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

[redacted]

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager S. Thacker
subject: City Manager's Summary of February 17, 2015 Council Meeting
date: February 13, 2015

5:30 **Open House re Drainage Utility Fees** – The public has been invited to an open house at city hall between 5:30 and 7:00 p.m., prior to the regular council meeting. Staff will man several stations in the lobby, as explained in the staff report for item #1 on the regular council meeting agenda. Council members are not required to be present, but may choose to attend. There will be no dinner provided to council members or staff that evening.

7:00 **Regular City Council Meeting**

E.1. **Public Hearing re Drainage Utility Fees** – The public was notified of this public hearing in a utility bill insert at the beginning of February. Jake Smith is also using social media (Twitter and Facebook) to remind the public. The City website—referred to in the utility bill insert—contains many documents about this matter. At the beginning of the public hearing, there will be two presentations—one from me summarizing the information contained in the January and February utility bill inserts—followed by a presentation on the Rate Study Summary and three rate scenarios from Fred Philpot, the City's financial consultant. The City Engineer, Public Works Director and Drainage Utility Supervisor will also be present to answer questions during the public hearing.

Each of the scenarios shows a significant increase in the drainage fees—doubling the fees (or more) all at once or over several years. The stormwater and subdrain fees have not been increased since initially imposed in 1999 and 2001, respectively. The Drainage Master Plan documents the need for more than $6 million in capital expenditures over the next 10 years—much of this to replace existing drainage pipes that are failing.

Following the public hearing, the Council may choose to deliberate and make a decision about the fee increases, or delay to a later meeting. Staff will need direction at some point about the rates to include in a future Resolution the Council would consider.

E.2. **Minutes Review and Acceptance** – The minutes to be approved are enclosed.

MAKING Life BETTER
Centerville City

E.3. **Summary Action Calendar**

a. **Accept easement** – This multi-part easement pertains to the Legacy Trail PDO project at the southwest corner of Parrish Lane and 1250 West. This easement is needed to allow the developer to proceed with the construction of infrastructure prior to recording the subdivision plat.

b. Commence warranty period – The Pine Hills Subdivision is ready to begin its 12-month warranty period.

E.4. **RAP Tax Notice of Intent** – Approval of this Notice of Intent will initiate the formal process for putting on the November ballot the question of whether to renew the RAP Tax. This Notice will be sent to the County Commissioners.

E.5. **Financial Report** – This summary report pertains to the 7-month period ending January 31, 2015.

E.6. **Mayor's Report** – Mayor Cutler will report on Fire Agency and UTOPIA matters.

E.7. **City Council Liaison Report** – Councilman Wright will report on the activities of the Whitaker Museum.

E.8. **City Manager's Report** – I will report on the following matters:

- The status of issues relating to the pedestrian bridge to be built this year as part of the I-15 South Davis Project (Councilwoman Fillmore will contribute to this report)
- A Transportation Funding Rally at the State Capitol on Feb. 25
- The proposed calendar for the Council's goal-setting process and several other work sessions
- A recent meeting between staff and the Haddads about the potential development of their property on the foothills

E.9. **Miscellaneous Business** – At this time no specific topics are identified under this heading.

E.10. **Closed Meeting, if needed** – At this time I am not aware of a need for a closed meeting, but the agenda allows for that possibility.

E.11. **Appointments to City Boards/Committees** – Mayor Cutler may recommend appointments.

Potential Agenda Items for March 3, 2015 City Council meetings (subject to change):

- Community Foundation meeting (no elected officials—other than Mayor)
- Purchase of Police vehicles
- Continuation of Public Hearing - General Plan Amendments, Zoning Ordinance Amendments and Zoning Map Amendments for West Centerville Neighborhood
- Discuss Election Procedures and Consider Vote By-Mail
- City Council Liaison Report by Councilman Averett
- Resolution increasing drainage fees
- Work session re updated Procurement Policy
- Request for name change on Salmon Agreement (RDA)
- Biotron agreement (RDA)

mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON FEBRUARY 17, 2015 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://centerville.novusagenda.com/agendapublic .

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

5:30 Open House re Drainage Utility Fees

7:00 **A. ROLL CALL**

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Councilman Lawrence Wright

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. Public Hearing re Drainage Utility Fees

8:10 2. Minutes Review and Acceptance

February 3, 2015 work session and regular meeting

8:15 3. Summary Action Calendar

a. Accept Waterline and Public Utility Easement for Legacy Trail PDO project located at the southwestern corner of Parrish Lane and 1250 West
b. Approve commencement of the warranty period for the Pine Hills Subdivision

8:20 4. Notice of Intent to Submit RAP Tax Opinion Question to Voters

Consider Notice of Intent to Submit RAP Tax Opinion Question to the Residents of Centerville and Authorize Mayor to Send Notice of Intent to Davis County Commissioners Initiating Process for Reauthorization of RAP Tax

8:25 5. Financial Report for seven-month period ending January 31, 2015

8:35 6. Mayor's Report

a. Fire Agency
b. UTOPIA update

8:45 7. City Council Liaison Report

Councilman Wright re Whitaker Museum Board

8:55 8. City Manager's Report

a. Pedestrian Bridge update
b. Transportation rally at State Capitol
c. Review goal-setting and work session calendars
d. Report re meeting about foothills development

9:15 9. Miscellaneous Business

9:20 10. 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

9:20 11. Possible action following closed meeting, including appointments to boards and committees

F. ADJOURNMENT

Items of Interest (i.e., newspaper articles, not items on agenda) or Posted in-meeting information

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No.

Short Title: Open House re Drainage Utility Fees

Initiated By:

Scheduled Time: 5:30

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report
2/17/2015

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

D City Manager's Summary of February 17, 2015 Council meeting

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No.

Short Title: Councilman Lawrence Wright

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No. 1.

Short Title: Public Hearing re Drainage Utility Fees

Initiated By:

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

Allow the City Manager and City's financial consultant to make presentations, followed by a public hearing on the proposed drainage fee increases.

BACKGROUND

Staff met earlier this week to review preparations for the public open house on this topic, to be held from 5:30 to 7 p.m. prior to the regular council meeting. The City Manager, Public Works Director, Drainage Utility Supervisor, City Engineer and financial consultant (Fred Philpot of LYRB) will each man a station in the City Hall lobby, as follows:

- Randy Randall -- Flood control and drainage projects since 1983, including partnerships with other entities
- Dave Walker -- Current maintenance program, conditions of existing pipes (failed pipe sample, pictures, video), regulatory requirements imposed by federal and state oversight agencies
- Kevin Campbell -- Master Plan projects list and coordination with other utilities and road work
- Fred Philpot -- Explain the three rate scenarios, study methodology, etc
- Steve Thacker -- Subdrain district map and help citizens understand impact on their specific properties

Jake Smith, Management Assistant, will speak with citizens as they arrive, give them a comment card (that will also show the layout of the open house stations) and direct them to stations of particular interest to them. He will also mention the presentation to be given during the 7 p.m. meeting.

In the regular council meeting--at the beginning of the public hearing--the City Manager will make a presentation summarizing the information contained in the two inserts already sent with monthly utility bills. Fred Philpot will then present his slides (attached) about the rate study, its conclusions and the three rate scenarios under consideration. The City Engineer, Public Works Director and Drainage Utility Supervisor will be present to answer questions, as needed, during the public hearing. Following the public hearing, the City Council may deliberate and agree upon a rate scenario, or postpone/continue discussion and action to a later meeting. Staff will need direction at some point (either in this meeting or a later meeting) as to what rates to include in a future resolution for Council's approval.

Fred Philpot's Rate Study Presentation slides and the three scenarios are attached. The City's website has these documents and many others related to this topic.

ATTACHMENTS:

Description

- 2015 Drainage Rate Study Summary
- Scenario A - No Debt
- Scenario B - 5 Year Staggered (With Debt)
- Scenario C - 2 Year Staggered (No Debt)
- Work Program and Budget
- Subdrain District Map

Drainage Utility Fund – Work Program & Budget

Total Annual Revenues: Approximately $580,000 per year

Operations & Maintenance Program Activities: Approximately $475,000 - $525,000 per year

- Video inspection of drainage pipes (contract service)—existing and newly constructed by developers
- Cleaning drainage pipes and catch basins, using water-jetting, root-cutting and vacuum procedures (contract services); 14 miles of storm drain/subdrain pipes cleaned in FY 2014
- Emergency repairs
- More frequent street-sweeping (contract service)
- Maintenance of drainage channels and Frontage Road detention swale
- Responding to specific drainage-related problems, such as basement flooding; includes liability insurance/claims
- Federally mandated stormwater quality activities: permitting and inspecting new development; monitoring discharges from existing businesses; compliance enforcement; public education; "best management practices" pertaining to all municipally owned facilities
- Floodplain management (federal and state requirements); includes participation in Community Rating System which qualifies homeowners for discounted flood insurance premiums
- Administrative support activities (program management, capital projects planning/administration, engineering assistance, accounting and utility billing, etc)

Other Expenditures

- Pay debt service for existing bonds ($67,088 in FY 2015 and increasing to $212,625 when bonds retired in 2021)
- Replace existing drainage facilities
- Design and construct new drainage facilities

LYRB

2015 Drainage Rate Study Summary

Centerville City, Utah

January 2015

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

DRAINAGE RATE STUDY

- General Pricing Objectives
- General Assumptions
- Projected Capital and Repair & Replacement Needs
- Scenario Analysis
- Summary of Recommended Structure

PRICING OBJECTIVES

- Simple and Equitable Rates Structure
- Ease of Implementation
- Revenue Sufficiency and Maintenance of Bond Covenants
  1. Inclusion of CIP @100%
  2. Days of Working Capital @ 90 Days Minimum
  3. Debt Service Coverage of 1.25x
- Rate Affordability

ASSUMPTIONS

- Existing debt service applies through 2021

$4,210,000 CENTERVILLE, UTAH — 2012 WATER REVENUE & REFUNDING BONDS, SERIES 2012						DRAINAGE DEBT ALLOCATION
FY YEAR	PRINCIPAL	COUPON	INTEREST	TOTAL P+I	FISCAL TOTAL	
2013	335,000.00	2.00%	59,100.10	394,100.10	448,881.35	53,836.98
2014	355,000.00	2.00%	109,562.50	409,781.25	461,012.50	62,937.50
2015	365,000.00	2.00%	102,462.50	416,231.25	463,812.50	67,087.50
2016	405,000.00	4.00%	95,162.50	452,581.25	492,062.50	95,137.50
2017	425,000.00	2.50%	78,962.50	464,481.25	498,650.00	102,575.00
2018	185,000.00	2.25%	68,337.50	219,168.75	251,256.25	110,443.75
2019	265,000.00	2.50%	64,175.00	297,087.50	325,862.50	187,187.50
2020	285,000.00	2.50%	57,550.00	313,775.00	338,987.50	197,625.00
2021	$305,000.00	2.50%	$50,425.00	$330,212.50	$351,612.50	$212,625.00

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TOTAL CIP AND R&R

CIP List (with Inflation)

CAPITAL IMPROVEMENT PLAN (FISCAL YEAR)	2015	2016	2017	2018	2019	2020
Total Storm Drain Capital Projects	(286,430)	(61,285)	(531,606)	(853,966)	(301,074)	(374,446)
Funding of Depreciation	-	-	-	-	-	-
Total Subdrain Capital Projects	-	(288,400)	(275,834)	-	-	-
Total CIP	**($286,430)**	**($349,685)**	**($807,440)**	**($853,966)**	**($301,074)**	**($374,446)**

CAPITAL IMPROVEMENT PLAN (FISCAL YEAR)	2021	2022	2023	2024	2025
Total Storm Drain Capital Projects	(537,324)	(180,791)	(348,362)	(105,034)	(1,078,197)
Funding of Depreciation	-	-	-	-	-
Total Subdrain Capital Projects	(238,810)	(184,481)	-	(326,193)	(349,418)
Total CIP	**($776,134)**	**($365,273)**	**($348,362)**	**($431,228)**	**($1,427,615)**

10 Year Total = $6.322M

SCENARIO ANALYSIS

- Scenario A: One-Time Rate Increase (No Debt)
- Scenario B: Five-Year Staggered Increase (With Debt)
- Scenario C: Two-Year Staggered Increase (No Debt)

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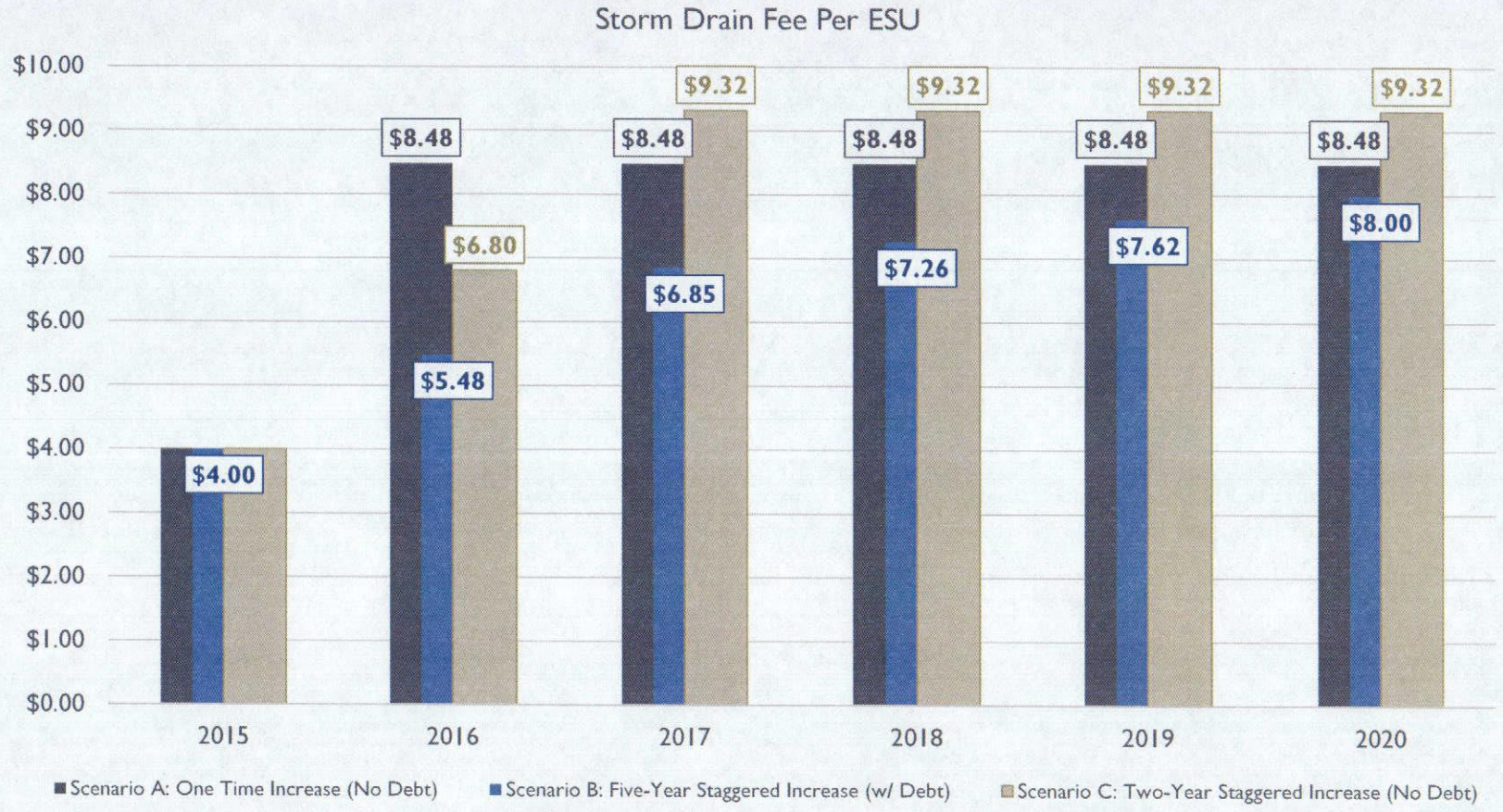
SCENARIO ANALYSIS

Scenario A: One Time Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020
Storm Utility Rate Increase	0%	112%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	112%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	112%	0%	0%	0%	0%

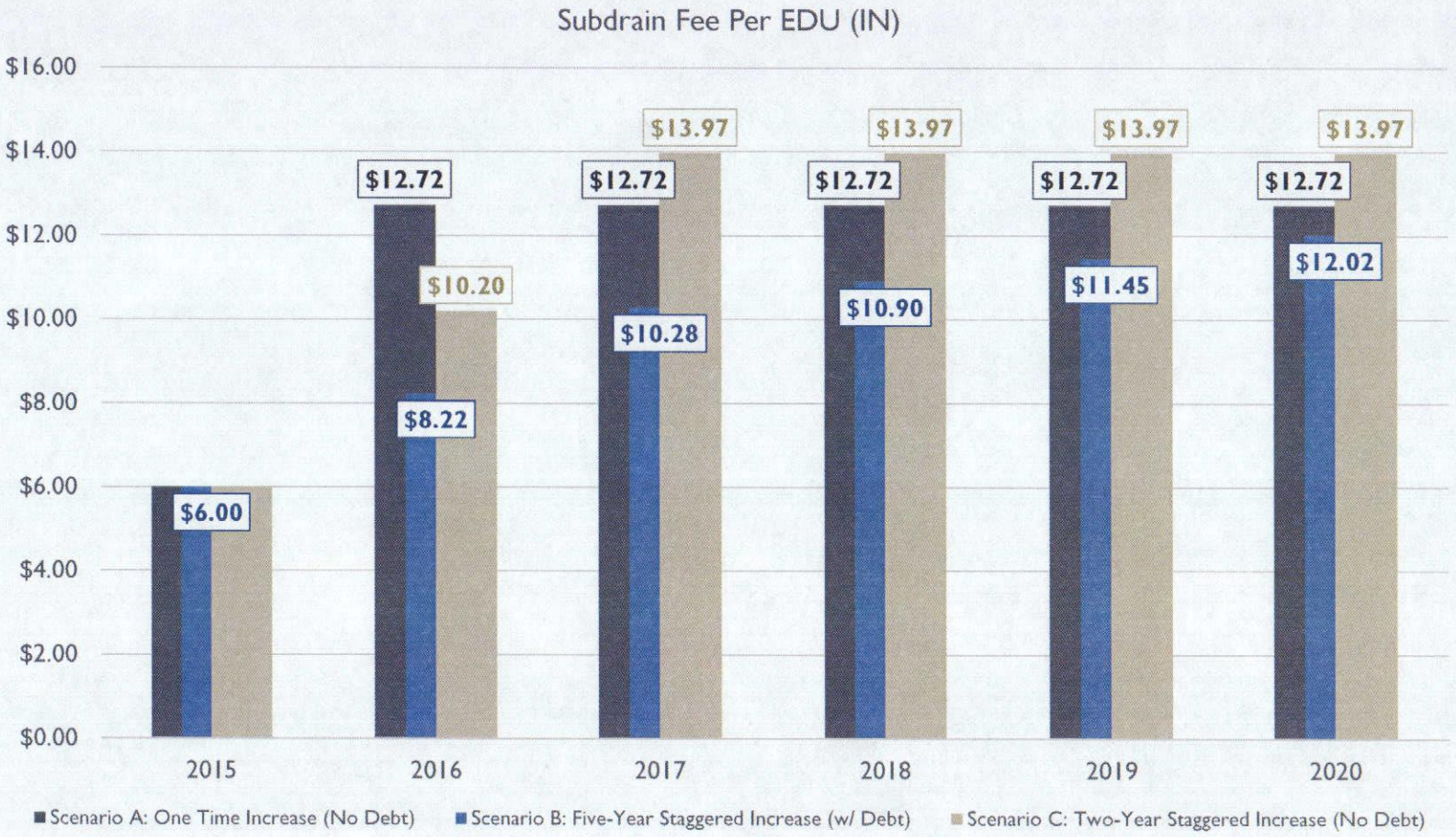
Scenario B: Five-Year Staggered Increase (w/ Debt)	2015	2016	2017	2018	2019	2020
Storm Utility Rate Increase	0%	37%	25%	6%	5%	5%
Subdrain Utility (IN) Rate Increase	0%	37%	25%	6%	5%	5%
Subdrain Utility (Out) Rate Increase	0%	37%	25%	6%	5%	5%

Scenario C: Two-Year Staggered Increase (No Debt)	2015	2016	2017	2018	2019	2020
Storm Utility Rate Increase	0%	70%	37%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	70%	37%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	70%	37%	0%	0%	0%

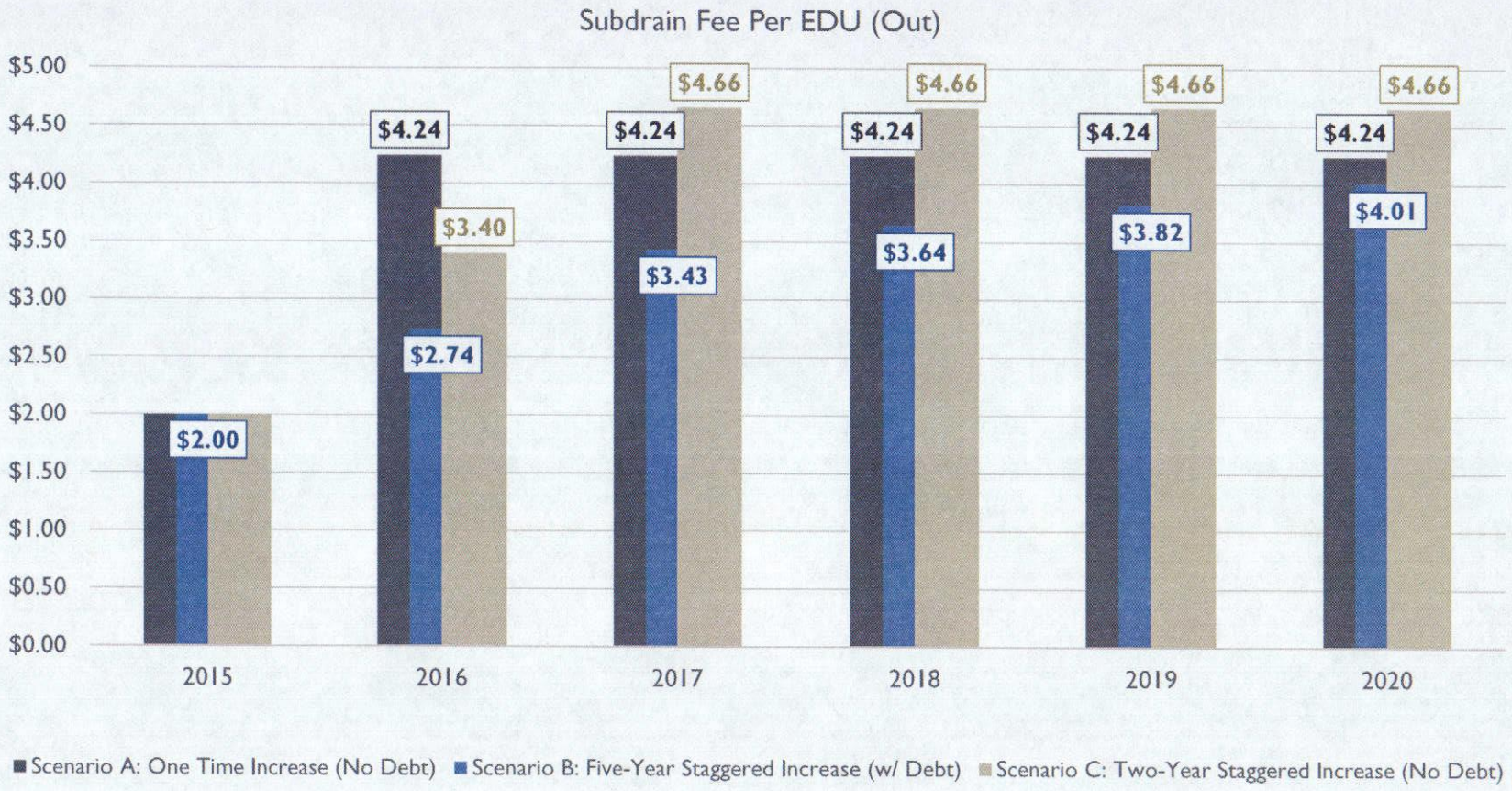
ANALYSIS SUMMARY: STORM DRAIN FEE PER ESU



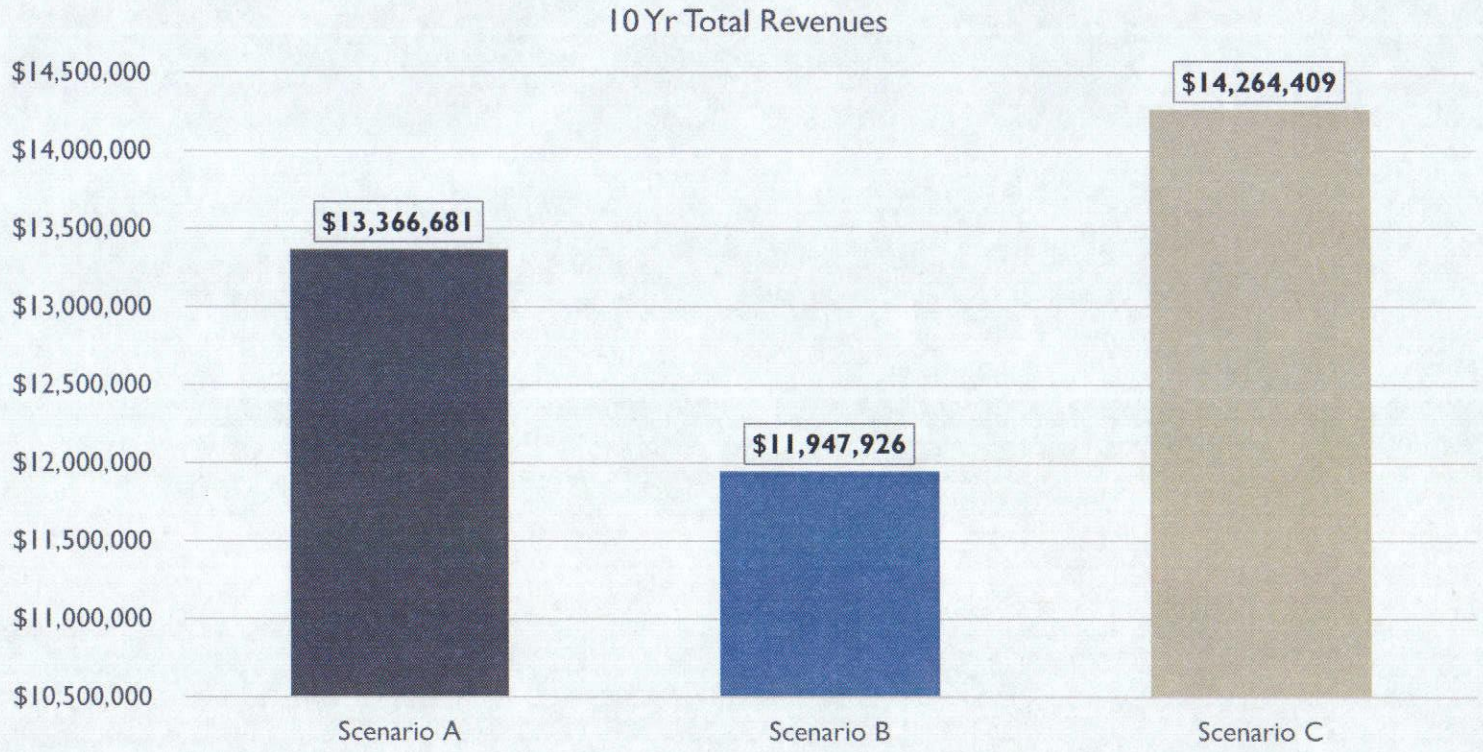
ANALYSIS SUMMARY: SUBDRAIN FEE PER EDU (IN)



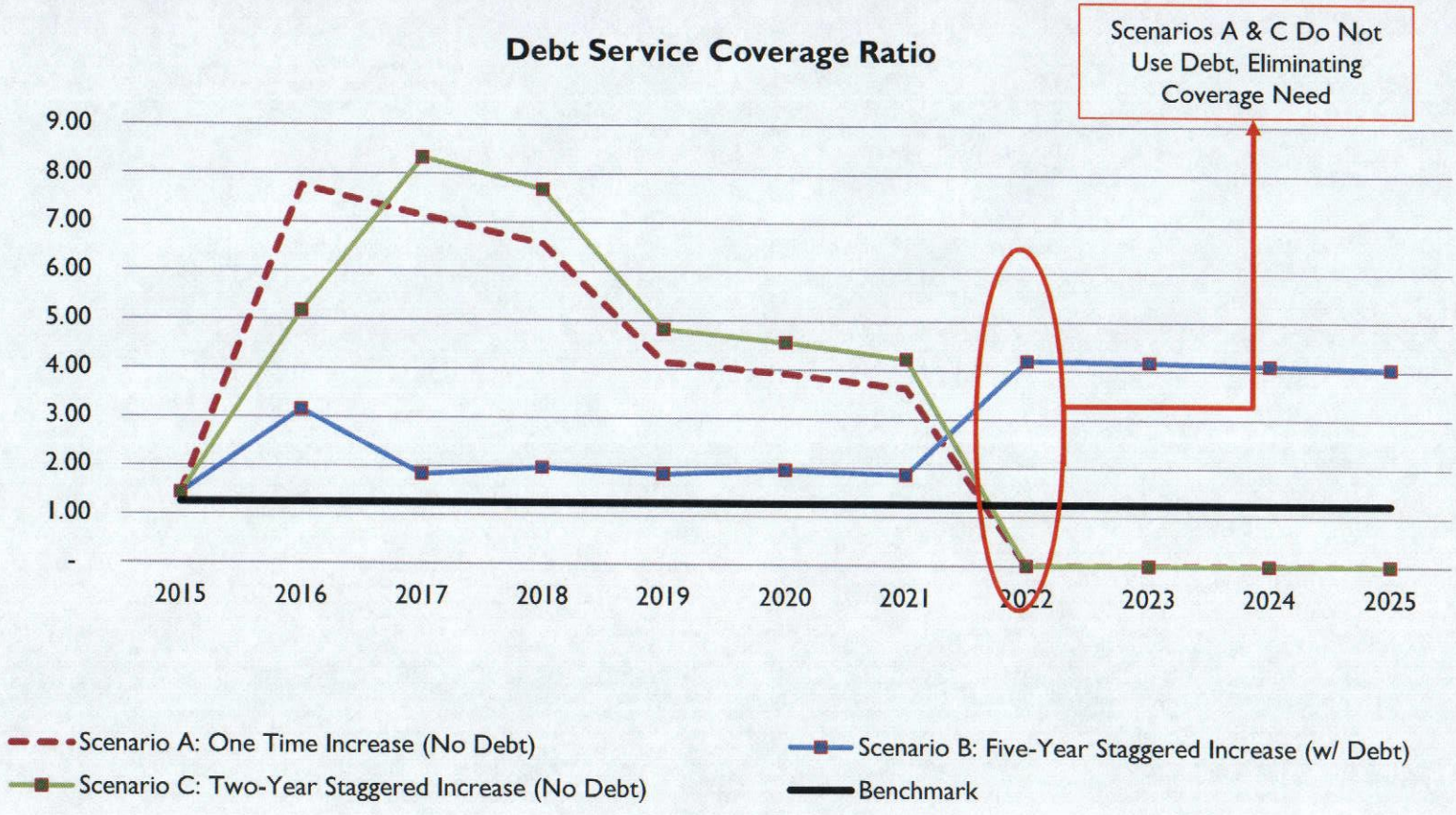
ANALYSIS SUMMARY: SUBDRAIN FEE PER EDU (OUT)



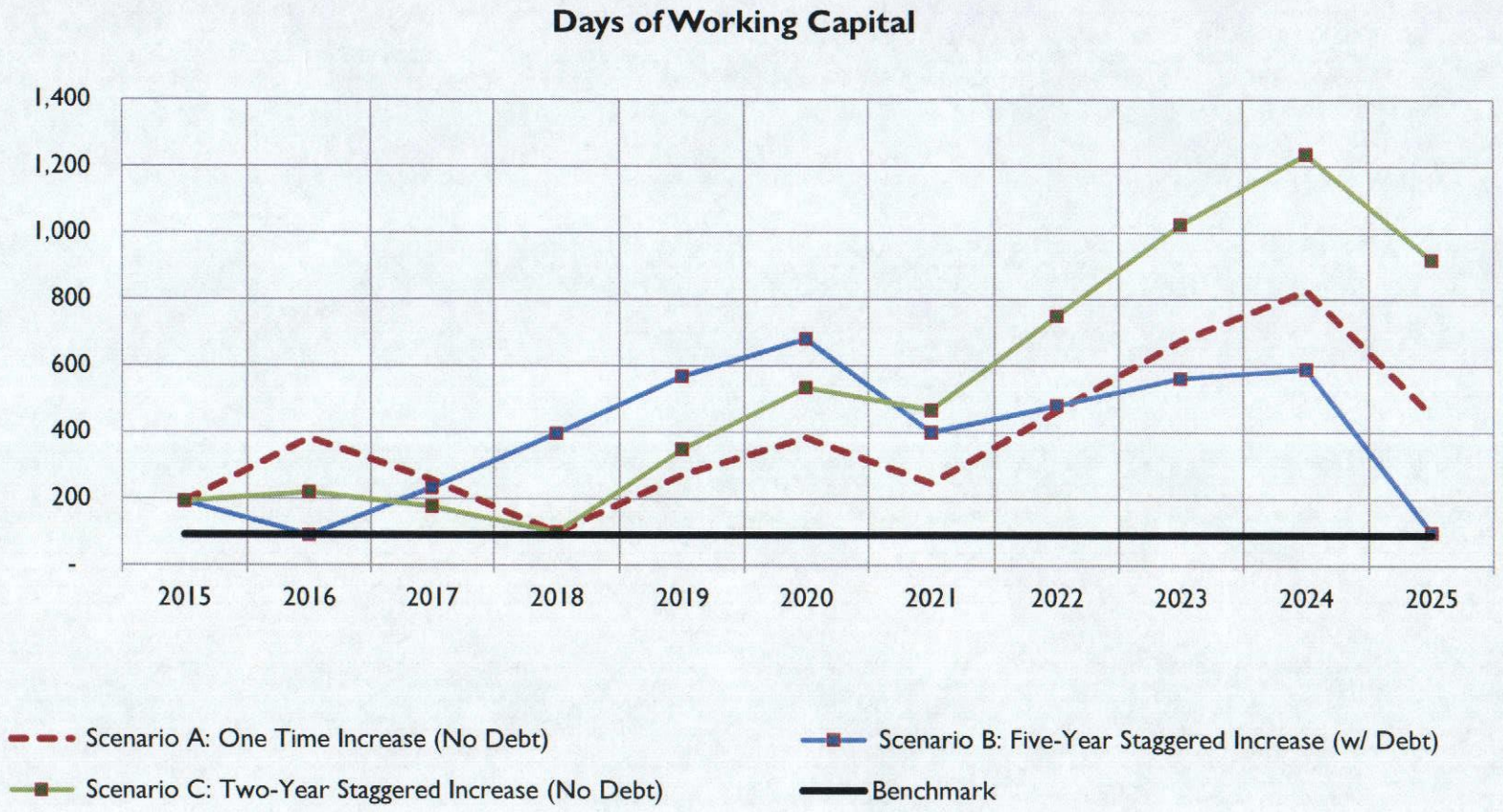
ANALYSIS SUMMARY: TOTAL REVENUES



Analysis Summary



ANALYSIS SUMMARY



AFFORDABILITY

- An affordability index of 1.5% of Median Household Income (MHI) is used as a benchmark in this analysis, which is the affordability index for a combined annual water and sewer bill for an AA rated sewer or water utility bond.

- The combined annual bill for water, sewer and drainage is below 1.5%, even under the maximum proposed rate (Scenario C).

Affordability of Maximum Rate (Scenario C)	
Centerville Median Household Income	$80,114
Estimate of Annual Drainage Bill (Scenario C @ $23.29)	$279
Estimate of Annual Sewer Bill	$112
Estimate of Annual Water Bill	$306
Total Combined Annual Bill	$698
% of MHI	0.87%

Centerville City, Utah

Storm Drain Utility Fund

Comprehensive Financial Sustainability Plan

Table Detail: Multi-Year Cash Flow Projections

Scenario A: One Time Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Scenario B: Five-Year Staggered Increase (w/ Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Scenario C: Two-Year Staggered Increase (No Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (IN) Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (Out) Rate Increase	0.0%	112.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Charge/ESU/Month	$4.00	$8.48	$8.48	$8.48	$8.48	$8.48	$8.48	$8.48	$8.48	$8.48	$8.48
Charge/EDU(IN)/Month	$6.00	$12.72	$12.72	$12.72	$12.72	$12.72	$12.72	$12.72	$12.72	$12.72	$12.72
Charge/EDU(OUT)/Month	$2.00	$4.24	$4.24	$4.24	$4.24	$4.24	$4.24	$4.24	$4.24	$4.24	$4.24

Scenario A: One Time Increase (No Debt)

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Operating Revenues	$578,784	$1,236,220	$1,245,442	$1,254,791	$1,264,267	$1,273,768	$1,283,295	$1,292,847	$1,302,628	$1,312,398	$1,322,241
Total Operating Expenditures	($529,782)	($545,675)	($562,045)	($578,907)	($596,274)	($614,162)	($632,587)	($651,565)	($671,112)	($691,245)	($711,982)
Total Non-Operating Revenues (Expenses)	$47,437	$46,958	$49,241	$49,189	$108,924	$114,747	$120,316	$123,969	$130,903	$132,973	$134,588
Net Revenues Available For Ds	**$96,440**	**$737,502**	**$732,638**	**$725,074**	**$776,917**	**$774,353**	**$771,023**	**$765,252**	**$762,420**	**$754,126**	**$744,846**
Total Storm Debt Service	($67,088)	($95,138)	($102,575)	($110,444)	($187,188)	($197,625)	($212,625)	-	-	-	-
COVERAGE RATIO	**1.44**	**7.75**	**7.14**	**6.57**	**4.15**	**3.92**	**3.63**	**NA**	**NA**	**NA**	**NA**
COVERAGE RATIO: w/o Impact Fees	**0.77**	**7.27**	**6.69**	**6.14**	**3.57**	**3.35**	**3.08**	**NA**	**NA**	**NA**	**NA**
SURPLUS REVENUES	**$29,352**	**$642,365**	**$630,063**	**$614,630**	**$589,729**	**$576,728**	**$558,398**	**$765,252**	**$762,420**	**$754,126**	**$744,846**
Total Transfers In (Out)	-	-	-	-	-	-	-	-	-	-	-
Total CIP (Including 0% Depreciation)	**($286,430)**	**($349,685)**	**($807,440)**	**($853,966)**	**($301,074)**	**($374,446)**	**($776,134)**	**($365,273)**	**($348,362)**	**($431,228)**	**($1,427,615)**
Proposed Series 2017 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Proposed Series 2024 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Total Change in Cash Position	**($257,078)**	**$292,680**	**($177,377)**	**($239,336)**	**$288,656**	**$202,282**	**($217,736)**	**$399,979**	**$414,058**	**$322,899**	**($682,769)**
Beginning Cash Reserves	$536,500	$279,422	$572,102	$394,725	$155,389	$444,045	$646,327	$428,591	$828,570	$1,242,628	$1,565,527
Ending Cash Reserves	$279,422	$572,102	$394,725	$155,389	$444,045	$646,327	$428,591	$828,570	$1,242,628	$1,565,527	$882,758
Ending Cash Reserves (unrestricted)	**$279,422**	**$572,102**	**$394,725**	**$155,389**	**$444,045**	**$646,327**	**$428,591**	**$828,570**	**$1,242,628**	**$1,565,527**	**$882,758**
Ending Bond Proceeds Balance	-	-	-	-	-	-	-	-	-	-	-
Days of Working Capital (unrestricted)	**193**	**383**	**256**	**98**	**272**	**384**	**247**	**464**	**676**	**827**	**453**

Centerville City, Utah

Storm Drain Utility Fund

Comprehensive Financial Sustainability Plan

Table Detail: Multi-Year Cash Flow Projections

Scenario A: One Time Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Scenario B: Five-Year Staggered Increase (w/ Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Scenario C: Two-Year Staggered Increase (No Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0.0%	37.0%	25.0%	6.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (IN) Rate Increase	0.0%	37.0%	25.0%	6.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (Out) Rate Increase	0.0%	37.0%	25.0%	6.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Charge/ESU/Month	$4.00	$5.48	$6.85	$7.26	$7.62	$8.00	$8.00	$8.00	$8.00	$8.00	$8.00
Charge/EDU(IN)/Month	$6.00	$8.22	$10.28	$10.90	$11.45	$12.02	$12.02	$12.02	$12.02	$12.02	$12.02
Charge/EDU(OUT)/Month	$2.00	$2.74	$3.43	$3.64	$3.82	$4.01	$4.01	$4.01	$4.01	$4.01	$4.01

Scenario B: Five-Year Staggered Increase (w/ Debt)

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Operating Revenues	$578,784	$798,878	$1,006,402	$1,074,982	$1,136,950	$1,202,573	$1,211,568	$1,220,586	$1,229,821	$1,239,044	$1,248,337
Total Operating Expenditures	($529,782)	($545,675)	($562,045)	($578,907)	($596,274)	($614,162)	($632,587)	($651,565)	($671,112)	($691,245)	($711,982)
Total Non-Operating Revenues (Expenses)	$47,437	$46,958	$47,054	$49,007	$111,286	$117,163	$122,812	$125,293	$131,046	$131,927	$132,343
Net Revenues Available For Ds	**$96,440**	**$300,160**	**$491,411**	**$545,083**	**$651,962**	**$705,574**	**$701,793**	**$694,315**	**$689,755**	**$679,726**	**$668,698**
Total Storm Debt Service	($67,088)	($95,138)	($267,822)	($275,691)	($352,435)	($362,872)	($377,872)	($165,247)	($165,247)	($165,247)	($165,247)
COVERAGE RATIO	**1.44**	**3.16**	**1.83**	**1.98**	**1.85**	**1.94**	**1.86**	**4.20**	**4.17**	**4.11**	**4.05**
COVERAGE RATIO: w/o Impact Fees	**0.77**	**2.68**	**1.66**	**1.81**	**1.54**	**1.63**	**1.55**	**3.46**	**3.41**	**3.35**	**3.28**
SURPLUS REVENUES	**$29,352**	**$205,023**	**$223,589**	**$269,391**	**$299,527**	**$342,702**	**$323,920**	**$529,067**	**$524,508**	**$514,479**	**$503,451**
Total Transfers In (Out)	-	-	-	-	-	-	-	-	-	-	-
Total CIP (Including 0% Depreciation)	**($286,430)**	**($349,685)**	**($807,440)**	**($853,966)**	**($301,074)**	**($374,446)**	**($776,134)**	**($365,273)**	**($348,362)**	**($431,228)**	**($1,427,615)**
Proposed Series 2017 Proceeds	-	-	$2,212,578	-	-	-	-	-	-	-	-
Proposed Series 2024 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Total Change in Cash Position	**($257,078)**	**($144,662)**	**$1,628,726**	**($584,575)**	**($1,547)**	**($31,744)**	**($452,214)**	**$163,795**	**$176,146**	**$83,251**	**($924,165)**
Beginning Cash Reserves	$536,500	$279,422	$134,760	$1,763,487	$1,178,912	$1,177,365	$1,145,622	$693,408	$857,203	$1,033,349	$1,116,600
Ending Cash Reserves	$279,422	$134,760	$1,763,487	$1,178,912	$1,177,365	$1,145,622	$693,408	$857,203	$1,033,349	$1,116,600	$192,435
Ending Cash Reserves (unrestricted)	**$279,422**	**$134,760**	**$358,349**	**$627,740**	**$927,267**	**$1,145,622**	**$693,408**	**$857,203**	**$1,033,349**	**$1,116,600**	**$192,435**
Ending Bond Proceeds Balance	-	-	$1,405,138	$551,172	$250,098	-	-	-	-	-	-
Days of Working Capital (unrestricted)	**193**	**90**	**233**	**396**	**568**	**681**	**400**	**480**	**562**	**590**	**99**

Centerville City, Utah

Storm Drain Utility Fund

Comprehensive Financial Sustainability Plan

Table Detail: Multi-Year Cash Flow Projections

Scenario A: One Time Increase (No Debt)	FY 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	112%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Scenario B: Five-Year Staggered Increase (w/ Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	37%	25%	6%	5%	5%	0%	0%	0%	0%	0%
Scenario C: Two-Year Staggered Increase (No Debt)	**FY 2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Storm Utility Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (IN) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%
Subdrain Utility (Out) Rate Increase	0%	70%	37%	0%	0%	0%	0%	0%	0%	0%	0%

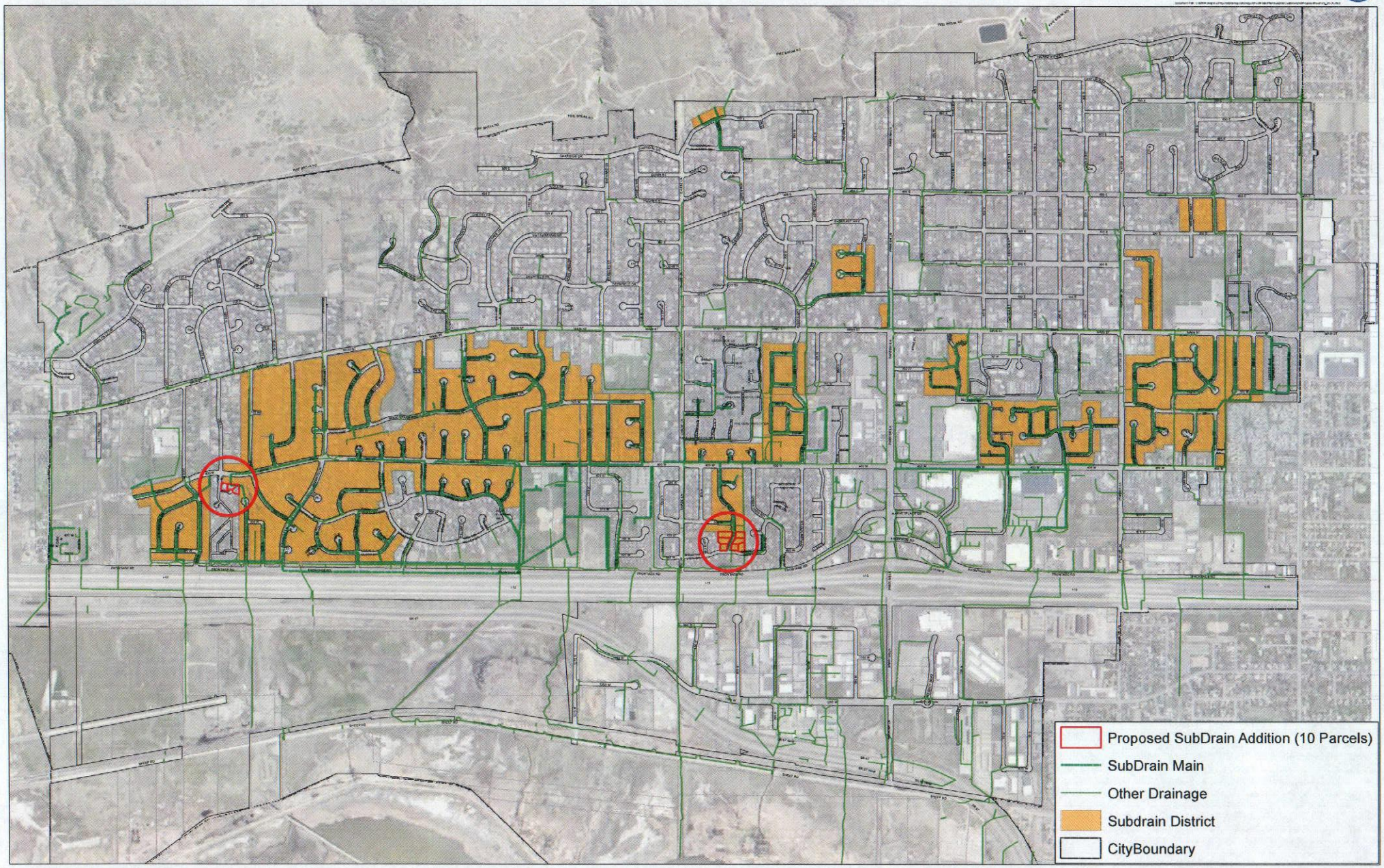
FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Storm Utility Rate Increase	0.0%	70.0%	37.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (IN) Rate Increase	0.0%	70.0%	37.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Subdrain Utility (Out) Rate Increase	0.0%	70.0%	37.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Charge/ESU/Month	$4.00	$6.80	$9.32	$9.32	$9.32	$9.32	$9.32	$9.32	$9.32	$9.32	$9.32
Charge/EDU(IN)/Month	$6.00	$10.20	$13.97	$13.97	$13.97	$13.97	$13.97	$13.97	$13.97	$13.97	$13.97
Charge/EDU(OUT)/Month	$2.00	$3.40	$4.66	$4.66	$4.66	$4.66	$4.66	$4.66	$4.66	$4.66	$4.66

Scenario C: Two-Year Staggered Increase (No Debt)

FISCAL YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Operating Revenues	$578,784	$991,308	$1,368,636	$1,378,910	$1,389,322	$1,399,763	$1,410,232	$1,420,730	$1,431,478	$1,442,214	$1,453,031
Total Operating Expenditures	($529,782)	($545,675)	($562,045)	($578,907)	($596,274)	($614,162)	($632,587)	($651,565)	($671,112)	($691,245)	($711,982)
Total Non-Operating Revenues (Expenses)	$47,437	$46,958	$48,017	$48,574	$108,927	$115,375	$121,577	$125,871	$133,454	$136,181	$138,461
Net Revenues Available For Ds	**$96,440**	**$492,591**	**$854,607**	**$848,577**	**$901,975**	**$900,976**	**$899,222**	**$895,036**	**$893,821**	**$887,151**	**$879,510**
Total Storm Debt Service	($67,088)	($95,138)	($102,575)	($110,444)	($187,188)	($197,625)	($212,625)	-	-	-	-
COVERAGE RATIO	**1.44**	**5.18**	**8.33**	**7.68**	**4.82**	**4.56**	**4.23**	**NA**	**NA**	**NA**	**NA**
COVERAGE RATIO: w/o Impact Fees	**0.77**	**4.70**	**7.88**	**7.26**	**4.24**	**3.99**	**3.68**	**NA**	**NA**	**NA**	**NA**
SURPLUS REVENUES	**$29,352**	**$397,453**	**$752,032**	**$738,133**	**$714,788**	**$703,351**	**$686,597**	**$895,036**	**$893,821**	**$887,151**	**$879,510**
Total Transfers In (Out)	-	-	-	-	-	-	-	-	-	-	-
Total CIP (Including 0% Depreciation)	**($286,430)**	**($349,685)**	**($807,440)**	**($853,966)**	**($301,074)**	**($374,446)**	**($776,134)**	**($365,273)**	**($348,362)**	**($431,228)**	**($1,427,615)**
Proposed Series 2017 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Proposed Series 2024 Proceeds	-	-	-	-	-	-	-	-	-	-	-
Total Change in Cash Position	**($257,078)**	**$47,768**	**($55,408)**	**($115,833)**	**$413,714**	**$328,906**	**($89,537)**	**$529,764**	**$545,459**	**$455,923**	**($548,106)**
Beginning Cash Reserves	$536,500	$279,422	$327,191	$271,782	$155,950	$569,664	$898,569	$809,033	$1,338,796	$1,884,255	$2,340,179
Ending Cash Reserves	$279,422	$327,191	$271,782	$155,950	$569,664	$898,569	$809,033	$1,338,796	$1,884,255	$2,340,179	$1,792,073
Ending Cash Reserves (unrestricted)	**$279,422**	**$327,191**	**$271,782**	**$155,950**	**$569,664**	**$898,569**	**$809,033**	**$1,338,796**	**$1,884,255**	**$2,340,179**	**$1,792,073**
Ending Bond Proceeds Balance	-	-	-	-	-	-	-	-	-	-	-
Days of Working Capital (unrestricted)	**193**	**219**	**176**	**98**	**349**	**534**	**467**	**750**	**1,025**	**1,236**	**919**

N 1,000 500 0 Feet

Centerville City - SubDrain District and Proposed Map Change



CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No. 2.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time: 8:10

SUBJECT

February 3, 2015 work session and regular meeting

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- February 3, 2015 work session - Preliminary Draft
- February 3, 2015 regular meeting - Preliminary Draft

Minutes of the Centerville City Council **work session** held Tuesday, February 3, 2015 at 5:00 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson Stephanie Ivie (arrived at 5:20 p.m.)
MEMBER ABSENT	Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Cory Snyder, Community Development Director Jacob Smith, Management Assistant Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager

WEST CENTERVILLE GENERAL PLAN/ZONING CODE AMENDMENTS

Cory Snyder, Community Development Director, presented recommendations from the Planning Commission regarding the proposed General Plan Amendments, Zone Text and Zone Map Amendments for the West Centerville Neighborhood. Mr. Snyder stated that no changes are proposed for Legacy Crossing, Legacy Village, or the light industrial area directly south of Legacy Village. During the process of developing the Preferred Scenario, what was done at Legacy Crossing (with a PDO) was deemed, in general, acceptable. The General Plan Amendments and Zoning Ordinance were modeled after the same concept, with the creation of a whole new Zoning District rather than using a PDO. Mr. Snyder said that his greatest concern as a Planner for the west side is that Legacy Crossing will remain isolated.

Parrish-Legacy Mixed Use Preferred Scenario

- Land use pattern consists of a "mixed-use" center
- The land uses are to be focused around localized commercial businesses
- The core density is located south of 200 North (up to 45 units per net acre)
- A secondary density sector begins south of the core (between 30 to 35 units per net acre)
- A public park is envisioned in this secondary density area
- A potential vehicle fly-over bridge (over the rail line and interstate) is being suggested
- Some type of future transit station could be integrated into the area, but is not crucial

The zoning changes would limit the expansion ability of existing uses. There are currently nine property owners within the new district. The proposed park space is located on the current Trinity Industries site. The potential vehicle fly-over bridge has been included in the third phase of the 2040 Regional Transportation Plan.

Zone Text and Map Amendments for the New Zoning District

- The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone
- A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M and R-H)
- Multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- The ratio of commercial vs. residential uses is established using site plan approval process – (staff feels this is a potential weakness)
- The supportive commercial use findings needed to approve the use of multi-family residential are:
    - Provide opportunity for food service or local service type retail commercial service
    - Provide opportunity for personal care and/or instructional type services
    - Provide opportunity for medical care or health type services
    - Provide opportunity for adult or child care type services, or
    - Provide other types of commercial uses deemed appropriate for servicing the local residents

Mr. Snyder stated that he does not think, considering demand, that medium box and Commercial-Very High (C-VH) uses are in the future for this area. He added that the proposed support commercial mixed-uses together would make each other viable. Councilman Averett asked how a hotel would fit into the proposed district. He said that professionally he sees a need for hospitality services in Centerville. Mr. Snyder responded that the Council can edit and alter the proposed new district to match the Council's vision. A hotel would be allowed in a C-VH Zone. Councilwoman Fillmore added that the need to look at the entire west side as a whole was emphasized the last time the Council discussed this issue. She said she feels putting higher densities further north and the C-M Zone in the new zoning district is being respectful of West Bountiful as a neighbor. Councilwoman Fillmore stated she feels the proposed Zoning District provides better control than using the PDO process.

Mr. Snyder said he anticipates a push for more residential development than commercial development. Councilman Averett stated he feels the City needs to figure out how to zone for services to be provided for those already living in the area, such as a sports facility for youth sports, a neighborhood grocery store, emergency services, hotel, medical care, churches, and a bus line. Mr. Snyder responded that development partially creates its own synergy and demand for services. He suggested the Council give a broad category definition and let the market fill itself in. Council members Averett and Ivie both expressed concern for the ability to provide adequate fire services on the west side.

Councilman Higginson pointed out that no matter what is decided now, the market will change over time. The Council and staff discussed the potential weaknesses and benefits involved with including a required ratio of residential and commercial uses. Mr. Snyder agreed that the market is difficult to predict, and pointed out the mixed vote of the Planning Commission. Councilwoman Ivie stated she is not ready to ignore the possibility of attracting larger uses to the area in the future. Councilman Higginson responded that Fred Hale tried for years and was unable to attract larger commercial uses to his property on the corner of 1250 West and Parrish Lane.

Design Regulations

- Design Principles – establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center."
- Design Standards – are required in addition to other standards set forth in the Ordinance and are indicated by the verb "shall."
- Design Guidelines – indicated additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the "Mixed-Use Center District."

Councilwoman Fillmore stated she would prefer using the term "neighborhood" rather than "urban" in describing the desired feeling of the District. Mayor Cutler asked Mr. Snyder for clarification regarding proposed parking restrictions in the area. Mr. Snyder responded that the goal is to utilize as much ground as possible in the area to create a specific environment, avoiding excessive parking and landscaping. Introducing a certain level of congestion slows traffic and improves safety. Councilwoman Fillmore added that mixed-use development allows shared parking situations. She said she feels it would be an improvement to have parking located primarily behind the buildings, with limited street parking – creating a neighborhood feeling. The Council and staff also discussed sidewalk requirements, front setback standards, and landscaping requirements in the proposed design standards.

Lisa Romney, City Attorney, encouraged the Council to complete the public hearing process before making changes. The public hearing will be held later in the evening during the regular Council meeting, with a continuation of the public hearing on February 24th for stakeholders and March 3rd for the general public.

Planning Commissioner Logan Johnson arrived at 6:50 p.m. He stated that once it was apparent that a FrontRunner stop would not be possible in the West Centerville Neighborhood, the perspective and debate regarding planning significantly changed. Commissioner Johnson added that the Planning Commission put a lot of effort into the recommendation, which he said accurately reflects how the Commission feels.

ADJOURNMENT

Mayor Cutler adjourned the work session at 6:52 p.m.

_____ _____

Marsha L. Morrow, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** meeting held Tuesday, February 3, 2015 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 Tamilyn Fillmore John T. Higginson Stephanie Ivie
MEMBER ABSENT	Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Jacob Smith, Management Assistant Cory Snyder, Community Development Director Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Interested citizens (see attached sign-in sheet)
PLEDGE OF ALLEGIANCE	
PRAYER OR THOUGHT	Councilman John Higginson

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 13, 2015 work session, the January 20, 2015 work session, and the January 20, 2015 regular Council meeting were reviewed. Councilman Higginson made a **motion** to approve all three sets of minutes. Councilman Averett seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENTS, ZONING ORDINANCE AMENDMENTS, AND ZONING MAP AMENDMENTS FOR WEST CENTERVILLE NEIGHBORHOOD

Mayor Cutler described the process and timeline agreed on by the Council for receiving and considering the recommendation of the Planning Commission and public comments regarding the West Centerville Neighborhood. Cory Snyder, Community Development Director, briefly described the Preferred Scenario for the proposed Parrish Legacy Mixed-Use Zone prepared under the direction of the City Oversight Committee. The Council's first action will be deciding whether or not to amend the City's General Plan for the West Centerville Neighborhood. The second consideration will be whether or not to implement the potential General Plan Amendment and use the Zoning Ordinance to begin a new direction for the area south of 200 North, east of 1250 West to the railroad tracks, proceeding south to the City

boundary. The Council will also consider a Text Amendment that would change the zoning, creating the Parrish Legacy Mixed-Use District. The mixed-use concept is similar in model to the Legacy Crossing Development, intensified south of 200 North with a commercial base, and does not envision directly competing for a FrontRunner station stop at this time.

Mayor Cutler opened the public hearing at 7:15 p.m.

Mark Stanger – Mr. Stanger is a resident of West Bountiful. He said he has attended many meetings regarding the proposal, and has never heard anyone (other than staff and Committee members) speak favorably of the proposed plan and how it would affect the business owners and existing residents in the area. He asked the Council to have more consideration for Centerville voters and Centerville neighbors than he feels has been shown previously in the process.

Logan Johnson – Mr. Johnson is a member of the Planning Commission. He said he supports the Zoning Amendment because he feels it will address the Council's desire to make existing development more sustainable and merit reinvestment in the future. He added that it allows for a wider variety of housing in the City, and he believes it will bring something that will support business and residents in the area.

Ted Tueller – Mr. Tueller is a Bountiful resident who owns a business in Centerville. He asked if the pedestrian crossing is still planned, and where it would be located.

Rick Bingham – Mr. Bingham is a resident of Centerville. He expressed the opinion that it would be short sighted to not press for a FrontRunner stop, and that a park in lieu of a FrontRunner stop is a big mistake.

Mark Green – Mr. Green is a resident of Bountiful, was raised in Centerville, and owns a business in Centerville in the subject area. He stated he has found no one in support of the plan other than Committee members, Planning Commissioners, and City officials. He stated he loves Centerville, and is proud to be American, but he feels the rights afforded to him as a property owner are being taken from him. Mr. Green referred to a comment made in the work session earlier regarding inviting all to use the space. He stated he does not want the public invited to use property he owns and has worked for. Mr. Green said he is sympathetic to the desire for change, but somewhere the process has missed his rights as a property owner. He said he has a desire to perpetuate his successful business. He continued that he was taught that two wrongs never make a right, referring to the residential element introduced on the west side with the Legacy Crossing development. He referred to the desire to provide for support services in the area, and stated there will not be enough space to support all the services he heard talk of on the thirty acres. If the Council's goal is to change the neighborhood, economics will have to play a part. Mr. Green stated he is aware of potential businesses that would need more than the allowed maximum in the plan of 10,000 square feet. He asked why there is a negative attitude toward the idea of a car dealership. Mr. Green expressed appreciation for the ability to stand in public and voice his opinion for consideration.

Dale McIntyre – Mr. McIntyre is a resident of Centerville. He agreed with Mr. Green's comments.

Susan Ward – Ms. Ward is a resident of West Bountiful. She expressed the hope that the Council has read the input and comments sent to them by residents in the area. She said she thinks the proposed density would bring too many people, too much traffic, and she does not want to see a rural community turned into a big city.

Mayor Cutler suspended the public hearing at 7:33 p.m. to be continued on February 24, 2015 for stakeholders and March 3, 2015 for the general public.

Steve Thacker, City Manager, responded to the question regarding the pedestrian walkway by describing the pedestrian bridge over the freeway to be constructed in summer 2015. Mayor Cutler responded to Mr. Green's question regarding a car dealership stating that he is in favor of the dealership coming to Centerville, and he has offered to meet with representatives to discuss possibilities. Councilman Higginson stated he is open-minded about the possibility of a car dealership, and agreed with Mr. Green that property rights are important. Mayor Cutler invited Mr. Green to comment further. Mr. Green stated that the potential developers have been scared off by the process, but he will work on encouraging them to reconsider.

Councilman Averett responded to the comment that there would not be space for all the desired services by explaining that the Council will be looking at a bigger picture, considering hundreds of acres on the entire west side of the City. If the west side is built out the way it could be, the City needs to look at providing necessary services. Centerville is short on hospitality services, and he feels hospitality services will be necessary to facilitate business growth. Councilman Averett explained that the Council will be deciding the appropriate way to encourage growth. He thanked those who commented for their valuable input.

Councilman Higginson made a **motion** to table the public hearing and further discussion until February 24th. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

PROPOSED RAP TAX RENEWAL

In 2007, the City voters approved the imposition of a RAP Tax (0.10% local sales and use tax) to fund the Performing Arts Center and other recreational and cultural facilities and organizations, set to expire in April of 2016. Lisa Romney, City Attorney, described the procedures and timeline for placing RAP Tax renewal on the ballot in 2015, and suggested the descriptions of proposed uses for RAP Tax funds on the ballot remain general. Mayor Cutler stated he anticipates a majority of the Council will be in favor of renewing the RAP Tax, and he does not see any reason to delay the process. Councilman Higginson stated he is in favor of using RAP Tax funds for parks and the Whitaker Museum, but he hopes CPT is not expecting use of funds from RAP Tax renewal. Mayor Cutler responded that he believes CPT could survive without RAP Tax funds, but the Theatre Board is aggressively approaching both Bountiful and Centerville for use of RAP Tax funds (on a smaller level than previously granted), as well as the County for Davis County Tourism Tax funds.

The Council and staff discussed the possibility of talking to Bountiful representatives about strategies for presenting renewal to the public without using City funds for promotion. City Manager Thacker shared an experience he had as a City Manager in Colorado that emphasized the need for a group of citizens to actively promote the need for renewal. Staff will be ready in March to help the Council initiate the formal process of getting RAP Tax renewal on the ballot.

SOUTH DAVIS I-15 PROJECT BETTERMENTS AGREEMENT

In December 2014 the City Council (and RDA Board) approved a Betterments Agreement for two purposes: 1) to cost-share a new drainage culvert to be constructed under I-15 at Lund Lane; and 2) to commit the City to pay for upgraded fencing on the pedestrian bridge to be built this year along the north side of Parrish Lane between the interchange and 1250

West. Several conditions were attached to the Council's approval. One of those pertained to staff's discovery that a drainage pipe at Chase Lane had collapsed apparently from contractor's work on the I-15 project. The I-15 Project Manager recently contacted the City Manager and informed him that UDOT is willing to investigate and determine if the I-15 contractor is responsible for what has happened to the pipe, and if so, to apply pressure for a fair resolution. However, this matter will not be resolved before the contractor must order the pipe for the Lund Lane culvert. It was also noted that the City is seeking approval from the UDOT Aesthetics Committee in February for its preferred color scheme and fencing enhancements relating to the pedestrian bridge. Both of these situations make it impractical for the Betterments Agreement – in the form already approved by the Council – to be approved in a timely manner to accommodate the Lund Lane culvert project. Therefore, Mr. Thacker told the Council he agrees with the Project Manager's recommendation for the Agreement to be broken into two agreements.

Councilman Averett made a **motion** to approve a Betterments Agreement with UDOT pertaining to the construction of a drainage culvert under I-15 at Lund Lane, with an estimated cost of $133,267 for Centerville's 50% share. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

GOAL-SETTING PROCESS AND TIMETABLE

City Manager Thacker suggested a process and timetable for Council goal-setting. The Council indicated support for following the recommended process, as well as a desire to include input from City committees in the process.

FINANCIAL REPORT

Mr. Thacker presented a financial report for the six-month period ending December 31, 2014.

MAYOR'S REPORT

- Mayor Cutler recognized Jake Smith, Management Assistant, for the role he played in putting together the operational metrics that have been established for City departments. Councilwoman Fillmore suggested that adding a per user/visitor cost to some of the categories would be helpful.
- The Mayor updated the Council on Centennial Celebration preparations.
- Mayor Cutler reported on a meeting he and Mr. Thacker recently attended for the 2040 Regional Transportation Plan.

CITY MANAGER'S REPORT

- Mr. Thacker reported that West Bountiful has received a grant to fund a bike lane on Pages Lane, ending at Main Street.

MISCELLANEOUS BUSINESS

Councilwoman Ivie made a **motion** to approve the purchase of a 2015 Ford Explorer for the Police Department from Ken Garff Ford in the amount of $28,696.22. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:40 p.m. Councilman Higginson made a **motion** to adjourn the Council meeting and move to a meeting of the Redevelopment Agency of Centerville. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

_____ _____

Marsha L. Morrow, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No. 3.

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 8:15

SUBJECT

a. Accept Waterline and Public Utility Easement for Legacy Trail PDO project located at the southwestern corner of Parrish Lane and 1250 West
b. Approve commencement of the warranty period for the Pine Hills Subdivision

RECOMMENDATION

a. Accept Waterline and Public Utility Easement for Legacy Trail PDO project located at the southwestern corner of Parrish Lane and 1250 West and direct City Recorder to sign and record the easement.

b. Approve commencement of the warranty period for the Pine Hills Subdivision, effective February 17, 2015.

BACKGROUND

a. The City has previously approved the Legacy Trail PDO final plat for subdivision and mixed use development on approximately 12 acres of property located at the southwestern corner of Parrish Lane and 1250 West. The City has also approved and recorded an Infrastructure Development Agreement with the developers of the project authorizing installation of certain public utilities within the project area prior to recording of the final plat. In accordance with the terms of the Infrastructure Development Agreement, developer desires to grant the City a waterline and public utility easement for the installation of certain facilities prior to recording the final plat. As you will note in the attachments, the proposed easement is not a traditional utility easement around the perimeter of the approved lots, but larger easement corridors through and between the approved lots to accommodate major utilities within the project. Staff has reviewed the proposed easement and recommends the City Council accept the easement and direct the City Recorder to sign and record the same. (Please note that revised exhibits were uploaded on 2/17/2015)

b. The Pine Hills Subdivision, located at approximately 712 South 300 East, was given final approval by the City Council on August 7, 2012. According to the City Engineer, all public improvements have been completed and he recommends commencement of the warranty period. The amount of security posted for the warranty period will be $1,606.

ATTACHMENTS:

Description

- Waterline and Public Utility Easement-Legacy Trail
- Easement-Exhibit A1 (REVISED)
- Easement-Exhibit A2 (REVISED)
- City Engineer's recommendation - email 2-10-2015

WHEN RECORDED, MAIL TO:

Centerville City
Attn: City Recorder
250 North Main
Centerville, Utah 84014

Affects Parcel Nos.: 06-008-0101, 06-008-0108, 06-008-0109, 06-008-0117

WATERLINE AND PUBLIC UTILITY EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors, **H & S, LLC,** a Utah limited liability company, and **GT DEVELOPMENT & HOLDINGS, INC.,** a Utah corporation, hereby grant, convey, sell and set over unto **CENTERVILLE CITY,** a municipal corporation of the State of Utah, its successors, assigns, licensees, franchisees and public utilities (collectively referred to as Grantees), a perpetual right-of-way and public utility easement to install, maintain, operate, repair, inspect, remove, replace, or relocate culinary water pipelines and related facilities and other public utility facilities, hereinafter called the "Facilities," said right-of-way and easement being situated in Davis County, State of Utah, over and through a parcel of Grantors' land, which easement is more particularly described in **Exhibit A,** attached hereto and incorporated herein by reference.

To have and to hold the same unto said Grantees perpetually, with right of ingress and egress, to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, remove, replace, and relocate said Facilities. During construction periods, Grantees and their contractors may use such portions of the property along and adjacent to said right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the Facilities. To the extent required by Utah law, and except as otherwise provided herein for buildings or structures, the utility or its contractor performing the work shall restore all property, through which the work traverses to as near its original condition as is reasonably possible.

Grantors shall have the right to use said premises except for the purpose for which the right-of-way and easement is granted to Grantees, provided such use shall not interfere with the Facilities, or with Grantees' use thereof, or any other rights provided to Grantees hereunder. Grantors shall not build or construct, or permit to be built or constructed, any building or other improvement over or across said right-of-way and easement, nor change the

contour thereof, without the written consent of Grantees. Grantors are expressly permitted to install grass, soil, shrubbery, bushes, and other low level vegetation, sprinkler systems, gravel, flat concrete and asphalt within the easement area. Pursuant to Utah law, if the property owner places buildings or improvements to land that interfere with the easement rights granted herein, the property owner shall bear the risk of loss or damage to those improvements resulting from the exercise of the easement rights granted herein.

This right-of-way and easement grant shall run with the land and shall be binding upon and inure to the benefit of the Grantors and Grantees and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this right-of-way and easement this _____ day of _____, 2015.

"GRANTORS"

H & S, LLC

By: _____
Fred L. Hale

Its: _____
Member/Manager

GT DEVELOPMENT & HOLDINGS, INC.

By: _____
Ruth F. Tingey

Its: _____
President

Accepted for Recordation by Centerville City:

_____ _____
Marsha L. Morrow, City Recorder Date

H & S ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF DAVIS)

On the _____ day of _____, 2015, personally appeared before me **Fred L. Hale,** who being by me duly sworn, did say that he is the Member/Manager of H & S, LLC, a Utah limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its operating agreement and signed on behalf of said limited liability company.

_____
Notary Public

My Commission Expires:

_____

Residing at:

_____

GT DEVELOPMENT ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2015, personally appeared before me, **Ruth F. Tingey,** who being duly sworn, did say that she is the President of **GT DEVELOPMENT & HOLDINGS, INC.,** a Utah corporation, and that the foregoing instrument was signed on behalf of the corporation, by authority of its board of directors, and that said corporation freely and voluntarily executed the same.

_____
Notary Public

My Commission Expires:

_____

Residing at:

_____

Exhibit A

Legal Description for Waterline and Public Utility Easement

Balling
Engineering
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jscottballing@gmail.com

February 9th, 2015

Description of Public Utility Easements for Legacy Trail Subdivision

A Public Utility Easement including all of the following described property which includes all of the future Legacy Trails Subdivision:

Overall Description

Beginning at the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence N00°03'06"E 176.71 ft. along the West Boundary of 1250 West Street to the most southerly point of the property described in final judgment of compensation and condemnation recorded 12/02/2011 as Entry No. 2630277 in Book 5410, Page 170; thence along said property in the following four courses: (i) N20°00'00"W 132.78 ft., (ii) N89°50'09"W 113.72 ft., (iii) Westerly 197.54 ft. along the arc of a 902.33 ft. radius curve to the right through a central angle of 12°32'37" (chord bears N83°33'48"W 197.15 ft.), (iv) N89°36'02"W 138.82 ft. to a point which is S0°01'07"W 232.13 ft. along the Quarter Section Line and East 196.78 ft. and S89°54'34"E 523.75 ft. from the Center of said Section 12; thence N89°54'34"W 110.17 ft. along the Southerly R/W Line of Parrish Lane to the Easterly R/W Line of a Highway know as project No. 0067; thence along said Easterly R/W Line in the following eight (8) courses and distances: (i) Southwesterly 47.55 ft. along the arc of a 84.65 ft. radius curve to the left through a central angle of 32°11'03" (chord bears S26°07'52"W 46.93 ft.), (ii) S10°02'15"W 156.95 ft., (iii) Southerly 39.52 ft. along the arc of a 591.21 ft. radius curve to the right through a central angle of 3°49'48" (chord bears S16°40'25"W 39.51 ft.), (iv) S18°34'47"W 251.29 ft., (v) Southerly 112.55 ft. along the arc of a 1,005.91 ft. radius curve to the right through a central angle of 6°24'39" (chord bears S21°48'19"W 112.50 ft.), (vi) S25°00'19"W 207.09 ft., (vii) Southwesterly 80.82 ft. along the arc of a 315.15 ft. radius curve to the right through a central angle of 14°41'36" (chord bears S32°54'50"W 80.59 ft.) to an existing brass right-of-way monument, (viii) Southwesterly 19.23 ft. along the arc of a non-tangent 2,220.14 ft. radius curve to the right through a central angle of 0°29'47" (chord bears S26°37'00"W 19.23 ft.); thence N89°43'48"E 413.24 ft. to the Southwest Corner of the Tumbleweed Condominiums, said point being N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of said Section 12; thence along the boundary of said Tumbleweed Condominiums in the following two courses: (i) N01°13'17"E 171.06 ft., (ii) N89°07'03"E 507.87 ft.; thence N00°03'06"E 94.20 ft. along said West boundary of 1250 West Street to the South Corner of said Parcel 4 of Legacy Crossing Road Dedication; thence along the West boundary of said Parcel 4 in the following three courses to the point of beginning: (i) Northwesterly 85.81 ft. along the arc of a 140.00 ft. radius curve to the left through a central angle of 35°07'05"(chord bears N17°30'26"W 84.47 ft.), (ii) Northerly 94.39 ft. along the arc of a 77.00 ft. radius curve to the right through a central angle of 70°14'09" (chord bears N00°03'06"E 88.59 ft.), (iii) Northeasterly 85.81 ft. along the arc of a 140.00 ft. radius curve to the left through a central angle of 35°07'05" (chord bears N17°36'38"E 84.47 ft.)

Parcel A

Less the following described Parcel A which includes the buildable areas of the future Lots 1 and 2 of said Legacy Trails Subdivision:

Beginning at a point which is N89°56'54"W 10.00 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N00°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence Southwesterly 113.65 ft. along the arc of a 130.00 ft. radius curve to the right through a central angle of 50°05'24" (chord bears S25°05'49"W 110.06 ft.); thence S85°31'28"W 35.10 ft.; thence West 77.41 ft.; thence N68°41'22"W 32.92 ft.; thence North 72.40 ft.; thence Northwesterly 45.51 ft. along the arc of a 271.50 ft. radius curve to the left through a central angle of 9°36'14" "(chord bears N04°48'07"W 45.46 ft.); thence N09°36'14"W 130.97 ft.; thence Northwesterly 37.98 ft. along the arc of a 228.50 ft. radius curve to the right through a central angle of 9°31'27" (chord bears N04°50'56"W 37.94 ft.); thence N00°04'48"W 100.48 ft.; thence Easterly 69.83 ft. along the arc of a 912.33 ft. radius curve to the left through a central angle of 4°23'08"W (chord bears S87°38'35"E 69.81 ft.); thence S89°50'09"E 106.74 ft.; thence S20°00'00"E 112.37 ft.; thence S00°03'06"W 105.34 ft. to a point which is West 14.00 ft. from the Future Northeast Corner of Lot 2 of said Legacy Trails Subdivision; thence East 4.00 ft. along the north boundary of said Lot 2; thence S0°03'06"W 80.57 ft. to the point of beginning.

Parcel B

Less the following described Parcel B which includes the buildable areas of the future Lots 3 and a portion of Lot 4 of said Legacy Trails Subdivision:

Beginning at a point which is N89°56'54"W 10.00 ft. from the South Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. to the North Corner of said Parcel 4 and S00°03'06"W 249.66 ft. along the East boundary of said Parcel 4 from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S00°03'06"W 74.36 ft.; thence S89°07'03"W 199.64 ft.; thence N45°52'57"W 38.80 ft. to a point which is North 47.44 ft. from the Southwest Corner of said future Lot 3 of Legacy Trails Subdivision; thence West 30.25 ft.; thence North 144.18 ft.; thence East 176.00 ft.; thence S85°31'28"E 45.67 ft.; thence Southeasterly 99.62 ft. along the arc of a 130.00 ft. radius curve to the right through a central angle 43°54'26" (chord bears S21°54'07"E 97.20 ft.) to the point of beginning.

Parcel C

Less the following described Parcel C which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 5):

Beginning at a point which is N00°05'33"W 2,402.93 ft. along the section line and West 1,755.32 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 71.35 ft.; thence West 60.39 ft.; thence South 30.75 ft.; thence West 143.44 ft.; thence North 103.52 ft.; thence S89°36'02"E 203.84 ft. to the point of beginning.

Parcel D

Less the following described Parcel D which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 4 and 7):

Beginning at a point which is N00°05'33"W 2,402.93 ft. along the section line and West 1,818.08 ft. and South 126.60 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 20.00 ft.; thence East 36.94 ft.; thence N80°23'46"E 29.53 ft.; thence S09°36'14"E 152.00 ft.; thence S80°23'46"W 30.75 ft.; thence S09°36'14"E 15.48 ft.; thence South 57.41 ft.; thence West 313.87 ft.; thence N71°25'13"W 20.00 ft.; thence

N18°34'47"E 229.70 ft.; thence East 25.96 ft.; thence North 18.64 ft.; thence East 170.00 ft. to the point of beginning.

Parcel E

Less the following described Parcel E which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Garage 3):

Beginning at a point which is N88°59'29"W 238.86 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S80°23'46"W 33.14 ft.; thence N09°36'14"W 173.00 ft.; thence N80°23'46"E 34.94 ft.; thence Southeasterly 25.22 ft. along the arc of a 266.54 ft. radius curve to the left through a central angle of 5°25'15" (chord bears S06°53'35"E 25.21 ft.); thence S09°36'14"E 130.97 ft.; thence Southeasterly 16.86 ft. along the arc of a 233.50 ft. radius curve to the right through a central angle of 4°08'14" (chord bears S07°32'07"E 16.86 ft.) to the point of beginning.

Parcel F

Less the following described Parcel F which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Clubhouse and Buildings 3 and 7):

Beginning at a point which is S74°40'08"W 314.45 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 34.62 ft.; thence West 36.50 ft.; thence South 10.00 ft.; thence East 36.50 ft.; thence South 154.41 ft.; thence West 10.00 ft.; thence South 10.00 ft.; thence S89°07'03"W 408.02 ft.; thence N45°52'58"W 11.01 ft; thence N18°34'47"E 219.07 ft.; thence East 356.08 ft. to the point of beginning.

Parcel G

Less the following described Parcel G which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 1 and Garages 1 and 2):

Beginning at the Southwest Corner of the future Lot 3 of said Legacy Trails Subdivision which point is N00°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. to the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 and S00°03'06"W 343.86 ft. along the East Boundary of Parcel 4 of said Dedication and S89°07'03"W 237.48 ft. along the North Boundary of the Tumbleweed Condominiums from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence along the boundary of said Tumbleweed Condominiums in the following two courses: (i) S89°07'03"W 270.39 ft., (ii) S01°13'17"W 156.06 ft. to a point which is N01°13'17"E 15.00 ft. from the Southwest Corner of said Tumbleweed Condominiums; thence S89°43'48"W 98.18 ft.; thence North 175.42 ft.; thence N89°07'03"E 96.61 ft.; thence N00°52'57"W 2.50 ft.; thence N89°07'03"E 250.83 ft.; thence North 4.81 ft.; thence East 16.40 ft.; thence S45°52'57"E 11.29 ft.; thence South 19.58 ft. along the west line of said Future Lot 3 to the point of beginning.

Parcel H

Less the following described Parcel H which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 2):

Beginning at a point which is S89°43'48"W 158.86 ft. from the Southwest Corner of Tumbleweed Condominiums which point is N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S89°43'48"W 84.26 ft.; thence North 188.87 ft.; thence

N89°07'03"E 84.27 ft.; thence South 8.52 ft.; thence East 30.75 ft.; thence South 133.00 ft.; thence West 30.75 ft.; thence South 48.25 ft. to the point of beginning.

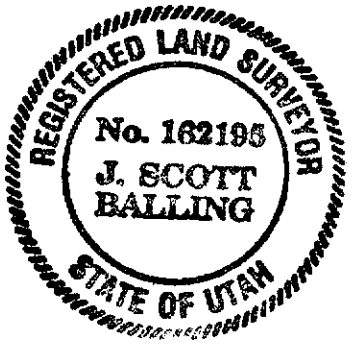
Parcel I

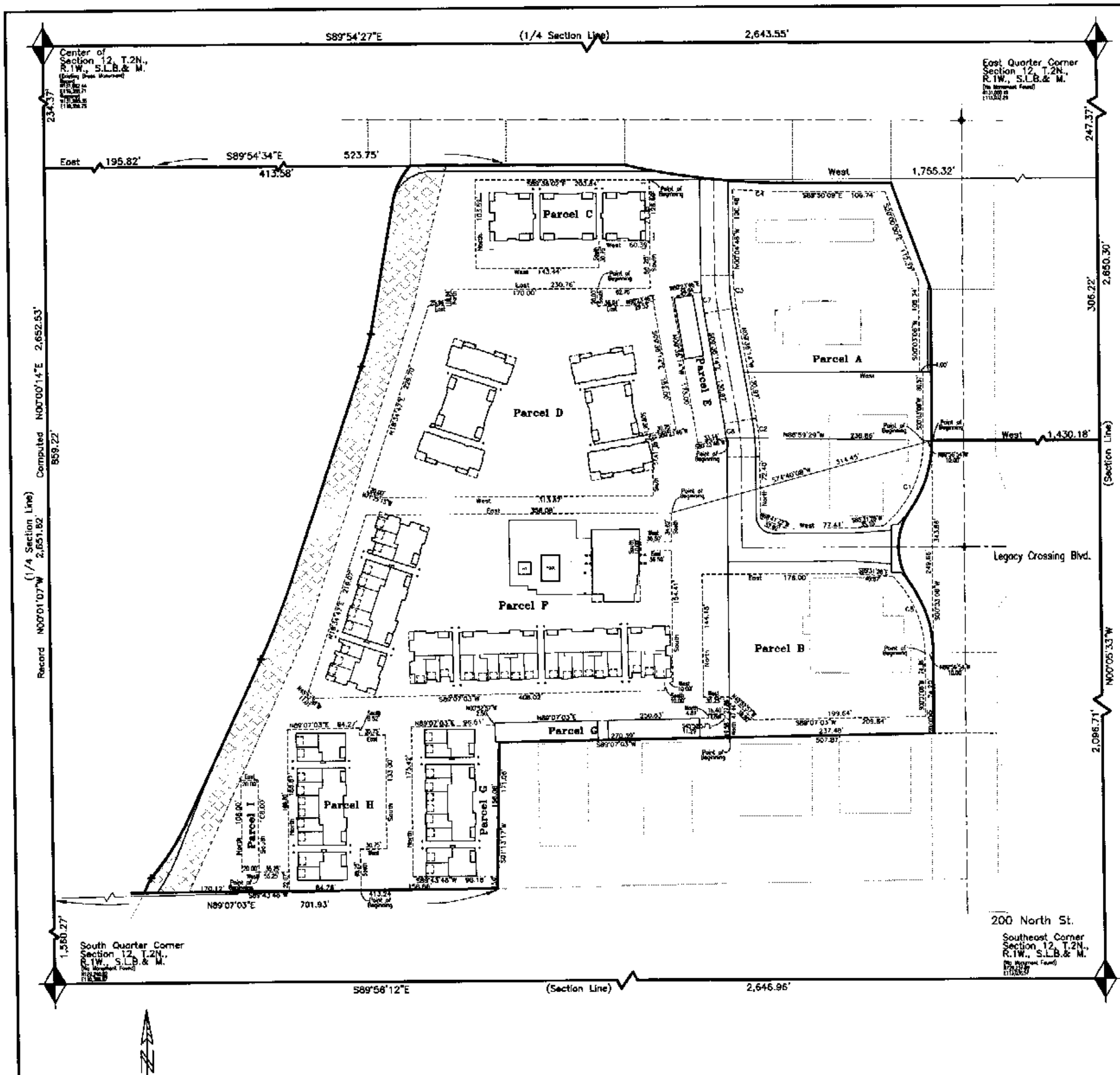
Less the following described Parcel I which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision:

Beginning at a point which is S89°43'48"W 243.12 ft. and North 22.07 ft. and West 35.25 ft. from the Southwest Corner of Tumbleweed Condominiums which point is N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence West 20.00 ft.; thence North 108.00 ft.; thence East 20.00 ft.; thence South 108.00 ft. to the point of beginning.

Prepared by

J. Scott Balling, P.L.S. 162195





Curve	Radius	Length	Angle	Chord	Chord Bearing
C1	130.00'	113.65'	50°05'24"	110.06'	S25°05'49"W
C2	271.50'	45.51'	9°36'14"	45.46'	N04°48'07"W
C3	228.50'	37.98'	9°31'27"	37.94'	N04°50'56"W
C4	912.33'	69.83'	4°23'08"	69.81'	S87°38'35"E
C5	130.00'	99.62'	43°54'26"	97.20'	S21°54'07"E
C6	233.50'	16.86'	4°08'14"	16.86'	S07°32'07"E
C7	266.54'	25.22'	5°25'15"	25.21'	S06°53'35"E

Easement Descriptions

A Public Utility Easement including all of the following described property which includes all of the future Legacy Trails Subdivision:

Overall Description

Beginning at the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence N00°03'06"E 176.71 ft. along the West Boundary of 1250 West Street to the most southerly point of the property described in final judgment of compensation and condemnation recorded 12/02/2011 as Entry No. 2630277 in Book 5410, Page 170; thence along said property in the following four courses: (i) N20°00'00"W 132.78 ft., (ii) N89°50'09"W 113.72 ft., (iii) Westerly 197.54 ft. along the arc of a 902.33 ft. radius curve to the right through a central angle of 12°32'37" (chord bears N83°33'48"W 197.15 ft.), (iv) N89°36'02"W 138.82 ft. to a point which is S0°01'07"W 232.13 ft. along the Quarter Section Line and East 196.78 ft. and S89°54'34"E 523.75 ft. from the Center of said Section 12; thence N89°54'34"W 110.17 ft. along the Southerly R/W Line of Parrish Lane to the Easterly R/W Line of a Highway know as project No. 0067; thence along said Easterly R/W Line in the following eight (8) courses and distances: (i) Southwesterly 47.55 ft. along the arc of a 84.65 ft. radius curve to the left through a central angle of 32°11'03" (chord bears S26°07'52"W 46.93 ft.), (ii) S10°02'15"W 156.95 ft., (iii) Southerly 39.52 ft. along the arc of a 591.21 ft. radius curve to the right through a central angle of 3°49'48" (chord bears S16°40'25"W 39.51 ft.), (iv) S18°34'47"W 251.29 ft., (v) Southerly 112.55 ft. along the arc of a 1,005.91 ft. radius curve to the right through a central angle of 6°24'39" (chord bears S21°48'19"W 112.50 ft.), (vi) S25°00'19"W 207.09 ft., (vii) Southwesterly 80.82 ft. along the arc of a 315.15 ft. radius curve to the right through a central angle of 14°41'36" (chord bears S32°54'50"W 80.59 ft.) to an existing brass right-of-way monument, (viii) Southwesterly 19.23 ft. along the arc of a non tangent 2,220.14 ft radius curve to the right through a central angle of 0°29'47" (chord bears S26°37'00"W 19.23 ft.); thence N89°43'48"E 413.24 ft. to the Southwest Corner of the Tumbleweed Condominiums, said point being N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of said Section 12, thence along the boundary of said Tumbleweed Condominiums in the following two courses: (i) N01°13'17"E 171.06 ft., (ii) N89°07'03"E 507.87 ft.; thence N00°03'06"E 94.20 ft. along said West boundary of 1250 West Street to the South Corner of said Parcel 4 of Legacy Crossing Road Dedication; thence along the West boundary of said Parcel 4 in the following three courses to the point of beginning: (i) Northwesterly 85.81 ft. along the arc of a 140.00 ft. radius curve to the left through a central angle of 35°07'05"(chord bears N17°30'28"W 84.47 ft.), (ii) Northerly 94.39 ft along the arc of a 77.00 ft. radius curve to the right through a central angle of 70°14'09" (chord bears N00°03'06"E 88.59 ft.), (iii) Northeasterly 85.81 ft. along the arc of a 140.00 ft. radius curve to the left through a central angle of 35°07'05" (chord bears N17°38'38"E 84.47 ft.)

Parcel A

Less the following described Parcel A which includes the buildable areas of the future Lots 1 and 2 of said Legacy Trails Subdivision:

Beginning at a point which is N89°56'54"W 10.00 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N00°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence Southwesterly 113.65 ft. along the arc of a 130.00 ft. radius curve to the right through a central angle of 50°05'24" (chord bears S25°05'49"W 110.06 ft.); thence S85°31'28"W 35.10 ft.; thence West 77.41 ft.; thence N68°41'22"W 32.92 ft.; thence North 72.40 ft.; thence Northwesterly 45.51 ft. along the arc of a 271.50 ft. radius curve to the left through a central angle of 9°36'14" "(chord bears N04°48'07"W 45.46 ft.); thence N09°36'14"W 130.97 ft.; thence Northwesterly 37.98 ft. along the arc of a 228.50 ft. radius curve to the right through a central angle of 9°31'27" (chord bears N04°50'56"W 37.94 ft.); thence N00°04'48"W 100.48 ft.; thence Easterly 69.83 ft. along the arc of a 912.33 ft. radius curve to the left through a central angle of 4°23'08"W (chord bears S87°38'35"E 69.81 ft.); thence S89°50'09"E 106.74 ft.; thence S20°00'00"E 112.37 ft.; thence S00°03'06"W 105.34 ft. to a point which is West 14.00 ft. from the Future Northeast Corner of Lot 2 of said Legacy Trails Subdivision; thence East 4.00 ft. along the north boundary of said Lot 2; thence S00°03'06"W 80.57 ft. to the point of beginning

Parcel B

Less the following described Parcel B which includes the buildable areas of the future Lots 3 and a portion of Lot 4 of said Legacy Trails Subdivision:

Beginning at a point which is N89°56'54"W 10.00 ft. from the South Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. to the North Corner of said Parcel 4 and S00°03'06"W 249.66 ft. along the East boundary of said Parcel 4 from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S00°03'06"W 74.36 ft.; thence S89°07'03"W 199.64 ft.; thence N45°52'57"W 38.80 ft. to a point which is North 47.44 ft. from the Southwest Corner of said future Lot 3 of Legacy Trails Subdivision; thence West 30.25 ft.; thence North 144.18 ft.; thence East 176.00 ft.; thence S85°31'28"E 45.67 ft.; thence Southeasterly 99.62 ft. along the arc of a 130.00 ft. radius curve to the right through a central angle 43°54'26" (chord bears S21°54'07"E 97.20 ft.) to the point of beginning.

Parcel C

Less the following described Parcel C which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 5):

Beginning at a point which is N00°05'33"W 2,402.93 ft. along the section line and West 1,756.32 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 71.35 ft.; thence West 60.39 ft.; thence South 30.75 ft.; thence West 143.44 ft.; thence North 103.52 ft.; thence S89°36'02"E 203.84 ft. to the point of beginning.

Parcel D

Less the following described Parcel D which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 4 and 7):

Beginning at a point which is N00°05'33"W 2,402.93 ft. along the section line and West 1,818.08 ft. and South 126.60 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 20.00 ft.; thence East 36.94 ft.; thence N80°23'46"E 29.53 ft.; thence S09°36'14"E 152.00 ft.; thence S80°23'46"W 30.75 ft., thence S09°36'14"E 15.48 ft.; thence South 57.41 ft.; thence West 313.87 ft.; thence N71°25'13"W 20.00 ft.; thence N18°34'47"E 229.70 ft.; thence East 25.96 ft.; thence North 18.64 ft.; thence East 170.00 ft. to the point of beginning

Parcel E

Less the following described Parcel E which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Garage 3):

Beginning at a point which is N88°59'29"W 238.86 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S80°23'46"W 33.14 ft.; thence N09°36'14"W 173.00 ft.; thence N80°23'46"E 34.94 ft.; thence Southeasterly 25.22 ft. along the arc of a 266.54 ft. radius curve to the left through a central angle of 5°25'15" (chord bears S06°53'35"E 25.21 ft.); thence S09°36'14"E 130.97 ft.; thence Southeasterly 16.86 ft. along the arc of a 233.50 ft. radius curve to the right through a central angle of 4°08'14" (chord bears S07°32'07"E 16.86 ft.) to the point of beginning.

Parcel F

Less the following described Parcel F which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Clubhouse and Buildings 3 and 7):

Beginning at a point which is S74°40'08"W 314.45 ft. from the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 which point is N0°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence South 34.62 ft.; thence West 36.50 ft.; thence South 10.00 ft.; thence East 36.50 ft.; thence South 154.41 ft.; thence West 10.00 ft.; thence South 10.00 ft.; thence S89°07'03"W 408.02 ft.; thence N45°52'58"W 11.01 ft; thence N18°34'47"E 219.07 ft.; thence East 358.08 ft. to the point of beginning.

Parcel G

Less the following described Parcel G which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 1 and Garages 1 and 2):

Beginning at the Southwest Corner of the future Lot 3 of said Legacy Trails Subdivision which point is N00°05'33"W 2,096.71 ft. along the section line and West 1,430.18 ft. to the North Corner of Parcel 4 of the Legacy Crossing Road Dedication as recorded in Entry No. 2562864, Book 5140, Page 619 and S00°03'06"W 343.86 ft. along the East Boundary of Parcel 4 of said Dedication and S89°07'03"W 237.48 ft. along the North Boundary of the Tumbleweed Condominiums from the Southeast Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence along the boundary of said Tumbleweed Condominiums in the following two courses: (i) S89°07'03"W 270.39 ft., (ii) S01°13'17"W 156.06 ft. to a point which is N01°13'17"E 15.00 ft. from the Southwest Corner of said Tumbleweed Condominiums; thence S89°43'48"W 98.18 ft.; thence North 175.42 ft.; thence N89°07'03"E 96.61 ft.; thence N00°52'57"W 2.50 ft.; thence N89°07'03"E 250.83 ft.; thence North 4.81 ft.; thence East 16.40 ft.; thence S45°52'57"E 11.29 ft.; thence South 19.58 ft. along the west line of said Future Lot 3 to the point of beginning.

Parcel H

Less the following described Parcel H which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision (Building 2):

Beginning at a point which is S89°43'48"W 156.66 ft. from the Southwest Corner of Tumbleweed Condominiums which point is N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence S89°43'48"W 84.26 ft.; thence North 188.87 ft.; thence N89°07'03"E 84.27 ft.; thence South 8.52 ft.; thence East 30.75 ft.; thence South 133.00 ft.; thence West 30.75 ft.; thence South 48.25 ft. to the point of beginning.

Parcel I

Less the following described Parcel I which includes a portion of the buildable areas of the future Lot 4 of said Legacy Trails Subdivision:

Beginning at a point which is S89°43'48"W 243.12 ft. and North 22.07 ft and West 35.25 ft. from the Southwest Corner of Tumbleweed Condominiums which point is N00°01'07"W 1,560.27 ft. along the Quarter Section Line and N89°07'03"E 701.93 ft. from the South Quarter Corner of Section 12, T.2N., R.1W., S.L.B.& M. and running thence West 20.00 ft.; thence North 108.00 ft.; thence East 20.00 ft.; thence South 108.00 ft. to the point of beginning.

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
Easements
530 No. 400 West
Centerville, Utah
Phone: (801) 295-9471

For Fred Hale
c/o Colonial Lumber
Email: fred@colonialbuilding.com

Revisions

Date	Description	By

Surveyor: C.K. Balling
Date Surveyed: 12-30-13
Drafting: J. S. Balling
Checked By: J. S. Balling
Submittal Date: 01-13-15
File Number:

C107

Marsha Morrow

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Tuesday, February 10, 2015 11:44 AM
To: Steve Thacker
Cc: Marsha Morrow; Joani Evans; ryan.mcleod@esieng.com
Subject: Pine Hills Subd - BR#3 (Begin Warranty)
Attachments: Bond Reduction #3 (Begin Warranty)_02-10-15.pdf

Steve -

The attached bond reduction and start of warranty period is recommended.

Let me know if additional info is needed.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No. 4.

Short Title: Notice of Intent to Submit RAP Tax Opinion Question to Voters

Initiated By: City Attorney

Scheduled Time: 8:20

SUBJECT

Consider Notice of Intent to Submit RAP Tax Opinion Question to the Residents of Centerville and Authorize Mayor to Send Notice of Intent to Davis County Commissioners Initiating Process for Reauthorization of RAP Tax

RECOMMENDATION

Approve Notice of Intent to Submit RAP Tax Opinion Question to the Residents of Centerville and Authorize Mayor to Send Notice of Intent to Davis County Commissioners Initiating Process for Reauthorization of RAP Tax

BACKGROUND

In 2007 the City voters approved the imposition of a RAP Tax (0.10% local sales and use tax on qualified taxable transactions within the City) to fund the Performing Arts Center and other recreational and cultural facilities and organizations. The City implemented the RAP Tax through the adoption of Title 5, Chapter 9 of the Centerville Municipal Code. The 2007 RAP Tax was authorized to be levied for a period of eight (8) years and may be reauthorized at the end of the eight-year period in accordance with applicable provisions of Utah law. The 2007 RAP Tax is set to expire in April of 2016.

At the last City Council meeting held on February 3, 2015, the Council directed Staff to initiate the procedures to submit the RAP Tax renewal question to the voters at the next general municipal election to be held on November 3, 2015. The first step in initiating the process for the RAP Tax renewal is for the City to send written notice to the Davis County Commissioners of the City's intent to renew the RAP Tax and submit the matter to the voters. Attached is a draft notice of intent to be provided to Davis County. Staff recommends the City Council vote to initiate the procedures to renew the RAP Tax at the next municipal election and authorize the Mayor to send written notice of intent to the Davis County Commissioners.

ATTACHMENTS:

Description

D RAP Tax-Notice of Intent

February 18, 2015

Sent Registered Mail, Return Receipt Requested

Davis County Commissioners
Davis County Administration Building
61 South Main Street, Suite 301
Farmington, Utah 84025

RE: *Notice of Intent to Submit RAP Tax Opinion Question to Residents of Centerville City*

Dear County Commissioners:

The Centerville City Council voted on Tuesday, February 17, 2015, to start the process to submit an opinion question to the residents of Centerville City as to whether Centerville City should reauthorize the imposition of a local sales and use tax of 0.10% on specified transactions within the City to fund cultural, recreational, and zoological facilities and botanical, cultural, and zoological organizations (referred to herein as the "RAP Tax").

Before the City may submit an opinion question to the residents of Centerville City, the City is required pursuant to *Utah Code Ann.* § 59-12-1402, to provide the Davis County Commissioners with written notice of the City's intent to submit the opinion question to its residents. This letter, as authorized by the Centerville City Council, constitutes Centerville's notice of intent to Davis County of the City's intent to proceed with an opinion question regarding the RAP Tax at the next general municipal election to be held on November 3, 2015.

Pursuant to *Utah Code Ann.* § 59-12-1402, the County has sixty (60) days after receipt of this notice of intent to provide Centerville with either (1) a written resolution passed by the County Commission stating that Davis County is not seeking to impose a countywide RAP Tax; or (2) a written notice that Davis County will submit an opinion question to county residents regarding the imposition of a countywide RAP Tax.

Thank you for your consideration of and attention to this matter. We recognize that you have many other items of important County business to consider. We look forward to hearing from you regarding this matter so that Centerville can move forward with pursuing its proposed RAP Tax.

Sincerely,

Mayor Paul A. Cutler

CENTERVILLE
CITY COUNCIL
Staff Backup Report
2/17/2015

Item No. 5.

Short Title: Financial Report for seven-month period ending January 31, 2015

Initiated By:

Scheduled Time: 8:25

SUBJECT

RECOMMENDATION

BACKGROUND

This financial report will be posted to NovusAgenda when available. If the Finance Director is not able to prepare the report for this meeting, this matter will be postponed to the March 3 meeting.

There are no unexpected issues in the financial summary. All fund balances have been adjusted to reflect actual audit amounts at the beginning of FY 2015. A majority of the General Fund property tax revenue has been recieved, which is the norm. The RDA will not receive tax increment until the end of March or early April. There is some concern with the total amount of Franchise taxes recieved to date. The mild winter has impacted natural gas taxes. The warm spring however may improve the picture. It is possible the higher than normal temperatures will cause the use of cooling systems adding to Power revenues. As stated in previous summaries, we will need to amend the budget for Engineers expenses related to development.

The Parks CIP has a slight deficit, but new revenue in the spring should cover the difference. Also, the Recreation fund has a minor deficit. The recreation and baseball revenues provide most of the funds, and should offset costs by the end of the year.

ATTACHMENTS:

Description

D Financial Summary 1/1/2015

General Fund
Unaudited Summary
January 2015

	This Month	Year to Date	FY 15 Budget	57% % Budget
Revenues				
Property Tax	$143,779	$967,141	$1,006,835	96.06%
Fee in Lieu	$5,786	$51,725	$93,000	55.62%
Sales & UseTax	$269,099	$1,999,826	$3,662,000	54.61%
Franchise Taxes	$78,001	$582,264	$1,330,000	43.78%
Licenses & Permits	$23,570	$177,195	$356,350	49.72%
Intergovernmental	$91,893	$358,976	$517,825	69.32%
Charges for Services	$73,872	$464,255	$916,175	50.67%
Fines	$36,832	$308,245	$492,000	62.65%
Miscellaneous	$316	$11,883	$50,750	23.41%
Transfers/Contributions	$150	$18,660	$154,500	12.08%
Total	$723,298	$4,940,170	$8,579,435	57.58%
Expenditures				
City Council	$4,831	$50,516	$109,617	46.08%
Judicial	$22,878	$126,186	$216,568	58.27%
Executive	$40,864	$238,239	$387,113	61.54%
Attorney	$16,390	$87,398	$151,565	57.66%
Finance	$61,597	$327,438	$510,478	64.14%
Attorney Services	$5,056	$14,209	$33,000	43.06%
Emergency Management	$514	$7,475	$10,000	74.75%
Fire	$205,279	$616,450	$822,340	74.96%
Elections	$0	$0	$0	0.00%
Youth Council	$224	$1,207	$7,000	17.24%
Police	$248,513	$1,355,385	$2,318,757	58.45%
Liquor Law	$1,149	$3,803	$19,650	19.35%
School Xing	$5,591	$29,238	$54,650	53.50%
DARE	$5,620	$39,826	$103,830	38.36%
K-9	$0	$202	$7,250	2.79%
Animal Control	$1,823	$10,939	$22,000	49.72%
PW Admin	$33,541	$175,074	$288,584	60.67%
Streets	$76,362	$284,115	$686,709	41.37%
Street Projects	$23,490	$359,745	$750,000	47.97%
GIS	$8,649	$57,905	$96,988	59.70%
Engineering	$29,252	$94,596	$86,500	109.36%
Parks	$67,473	$486,888	$813,541	59.85%
Community Events	$335	$1,580	$43,650	3.62%
Parks & Rec Facility	$1,232	$4,528	$10,526	43.02%
Maint Facility	$5,829	$27,704	$36,500	75.90%
Maint Facility Storage	$1,271	$2,563	$6,160	41.61%
City Hall	$12,671	$95,465	$184,110	51.85%
Community Dev.	$30,471	$167,834	$293,873	57.11%
Building Inspection	$8,226	$32,211	$120,400	26.75%
Transfers - Non Dep.	$0	$39,000	$180,360	21.62%
UTOPIA -Pledges	$37,081	$222,486	$274,876	80.94%
UIA Assessment	$0	$20,840	$20,840	0.00%
Total	$956,212	$4,981,045	$8,667,435	57.47%
Use/Contribtion to Fund balance (Revenues Over/Under Expenditures)		$ (40,875)	$ (88,000)	
Fund Balance at Beginning of Year		$1,317,015		
Fund Balance estimate 1/31/2015		$1,276,140		
Projected Fund Balance %		**16.14%**		

Source: Current Centerville City financial statements. May be subject to change

Capital Projects
Unaudited Summary
January 2015

	This Month	Year to Date	FY 15 Budget	57% % Budget
Capital Improvement				
Storm Drain				
Revenues:				
Fund Balance			$51,283	
Impact Fees	$0	$1,790	$25,000	7.16%
Grants	$0	$0	$0	0.00%
Other	$77	$569	$75	758.67%
Total Revenues	$77	$2,359	$76,358	3.09%
Expenditures	$691	$10,044	$226,358	4.44%
Fund Balance at Beginning of Year		$57,649		
Fund Balance estimate 1/31/2015		$49,964		
Park				
Revenues:				
Fund Balance			$263,461	
Impact Fees	$4,144	$12,342	$75,000	16.46%
Transfer	$0	$0	$0	0.00%
Grants	$0	$0	$0	0.00%
Other	$0	$0	$400	0.00%
Total Revenues	$4,144	$12,342	$338,861	16.37%
Expenditures	$141,853	$356,000	$338,861	105.06%
Fund Balance at Beginning of Year (est.)		$336,463		
Fund Balance estimate 1/31/2015		-$7,195		
Capital Projects Fund				
Revenues:				
Fund Balance				
Transfers - General	$37,081	$222,486	$274,876	80.94%
RDA additional increment	$0	$0	$160,000	0.00%
Other	$0	$0	$100	0.00%
Total Revenues	$37,081	$222,486	$434,976	51.15%
Expenditures				
UTOPIA Pledge	$37,081	$222,486	$444,976	50.00%
Projects			$0	0.00%
Total Expenditures	$37,081	$222,486	$444,976	50.00%
Balance at Beginning of Year		$42,496		
Fund Balance estimate 1/31/2015		$42,496		

Source: Current Centerville City financial statements. May be subject to change

RDA/Special Revenue
Unaudited Summary
January 2015

	This Month	Year to Date	FY 15 Budget	57% % Budget
RDA				
Revenues	$69,130	$311,645	$1,847,000	16.87%
Expenditures	$4,900	$54,232	$1,847,000	2.94%
Fund Balance at Beginning of Year		$260,978		
Fund Balance estimate 1/31/2015		$518,391		
Recreation				
Revenues				
Recreation	$6,715	$22,901	$87,000	26.32%
Youth Baseball	$6,520	$6,930	$31,000	22.35%
Concession Sales	$0	$0	$23,635	0.00%
Other	$0	$130	$39,000	0.33%
Total Revenues	$13,235	$29,961	$180,635	16.59%
Expenditures				
Recreation	$3,389	$51,924	$127,320	40.78%
Concessions	$0	$649	$23,635	2.75%
Youth Baseball/Softball	$0	$10,273	$28,425	36.14%
Total Expenditures	$3,389	$62,846	$179,380	35.04%
Revenue Over/Under Expend	$ 9,846	$ (32,885)	$ 1,255	
Balance at Beginning of Year (est.)		$22,088		
Fund Balance estimate 1/31/2015		-$10,797		
Sales Tax Debt Service (DCAC)				
Revenues	$0	$100,693	$1,623,888	6.20%
Expenditures	$0	$100,693	$1,623,888	6.20%
Reserved Fund Balance		$44,828		
Fund Balance estimate 1/31/2015		$0		
Whitaker Trust				
Beginning fund balance			$24,679	
Revenues	$0	$2,103	$33,460	6.29%
Expenditures	$2,289	$14,313	$52,214	27.41%
Fund Balance at Beginning of Year		$24,565		
Fund Balance estimate 1/31/2015		$12,355		

Source: Current Centerville City financial statements. May be subject to change

Enterprise Funds
Unaudited Summary
January 2015

	This Month	Year to Date	FY 15 Budget	57% % Budget
Water				
Revenues:				
Impact/construction Fees	$2,026	$35,401	$230,000	15.39%
Water Sales	$150,586	$1,120,827	$1,861,500	60.21%
Bond Revenue	$0	$0	$468,000	0.00%
Other	$13,580	$47,218	$66,500	71.00%
Total Revenues	$166,192	$1,203,446	$2,626,000	45.83%
Expenditures				
Operating/Dep/Debt	$204,737	$744,725	$1,935,345	38.48%
Capital Improvement	$32,301	$418,619	$740,130	56.56%
Total Expenditures	$237,038	$1,163,344	$2,675,475	43.48%
Unresrestricted Cash Beginning of Year		$1,520,844		
Fund Balance estimate 1/31/2015		$1,560,946		
Sanitation				
Revenues:				
Collection Fees	$57,543	$404,236	$697,400	57.96%
Recycling fees	$14,467	$101,328	$167,885	60.36%
Green Waste fees	$7,146	$50,194	$80,000	62.74%
Other	$210	$910	$7,470	12.18%
Total Revenues	$79,366	$556,668	$952,755	58.43%
Expenditures:				
Disposal	$27,968	$168,556	$311,000	54.20%
Collection	$23,478	$144,205	$268,000	53.81%
Recycling	$14,469	$88,837	$164,000	54.17%
Green Waste Disposal	$3,004	$18,052	$33,000	54.70%
Other	$7,642	$68,741	$185,325	37.09%
Total Expenditures	$76,561	$488,391	$961,325	50.80%
Unresrestricted Cash Beginning of Year		$20,170		
Fund Balance estimate 1/31/2015		$88,447		
Drainage				
Revenues	$48,991	$340,066	$594,100	57.24%
Operating Expenditures	$31,922	$216,084	$648,054	33.34%
Capital Expenditures	$1,470	$14,588	$7,600	191.95%
Total Expenditures	$33,392	$230,672	$655,654	35.18%
Unresrestricted Cash Beginning of Year		$387,083		
Fund Balance estimate 1/31/2015		$496,477		
Telecommunications				
Revenues:				
Connection Fees	$17,370	$153,856	$275,000	55.95%
Transfers - GF	$0	$20,840	$20,840	100.00%
Total Revenues	$17,370	$174,696	$295,840	59.05%
Expenditures:				
Utility Service charges	$17,296	$110,357	$261,250	42.24%
UIA operating assessment	$0	$62,513	$62,513	100.00%
Operating service charge	$1,214	$4,414	$13,750	32.10%
Total Expenditures	$18,510	$177,284	$337,513	52.53%
Unresrestricted Cash Beginning of Year		$2,588		
Fund Balance estimate 1/31/2015		$0		

Source: Current Centerville City financial statements. May be subject to change

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Item No. 6.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 8:35

SUBJECT

a. Fire Agency
b. UTOPIA update

RECOMMENDATION

Mayor Cutler will report on Fire Agency matters and provide an update regarding UTOPIA.

BACKGROUND

UIA/UTOPIA financial reports are attached.

ATTACHMENTS:

Description

- December UIA Financial
- December UTOPIA FInancial
- UIA recurring revenue

Finance Committee Report (Unaudited)
UIA
December 2014 (50.00 of Budget)

	Current Month	Year to Date	FY15 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 499,826	$ 2,788,994	$ 5,265,000	52.97%	$ 1,861,778	55.44%
Install	$ 29,408	251,595	-		$ 161,068	
Interest Income	980	7,541	6,000	125.69%	23,197	92.79%
Other Income	-	-	-		56	
Total Revenue	$ 530,214	$ 3,048,130	$ 5,271,000	57.83%	$ 2,046,099	60.48%
Operating Expenses						
Administrative Expense	$ 14,684	$ 31,057	$ 96,000	32.35%	$ 88,240	19.96%
Professional Services	1,858	11,182	21,000	53.25%	10,222	44.44%
Network Management	30,172	173,982	407,000	42.75%	154,240	40.48%
Misc. Expense	-	-			-	
Total Operating Expenses	46,714	216,221	524,000	41.26%	252,702	29.87%
Debt Payments						
IRU Capital Lease Interest	10,000	60,000	96,000	62.50%	221,419	53.04%
Interest Expense	162,975	972,435	1,956,604	49.70%	961,554	49.62%
Principal (1)		980,000	980,000	100.00%	685,000	100.00%
Total Bond Payments	172,975	2,012,435	3,032,604	66.36%	1,867,972	61.44%
Total Expenditures	$ 219,689	$ 2,228,656	$ 3,556,604	62.66%	$ 2,120,674	54.57%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	310,525	819,474	1,714,396		(74,575)	

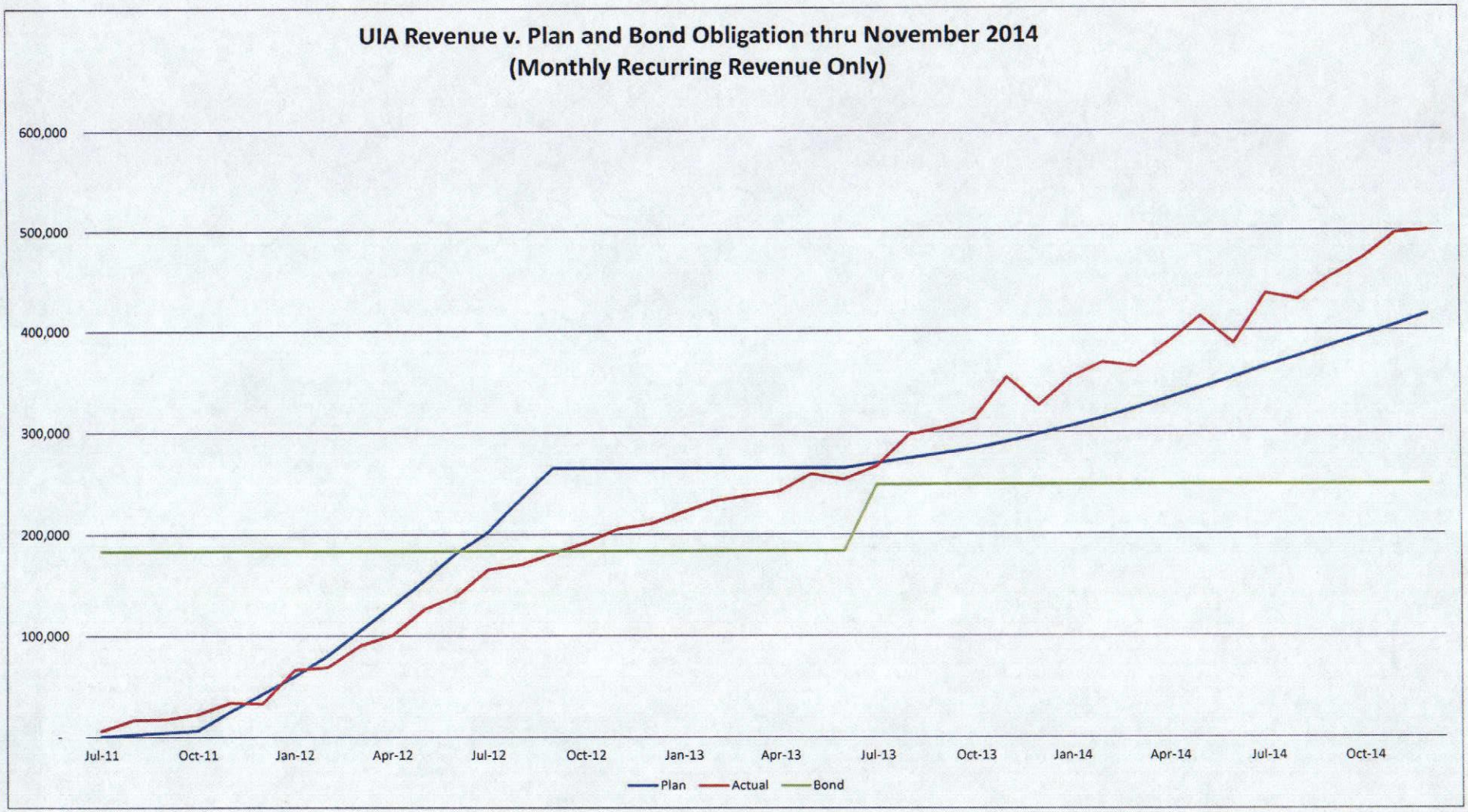
(1) Annual Principal payment made each October

Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)

Finance Committee Report (Unaudited)
UTOPIA
December 2014 (50.00 of Budget)

	Current Month	Year to Date	FY15 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	$ 383,536	$ 2,246,515	$ 3,960,000	56.73%	$ 2,197,147	46.74%
Install	3,777	162,519	-		45,375	
UIA IRU	84,755	508,454	1,062,000	47.88%	481,465	47.76%
Interest Income	18	108	-		130	
Other Income	10,000,000	10,000,000	-		1,610,182	268.36%
Total Revenue	$ 10,472,086	$ 12,917,596	$ 5,022,000	257.22%	$ 4,334,299	68.70%
Operating Expenses						
Administrative Expense	$ 551,142	$ 2,354,787	$ 4,607,985	51.10%	$ 2,483,250	50.70%
Professional Services	275,994	560,695	1,250,000	44.86%	806,501	43.68%
Network Management	179,182	1,061,777	2,179,160	48.72%	1,088,814	50.31%
Misc. Expense	-	-	-		-	
Total Operating Expenses	1,006,317	3,977,259	8,037,145	49.49%	4,378,565	49.20%
Bond Payments						
Interest Expense	1,086,581	6,606,170	13,377,000	49.38%	6,535,324	49.45%
Principal	27,162	71,486	167,143	42.77%	7,027	26.96%
Total Bond Payments	1,113,743	6,677,656	13,544,143	49.30%	6,542,351	49.41%
Total Expenditures	$ 2,120,061	$ 10,654,916	$ 21,581,288	49.37%	$ 10,920,917	49.32%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	8,352,025	2,262,680	(16,559,288)		(6,586,618)	

Note: Total Expenditures does not include depreciation or amortized bond costs (which are not-cash items)


UIA Revenue v. Plan and Bond Obligation thru November 2014
(Monthly Recurring Revenue Only)
600,000
500,000
400,000
300,000
200,000
100,000
-
Jul-11
Oct-11
Jan-12
Apr-12
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Apr-14
Jul-14
Oct-14
Plan
Actual
Bond

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Item No. 7.

Short Title: City Council Liaison Report

Initiated By:

Scheduled Time: 8:45

SUBJECT

Councilman Wright re Whitaker Museum Board

RECOMMENDATION

Allow Councilman Wright to report on the activities of the Whitaker Museum.

BACKGROUND

Councilman Wright is the City Council's liaison to the Whitaker Museum Board.

THE WHITAKER

Liaison Report

Councilman Wright

February 17, 2015

Visitors

	2014 Q1	2014 Q2	2014 Q3	2014 Q4
Visitors				
Total	69	409	347	367
Museum	69	409	347	367
Event	11	221	25	396

Q4 - Participation

- Board Member Service Hours
  - 186
- Docent Service Hours
  - 243
- Community Volunteer Hours
  - 114

Upcoming Events

- March 10th – Keeping Centerville's Stories Alive
  - Beginning March 10th and continuing every 2nd Tuesday, the Whitaker will host exciting guests to who will share stories about our heritage over the past 100 years
- May 19th - Centerville's Timeline with National History
  - Beginning May 19th, from 10am to 6pm and continuing every Tuesday, the Whitaker will conduct a self-guided tour of major world events, Utah events and Centerville events that have occurred from 1847 to the present.
- May 19th – Are Your Roots Connected to Centerville?
  - Beginning May 19th, from 10am – 6pm and continuing every Tuesday visitors can find their connections to museum genealogy.

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Item No. 8.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:55

SUBJECT

a. Pedestrian Bridge update
b. Transportation rally at State Capitol
c. Review goal-setting and work session calendars
d. Report re meeting about foothills development

RECOMMENDATION

BACKGROUND

a. The City Manager and Councilwoman Fillmore will report on the status of issues related to the pedestrian bridge to be built in Centerville this year as part of the I-15 South Davis Project.

b. The Utah League of Cities and Towns and the Transportation Coalition are sponsoring a rally on the south steps of the State Capitol on Wednesday, Feb. 25 at 9:45 a.m. Local government officials are encouraged to attend to show support for additional funding for transportation purposes.

c. At their Feb. 3 meeting, the City Council agreed to use a goal-setting process similar to that used by the Council in 2013. Based upon that directive, the City Manager proposes the attached process and calendar. He will review and further explain some of the steps at the council meeting. Note these features/intent of the proposed process:

- Council members, departments heads, the Planning Commission and other City committees have opportunity to recommend priorities for the Council's consideration.
- The City Council and Planning Commission would meet in a joint work session on March 17 to agree upon the Community Development work plan for the coming year.
- Other goals (i.e. other than Community Development) would be established in a Council work session on March 24.
- Council's priority goals would be addressed in the City Manager's Proposed Budget for FY 2016.

The City Manager has also added another budget-related element in the calendar–work sessions in May with department heads during which Council members and citizens can ask questions directly of department heads about any line item details within the Proposed Budget, **prior to the budget public hearing in June.**

The City Manager will also propose several other work sessions he recommends during March and April for other topics.

d. The Haddads spoke during Open Session in an earlier council meeting, expressing concern about interactions with staff about the development potential of their foothills property. The City Manager offered to arrange a meeting for the Haddads to meet with several staff, himself and the Mayor, to discuss this matter. The City Manager, Mayor and City Attorney were all in attendance and can report their perceptions of that meeting.

ATTACHMENTS:

Description

D Proposed Goal-Setting Calendar

Proposed City Council Goal-Setting Process & Calendar – 2015

Feb. 20	Give CC copies of 2013 goals (3/19/13 work session minutes) and list of 2015 projects/issues (marked up to indicate which items are discretionary)
Feb. 20	City Manager (CM) inform department heads and committee chairs of their participation
March 4	Council members send their proposed goals to CM
March 6	CM send consolidated list of CC proposed goals back to CC with instructions to rate each proposed goal in priority categories
March 13	CC return their ratings to CM. Planning Commission (via Cory) provides their recommended priorities re Community Development work plan to CM.
March 17	CM consolidate CC ratings
March 17	Joint CC/PC work session at 5:00 p.m. prior to regular CC meeting to review/agree upon Community Development work plan for 2015-16. Consolidated CC ratings for their own proposed goals will be available at this meeting to compare data relating to Community Development with PC's recommended priorities. Could include discussion of potential role of RDA relating to pertinent initiatives.
March 19	Department heads submit their strategic goals/priorities and 3-year projections of significant budget issues to CM. Committee chairs (or support staff) submit their proposed priorities to CM.
March 20	CM sends information due on March 19 to CC, along with consolidated CC ratings that were first provided to CC on March 17
March 24	CC goal-setting work session (7 to 10 p.m.?). Decide at this time whether to schedule work session in April with department heads, or wait until May when CC will be able to review CM's proposed line item budget (which also shows department head requests by line item).
April	CM and Finance Director review line item budget requests from department heads in individual sessions and prepare CM's Proposed Budget for FY 2016, incorporating priorities established by CC at their March 24 work session.
May 5	CC receives CM's Proposed Budget for FY 2016 and schedules work sessions with department heads, as desired. These work sessions could be opportunities for the CC as well as any interested citizens to ask department heads budget-related questions.
June 2	Public hearing re FY 2016 Tentative Budget
June 16	Adopt FY 2016 Budget

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Item No. 9.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

No topics are showing at this time under this heading.

BACKGROUND

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Item No. 10.

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: 9:20

SUBJECT

RECOMMENDATION

At this time, staff is not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

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Item No. 11.

Short Title: Possible action following closed meeting, including appointments to boards and committees

Initiated By:

Scheduled Time: 9:20

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

CENTERVILLE
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Item No.

Short Title: Items of Interest (i.e., newspaper articles, not items on agenda) or Posted in-meeting information

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND