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM

Drawn by: Scott B.

REVISION DESCRIP.	DATE
	08/06/2014

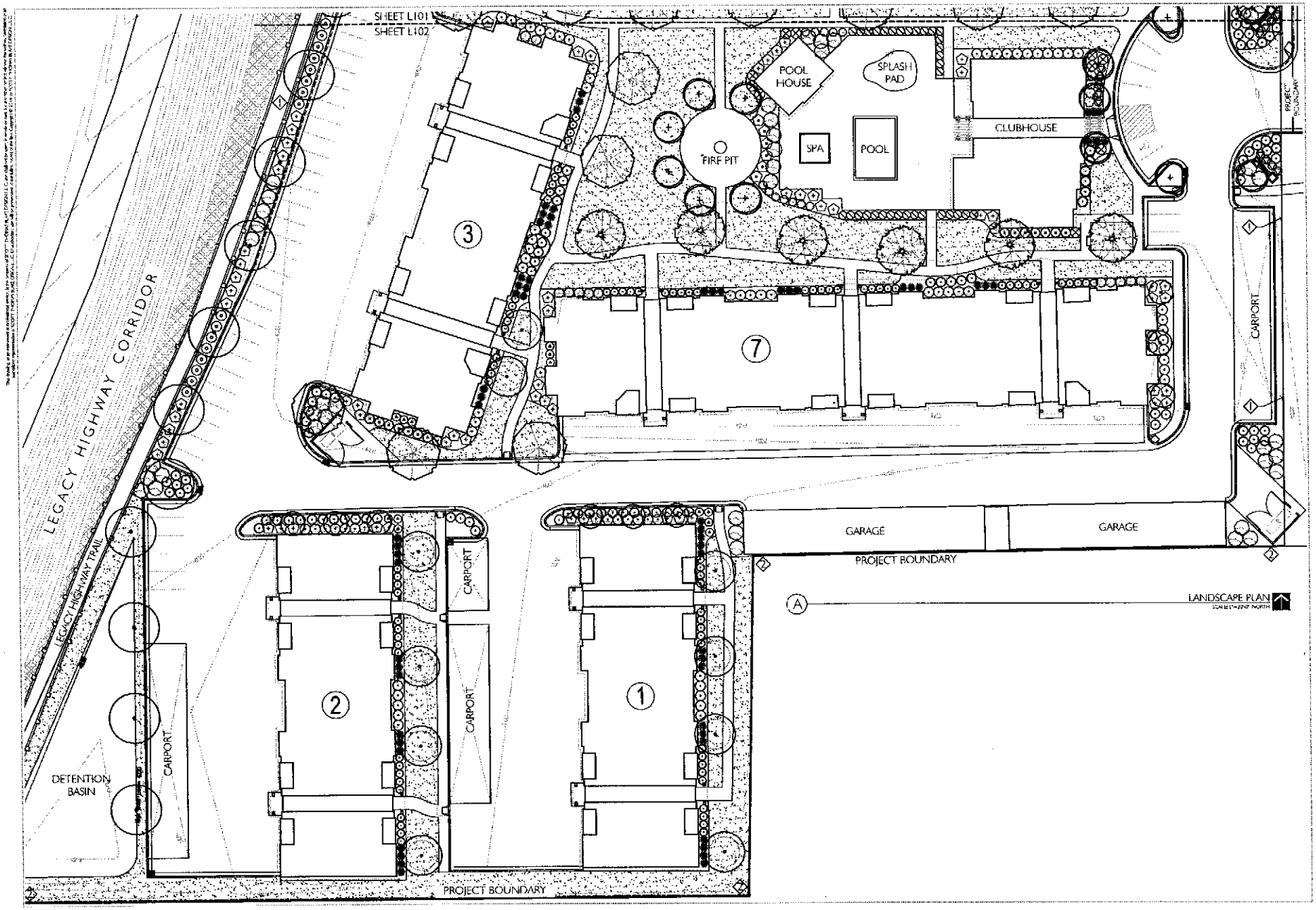
#	REV. DESCRIPTION	DATE

LEGACY TRAIL
PARISH LANE AND LEGACY HIGHWAY
CENTERVILLE, UTAH

PRELIMINARY PLAN

LANDSCAPE PLAN

L101



STB DESIGN

LANDSCAPE ARCHITECTURE & LAND PLANNING

1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.534.1884
STBDESIGN.COM

Drawn By: Scale: B.

ISS. & DESCRIP.	DATE
	08.30.2014

#	REV. DESCRIPTION	DATE

LEGACY TRAIL

PARISH LANE AND LEGACY HIGHWAY
CENTERVILLE, UTAH

PRELIMINARY PLAN

LANDSCAPE PLAN

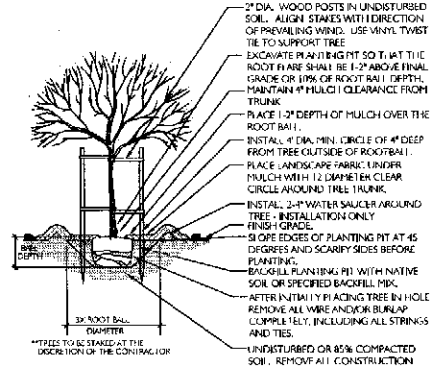
L102

LANDSCAPE GENERAL NOTES

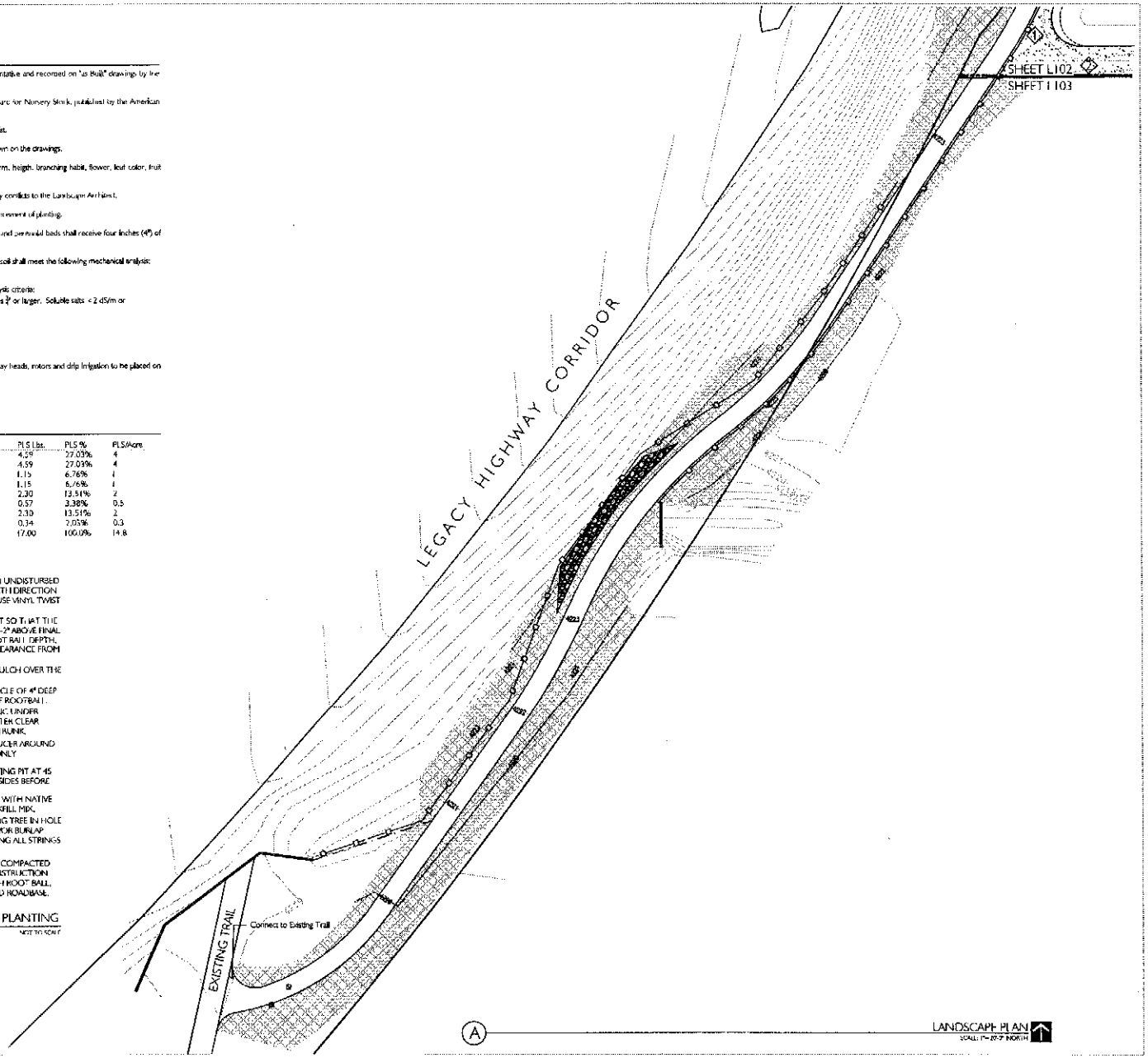
1. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
2. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
3. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
4. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
5. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
6. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
7. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
8. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
9. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
   Sand (0.05 - 2.0 mm Dia.) 20 - 70%
   Clay (0.002 - 0.05 mm Dia.) 20 - 70%
   The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
   pH Range of 5.5 to 8.2, a min. of 4% and max of 8% organic matter content and free of stones 2" or larger. Soluble salts < 2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
10. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
11. Prune trees in accordance with current horticultural practices.
12. All landscape areas to be watered by pop up spray heads, rotors or drip irrigation. pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
13. All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

DRY-LAND GRASS REVEGETATION SEED SCHEDULE

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephraim	Agropyron Cristatum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Bluegrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8



B — TREE AND SHRUB PLANTING
NOT TO SCALE



A — LANDSCAPE PLAN
SCALE: 1"=10'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6446
STBDESIGNLLC.COM

Drawn by: Scott B.

ISSUE DRAWING	DATE
	08.06.2014

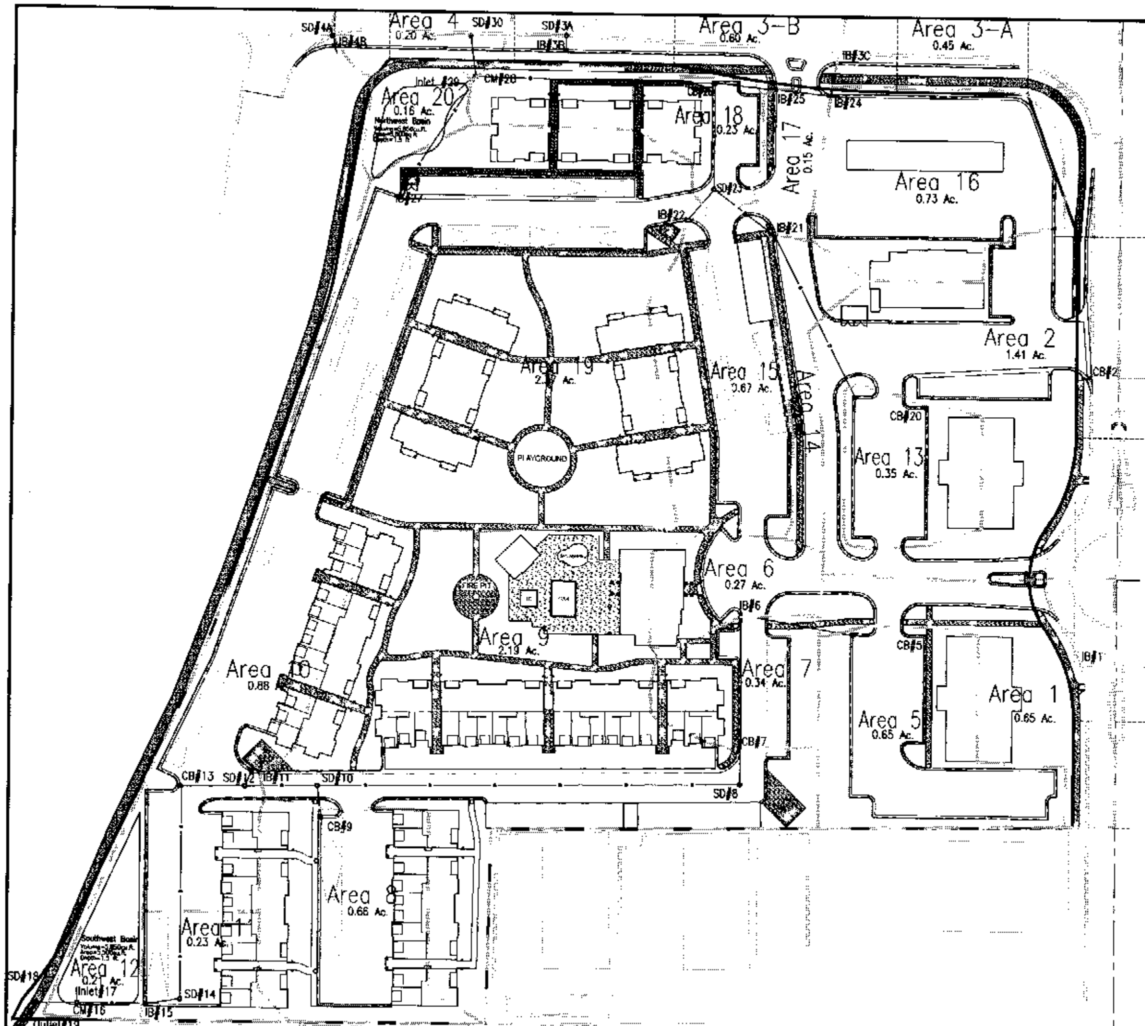
#	REV. DESCRIPTION	DATE

LEGACY TRAIL
PARISH LANE AND LEGACY HIGHWAY
CENTERVILLE, UTAH

PRELIMINARY PLAN

LANDSCAPE PLAN

L103



Legacy Trails **Southwest Basin**
10 year Storm Event

Area		5.43 acres	
Coefficient of Runoff ©		0.60	
Outflow	4" PVC @ 1.0% Slope		
	Q=1.49(0.0872)(0.0833)^2/3(0.01)^1/2/0.01		
Outflow	0.20 cfs/ac	Q= 1.086	cfs

Time (t) (Min)	Rainfall (inches)	Rainfall Intensity (in/hr)	Inflow Q=CiA (cfs)	Total Inflow (cu.ft.)	Outflow (cu.ft.)	Detention Volume (cu.ft.)
5	0.290	3.48	11.34	3,401	326	3,076
10	0.440	2.64	8.60	5,161	652	4,509
15	0.540	2.16	7.04	6,334	977	5,356
20	0.640	1.92	6.28	7,506	1,303	6,203
30	0.730	1.46	4.76	8,562	1,955	6,607
40	0.800	1.20	3.81	9,383	2,606	6,777
50	0.860	1.03	3.36	10,087	3,258	6,829
60	0.910	0.91	2.86	10,673	3,910	6,764
90	0.990	0.66	2.15	11,612	5,864	5,747

Required Volume = 6,838 cu.ft. **Area = 6,500 sq.ft.** **1.5 ft. Deep**

Legacy Trails **Northwest Basin**
10 year Storm Event

Area		4.73 acres	
Coefficient of Runoff ©		0.60	
Outflow	4" PVC @ 1.0% Slope		
	Q=1.49(0.0872)(0.0833)^2/3(0.01)^1/2/0.01		
Outflow	0.20 cfs/ac	Q= 0.978	cfs

Time (t) (Min)	Rainfall (inches)	Rainfall Intensity (in/hr)	Inflow Q=CiA (cfs)	Total Inflow (cu.ft.)	Outflow (cu.ft.)	Detention Volume (cu.ft.)
5	0.290	3.48	9.88	2,963	293	2,669
10	0.440	2.64	7.49	4,495	587	3,909
15	0.540	2.16	6.13	5,517	880	4,637
20	0.640	1.92	5.45	6,539	1,174	5,365
30	0.730	1.46	4.14	7,458	1,760	5,698
40	0.800	1.20	3.41	8,173	2,347	5,826
50	0.880	1.03	2.93	8,786	2,934	5,852
60	0.910	0.91	2.58	9,297	3,521	5,776
90	0.990	0.66	1.87	10,115	5,281	4,833

Required Volume = 5,850 cu.ft. **Area = 5,500 sq.ft.** **1.5 ft. Deep**

Orifice Plate Sizing

Orifice Equation Q=(K)(D)^2(H)^1/2 Hec-22, Equation 8-18

Q= Flow Rate

K = Orifice Coefficient = 3.78 for Circular Orifices

D = Pipe Diameter

H Head

Southwest Basin

Q = 5.43 Acres X 0.2 cfs/Ac = 1.09 cfs

H = 4220 − 4216.25 = 3.75 ft.

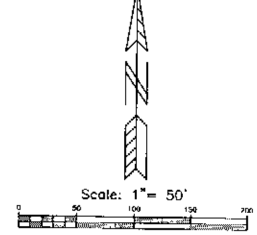
D = [(1.09)/(3.78)(3.75)^0.5]^0.5 = 0.386 Use 5" Opening D=0.41

Northwest Basin

Q = 4.89 Acres X 0.2 cfs/Ac = 0.98 cfs

H = 4220.5 − 4216.25 = 4.25 ft.

D = [(0.98)/(3.78)(4.25)^0.5]^0.5 = 0.355 Use 5" Opening D=0.41



NOAA Atlas 14, At Latitude 40°55'13", Longitude -11°53'55"

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

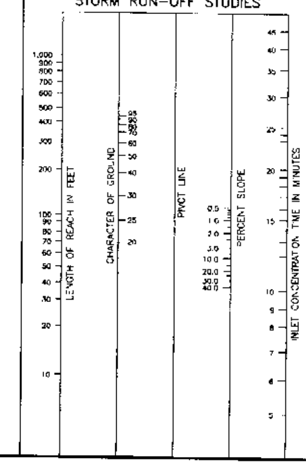
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.134	0.169	0.231	0.287	0.379	0.466	0.588	0.69	0.887	1.07
10-min	0.203	0.267	0.35	0.437	0.578	0.71	0.865	1.05	1.35	1.63
15-min	0.252	0.318	0.435	0.541	0.716	0.879	1.07	1.3	1.67	2.02
30-min	0.339	0.428	0.585	0.729	0.964	1.18	1.44	1.75	2.25	2.72
60-min	0.42	0.53	0.724	0.902	1.19	1.47	1.79	2.17	2.79	3.37
2-hr	0.551	0.688	0.889	1.08	1.4	1.69	2.04	2.45	3.13	3.75
3-hr	0.643	0.793	0.982	1.18	1.49	1.77	2.11	2.52	3.19	3.81
6-hr	0.833	1.02	1.23	1.43	1.72	1.96	2.26	2.62	3.28	3.88
12-hr	1.05	1.28	1.54	1.77	2.12	2.4	2.71	3.04	3.6	4.07
24-hr	1.3	1.59	1.89	2.15	2.5	2.77	3.05	3.33	3.71	4.11

Storm Drain Calculations
Legacy Trails
by Scott Balling, P.E.
12 Apr 14
10 year Storm Event
Rational Method Q=CiA

Q = Flow Rate (cfs)
I = Rainfall Intensity (in/hr)
C = Runoff Coefficient
A = Area (Acres)

Drainage Area	Area (Acres) (A)	Runoff Coef. (C)	Inlet Time Method	Inlet Time Method A: Reach Length (feet)	Character of Ground	Average Slope (%)	Inlet Time Method B: Upstream Pipe Location	Pipe Length and Slope	Pipe Flow Time (min)	Inlet Time (min)	Rainfall NOAA (inches)	Rainfall Intensity (in/hour)	Runoff CIA (cfs)	Location	Pipe Design	Slope (%)	Capacity (cfs)
1	0.65	0.65	A	250	0.65	1.00	N/A	N/A	N/A	8.5	0.39	2.77	1.17	Existing IB#1	Existing Drain on 1250 West Street		
2	1.41	0.55	A	340	0.65	1.00	N/A	N/A	N/A	10.0	0.44	2.62	2.03	Existing CB#2	Existing Drain on 1250 West Street		
3-A	0.45	0.80	A	240	0.90	1.00	N/A	N/A	N/A	7.0	0.35	3.00	1.08	IB#3C	28 ft. X 18" RCP	0.71%	9.60
3-B	0.60	0.65	A	225	0.90	1.00	N/A	N/A	N/A	7.0	0.35	3.00	1.17	IB#3B	10.5 ft. X 18" RCP	1.00%	11.40
4	0.20	0.85	A	150	0.90	0.50	N/A	N/A	N/A	6.5	0.33	3.06	0.52	IB#4B	7.5 ft. X 18" RCP	1.00%	11.10
5	0.65	0.55	A	250	0.85	0.50	N/A	N/A	N/A	10.0	0.44	2.62	0.94	CB#5 to IB#6	98 ft. X 8" PVC	2.25%	2.30
6	0.27	0.65	A	300	0.65	1.00	N/A	N/A	N/A	6.0	0.32	3.17	0.56	IB#6	Inlet Box Only	N/A	N/A
5 and 6	0.92	0.58	B	N/A	N/A	N/A	CB#5 to IB#6	150' @0.7%	59 Sec	11.0	0.46	2.50	1.33	IB#6 to IB#7	116 ft. X 8" PVC	0.70%	1.14
7	0.34	0.65	A	100	0.65	1.00	N/A	N/A	N/A	6.0	0.32	3.17	0.70	IB#7	Inlet Box Only	N/A	N/A
5 thru 7	1.26	0.59	B	N/A	N/A	N/A	IB#6 to IB#7	116'@0.7%	48 Sec	12.0	0.48	2.40	1.78	IB#7 to SD#10	395 ft. X 10" PVC	0.50%	2.07
8	0.66	0.55	A	240	0.55	1.00	N/A	N/A	N/A	10.0	0.44	2.62	0.95	CB#9 to SD#10	30 ft. X 8" PVC	3.00%	2.73
5 thru 8	1.92	0.58	B	N/A	N/A	N/A	IB#7 to SD#10	395'@0.5%	126 Sec	14.0	0.52	2.23	2.49	SD#10 to SD#12	53 ft. X 12" RCP	0.50%	2.74
9	2.19	0.50	A	480	0.55	1.00	N/A	N/A	N/A	14.0	0.52	2.23	2.44	IB#11 to SD#12	12 ft. X 10" PVC	0.80%	2.55
5 thru 9	4.11	0.58	B	N/A	N/A	N/A	SD#10 to SD#12	53'@0.5%	68 Sec	15.0	0.54	2.16	5.16	SD#12 to CB#13	60 ft. X 15" RCP	0.55%	5.30
10	0.88	0.55	A	320	0.70	0.50	N/A	N/A	N/A	10.0	0.44	2.62	1.27	CB#13	Inlet Box Only	N/A	N/A
5 thru 10	4.99	0.59	B	N/A	N/A	N/A	SD#12 to CB#13	60'@0.5%	16 Sec	15.3	0.54	2.13	6.15	CB#13 to CB#15	210 ft. X 18" RCP	0.50%	8.07
11	0.23	0.55	A	125	0.70	1.50	N/A	N/A	N/A	6.0	0.32	3.17	0.40	CB#15	Inlet Box Only	N/A	N/A
5 thru 11	5.22	0.58	B	N/A	N/A	N/A	CB#13 to CB#15	210'@0.7%	46 Sec	16.0	0.55	2.08	6.29	CB#15 to CM#16	63 ft. X 15" RCP	0.85%	6.40
12	0.21	0.25	N/A	Rainfall on Detention Basin			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5 thru 12	5.43	0.58	B	N/A	N/A	N/A	CB#15 to CM#16	63'@0.7%	10 Sec	16.0	0.55	2.08	6.54	CM#16 to Outlet	273 ft. X 18" RCP	0.50%	8.07
13	0.35	0.55	A	135	0.75	1.00	N/A	N/A	N/A	6.0	0.32	3.17	0.61	CB#20 to IB#21	196 ft. X 8" PVC	0.75%	1.36
14	0.23	0.65	A	260	0.85	1.00	N/A	N/A	N/A	8.0	0.38	2.85	0.43	CB#21	Inlet Box Only	N/A	N/A
13 and 14	0.58	0.60	B	N/A	N/A	N/A	CB#20 to IB#21	196'@0.75%	98 Sec	8.0	0.38	2.85	0.99	CB#21 to SD#23	66 ft. X 8" PVC	1.60%	1.99
15	0.67	0.65	A	290	0.80	0.50	N/A	N/A	N/A	9.0	0.41	2.73	1.19	IB#22 to SD#23	56' X 8" PVC	0.70%	1.32
13 thru 15	1.25	0.60	B	N/A	N/A	N/A	CB#21 to SD#23	66'@1.6%	22 Sec	9.0	0.41	2.73	2.05	SD#23 to CB#26	90 ft. X 10" PVC	1.10%	2.98
16	0.73	0.80	A	240	0.80	1.50	N/A	N/A	N/A	7.0	0.36	3.08	1.80	IB#24 to IB#25	47 ft. X 8" PVC	1.40%	1.86
17	0.15	0.80	A	135	0.80	2.50	N/A	N/A	N/A	5.0	0.29	3.44	0.41	IB#25	Inlet Box Only	N/A	N/A
16 and 17	0.88	0.80	B	N/A	N/A	N/A	IB#24 to IB#25	47'@1.5%	13 Sec	7.0	0.36	3.08	2.17	IB#25 to CB#26	56 ft. X 8" PVC	0.70%	1.39
18	0.23	0.70	A	120	0.80	1.00	N/A	N/A	N/A	6.0	0.32	3.17	0.51	CB#26	Inlet Box Only	N/A	N/A
13 thru 18	2.36	0.65	B	N/A	N/A	N/A	SD#23 to CB#26	90'@1.7%	23 Sec	8.5	0.42	2.67	4.09	CB#26 to CM#28	199 ft. X 15" RCP	0.50%	4.96
19	2.37	0.50	A	450	0.50	0.50	N/A	N/A	N/A	15.0	0.54	2.16	2.56	IB#27 to CM#28	128 ft. X 10" PVC	1.50%	3.50
13 thru 19	4.73	0.60	B	N/A	N/A	N/A	IB#27 to CM#28	128'@[illegible]	30 Sec	16.0	0.55	2.06	6.34	CM#28 to In#29	17 ft. X 15" RCP	5.00%	6.70
20	0.16	0.25	N/A	Rainfall on Detention Basin			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
[illegible]	4.89	0.65	B	N/A	N/A	N/A	IB#27 to CM#28	128'@[illegible]	30 Sec	16.0	0.55	2.06	6.56	CM#28 to SD#30	31.5 ft. X 18" RCP	3.15%	20.20

OVERLAND FLOW TIME NOMOGRAPH
STORM RUN-OFF STUDIES



Balling Engineering
Civil Engineering * Surveying * Planning
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: scott@ballinginc.com

Legacy Trail Apartments
Storm Drain Study

For Fred Hale
c/o Colonial Lumber
Email: fredh@colonialbuilding.com
530 No. 400 West
Centerville, Utah
Phone: (801) 295-9471

Revisions		
Date	Description	By

Surveyor	D.K. Balling
Date Surveyed	12-30-13
Drafting	J. S. Balling
Checked By	J. S. Balling
Submittal Date	8-1-14
File Number	

C004

Sheet 4 of 21

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF DAVIS }

I (We), CHAD SALMON FRED HALE H&S LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

This affidavit will allow authorization for preliminary, final, and all future applications associated with this property and project.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 14 day of August, 2014.

(Notary Public)

Notary Public
SUZANNE M. CHOWEN
Commission #649283
My Commission Expires
October 27, 2015
State of Utah

Residing in Davis County, Utah

My Commission Expires 10/27/2015

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ___ day of _____, 200_, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in Davis County, Utah

My Commission Expires _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
}ss
COUNTY OF DAVIS }

I (We), Leavitt Land & Investment, Inc. being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

This affidavit will allow authorization for preliminary, final, and all future applications associated with this property and project.
initials (TLM)

_____ x
(Property Owner)

_____ x
(Property Owner)

Subscribed and sworn to me this 15 day of August, 2014.

_____ x
(Notary Public)

Notary Public
Kelly Houser
Commission # 610283
Cedar City, Utah 84720
My Commission Expires
June 15, 2015
State of Utah

Residing in ~~Davis~~ Iron County, Utah

My Commission Expires 6/15/15 x

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

_____
(Property Owner)

Dated this ___ day of _____, 200_, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

_____
(Notary Public)

Residing in Davis County, Utah

My Commission Expires _____

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 7.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 8:30

SUBJECT

a. Fire Agency

RECOMMENDATION

BACKGROUND

Mayor Cutler will report on Fire Agency matters and possibly other topics.

ATTACHMENTS:

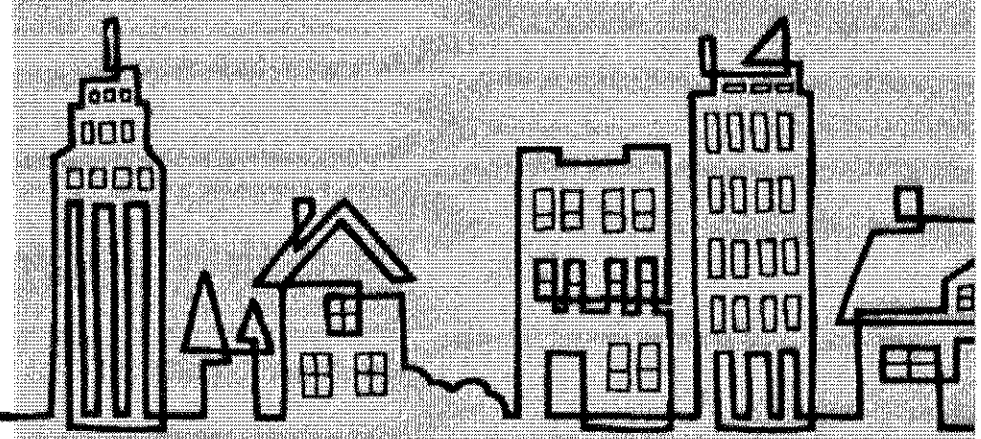
Description

- ULCT Broadband slides
- Macquarie FAQs
- UIA February Finance Committee report
- UIA February Recurring Revenue
- UTOPIA Finance Committee Report
- UTOPIA OPEX Analysis

UTOPIA

ULCT Conference

April 11, 2014



Forbes *Jan. 18, 2013*

Faster, Sooner: Why The U.S. Needs 'Gigabit Communities'

"Walking the floor of the Consumer Electronics Show last week, I kept thinking of that line from Jaws, "You're going to need a bigger boat." All the Internet-connected, data-hungry gadgets that are coming to market sent a strikingly clear message: ***we're going to need faster broadband networks.****"*

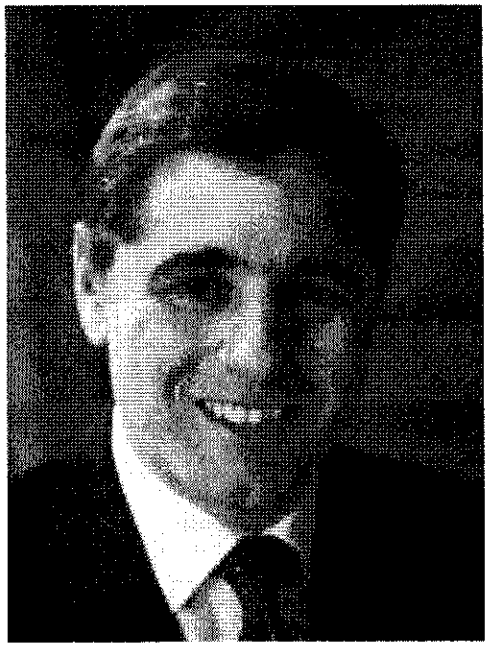
Julius Genachowski, Chairman of the Federal Communications Commission

Forbes *Jan. 18, 2013*

UTOPIA

Faster, Sooner: Why The U.S. Needs 'Gigabit Communities'

"Making sure the U.S. has super-fast, high-capacity, ubiquitous broadband networks delivering speeds measured in gigabits, not megabits isn't just a matter of consumer convenience, as important as that is. It's essential to economic growth, job creation and U.S. competitiveness."



Julius Genachowski, Chairman of the Federal Communications Commission

The Future of Municipal Broadband

"We should think of high speed internet access in the same way we think of other public utilities like electricity and running water. Local government at the city and state level need to take action to optimize information infrastructure for the public good."

Susan Crawford, broadband policy expert and co-director at the Berkman Center at Harvard University. March 2014, PublicCEO.com

Historic Overview

- Early 2000's = Demand for high speed broadband services
  - Desire to increase services & level competitive playing field thus lowering costs
- 2002 Feasibility studies
  - Broadband considered critical infrastructure
    - Econ Dev / Business needs
    - Growing residential demand

Historic Overview

Member Cities[1]	UTOPIA
Brigham City	X
Centerville	X
Layton	X
Lindon	X
Midvale	X
Murray	X
Orem	X
Payson[2]	X
Perry	X
Tremonton	X
West Valley	X

1. UTOPIA non-pledging cities: Cedar City, Cedar Hills, Riverton, Vineyard, and Washington.

Historic Overview

- 2004 – first bonding & fiber installations
  - ~ $185 Million
- 2010 – UIA formed to continue growth of network
  - ~ $41 Million

Historic Overview

Member Cities[1]	UTOPIA	UIA
Brigham City	X	X
Centerville	X	X
Layton	X	X
Lindon	X	X
Midvale	X	X
Murray	X	X
Orem	X	X
Payson[2]	X	
Perry	X	
Tremonton	X	
West Valley	X	X

1. UTOPIA non-pledging cities: Cedar City, Cedar Hills, Riverton, Vineyard, and Washington.
2. Non-pledging UIA member.

VERACITY NETWORKS
world class service with a local touch

windstream communications

FIRST DIGITAL

UTOPIA

SUMO
FIBER INTERNET AND PHONE

senawave

XMISSION
INTERNET

Integra

FIBERNET

TELESPHERE
BUSINESS TELECOMMUNICATIONS, SIMPLIFIED

brigham.net

VENAMI

WEBWAVE

iWire
iWire Communications

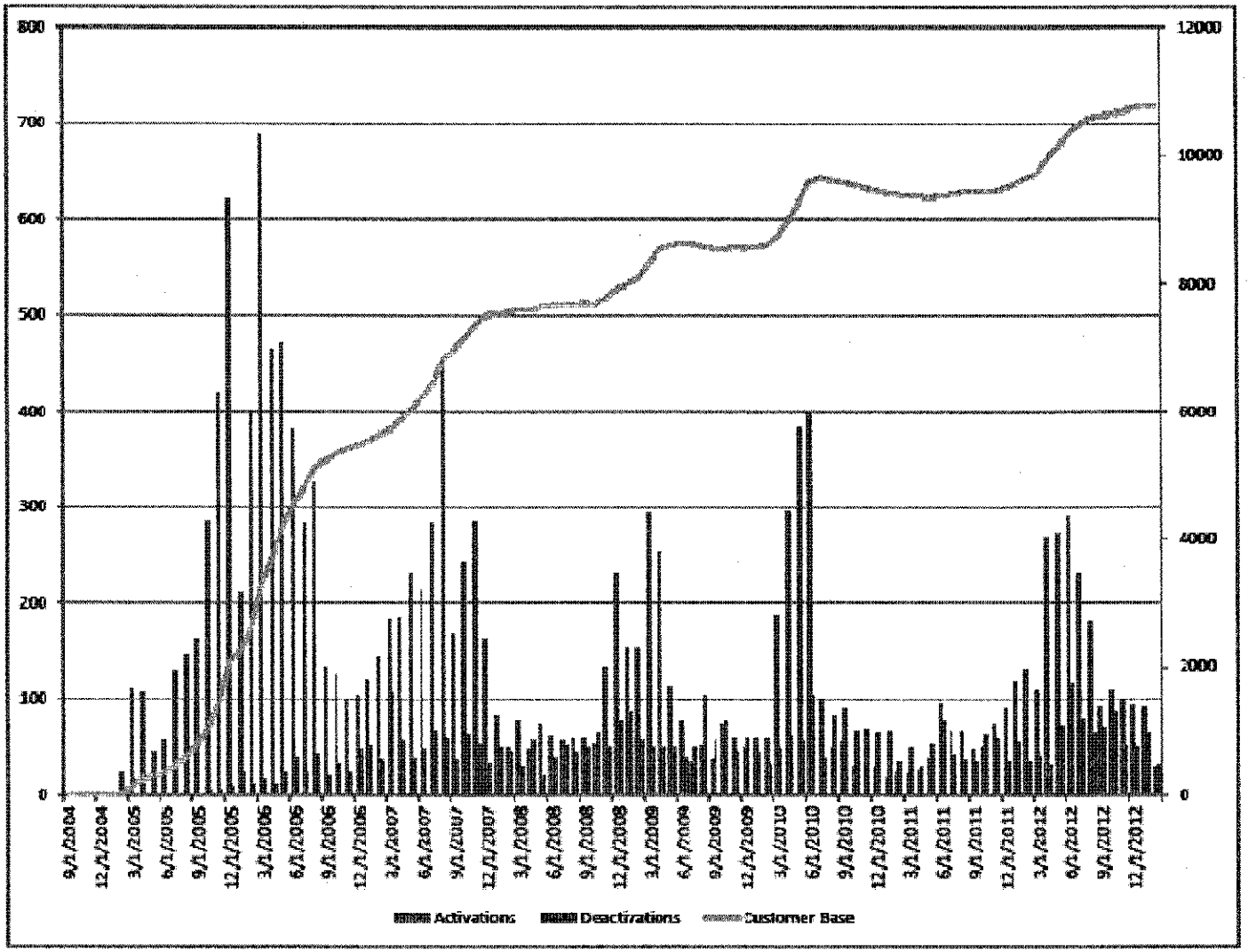
BEEHIVE
BROADBAND

YIPTELI
HOSTED BUSINESS PHONES

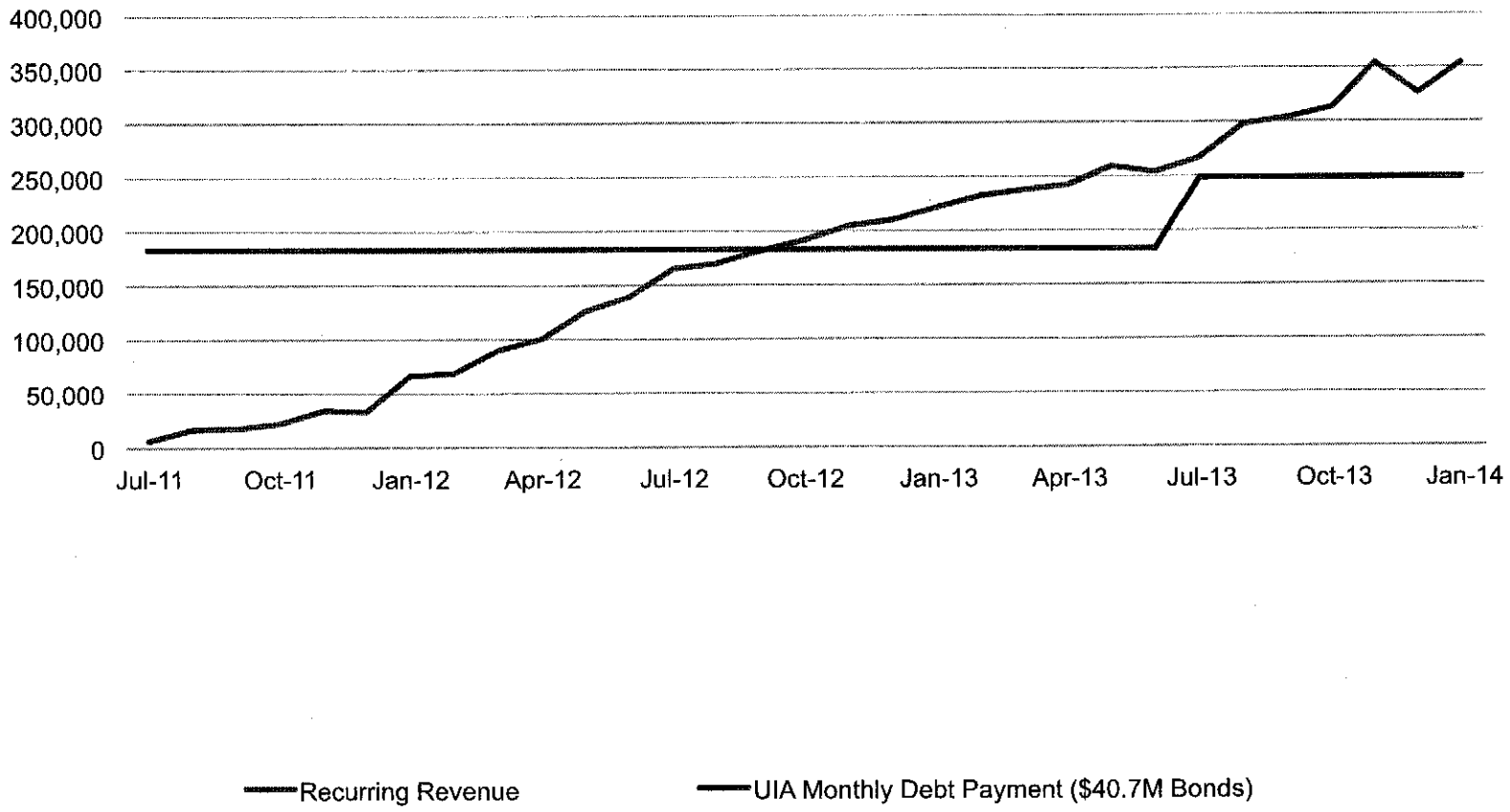
InfoWest

CentraCom

History of Net Customer Count



UIA Recurring Revenue



Percent of Addresses Passed

UTOPIA/ UIA CITY	% Build Out	Marketing Take Rate
CENTERVILLE	98%	26%
TREMONTON	96%	13%
BRIGHAM CITY	93%	30%
LINDON	73%	46%
MURRAY	63%	24%
MIDVALE	54%	19%
OREM	42%	30%
PAYSON	42%	24%
WEST VALLEY CITY	19%	14%
LAYTON	12%	20%
PERRY	0%	0%
Grand Total	41%	25%

Addresses Passed	63,000
Addresses Connected	16,000

Potential Options

- Sell Network
- "Go Dark"
- Maintenance Mode (no growth)
- Continue bonding for Wireless Deployment
- Continue bonding for Wired Deployment (current model)
- Public Private Partnership

Probable Options

- Sell Network
- "Go Dark"
- Maintenance Mode (no growth)
- Continue bonding for Wireless Deployment
- Continue bonding for Wired Deployment (current model)
- Public Private Partnership

Public Private Partnership (PPP)

UTOPIA

Why Macquarie?

North American infrastructure specialist

#1 in number of global infrastructure transactions worked on as Financial Advisor in 2011[1]	19 major North American infrastructure advisory mandates closed since 2010	#2 Global Financial Advisor in Corporate Infrastructure League Tables in 2010 and 2011 combined[1]
77% US PPP market share[2] 70% US PPP transaction involvement[3]	$13bn+ transportation deals closed over the last 4 years	Advised on over $14bn of utility acquisitions since 2007

1. Infrastructure Journal Corporate Finance League Tables 2011;
2. US P3 market share based on enterprise value of Macquarie-led transportation transactions 2007-2012 above $500m
3. US P3 transaction involvement based on number of Macquarie-led transportation transactions 2007-2012 above $500

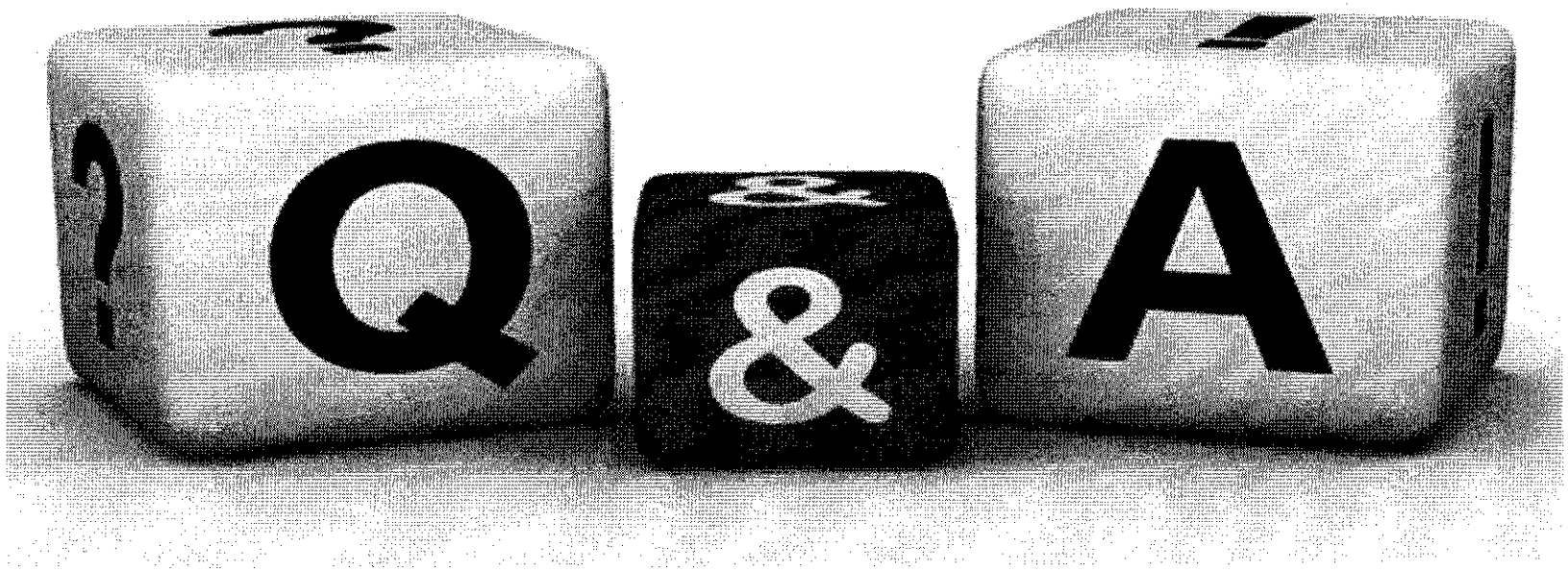
UTOPIA / Macquarie PPP

	Current	Post-PPP
Network Scale		
Addresses Passed	63,000	155,000
Addresses Connected	16,000	155,000
Service Levels		
Basic Internet Service	No	Yes
100Mbps Service	Yes	Yes
1Gbps Service	Yes	Yes
Active ISPs	18	18+
Agency Objectives		
Complete network coverage	No	Yes
End Operating Deficit	Yes (slow)	Yes
Increased Revenues	Yes (slow)	Yes
Open access for ISPs	Yes	Yes
Pay down UTOPIA bonds	No	Maybe
Ownership of assets	Yes	Yes

UTOPIA / Macquarie PPP

Milestone Deliverables

#	Milestone	Deliverable
1	Business Case	▪ Proposed business model ▪ Network feasibility study ▪ Draft term sheet – Concession Agreement ▪ Shortlisted design-build contractors
2	Proposal Development	▪ Final business model ▪ Final technical specifications of the network ▪ Detailed commercial / legal project terms ▪ Preliminary financing plan
3	Commercial Close	▪ Final proposal to Agencies / Member Cities ▪ Fixed-price, date-certain design-build proposal ▪ O&M plan including network refresh ▪ Committed financing from lenders ▪ Third party audited financial model
4	Financial Close	▪ Executed Concession Agreement ▪ Executed Design-Build Contract ▪ Executed financing documentation


Q&A

FAQ's: UTOPIA / Macquarie Capital - PPP

1) What's this we hear about a private partner for UTOPIA?

A private company, Macquarie Capital, has become interested in forming a 'public-private partnership' (P3) with the eleven cities that make up UTOPIA. Macquarie would assemble the capital needed to complete construction of the fiber network started a decade ago. It would then form a special company that would manage and maintain the renamed network under the oversight of the 11 cities. The cities would incur no more bond debt for the buildout and would pay back Macquarie and its investors over 30 years by collecting a utility fee for delivery of a no-cost, minimum level of internet service to each address.

2) Is this a done deal?

No, it is not. Macquarie and the Utopia cities have entered into a "Pre-development Agreement," an intensive investigative and research process by which both sides can see if a deal can and should be made. For simplicity, the responses below will read as if a deal can be reached, but nothing is certain at this point. Should the predevelopment process reach a positive conclusion, each city, its leaders and citizens will have a decision to make as to whether they are willing to accept any proposed deal.

3) What does this mean to my city and me?

The P3 proposal will resolve a number of challenges for the UTOPIA network. The transaction will more than double the number of residences that have access to the network, and will result in a portal being installed at every residence, single family home, business and anchor institution within the 11 cities. This portal will be the conduit through which consumers can connect to the UTOPIA network.

All premises that have an access portal installed will be eligible to pay a monthly utility fee to the cities. The utility fee will cover the cost of constructing, operating and maintaining the network over the long-term. Payment of this utility fee will also entitle consumers access to a basic level of connectivity, competitive with current entry level offerings of current providers.

The network will remain open access, and customers will be able to select a preferred provider from which they will receive the basic service. Where user preferences require higher speeds and/or bandwidth, the providers will also offer upgraded services with speeds of up to 1Gbps. Any fees charged by the provider for these upgraded services will be additional to the utility fee. A portion of revenues generated from up-selling of services is proposed to be routed back to the member cities and may be used for payment of existing bond debt.

Users that have paid or are paying the installation fee will be compensated – see question 25 for more details.

Macquarie believes that the all-in cost for users will remain competitive with the current pricing environment for high speed broadband access.

4) Who is Macquarie and why would they do this?

Macquarie is a global leader in infrastructure investment and has played a leading role in developing the P3 model. Globally, Macquarie manages over $360 billion of assets, including $100 billion of infrastructure assets in the United States, diversified across ports, telecoms infrastructure, bridges, tunnels, roads and airports. Approximately $25 billion of these assets have been developed under the P3 model, and Macquarie believes that municipal fiber assets such as the UTOPIA network are well-suited to the P3 model.

5) Why is an Australian bank so prominent in P3 projects?

Australia is a very large country with relatively sparse population. That means they had the need for large infrastructure projects, without the tax base to efficiently fund them. The government there was among the first in the world to adopt the P3 model. Macquarie is Australia's largest and among its oldest financial institutions so it was a natural fit. And success breeds success as more governments worldwide have seen the wisdom in P3 projects.

6) I have never heard of Macquarie. Do they have the resources to follow through?

Macquarie Capital is the financial advisory business of Macquarie Group. Macquarie Group, based in Sydney, is one of Australia's premier financial institutions, with a market capitalization of over $16 billion, balance sheet assets of over $40 billion and more than $360 billion of funds under management. Macquarie is a global leader in infrastructure investment which, directly and through its more than 100 portfolio companies, employs more than 85,000 people worldwide. Macquarie is considered a 'trusted partner' of governments around the world with several large capital infrastructure projects here in the U.S.

7) Why are governments entering into public-private partnerships?

As is well known, state and local governments have mounting infrastructure needs. Revenues are simply not keeping pace, and some entities have alarming debt levels. A P3 is a way of leveraging government resources without incurring the expense of going to the capital markets and incurring more debt. P3s also give governments a means of ensuring 'asset performance', since payments to the private entity are based on fulfillment and performance. Such normal burdens as labor issues, debt and managing costs fall to the private partner. Macquarie's government partners have seen cost reductions of 20-30% compared to similar, government run projects.

8) It is it like Google Fiber in Provo and maybe Salt Lake?

Yes and no. Google has begun working on one model where they are the sole provider on their fiber network; Macquarie's model is quite different. For one thing, the former UTOPIA network would remain an open wholesale network on which any number of providers could utilize. Therefore, customers would have a broad choice of providers for home telecom services – voice, data and television. The sponsoring government entities also retain ownership and ultimate control.

9) Why not just let Google do it?

The news about Google in Provo and potentially Salt Lake City is exciting. But it does not extend to the 11 cities of UTOPIA. It does demonstrate two things about this type of undertaking. First is that fiber is the next wave of infrastructure for thriving cities, and others recognize it. The second is that the incumbent providers (existing companies with older networks) are simply not meeting the needs of today's communities. Google knows there is a critical need to be met, and so does Macquarie.

10) Will my city still carry huge debt from UTOPIA?

Unfortunately, despite Macquarie's best efforts it will not be possible to redeem existing debt in this deal. The good news is that a very real possibility exists that the new network operation may be able to help repay that debt over time. The P3 will create a large increase in the number of users able to access the network, and as more users join the network and receive services from providers, there will be a greater amount of revenue available to the cities to help pay their existing debt obligations.

11) How large an investment are we talking?

The current estimate is about $300 million. Again, a significant portion of that cost covers updating network facilities over the 30-year period of the agreement. No matter what, Macquarie's investment and the cities' obligation will be clearly specified and binding at the outset of any agreement.

12) How do we know that Macquarie can provide such a large capital investment?

Macquarie is the world's leading infrastructure investor, and over the past five years, Macquarie has participated in transactions that created over $23 billion of infrastructure investment, a sum more than $5 *billion* greater than its closest competitor. In the U.S. alone, Macquarie has either invested directly or arranged financing for P3 projects worth over $8 billion, including the $1.6 billion Denver Eagle P3, the first mass transit rail P3 in the U.S., in 2010. Macquarie also has a history of investing in fiber assets, including an $860 million trunk line development that connected three major capital cities in Australia.

13) UTOPIA has had significant difficulties in paying for and completing the system. Why is Macquarie different?

A key benefit of P3s is that a substantial proportion of risk is transferred away from the cities and UTOPIA to the private sector partner. Macquarie will guarantee the cost and completion date for the buildout, and will be immediately required to pay penalties if either of these guarantees is not fulfilled. The cities will not have to make any payments to Macquarie until the network is fully built and operational in that city (or until each footprint of deployed area is completed).

14) UTOPIA has not been able to provide a strong product offering. Why is this different?

Although Utopia's current providers are able to provide excellent service, the network is only partially built; therefore not enough customers have ever signed up to attract the number and variety of service providers needed to make it successful. A P3 with Macquarie would be different because the number of households served would be sufficient to attract a robust product offering.

15) UTOPIA has struggled for various reasons since its inception. Why should we believe things will change?

Macquarie has a long track record of success in setting up and running P3 projects. The renewed UTOPIA network will be managed and operated to private sector standards with private sector methods. Even more important, Macquarie's repayment from the cities will have to meet certain performance and service standards or the cities can withhold payment.

16) How do we know Macquarie won't come back for more money in the future?

As on most of its projects, Macquarie will be putting its own capital at risk. It is up to them to properly calculate the costs. There is no provision for increasing the amount later. That is why our feasibility process is so costly and detailed. Macquarie will not only factor in the costs of construction, but also the cost of refreshing the network over 30 years. In fact, 20 to 30% of the total deal will be for keeping the network up to date. If Macquarie fails to properly calculate costs, its own capital is at risk.

17) Why is the city even in this business?

UTOPIA founders were responding to demands for high speed broadband services in their communities that were not being adequately provided by private industry. As technology advances, high speed broadband is increasingly being viewed as the "fourth utility", as essential as electricity and water; a recent survey of the UTOPIA cities that shows 55% of residents believe that "high speed internet is a basic need" for modern communities. Research has shown that access to higher speeds contributes to a community's economic development through new opportunities and increased productivity, increased employment through new and retained jobs, and an increase in the breadth and quality of municipal services.

A key objective of the partnership between the cities, UTOPIA, and Macquarie is to maximize benefits for the communities. Keeping the infrastructure in the control of the cities ensures all residents, regardless of income, are provided a basic level of connectivity at a competitive price.

18) Should government compete with the private sector?

No, it should not. Under the P3 model, the cities will no longer have a direct role in the operations of the network. Macquarie will become the network operator and wholesaler, overseen by the partner cities to ensure that the contractually agreed performance standards are achieved. Macquarie will be *wholesale only* and will not compete to provide services directly to end users. The network will remain open access, and Macquarie will seek to maximize competition between providers on the network, consistent with our research that 86% of residents in UTOPIA cities believe it is at least 'somewhat important' to have a choice among 'multiple service providers' for home and business telecom services. An open wholesale network has the potential to increase private competition several times over.

19) But will government still be competing with incumbent providers?

The government will not compete with the incumbent providers, nor will Macquarie. The cities will retain ownership of the network assets, and the private partner Macquarie will take operational responsibility for the network over a 30-year period, effectively leasing the network from the cities.

Macquarie will not compete directly with private providers for residential or business customers. Macquarie, as operator of the UTOPIA network, is providing a "fiber highway" that any provider can use to deliver data, voice, video and other services to customers. This highway is open to any provider that wishes to use it, including the incumbents. The incumbent providers own a different, non-fiber digital highway, which does not have nearly the capabilities of fiber and provides services exclusively to their own customers.

20) Why am I paying taxes or fees for a system I never plan to use?

Macquarie and its partners hope you will change your mind, and will work hard to earn your trust and your business. But even if they never do, all citizens will benefit from this partnership. First, simply completing construction of the UTOPIA network will increase the alternatives available to all residents. Providing communities greater choice of providers generally reduces prices for telecom services, even from current providers. Macquarie understands that Google's entry into the Provo and Kansas City markets has resulted in price reductions and speed increases from incumbent providers. Second, this P3 network will help your city save money in a number of ways in delivering services and information to residents. Third, network cities may offer free services such as public 'hot spots' throughout the community. In short, the benefits will not begin or end at your front door.

21) What about my very senior neighbors who can't afford or won't use the service?

Chances are good that they are now purchasing or need to purchase some minimal level of service. The plan is to provide at least a basic level of service for the minimum utility fee charge. It may very well be less than they are paying now, and will certainly be competitive. Even so, many cities are discussing 'circuit breaker' mechanisms for lower income residents.

22) What happens if technology changes? Are we going to be left behind?

Technology *has* changed, and many American states and cities *are* being left behind. That is why fiber infrastructure has become so critical. Fiber optic cables transport signals at the speed of light, and fiber is increasingly accepted as the next generation delivery technology for data, voice and video applications. Macquarie, UTOPIA and the cities are confident that the core fiber infrastructure will continue to be competitive technology over the long term. A more relevant consideration is the electronic equipment used to transmit and receive those signals. Macquarie will be required to ensure that all users have reliable access to

connection speeds up to 1Gbps, and it will be at Macquarie's cost that new technology is deployed to make that access more efficient.

Macquarie and the cities are also discussing strategies to protect against a 1Gbps connection becoming obsolete over the term of the contract – however, with average U.S. broadband speeds of ~4-5Mbps, we believe that the network technology will have sufficient capacity to ensure that users stay at the forefront of national broadband access.

23) UTOPIA has done the best it could with the resources provided. How do we ensure the best services possible in the future?

The UTOPIA network has labored under an operations deficit for some time. Macquarie does not face the same capital constraints as UTOPIA or the cities and is undertaking a rigorous feasibility analysis to ensure that the network is designed in such a way that the bandwidth available to providers and, in turn, consumers, is capable of meeting the cities' desired performance standards.

The performance standards will be set to ensure users have a reliable network on which they can utilize the full capacity of connection speeds up to 1Gbps. Macquarie must meet these standards, both in network design, construction and operations, to receive any payment from the cities. Macquarie's ultimate success hinges on superior network capability, a robust product offering and high customer satisfaction.

24) At times, management of UTOPIA has had considerable difficulties and has failed to move the organization forward to meet its obligations. How will this be addressed?

There have been difficulties with network management in the past, though some improvement has come in recent years. But what matters is future management. As with all its projects, Macquarie will recruit a management team with network experience and credentials to operate the completed network. Macquarie is happy to be held to the highest standard going forward.

25) What about people who paid huge fees for installation, placing liens on their homes?

Macquarie and UTOPIA are working through structuring considerations to ensure that these users are treated equitably relative to those individuals that did not pay the fee. Our anticipation is that these users will be compensated in some way to reflect the installation fees, and we will look to discuss the mechanism in more detail with key stakeholders once it has been further developed.

26) What about Wi-Fi?

Wi-Fi is a great tool and important to any community. But Wi-Fi can only exist via a robust facilities base to support it with backhaul and other functions; it can never be a stand-alone solution. Our network will provide for enhanced Wi-Fi accessibility in homes and in public spaces throughout the city.

27) Why don't we just mothball the system and get out of the business?

You could, but your city would still carry the obligation for debt service and would still be required to pay per the terms of the original agreement. Based on the cities' current repayment profile, UTOPIA's annual obligations are expected to increase 25% by 2025, and so mothballing the asset would not only keep the full burden of the existing debt with the cities, but also devalue an extremely valuable asset and shut off any revenue. Fiber networks are increasingly being viewed as highly preferable to cable, evidenced by the 1,100 applications that Google Fiber received prior to its initial rollout in Kansas City.

28) What if I'm basically satisfied with my current provider and don't want to change it?

You are free to make that choice. If you are purchasing a home telecom package now, it is very likely that you will save a significant amount each month by using the fiber network. Competition brings better service and lower prices in every market we know. The evidence is clear – when additional providers enter a market, speed increases and prices decrease. Two good examples are Kansas City and Provo, where non-Google customers have received enhanced service along with price reductions. We expect that same effect. Your household will also benefit from free services provided in your community and from better and lower cost delivery of some municipal services.

29) No matter what you call it, isn't the $300 million still another debt for my city?

It is not debt, though it is an obligation. Let's assume you plan to eat lunch every day for the next thirty years. Let's assume that with a mix of lunches ranging from a sandwich and an apple from home, to nice business or social lunch that costs several dollars, your average lunch costs about three bucks. You probably eat lunch every day, so that is three dollars per day. Rounding off in few places, does that mean you owe $33,000 in 'debt' for your future lunches? If you spend $300 per month for gasoline (a little low) does that mean you are in 'debt' to the tune of over $100,000 for gas? Would you list that on a financial statement? No, and neither would your city. It may be an "obligation" to pay for a service, as many cities do for garbage collection or other services, but it is not a debt. That means your city would still be able to borrow for other appropriate projects, services or emergencies. And this obligation may yet help your city pay off that debt from before.

30) How is my city supposed to repay this obligation?

The proposal is to use a 'utility model' to pay for completion of the network and connection to every address. Each household will be charged a modest fee to cover the basic costs of the wholesale portion of the network. At this point we believe that basic fee will also include a basic level of internet service. Provo has instituted a similar fee called a 'Telecom Debt Charge' to pay for past debt obligations incurred when they installed their fiber network prior to the Google deal.

31) Will that utility fee increase over the thirty years of the agreement?

Macquarie and the cities are still determining the methodology of calculating the utility fee. While it is likely that this fee will increase over the term of the agreement, annual increases will be capped and will most likely be linked to a public index, such as CPI.

However, no adjustment will be made to cover any unexpected or unforeseen increases in costs that could have been mitigated by Macquarie. For example, even if the cost of the buildout exceeds the price guaranteed to the cities, or costs to operate the network are materially higher than calculated by Macquarie, the utility fee cannot be adjusted without written consent from the cities.

32) How do the Cities insure performance?

Following the P3, the UTOPIA network will be a world away from its historical performance. The P3 model is a performance-based model, which requires Macquarie to achieve the requirements outlined in the concession agreement in order to earn a return. Under this model, the cities no longer bear the costs if the network does not deliver its required objectives.

33) Isn't part of the problem that UTOPIA was always been subject to political influences?

Again, in the future, the network will be run by private sector personnel and management. The eleven cities will still maintain oversight, but the construction, operation and maintenance will be performed by a private company.

34) What is a concession agreement?

A concession agreement means a private entity takes over management and operation of a public asset. An example might be the café at a public golf course. The concessionaire operates and maintains the location, but the city retains ownership. Macquarie will take over all management and operation functions and will be paid by the cities over the 30 years of the agreement, but the cities retain ownership.

35) Don't most private providers charge one rate for homes and another for business?

Most do. Following implementation of the P3, each household or business will receive an equal bill for the utility fee collected by the cities. Any additional billing will come from upgraded services purchased from private providers, beyond the free basic service provided under the utility fee model. Pricing of these additional products – television programming, for example - will be set by private providers in a highly competitive market, which may result in different rates for homes and businesses.

36) What does ubiquitous mean?

Ubiquitous means in this case, "seemingly everywhere." It means the intent is to provide a fiber connection to every home and business in the 11 member cities.

37) What if I don't need that much speed and don't want to pay the cost?

The new network entity will provide services at many different price points. You would not have to subscribe to a "superfast" connection you do not want. We do believe there will be a level of service appropriate for almost every consumer, at extremely competitive pricing. But even if you stay with your current carrier, you will still benefit from competitive pricing, enhanced city services, increased economic development and a host of other positives.

38) I like bundled services; will the new network offer that sort of thing?

The network itself will be wholesale and won't offer services. But it is expected that service providers will offer such bundled services when the network is completed and there is enough reach to attract a much stronger service offering. Macquarie is currently in discussions with a number of such providers not currently available on Utopia.

39) What is the bottom line? Why should we buy this deal?

Everyone understands that the eleven Utopia cities are in a tough position. The original financing, planning, construction and operation of Utopia all fell short. As a result, Utopia has become a "stranded asset," loaded with debt and unable to break into the black or achieve "launch velocity" for success. Inadequate revenue means insufficient "take rates," which ensure even more inadequate revenues. A P3 with Macquarie – though not without cost – provides a way forward. Macquarie's injection of private capital, experience and know how breaks the cycle of failure in which Utopia is mired.

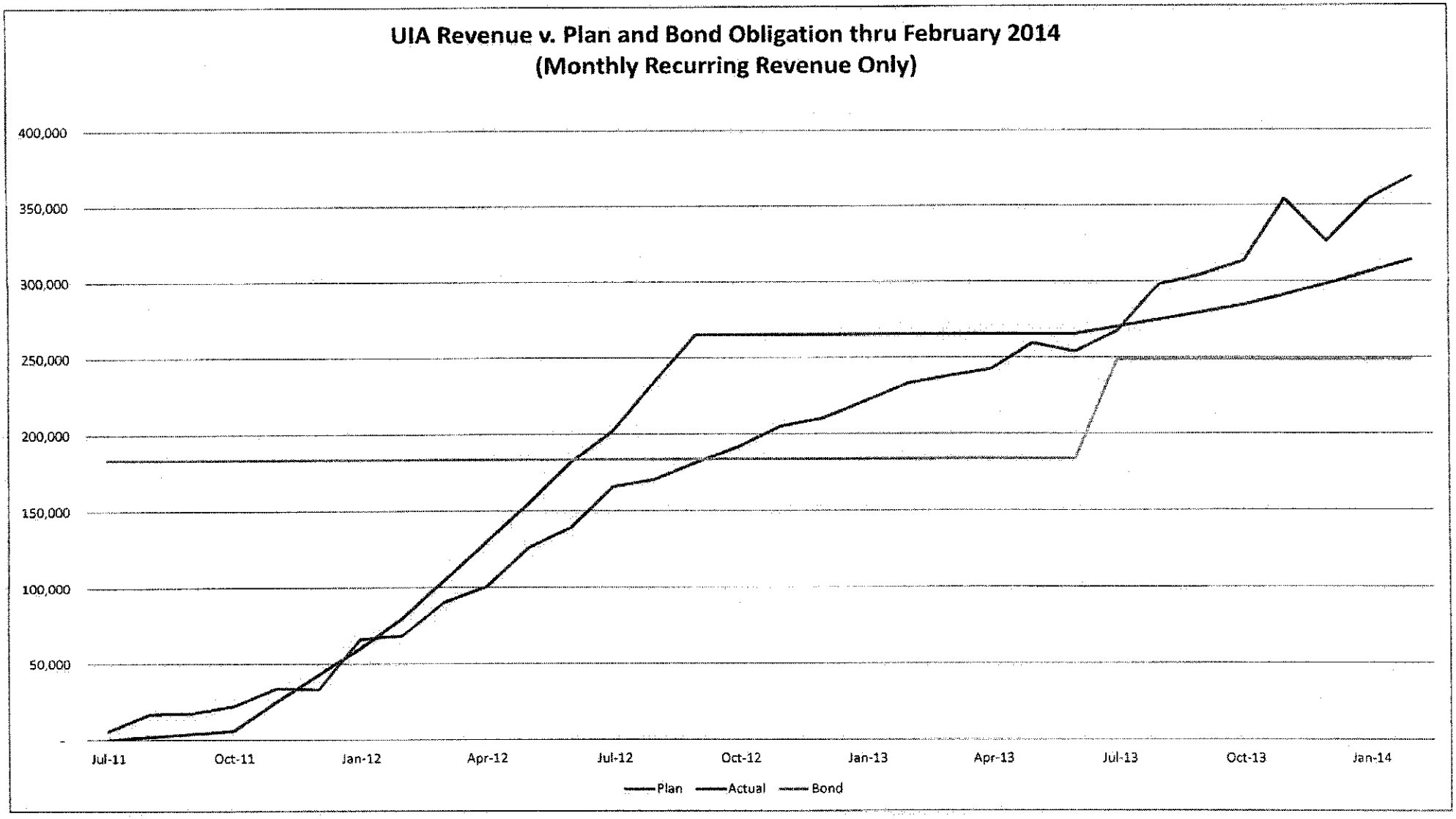
There are many other reasons, as well - like the future. Fiber and the superfast connectivity it brings is the future in medicine, education, public safety, business and economic development – almost every aspect of our lives. Who could have imagined fifty years ago where we find ourselves today in terms of telecommunications and information technology? Connectivity affects everyday living in ways our grandparents could never have imagined. A successful, prosperous future will require even greater vision, innovation and investment, and that is what this "deal" is really about.

Finance Committee Report (Unaudited)
UIA
February 2014 (66.67% of Budget)

	Current Month	Year to Date	FY14 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 368,730	$ 2,584,450	$ 3,358,088	76.96%	$ 1,583,247	72.96%
Install	2,200	170,505	-		150,392	
Interest Income	3,620	30,683	25,000	122.73%	34,866	116.22%
Other Income	-	56	-		85	
Total Revenue	$ 374,550	$ 2,785,693	$ 3,383,088	82.34%	$ 1,768,590	80.39%
Operating Expenses						
Administrative Expense	$ 3,544	$ 98,078	$ 470,000	20.87%	$ 167,817	58.68%
Professional Services	2,000	14,322	22,463	63.76%	-	0.00%
Network Management	27,007	208,839	353,055	59.15%	162,964	58.39%
Misc. Expense	-	-			-	
Total Operating Expenses	32,550	321,239	845,518	37.99%	330,781	56.53%
Debt Payments						
IRU Capital Lease Interest	33,223	287,865	417,419	68.96%	416,728	70.86%
Interest Expense	149,366	1,276,290	1,926,061	66.26%	971,106	65.39%
Principal (1)		685,000	685,000	100.00%	665,000	100.00%
Total Bond Payments	182,590	2,249,155	3,028,480	74.27%	2,052,834	74.97%
Total Expenditures	$ 215,140	$ 2,570,395	$ 3,873,998	66.35%	$ 2,383,615	71.72%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	159,410	215,299	(490,910)		(615,025)	

(1) Annual Principal payment made each October

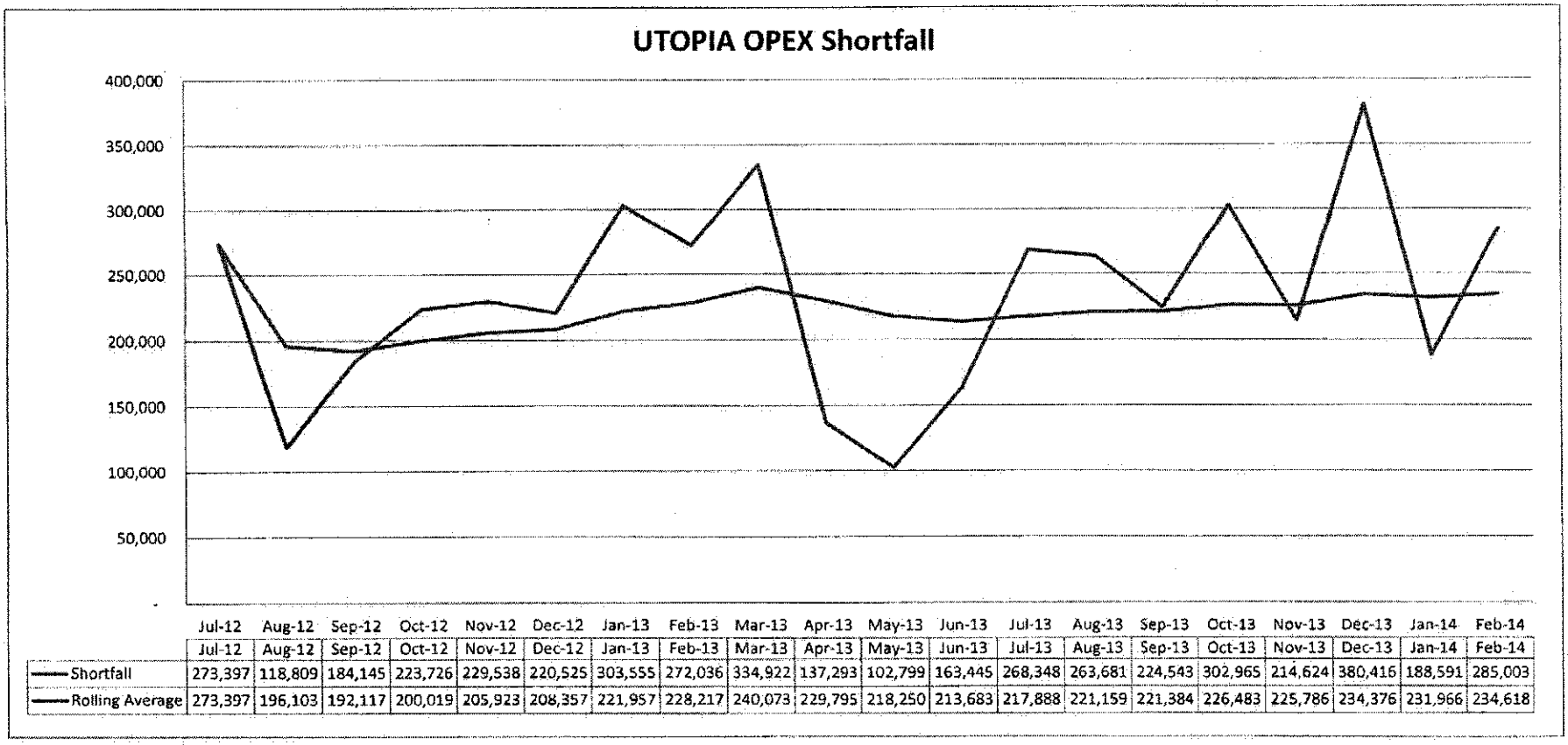
Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)


UIA Revenue v. Plan and Bond Obligation thru February 2014
(Monthly Recurring Revenue Only)
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
-
Jul-11
Oct-11
Jan-12
Apr-12
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Plan
Actual
Bond

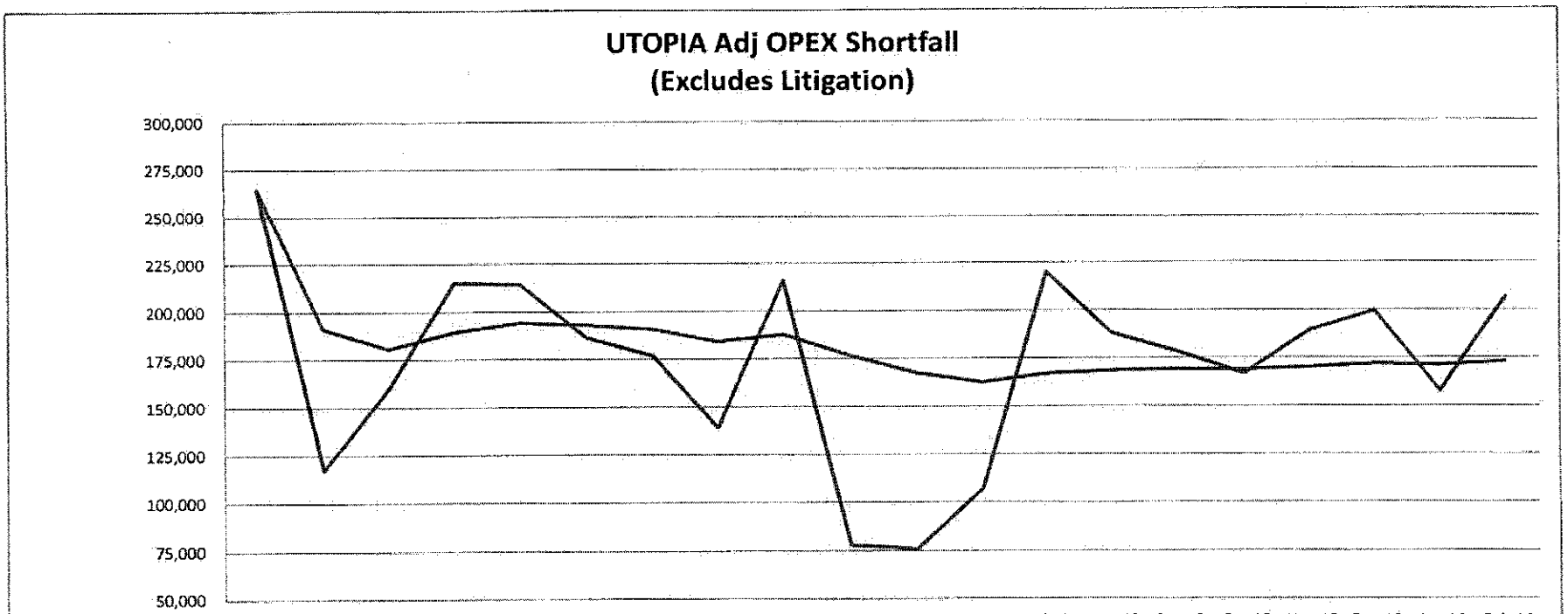
Finance Committee Report (Unaudited)
UTOPIA
February 2014 (66.67% of Budget)

	Current Month	Year to Date	FY14 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 359,591	$ 2,897,215	$ 4,701,000	61.63%	$ 3,134,498	62.90%
Install	5,200	51,975	-		21,359	
UIA IRU	81,590	644,907	1,008,055	63.98%	597,987	61.87%
Interest Income	18	166	-		19	1.59%
Other Income	1,197	1,611,378	600,000	268.56%	4,272,547	71.35%
Total Revenue	$ 447,596	$ 5,205,642	$ 6,309,055	82.51%	$ 8,026,410	67.23%
Operating Expenses						
Administrative Expense	$ 487,337	$ 3,361,032	$ 4,876,727	68.92%	$ 3,491,916	66.18%
Professional Services	123,018	1,003,254	760,700	131.89%	676,928	61.82%
Network Management	121,029	1,357,983	2,257,160	60.16%	1,410,732	62.84%
Misc. Expense	-	-	-		(6,128)	
Total Operating Expenses	731,384	5,722,269	7,894,587	72.48%	5,573,448	64.69%
Bond Payments						
Interest Expense	1,094,738	8,721,451	13,215,000	66.00%	8,564,443	64.88%
Principal	6,000	13,027	26,062	49.98%		
Total Bond Payments	1,100,738	8,734,478	13,241,062	65.97%	8,564,443	64.86%
Total Expenditures	$ 1,832,122	$ 14,456,747	$ 21,135,649	68.40%	$ 14,137,891	64.79%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	(1,384,526)	(9,251,105)	(14,826,594)		(6,111,481)	

Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)



	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14
	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14
Shortfall	273,397	118,809	184,145	223,726	229,538	220,525	303,555	272,036	334,922	137,293	102,799	163,445	268,348	263,681	224,543	302,965	214,624	380,416	188,591	285,003
Rolling Average	273,397	196,103	192,117	200,019	205,923	208,357	221,957	228,217	240,073	229,795	218,250	213,683	217,888	221,159	221,384	226,483	225,786	234,376	231,966	234,618



	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14
Adj Shortfall	264,686	117,382	159,748	215,065	214,223	186,184	176,673	139,155	216,003	77,918	75,969	107,129	219,741	188,048	178,111	166,780	189,170	199,390	157,637	206,358
Adj Rolling Average	264,686	191,034	180,605	189,220	194,221	192,881	190,566	184,139	187,680	176,704	167,546	162,511	166,913	168,423	169,069	168,926	170,117	171,743	171,001	172,769

UTOPIA
Actual vs Budget

	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14
Revenue																		
Recurring	382,687	396,417	394,441	402,314	397,780	402,071	387,035	406,820	417,468	309,913	371,324	369,874	356,789	363,949	361,200	374,012	340,476	359,591
Install	(1,150)	1,750	-	-	-	-	72,650	1,050	350	300	1,050	1,400	-	(250)	(225)	43,400	1,400	5,200
UIA IRU	54,583	54,583	54,583	172,479	76,131	76,461	76,732	77,669	77,758	78,204	79,583	79,321	79,965	80,871	80,707	81,018	81,853	81,590
Total Revenue	436,120	452,751	449,024	574,793	473,911	478,532	536,417	485,539	495,576	388,417	451,957	450,595	436,754	444,570	441,682	498,430	423,729	446,381
Administrative Expense																		
Wages / Benefits	354,069	363,904	378,281	375,946	357,071	362,381	542,567	327,335	351,206	273,770	376,040	339,568	338,832	308,629	344,848	330,086	334,876	426,938
Advertising	1,500	1,100	1,300	1,300	1,300	1,200	-	1,300	2,600	1,300	1,300	(200)	1,300	2,560	1,300	45,800	1,300	1,300
Dues / Memberships	25	50	25	25	62	35	35	25	25	25	25	25	25	25	455	25	25	-
Supplies	980	1,565	510	1,021	512	562	507	288	652	580	696	707	672	1,258	815	574	903	523
Licenses	-	-	-	-	-	-	-	-	-	-		-	422	-	-	-	115	-
Training / Seminars	-	-	200	250	-	-	-	250	-	-	-	625	50	-	195	334	-	-
Travel	87	2,384	1,822	922	778	272	472	1,729	5,482	6,877	585	7,024	14,378	3,259	10,583	288	70	577
Meeting Expense	618	1,518	754	977	520	196	672	1,536	206	194	780	1,747	1,239	410	761	2,069	503	413
Bank Service Charges	154	142	154	819	787	859	824	785	886	826	815	828	801	624	848	163	128	105
Telecom Expense	1,690	20,314	6,596	8,227	13,401	7,973	3,169	5,028	4,352	4,951	5,939	2,330	3,786	9,868	3,451	22,899	3,561	8,082
Computer Expense	22,198	12,233	21,989	11,199	6,864	6,294	4,049	5,598	2,472	-	2,023	4,231	2,521	6,211	6,363	2,667	5,352	6,208
Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,001	17,287	15,843	16,222	21,921	15,602	21,127	24,952	8,417	9,655	16,291	16,291	16,291	16,291	15,263	16,164	16,164	16,164
Equipment	60	4,273	964	926	1,148	873	1,746	1,356	1,672	556	862	3,724	4,078	5,197	229	5,484	1,295	733
Vehicle Expense	8,600	7,336	11,734	8,823	(5,027)	3,102	4,177	6,261	4,177	5,633	8,425	7,796	4,148	4,851	4,575	6,613	8,117	5,005
Occupancy	14,384	14,162	13,634	13,634	13,871	13,899	14,632	13,899	14,659	14,994	14,072	13,899	13,899	13,899	13,899	13,899	13,365	13,831
Utilities	1,055	6,023	3,433	3,971	5,868	4,165	3,876	3,482	3,759	6,180	4,070	5,718	5,307	4,469	6,389	4,479	4,671	5,459
Less Install costs to be cap'd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Admin Expenses	411,421	452,291	457,239	444,262	419,076	417,412	597,852	393,824	400,566	325,541	431,921	404,314	407,747	377,749	409,975	451,543	390,445	487,337
Professional Services																		
Accounting	2,000	2,000	2,000	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Payroll / HR	687	1,102	822	1,137	712	2,142	814	489	846	1,171	955	1,532	1,648	806	1,498	1,028	712	1,136
Public Relations	5,000	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-
I/T Support	-	-	(1,125)	-	-	-	(9,960)	-	-	-	-	-	-	-	(350)	-	-	-
Legal	35,397	19,661	26,315	45,341	137,883	143,881	129,920	70,375	37,830	67,317	79,302	93,419	57,247	158,558	35,845	232,395	46,900	89,351
Lobbyists	16,500	20,500	16,500	16,500	14,500	21,000	28,772	17,000	18,000	3,250	14,000	13,750	13,500	13,000	13,750	10,000	11,000	17,000
Consulting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor	6,110	9,369	8,050	4,475	3,742	1,000	2,810	2,168	4,830	500	(7,368)	9,415	10,214	12,119	10,556	11,680	12,123	12,530
Professional Services	65,694	57,633	57,562	74,453	164,837	176,023	155,356	93,031	64,506	75,238	89,889	121,117	85,609	187,484	64,299	258,103	73,735	123,018
Total Agency Expense	477,115	509,923	514,801	518,715	583,914	593,435	753,208	486,855	465,072	400,778	521,811	525,431	493,356	565,233	474,274	709,646	464,181	610,355
Network Management																		
Asset Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Head End	22,541	26,612	33,553	32,710	34,253	34,782	36,593	29,397	25,995	16,423	31,097	34,538	29,549	31,353	32,477	44,450	29,680	35,435
Field Maintenance	51,580	46,781	58,825	154,829	59,371	46,426	38,215	47,490	40,613	112,170	90,524	78,791	63,080	80,943	70,752	60,115	52,696	24,211
Electronic Maintenance	10,963	10,963	15,963	24,621	9,753	13,600	(1,570)	4,493	3,708	10,000	13,490	14,716	13,235	11,495	13,491	10,775	3,391	3,371
Colocation Fees	34,145	49,807	23,379	31,379	49,994	38,011	30,683	25,231	33,597	12,491	38,025	38,025	23,025	32,167	34,767	34,092	33,642	32,422
Interconnect Fees	13,900	21,462	21,478	22,500	13,978	13,906	(545)	14,205	14,229	-	14,199	13,649	16,908	15,948	14,448	9,648	10,355	13,072
Easements	10,020	10,929	10,565	10,564	26,204	10,407	14,754	15,161	15,161	-	11,159	9,125	22,142	10,397	16,097	10,120	18,376	12,518
Network Management	143,150	166,554	163,762	276,603	193,553	157,132	118,131	135,977	133,303	151,084	198,494	188,845	167,940	182,302	182,032	169,200	148,140	121,029
Total Operating Expenses	620,265	676,477	678,562	795,319	777,466	750,567	871,339	622,832	598,375	551,863	720,305	714,276	661,296	747,535	656,306	878,846	612,320	731,384
Operating Profit (Loss)	(184,145)	(223,726)	(229,538)	(220,525)	(303,555)	(272,036)	(334,922)	(137,293)	(102,799)	(163,445)	(268,348)	(263,681)	(224,543)	(302,965)	(214,624)	(380,416)	(188,591)	(285,003)
Other Income / Expense																		
Depreciation	377,496	377,186	377,186	377,186	377,186	377,186	376,745	376,745	376,745	1,576,000	389,196	376,621	401,373	388,692	388,692	387,963	387,963	387,963
Misc Expense	-	(6,000)	-	-	-	(250)	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	(19)	(38)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(18)	(37)	(18)	(18)
Other Income	(591,929)	(383,553)	(752,312)	(860,948)	(777,695)	(576,245)	(433,167)	(649,621)	(949,393)	(404,693)	(456,198)	(271,980)	(51,619)	(551,261)	(278,858)	(266)	-	(1,197)
Interest Expense	1,070,413	1,070,413	1,070,413	1,071,552	1,070,413	1,070,413	1,073,831	1,070,413	1,070,413	1,070,413	1,091,388	1,091,388	1,091,388	1,091,388	1,084,361	1,085,411	1,091,388	1,094,738
Amort Bond Issue Costs	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161	9,161
Total Other Income / Expense	865,142	1,067,208	704,449	596,951	679,065	880,247	1,026,533	806,679	506,907	2,250,863	1,033,528	1,205,172	1,450,285	937,962	1,203,337	1,482,232	1,488,494	1,490,647
Net Income	(1,049,286)	(1,290,934)	(933,987)	(817,477)	(982,620)	(1,152,283)	(1,361,455)	(943,972)	(609,706)	(2,414,308)	(1,301,876)	(1,468,853)	(1,674,828)	(1,240,927)	(1,417,961)	(1,862,649)	(1,677,085)	(1,775,650)
Operating Profit (Loss)	(184,145)	(223,726)	(229,538)	(220,525)	(303,555)	(272,036)	(334,922)	(137,293)	(102,799)	(163,445)	(268,348)	(263,681)	(224,543)	(302,965)	(214,624)	(380,416)	(188,591)	(285,003)
Adjustments																		
Legal	24,397	8,661	15,315	34,341	126,883	132,881	118,920	59,375	26,830	56,317	48,607	75,633	46,432	136,185	25,453	181,026	30,954	78,645
Oper Profit (Loss) adj for Litigation	(159,748)	(215,065)	(214,223)	(186,184)	(176,673)	(139,155)	(216,003)	(77,918)	(75,969)	(107,129)	(219,741)	(188,048)	(178,111)	(166,780)	(189,170)	(199,390)	(157,637)	(206,358)

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 8.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:40

SUBJECT

a. Bus stop at Founders Park
b. Schedule RDA/ACB meeting
c. Suggested topics for City Council training

RECOMMENDATION

BACKGROUND

a. The City Manager and Parks & Recreation Director will meet on Monday, August 18 with a UTA rep to determine the best layout of a bus stop on the Founders Park frontage. The Council may be asked to approve a cost-sharing arrangement for the construction of this bus stop. The City Manager anticipates this would mean the City would construct the concrete pad and UTA would provide the shelter.

b. The City Manager will ask the Council to agree on a date for an RDA/ACB meeting for matters relating to the performing arts center.

c. Following the City Council's recent closed session to discuss the City Manager's performance, Mayor Cutler reported to the City Manager that the Council would like to receive some monthly educational briefings from the City Manager. Mr. Thacker may propose some topics, but Council members should also come prepared to suggest topics they believe would be most helpful to them.

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 9.

Short Title: City Council Liaison Report

Initiated By:

Scheduled Time: 8:50

SUBJECT

a. Recreation District -- Councilwoman Fillmore
b. Parks & Recreation Committee -- Councilwoman Fillmore

RECOMMENDATION

BACKGROUND

Councilwoman Tami Fillmore is the City's representative on the South Davis Recreation District Board, and also serves as the City Council's liaison to the Centerville Parks & Recreation Committee. She will report on pertinent matters relating to these two assignments.

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 10.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:10

SUBJECT

a. ULCT Annual Convention - September 10 - 12, 2014

RECOMMENDATION

BACKGROUND

a. Please see the enclosed information about the Utah League of Cities and Towns Annual Conference in September. To get the best price on registration, officials wishing to attend should provide their registration information to Marsha by August 27. A brochure on the Annual Conference was put in your mailboxes at City Hall on Thursday, August 14.

ATTACHMENTS:

Description

- ULCT Annual Convention - September 10-12, 2014

UTAH LEAGUE OF CITIES AND TOWNS

2014 ULCT ANNUAL CONVENTION

THINKING FRESH & Local

SALT LAKE CITY SHERATON

SEPTEMBER 10-12, 2014

AGENDA

TENTATIVE SCHEDULE

AGENDA Wednesday, September 10, 2014

DELEGATE TRACKS

7:00 am Continental Breakfast

7:30 am – 3:00 pm Registration Desk Open

7:45 am – 8:45 am Workout with Trista

8:00 am – 4:00 pm Exhibits Open

9:30 am – 10:30 am
PRE CONFERENCE WORKSHOP
Connie Podesta – "Leadership Like You've Never Heard It Before"

10:45 am – 11:35 am	10:45 am – 11:35 am	10:45 am – 11:35 am	10:45 am – 11:35 am
WORKSHOP 1	WORKSHOP 2	WORKSHOP 3	WORKSHOP 4
CONNECTING WITH YOUR DIVERSE COMMUNITY	CLEANER AIR THROUGH URBAN FORESTRY	SUBDIVISION IMPROVEMENT ISSUES	MONEY MATTERS LEWIS YOUNG SPONSORED WORKSHOP

12:00 pm – 1:30 pm OPENING LUNCH
Keynote Speaker: Sponsored by Zions Bank—ULCT Speaker Series

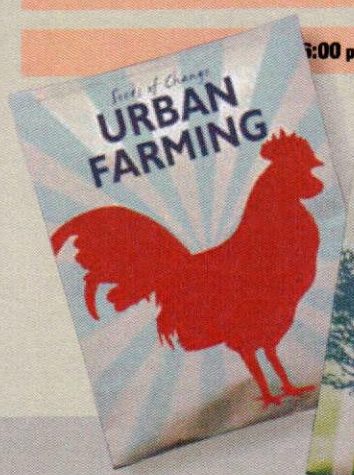
2:00 pm – 5:30 pm Ogden Revitalization ans WSU Partnership MOBILE WORKSHOP

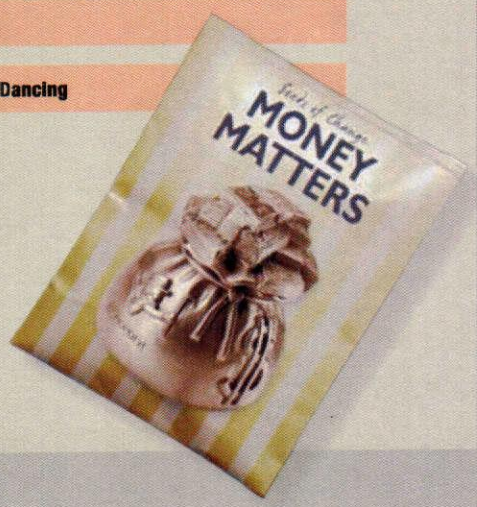
2:00 pm – 2:50 pm	2:00 pm – 2:50 pm	1:45 pm – 2:50 pm	2:00 pm – 2:50 pm
WORKSHOP 5	WORKSHOP 6	WORKSHOP 7	WORKSHOP 8
ACTIVE LISTENING WITH JOANNE GLANTZ	WILDFIRES: FUEL MITIGATION	WASATCH 2040	MONEY MATTERS ZIONS BANK SPONSORED WORKSHOP

3:10 pm – 4:00 pm	310 pm – 4:00 pm	3:10 pm – 4:00 pm	3:10 pm – 4:00 pm
WORKSHOP 9	WORKSHOP 10	WORKSHOP 11	WORKSHOP 12
PROMOTING LOCALLY GROWN FOODS: THE ECONOMIC VALUE	CLEARING THE AIR	INFRASTRUCTURE REPORT CARD FOR UTAH	MONEY MATTERS BALLARD SPAHR SPONSORED WORKSHOP

4:00 pm – 5:30 pm Ballroom Dance Instruction

6:00 pm – 8:00 pm "Utah's Own" Light Buffet Dinner and Dancing





AGENDA

AGENDA Thursday, September 11, 2014

DELEGATE TRACKS

7:00 am – 9:30 pm Continental Breakfast

7:00 am – 4:00 am Registration

6:30 am – 7:15 am Workout with Trista

8:00 am – 8:50 am WORKSHOP 13 LEADERSHIP WITH DR. STEVE OTT	8:00 am – 8:50 am WORKSHOP 14 *EMAILS AND TEXTS* ELECTRONIC COMMUNICATION RECORDERS DAY	8:00 am – 8:50 am WORKSHOP 15 URBAN FARMING AND FEDERAL REGULATIONS URBAN PLANNERS DAY	8:00 am – 8:50 am WORKSHOP 16 BUDGETS FOR SMALL TOWNS RURAL PLANNERS DAY	MASSAGE CENTER COMPLIMENTARY 10-MINUTE OFFICE MASSAGE
9:00 am – 9:50 am WORKSHOP 17 REACHING YOUR RESIDENTS THROUGH VIDEO	9:00 am – 9:50 am WORKSHOP 18 SEXUAL HARRASSMENT, HIRING/FIRING RECORDERS DAY	9:00 am – 9:50 am WORKSHOP 19 UNCONVENTIONAL ENERGY DEVELOPMENT IN UTAH URBAN PLANNERS DAY	9:00 am – 9:50 am WORKSHOP 20 UTAH OPEN LANDS AND BEAR RIVER CONSERVANCY RURAL PLANNERS DAY	MASSAGE CENTER COMPLIMENTARY 10-MINUTE OFFICE MASSAGE
10:00 am – 10:50 am WORKSHOP 21 SALARY NEGOTIATION AND DISPARITY SOLUTIONS	10:00 am – 10:50 am WORKSHOP 22 ELECTION LAWS RECORDERS DAY	10:00 am – 10:50 am WORKSHOP 23 "TACTICAL URBANISM" PANEL DISCUSSION URBAN PLANNERS DAY	10:00 am – 10:50 am WORKSHOP 24 SUBDIVISION DESIGN AND REGULATION RURAL PLANNERS DAY	MASSAGE CENTER COMPLIMENTARY 10-MINUTE OFFICE MASSAGE
11:10 am – 12:00 pm WORKSHOP 25 COMMUNITY BENEFITS OF AFTERSCHOOL PROGRAMS	11:10 am – 12:00 pm WORKSHOP 26 OPEN AND PUBLIC MEETINGS WITH DAVE CHURCH	11:10 am – 12:00 pm WORKSHOP 27 ACTIVE TRANSPORTATION		MASSAGE CENTER COMPLIMENTARY 10-MINUTE OFFICE MASSAGE

12:15 pm – 1:45 pm Lunch
General Speaker: Nicholas Epley
"Mindwise: How We Understand What Others Think, Believe, Feel and Want"

2:00 pm – 4:30 pm AFTER SCHOOL PROGRAMS IMPROVING COMMUNITIES MOBILE TOUR BUS TO GLENDALE COMMUNITY CENTER LEAVES FROM SHERATON EAST LOBBY	2:00 am – 4:00 am WORKSHOP 28 ATTRACTING BUSINESS TO YOUR COMMUNITY PANEL DISCUSSION	MASSAGE CENTER COMPLIMENTARY 10-MINUTE OFFICE MASSAGE

2:00 pm – 2:50 pm WORKSHOP 29 FEDERAL FUNDS = LOCAL BENEFITS	2:00 pm – 2:50 pm WORKSHOP 30 GRAMA TRAINING FOR CERTIFICATION (2 HOURS) RECORDERS DAY	2:00 pm – 2:50 pm WORKSHOP 31 OUTDOOR RECREATION AS ECONOMIC DEVELOPMENT URBAN PLANNERS DAY	2:00 pm – 2:50 pm WORKSHOP 32 TRAIL-MAKING FOR SMALL TOWNS RURAL PLANNERS DAY
3:10 pm – 4:00 pm WORKSHOP 33 CRISIS MANAGEMENT		3:10 pm – 4:00 pm WORKSHOP 34 ECONOMIC BENEFITS OF TRANSIT URBAN PLANNERS DAY	3:10 pm – 4:00 pm WORKSHOP 35 HOW TO PRIVATIZE YOUR COMMUNITY RURAL PLANNERS DAY

6:00 pm – 8:00 pm "Tactical Urbanism" S Line to Sugarmont Plaza in Sugar House

AGENDA

AGENDA Friday, September 12, 2014

DELEGATE TRACKS

7:00 am **Continental Breakfast**

7:00 am – 3:00 pm **Exhibits Open**

6:30 am – 7:15 am **Workout with Trista**

8:00 am – 11:00 am **ULCT BUSINESS SESSION**

11:10 am – 12:00 pm	11:10 am – 12:00 pm	11:10 am – 12:00 pm	11:10 am – 12:00 pm
WORKSHOP 36	**WORKSHOP 37**	**WORKSHOP 38**	**WORKSHOP 39**
ETHICS WITH DR. RICK GREEN	CREATING A FARMERS MARKET	WELLNESS	CODIFICATION SPONSORED WORKSHOP

12:00 pm – 1:45 pm **LUNCH**
General Session & Essay Contest Award Winners
Message from: Bob Garff
Speaker: Mark Eaton
"Know Your Job: Become an All-Star Team Member"

2:00 am – 2:50 pm	2:00 am – 2:50 pm	2:00 am – 2:50 pm	2:00 am – 2:50 pmm
WORKSHOP 40	**WORKSHOP 41**	**WORKSHOP 42**	**WORKSHOP 43**
NATURAL DISASTER EMERGENCY PREPAREDNESS	CONNECTING YOUR COMMUNITY THROUGH 2-1-1	PREPARING FOR RETIREMENT	CITY SOLUTIONS SPONSORED WORKSHOP

1:30 pm – 2:20 pm
WORKSHOP 44
12 ROUND TABLES

1- Brownsfield Housing
2- Alzheimers Association
3- Resources for Blind & Disabled
4- Enriching Arts and History
5- Ask An Attorney, UMAA
6- UCMA
7- UMCA
8- Partnerships with Universities
9- Animal Control: Reckless Owner Laws
10- Annexation
11- Ballot Box Zoning
12- Food Bank Resources

1:30 pm – 2:20 pm
WORKSHOP 45
BETWEEN TWO FERNS WITH DAVID CHURCH

1:30 pm – 2:20 pm
WORKSHOP 46
CYCLING TOUR: NEW, SAFE WAYS TO GET AROUND WITH BECKA ROOLF
30 MINUTE WORKSHOP
60 MINUTE RIDE THROUGH DOWNTOWN

6:00 pm – 9:00 pm **BUFFET DINNER AND ENTERTAINMENT**
GALLIVAN CENTER PLAZA

HOTEL INFORMATION

Sheraton City Centre — HOST HOTEL 150 West 500 South, 801-401-2000 $129

Crystal Inn — 230 West 500 South, 801-328-4466 $129

Suggested hotels near the Convention site: Hilton Garden Inn, Peery Hotel, Hampton Inn, Springhill Suites

UTAH LEAGUE OF CITIES AND TOWNS 107TH ANNUAL CONVENTION

REGISTRATION FORM ~ September 10-12, 2014 ~ Sheraton City Centre, 150 West 500 South, Salt Lake City

PLEASE TYPE OR PRINT CLEARLY

City / Town / Agency / Business | Phone | E-mail

Delegate name | Position

Address | City | Zip

Partner's name (required if attending tour and convention)

Person completing form | Phone

REGISTRATION FEES Full delegate and partner registration fees include three continental breakfasts, three lunches, two dinners, general sessions and workshops.

PLEASE CHECK APPROPRIATE BOXES

Fees	OFFICIALS FROM MEMBER CITY OR TOWN	GOVERNMENT NONMEMBER	PRIVATE SECTOR
Full Registration	☐ $380	☐ $450	☐ $650
Partner Registration	☐ $290	☐ $350	☐ $400
Wednesday Only	☐ $180	☐ $200	☐ $250
Thursday Only (Planners' Day, Recorders' Day)	☐ $150	☐ $175	☐ $200
Friday Only	☐ $200	☐ $220	☐ $275

☐ Please check for non-meat meals

☐ In compliance with ADA, arrangements can be made for those with special needs.

Please contact the League office if you have special needs.

Mobile Tours

Bike Tour: Green bike (limit 10) ☐ $10 Road bike (limit 15) ☐ $30

After School Program visit—pre-registration required (space limited) ☐ NO CHARGE

Ogden Historical District Tour ☐ $10

Extra Tickets *(available for non-registered guests)*	OFFICIALS FROM MEMBER CITY OR TOWN	GOVERNMENT NONMEMBER	PRIVATE SECTOR
Wednesday Lunch	☐ $50	☐ $70	☐ $75
Wednesday Light Buffet & Dancing	☐ $25	☐ $35	☐ $40
Thursday Lunch	☐ $45	☐ $65	☐ $70
Friday Lunch	☐ $40	☐ $60	☐ $65
Presidents Dinner	☐ $85	☐ $100	☐ $120

TOTALS _____

Delegate Registration Fee $ + _____

Partner Registration Fee $ + _____

Mobile Tour $ + _____

Preconference Workshop $ + _____

Extra Tickets—Total Amount $ + _____

$30.00 less without dinner & entertainment (only for full or Friday only registrations) $ – _____

$35.00 Late Fee (received after August 28) $ + _____

TOTAL AMOUNT DUE $ _____

REGISTER ONLINE AT ULCT.ORG

REGISTRATION DEADLINE: August 28, 2014

If you need additional forms, please copy this one or they may be downloaded from the website: **www.ulct.org**

By mail

Mail this form with payment to ULCT, 50 South 600 East, Suite 150, Salt Lake City, UT 84102

By Fax

Fax this form with credit card payment to: (801) 531-1872

Cancellation Policy

All cancellations must be received in writing (e-mail or fax acceptable) no later than August 28, 2014. A fee of $35 will be assessed for those cancellations received before the deadline. No refunds will be given after the August 28 deadline. No shows will be billed. If you have any questions, please contact Nick Jarvis at the League office (800) 852-8528 or (801) 328-1601 or e-mail njarvis@ulct.org.

Paying by (please check one): ☐ Cash ☐ Check

CREDIT CARD

☐ Visa ☐ MasterCard ☐ American Express

Credit Card Number | Exp. Date

Name (as it appears on card)

Signature

Utah League of Cities and Towns
50 South 600 East, Suite 150
Salt Lake City, Utah 84102

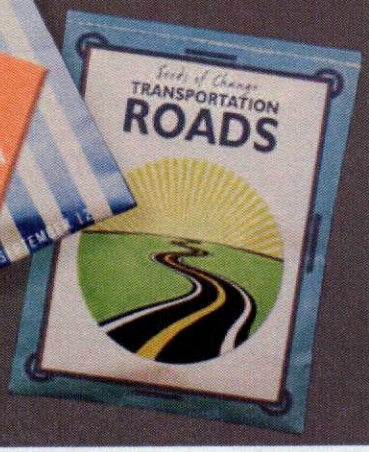
THANKS TO OUR SPONSORS

ZIONS BANK — WE HAVEN'T FORGOTTEN WHO KEEPS US IN BUSINESS.
QUESTAR
ENERGYSOLUTIONS
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
ADVENTURE'S FIRST STOP MAVERIK
at&t
comcast
ROCKY MOUNTAIN POWER
Ballard Spahr LLP
UNION PACIFIC BUILDING AMERICA
ZIONS BANK Public Finance
selecthealth.
UAMPS
WM WASTE MANAGEMENT
REPUBLIC SERVICES
CATE
CenturyLink™

UTAH LEAGUE OF CITIES AND TOWNS ULCT ANNUAL CONVENTION

THINKING FRESH & Local

Join us at the 2014 ULCT Annual Convention to hear new ideas and learn effective systems that are making life better in our communities. We'll talk about urban gardening, trails and active transportation options, clean air, creating subdivisions and many other new, innovative ideas. Experts will teach us how to create afterschool programs for youth. Hear from the pros about budgeting, crisis management, and interpersonal communication. There will be a lot of fresh ideas on the plate at our 2014 Annual Convention.



SEPTEMBER 10-12, 2014

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 11.

Short Title: Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

At this time staff are not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 12.

Short Title: Possible action following closed meeting, including appointments to boards and committees and adjustment to City Manager's compensation

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

Mayor Cutler will recommend the reappointment of Spencer Packer to the Whitaker Museum Board. The City Council may also take action on the City Manager's compensation, as provided for in his employment contract.

BACKGROUND

The City Council has not yet taken formal action to approve a pay raise for the City Manager, which was apparently agreed upon in a closed meeting in July. The City Manager respectfully requests the pay raise be effective retroactive to July 6 to be consistent with the effective date of annual raises for other employees. To put the pay raise into context, the following documents are enclosed:

- Salary Administration Guidelines for FY 2015
- Salary Schedule (effective 7/6/2014)

The City Manager's current annual salary of $111,464 falls in the 4th Quartile of the Grade 28 pay range. The pay matrix table on Page 2 of the Salary Administration Guidelines establishes parameters for this year's pay raises.

ATTACHMENTS:

Description

- Salary Administrative Guidelines - FY 2015
- Salary Schedule

CENTERVILLE CITY
SALARY ADMINISTRATION GUIDELINES – FY 2015

The City's compensation program is designed to compensate employees fairly, to maintain a pay position which is competitive, and to reward for performance. To carry out this philosophy, the City seeks to establish salaries that are fair externally, internally, and individually.

External Fairness

External fairness means employees will be paid fairly compared to people doing comparable work in the local job market area. The City determines fairness by comparing its salaries for certain jobs, such as police officer or secretary, with the salaries other employers pay for those jobs. Those jobs are grouped into levels of pay called salary grades. Each salary grade is assigned a pay range. In order to achieve a competitive advantage in the job market, the City generally bases the midpoint of pay ranges on the third quartile of the midpoints of pay ranges for related jobs in the job market, although this is subject to change by the City Council.

To keep salaries in line with its job market target, the City adjusts its salary ranges using data from local market salary surveys. The salary ranges (i.e., the minimum and maximum of each pay range) that were in effect for FY 2014 will be increased for FY 2015 by 2.0 percent.

Internal Fairness

Internal fairness means that jobs equivalent in value to the City are assigned similar salary grade levels, regardless of the department involved. Each position's salary grade level is based on the job description for that position, so accurate job descriptions are essential. Supervisors should update job descriptions when job duties change significantly and should review them at least annually in conjunction with performance appraisals. If there is a significant difference between the job description and current duties, the supervisor and the employee should normally rewrite the description for review so the City Manager can determine if the job is assigned the correct salary grade level, subject to Council approval. A revised job description does not mean that the assigned salary grade will change, only that it will be reviewed.

Individual Fairness

Individual fairness means an employee will be rewarded for individual performance relative to that of his/her peers. Based on that performance, an employee can move to higher positions in the current salary range or, if the employee earns a promotion, a higher salary range.

Salary Ranges

The City has assigned each job a salary range, with a minimum, midpoint, and maximum salary. The salary range allows employees to receive different salaries based on performance appraisals, levels of experience, and labor market conditions.

Note the following features of salary ranges:

1. Currently the Council's intent is to base the midpoints of salary ranges on the third quartile of the midpoints of pay ranges for related jobs in the job market. This will not be an exact match due to the need to maintain internal equity in the compensation plan.

2. Salary ranges are divided into four equal parts, called quartiles. The lowest salaries are in the first quartile, and the highest salaries are in the fourth quartile. For example, if a job has a minimum annual salary of $30,000 and a maximum of $42,000, the first quartile would range from $30,000 to $33,000; the second quartile would range from $33,000 to $36,000 and so on.

3. Salary ranges overlap extensively, so an experienced, high-performing employee in one grade level can earn the same as or more than a less-experienced or lower-performing employee in a higher grade level.

4. Normally salary ranges move higher each year to keep in line with conditions in the job market. Normally these adjustments do not result in cost-of-living raises for employees; however, the City Council reserves the right to approve cost-of-living increases in lieu of or in conjunction with merit increases.

Merit Increases

At the beginning of the Fiscal Year, an employee may receive a merit increase, or raise. This increase is based on the employee's performance and is affected by the quartile that the employee's salary is in, market salary conditions, and budget availability. The chart below shows the potential raise available in Fiscal Year 2015 (effective with the payroll period beginning July 6, 2014), depending on the employee's performance and where the employee's current salary falls within the pay range assigned to his/her position. **The percentages in this chart are likely to change from year to year. An employee's base pay cannot exceed the maximum of the pay range for his position. Therefore, employees at or near the maximum may not be eligible for the percentages shown in the 4th quartile below.**

	1st Quartile	2nd Quartile	3rd Quartile	4th Quartile
Consistently Exceeds Expectations ("sustained outstanding performance")	>3.5%	>3.0%	>2.5%	>2.0%
Meets or Exceeds Expectations	3.0 – 3.5%	2.5 – 3.0%	2.0 – 2.5%	1.5 – 2.0%
Needs Improvement	<3.0%	<2.5%	<2.0%	<1.5%
Seriously Deficient (at risk of Termination)	0%	0%	0%	0%

"Consistently Exceeds Expectations" is funded with a sum equal to 0.5% of the department's salaries (not including the department head). This 0.5% can be used to increase the amount of raise for one or more employees within the department, subject to approval of the City Manager and Mayor and limited by the funding made available by the 0.5%. This means an employee could possibly receive more than a 0.5% additional increment. The 0.5% can also be used to give lump sum bonuses. Bonuses could be given, for example, for the following purposes:

- to recognize sustained outstanding performance by an employee who is at the top of the pay range (i.e., "maxed out")
- to compensate an employee for significant additional responsibility undertaken for a limited period, for which the employee was not otherwise adequately compensated
- to recognize significant efforts by employees to upgrade their knowledge and skills

When using the 0.5% for additional base pay increases, normally this would be for the purpose of rewarding employees who consistently or significantly exceed expectations (i.e., "sustained outstanding performance"), or who have significantly increased their value to the City through education or training beyond that required for their position. However, the 0.5% might also be used to address a salary inequity within a department. A department head may also request permission from the City Manager to use up to 10% of the 0.5% sum for minor incentive awards throughout the fiscal year.

Any part of an employee's pay raise may be delayed or postponed as an incentive to improve performance. Likewise, the 0.5% departmental pool may be used at any time during the fiscal year to fund an additional increase in base pay or to award a lump sum bonus. However, base pay raises given later in the fiscal year and funded by the 0.5% pool would be annualized when determining how much of the 0.5% pool is consumed to fund that raise.

Department heads will be considered as a "department" under the City Manager and Mayor in regard to the guidelines above. In other words, the City Manager and Mayor will decide the amount of raise for each department head, subject to the guidelines and funding limitations. Any base pay increase or lump sum bonus for the City Manager will be determined by the Mayor and City Council.

Centerville City Salary Schedule
7/6/2014

Grade	First Quartile Min			Second Quartile Midpoint			Third Quartile			Fourth Quartile MAX		
1	$21,694.54	to	$24,133.74	$24,133.75	to	$26,572.95	$26,572.96	to	$29,012.15	$29,012.16	to	$31,451.35
2	$22,785.01	to	$25,348.56	$25,348.57	to	$27,912.12	$27,912.13	to	$30,475.67	$30,475.68	to	$33,039.22
3	$23,952.00	to	$26,644.69	$26,644.70	to	$29,337.37	$29,337.38	to	$32,030.06	$32,030.07	to	$34,722.75
4	$25,157.25	to	$27,988.64	$27,988.65	to	$30,820.03	$30,820.04	to	$33,651.41	$33,651.42	to	$36,482.80
5	$26,419.90	to	$29,389.98	$29,389.99	to	$32,360.07	$32,360.08	to	$35,330.16	$35,330.17	to	$38,300.24
6	$27,759.07	to	$30,882.20	$30,882.21	to	$34,005.34	$34,005.35	to	$37,128.47	$37,128.48	to	$40,251.60
7	$29,174.76	to	$32,455.73	$32,455.74	to	$35,736.69	$35,736.70	to	$39,017.66	$39,017.67	to	$42,298.62
8	$30,647.85	to	$34,096.21	$34,096.22	to	$37,544.57	$37,544.58	to	$40,992.93	$40,992.94	to	$44,441.29
9	$32,197.46	to	$35,818.00	$35,818.01	to	$39,438.54	$39,438.55	to	$43,059.08	$43,059.09	to	$46,679.62
10	$33,823.59	to	$37,630.66	$37,630.67	to	$41,437.73	$41,437.74	to	$45,244.79	$45,244.80	to	$49,051.86
11	$35,545.38	to	$39,543.76	$39,543.77	to	$43,542.13	$43,542.14	to	$47,540.51	$47,540.52	to	$51,538.89
12	$37,343.69	to	$41,542.95	$41,542.96	to	$45,742.20	$45,742.21	to	$49,941.45	$49,941.46	to	$54,140.70
13	$39,218.53	to	$43,633.01	$43,633.02	to	$48,047.48	$48,047.49	to	$52,461.96	$52,461.97	to	$56,876.43
14	$41,208.15	to	$45,842.64	$45,842.65	to	$50,477.12	$50,477.13	to	$55,111.60	$55,111.61	to	$59,746.08
15	$43,293.43	to	$48,162.27	$48,162.28	to	$53,031.11	$53,031.12	to	$57,899.94	$57,899.95	to	$62,768.78
16	$45,493.50	to	$50,611.04	$50,611.05	to	$55,728.58	$55,728.59	to	$60,846.12	$60,846.13	to	$65,963.66
17	$47,789.21	to	$53,165.02	$53,165.03	to	$58,540.83	$58,540.84	to	$63,916.64	$63,916.65	to	$69,292.45
18	$50,199.72	to	$55,848.14	$55,848.15	to	$61,496.57	$61,496.58	to	$67,144.99	$67,145.00	to	$72,793.42
19	$52,744.14	to	$58,679.53	$58,679.54	to	$64,614.92	$64,614.93	to	$70,550.31	$70,550.32	to	$76,485.70
20	$55,422.48	to	$61,659.18	$61,659.19	to	$67,895.89	$67,895.90	to	$74,132.59	$74,132.60	to	$80,369.29
21	$58,215.60	to	$64,763.19	$64,763.20	to	$71,310.77	$71,310.78	to	$77,858.35	$77,858.36	to	$84,405.93
22	$61,161.78	to	$68,044.15	$68,044.16	to	$74,926.52	$74,926.53	to	$81,808.90	$81,808.91	to	$88,691.27
23	$64,261.00	to	$71,492.51	$71,492.52	to	$78,724.03	$78,724.04	to	$85,955.54	$85,955.55	to	$93,187.05
24	$67,513.27	to	$75,108.27	$75,108.28	to	$82,703.27	$82,703.28	to	$90,298.28	$90,298.29	to	$97,893.28
25	$70,937.71	to	$78,920.12	$78,920.13	to	$86,902.52	$86,902.53	to	$94,884.93	$94,884.94	to	$102,867.34
26	$74,535.86	to	$82,923.15	$82,923.16	to	$91,310.44	$91,310.45	to	$99,697.74	$99,697.75	to	$108,085.03
27	$78,316.51	to	$87,129.23	$87,129.24	to	$95,941.95	$95,941.96	to	$104,754.67	$104,754.68	to	$113,567.39
28	$82,288.92	to	$91,548.65	$91,548.66	to	**********	**********	to	$110,068.09	$110,068.10	to	$119,327.82

Annual amounts based on 2080 hours.

City Manager's current salary: $111,464
(Grade 28)

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No. 13.

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE CITY COUNCIL

Staff Backup Report
8/19/2014

Item No.

Short Title: Items of Interest (i.e., newspaper articles, not items on agenda)

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Newspaper article - SL Trib - Davis Couty health board wants to tweak e-cigarette alw
- Newspaper article - SL Trib - UDOT would be wise to just give up on West Davis Corridor

The Salt Lake Tribune

Davis County health board wants to tweak e-cigarette law

E-juice • Manufacturing changes spur proposals making it easier for smoke shops.

BY DANIELLE MANLEY

THE SALT LAKE TRIBUNE

PUBLISHED: AUGUST 12, 2014 07:13PM

UPDATED: AUGUST 12, 2014 10:15PM

FILE - In this April 23, 2014, file photo, an electronic cigarette is demonstrated in Chicago. E-cigarettes may or may not be healthier, but they can save smokers some money. (AP Photo/Nam Y. Huh, File)

The Davis County Board of Health wants to make it easier for smoke shops to sell e-cigarettes.

The board, which became the first in Utah to regulate the sale of electronic cigarettes last February, proposed six amendments to that law on Tuesday. A public hearing on the proposed changes will be scheduled sometime before the next meeting on Nov. 25.

In the past year, the health department has noticed changes in e-cigarette commerce, Lewis Garrett, director of the health department told the board.

The majority of the smoke shops last fall were manufacturing e-juice — the liquid in the e-cigarette cartridges — and a lot of the regulations were aimed at that part of the business, Garrett said. "We're seeing fewer stores doing that now. They're buying from larger manufacturers."

E-cigarettes are battery-powered devices that turn a liquid into vapor, which is inhaled by the user. The e-liquid, also referred to as e-juice or smoke juice, typically includes nicotine and often has flavoring.

The board's six proposed changes would:

• Eliminate the requirement that products be labeled with a warning to keep them away from pets. The warning for children remains.

• Allow more latitude in how the manufacturer describes nicotine content in its label.

• Eliminate the requirement for tamper-resistant seals.

• Eliminate the requirement that convenience stores tell customers how to calculate the percentage of nicotine in a product. Smoke shops and other e-cigarette retailers still will need to provide that information.

• Require that walls — as well as floors and ceilings — be easily cleaned and covered with non-absorbent material in the preparation area of shops that make e-juice.

• Eliminate the requirement for smoke shops to keep the products out of reach of minors, since customers must be 19 years old to enter. The requirement will continue for convenience stores.

Two board members, Chairman Don Wood and County Commissioner Bret Millburn, expressed concern about eliminating the requirement for tamper-resistant seals.

"Everything that's consumed, whether it's dairy-based or even a bottle of water, [has] some kind of a mechanism where a consumer can determine whether or not it's been tampered with," Wood said.

Garrett suggested child-lock caps do the job of a tamper-resistant seal.

Bountiful Mayor Randy Lewis said he worries about future sale of "liquid marijuana" in smoke shops. He recently bought a cheap electronic smoking device "just to see what it looked like," and said he is concerned about what might go into replacement cartridges, and where they originate.

"You know there is a concern that it won't just be menthol," he said about the cartridges.

"In the future sometime... we're going to have a problem with perhaps liquid marijuana. These kind of things seem to always go in a manner that has already been prescribed by society. They get worse until we regulate them."

Last month, 10 U.S. senators introduced a bill — the Child Nicotine Poison Prevention Act of 2014 — to encourage better national regulations for child-resistant closures on e-cigarette products.

The number of emergency calls on children poisoned by e-cigarette products is rising fast, said Utah Poison Control spokeswoman Marty Malheiro.

In 2012, Utah Poison Control had 12 emergency calls. That rose to 75 in 2013, and the center has had 65 cases through July this year, she said.

"Kids are natural explorers," Malheiro said. "They (e-cigarettes) are pretty colors, they smell pretty. The more these (products) are in the home, the more kids are going to get into them. ... We want the public to realize it's a source of poisoning and we want them to be more careful with it in their home."

Davis County focused on e-juice because state law prohibits local jurisdictions from regulating tobacco, and e-cigarettes qualify as tobacco products.

In the most recent legislative session, a bill was introduced to regulate e-cigarettes and products, but failed.

Every health department in Utah, except for TriCounty Health Department in Vernal, adopted or is contemplating similar regulations since Davis County passed its law in February.

dmanley@sltrib.com Twitter: @DanielleKManley

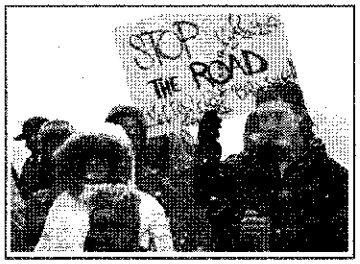
© Copyright 2014 The Salt Lake Tribune. All rights reserved. This material may not be published, broadcast, rewritten or redistributed.

The Salt Lake Tribune

Editorial: UDOT would be wise to just give up on West Davis Corridor

Put a halt to Davis highway plan.

PUBLISHED: AUGUST 12, 2014 05:06PM
UPDATED: AUGUST 12, 2014 05:10PM



Leah Hogsten | The Salt Lake Tribune
SaveFarmington.org, a citizens group in Farmington, held a rally to protest the proposed West Davis Corridor, February 23, 2013. More than 100 people lined Glovers Lane in Farmington for the mileiong protest made up of farm equipment, air boats, bikes and citizens with the message: STOP UDOT from building West Davis Corridor through Farmington Bay area.

The Utah Department of Transportation has made a wise decision by delaying, again, moves toward building the planned West Davis Corridor freeway.

It would be wiser still for UDOT to just come out and admit that the plan has so many deserved enemies, and so many serious flaws, that it should be shelved altogether, once and for all.

The West Davis Corridor is the increasingly unpopular, and always unwise, plan to extend the nearly-as-controversial Legacy Parkway from Farmington to Roy along the eastern side of the Great Salt Lake. While no final pathway has been settled on, any route state engineers would choose would sweep aside innocent homeowners and businesses, damage the vital wetlands that border the lake and, worst of all, act as an unneeded and unwise enabler of further urban sprawl in an area that is already growing quite rapidly, thank you.

Of course, the normal highway-department reflex reaction to population growth has long been to propose longer and wider highways. That has been true even when the bureaucracy involved is called the "transportation" department and might be expected to take a broader look at ways to address, or prevent, the need for more ribbons of traffic-snarling, carbon-generating expressways.

That's why it was good to hear that the official reason for yet another delay in the planning process, announced Monday, is that the state needs more time to fully examine an alternative, promoted by environmental groups, the U.S. Interior Department and Corps of Engineers and some local elected officials, including those who run the city of Farmington.

That alternative is referred to by its many friends as the "shared solution." It would abandon the knee-jerk idea that a new highway is needed and replace it with a more nuanced network of plans that would include improving the existing street grid, expanding public transit offerings and making future land use decisions in ways that encourage compact living and greatly reduce the necessity of long daily commutes.

UDOT once pledged to have a final environmental impact statement for the West Davis Corridor ready by the end of 2013. That date slipped, first to this summer, now to next spring, with no final federal approval apparently possible until the summer of 2015.

UDOT's reluctance to plow ahead with this project speaks well of the department's leaders. Better still would be a verdict that the plan should be dropped altogether.

© Copyright 2014 The Salt Lake Tribune. All rights reserved. This material may not be published, broadcast, rewritten or redistributed.

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:20 PM ON August 19, 2014 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting . Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business , or may read this memo on the City's website: http://centervillepublic.novusagenda.com/ .

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

A. NEW BUSINESS

9:20

1. Minutes Review and Acceptance

   August 7, 2014 Special RDA meeting

2. Follow up discussion/direction from the Board re: funding of pedestrian bridge enhancements

3. Discussion/direction re: the potential cost sharing of Legacy Parkway Trail connection related to Fred Hale project at Parrish Lane/1250 West

B. ADJOURNMENT

Steve H. Thacker
Executive Director