

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON OCTOBER 17, 2017 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 Jacob Smith, Centerville City Assistant to the City Manager, at 801-295-3477, 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 - The times shown below are tentative and are subject to change during the meeting.
Time:

5:45 Work Session re Cemetery

7:00 **A. ROLL CALL**

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

The Bridge Community - Pastor Loren Pankratz

Presentation of Proclamation No. 2017-06 to the Bahá'í Faith celebrating their 200th Anniversary

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

of Open Session.) Please state your name and city of residence.

E. BUSINESS

- | | | |
|------|-----|--|
| 7:05 | 1. | Minutes Review and Acceptance
October 3, 2017 work session and regular Council meeting minutes; October 5, 2017 work session |
| 7:10 | 2. | Summary Action Calendar <ul style="list-style-type: none">a. Accept list of poll workers for 2017 municipal general electionb. Michelson Meadows Subdivision - commence warranty periodc. Award bid to Delco Western in the amount of \$33,709.00 for installation of Irrigation Reservoir pumps for Community Park Expansion Phase 3 |
| 7:10 | 3. | Public Hearing - Zoning Code Amendment - "Catering, Limited" in C-M Zone
Consider the proposed Zoning Code Amendment to CZC 12.12.040 regarding Definitions and CZC 12.36.040 regarding Table of Uses, to add a new definition for "Catering, Limited" and to add this new use to the Table of Uses in the Commercial Medium (C-M) Zone - Ordinance No. 2017-27 |
| 7:25 | 4. | Public Hearing - Zoning Code Amendment - Density Gradation in R-M Zone
Consider the proposed Zoning Code Amendments to CZC 12.30.020, 12.32.300, 12.36.020 and 12.32.055 creating density gradations for the Residential Medium (R-M) Zone and enacting additional development standards for residential development within the Residential Medium (R-M) and Residential High (R-H) Zones - Ordinance No. 2017-28 |
| 7:55 | 5. | Public Hearing - PDO Zoning Map Amendment and Conceptual Plan - Legacy Commons - 1250 West Parrish Lane (Northwest Corner)
Consider the proposed Zoning Map Amendment for approximately 8.49 acres of property located at 1250 West Parrish Lane from Commercial-Very High to Commercial Very High/Planned Development Overlay and Conceptual Plan for the Legacy Commons PDO - Ordinance No. 2017-29 |
| 8:25 | 6. | City Council Liaison Report - Councilwoman Mecham - Trails Committee & Davis County COG Transportation |
| 8:35 | 7. | Authorize Letter of Intent to apply for WFRC funding for preparation of Active Transportation Plan |
| 8:45 | 8. | Authorize RAP Tax funding for preparation of Bike Trail Plan and cost estimate |
| 8:50 | 9. | Financial Report for period ending September 30, 2017 |
| 9:00 | 10. | Mayor's Report <ul style="list-style-type: none">a. UTOPIA and UIA August 2017 Financials |
| 9:05 | 11. | City Manager's Report <ul style="list-style-type: none">a. State directive regarding moderate income housing plan |
| 9:10 | 12. | Miscellaneous Business |
| 9:15 | 13. | 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 |
| | 14. | Possible action following closed meeting, including appointments to boards and |

committees

F. ADJOURNMENT

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

Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No.

Short Title: Work Session re Cemetery

Initiated By: City Council

Scheduled Time: 5:45

SUBJECT

RECOMMENDATION

Continue the discussion of ways to create more burial spaces within the existing cemetery, potential fee increases, and the possibility of constructing a columbarium for urns.

BACKGROUND

In their October 5 work session the City Council discussed several options for creating more burial spaces. They agreed to no longer consider conversion of Island View Park--or a portion of this park--to cemetery use. They expressed interest in studying the possibility of purchasing land elsewhere in Centerville for a second cemetery. Staff proposed the removal of the middle east-west road in the cemetery and using that area for additional burial spaces. The Council directed staff to analyze that option immediately--i.e. number of spaces that could be created, cost of conversion to this use, and potential fee increases. The purpose of this work session is for staff to report back on the analysis of this option and seek the Council's further direction.

Upon further analysis, staff have concluded that the middle road is necessary for burial equipment (backhoe, vault truck, etc.) to access interior gravesites. This road segment is between Sections A and B of the cemetery, which are the original sections. Because graves and headstones are not well aligned in these sections, burial equipment cannot always access a burial site from the east and west roads and, therefore, must use the middle road for access.

Staff have identified, however, the potential for at least 100 additional burial spaces within Section A. This discovery is the result of thorough on-site measurements of the existing gravesites and comparing this to what is recorded in the cemetery management software. Staff have discovered many gaps where there is more space between gravesites than is indicated on the electronic cemetery map maintained at City Hall.

The City Manager and Parks & Rec Director will meet again prior to the work session to review what has been learned so far through staff's additional analysis, and will present that update in the Tuesday work session.

ATTACHMENTS:

Description

▣ Aerial of Cemetery

- ▣ Cemetery Center Road Analysis
- ▣ Cemeteries in Davis County - Fee Comparison



100 50 0 100 Feet
1 inch = 54 feet

Cemetery - (mid 2017 Imagery)

Date: 10/13/2017





1 inch = 20 feet

20

0

40 Feet

160 plots with .25' space between every plot (32x5 grid)
Road & Curb/Gutter total sq feet = 6,654 (.152 acres)

Date: 10/11/2017



Updated
Oct. 17, 2017

Cemetery Fee Comparison

	<u>Centerville City</u>		<u>Bountiful City</u>		<u>Farmington City</u>		<u>Kaysville City</u>		
	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident	Non-res. Need Only
Right of burial (Single)	\$ 600.00	Not Available	\$ 640.00	\$ 940.00	\$ 500.00	Not Available	\$ 500.00	Not Available	\$ 500.00
Double Depth	\$ 600.00	Not Available	\$ 805.00	\$ 1,105.00	Not Available	Not Available			
Perpetual care	\$ 300.00	\$ 300.00	Included	Included	Included	Included	Included	Included	Included
Opening & closing weekday	\$ 320.00	\$ 1,320.00	\$ 525.00	\$ 1,800.00	\$ 250.00	\$ 400.00	\$ 500.00	\$ 1,650.00	\$ 2,650.00
Opening & closing Saturday	\$ 480.00	\$ 1,480.00	\$ 875.00	\$ 2,150.00	\$ 500.00	\$ 700.00	\$ 575.00	\$ 1,800.00	\$ 2,800.00
Weekday Totals	\$ 1,220.00	\$ 1,620.00	\$ 1,165.00	\$ 2,740.00	\$ 1,250.00	\$ 1,100.00	\$ 1,000.00	\$ 1,650.00	\$ 3,150.00
Weekend Totals	\$ 1,380.00	\$ 1,780.00	\$ 1,515.00	\$ 3,090.00	\$ 1,000.00	\$ 700.00	\$ 1,075.00	\$ 1,800.00	\$ 3,450.00
<u>Other fees:</u>									
Weekend/Overtime	\$ 150.00	\$ 150.00	\$ 350.00	\$ 350.00	\$ 250.00	\$ 300.00	\$ 75.00	\$ 150.00	\$ 150.00
Records change			\$ 50.00	\$ 100.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Marker permit (flat - upright)	\$ 0 - 100	\$ 0 - 100	\$ 20 - 100	\$ 20 - 100	\$ 25 - 150	\$ 25 - 150	\$ 150.00	\$ 150.00	\$ 150.00
Disinterment	\$500 deposit then actual cost		\$ 525.00	\$ 700.00	\$ 350.00	\$ 350.00	w/vault \$1,200.00 with out/vault \$2,000		

801 479-7000
PRIVATE CEMETERIES Layton Lindquist

	<u>Assigned</u>	<u>Double Depth</u>
Green Burial no vault and biodegradeable casket		
Right of burial (low)	\$ 1,550.00	\$ 4,400.00
Right of burial (High)	\$ 2,675.00	
Perpetual care Included w/ burial right		
Opening & closing weekday	\$ 900.00	\$ 900.00
Opening & closing Saturday	\$ 1,050.00	\$ 1,050.00
Total (low)	\$ 2,450.00	\$ 5,300.00
Total (high)	\$ 3,725.00	\$ 5,450.00

801 298-1564
Bountiful Lakeview Memorial Estates

	<u>Assigned</u>	<u>2nd Double Depth</u>	<u>Unassigned</u>
	\$ 3,600.00		
	\$ 1,800.00	\$ 900.00	1500 + 300 when assigned
	\$ 2,600.00	\$ 1,250.00	
	\$ 995.00	\$ 995.00 *	*+\$100 for 1st & - \$100 for 2nd, double depth.
	\$ 1,195.00	\$ 1,195.00 *	
Total (low)	\$ 2,795.00		
Total (high)	\$ 3,795.00		

Cities without cemeteries

North Salt Lake
Woods Cross
West Bountiful
Fruit Heights
Layton city (only private cemetery)
Sunset
South Weber

Note: Farmington City no longer has space for non-resident purchase

Kaysville City will only sell burial rights to non-residents in their new section and only for immediate need Including opening/closing for \$2,650.00

*Kaysville does not charge to change ownership from one family member to another but only to change space locations within the cemetery.

(This page was last updated 2/15/17)

City	<u>Clearfield City</u>		<u>West Point City</u>		<u>Syracuse City</u>		<u>Clinton City</u>	
	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident
Right of burial	\$ 450.00	\$ 950.00	\$ 450.00	\$ 600.00	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 600.00
Perpetual care	included	included	included	included	included	included	\$ 400.00	\$ 800.00
Open & Close plats A,B,C,D								
Opening & closing weekday	\$ 300.00	\$ 600.00	\$ 300.00	\$ 700.00	\$ 300.00	\$ 700.00	\$ 300.00	\$ 400.00
Opening & closing Saturday	\$ 500.00	\$ 850.00	\$ 400.00	\$ 800.00	\$ 500.00	\$ 850.00	\$ 450.00	\$ 600.00
Weekday Totals	\$ 750.00	\$ 1,550.00	\$ 750.00	\$ 1,300.00	\$ 800.00	\$ 1,700.00	\$ 950.00	\$ 1,800.00
Weekend Totals	\$ 950.00	\$ 1,800.00	\$ 850.00	\$ 1,400.00	\$ 1,000.00	\$ 1,850.00	\$ 1,100.00	\$ 2,000.00
<u>Other fees:</u>								
Weekend/Overtime	\$ 500.00	\$ 850.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 150.00	\$ 200.00
Records change	\$ 10.00	\$ 100.00	\$ 15.00	\$ 15.00	\$ 10.00	\$ 100.00	\$ 50.00	\$ 100.00
Marker permit (flat - upright)	\$ 25.00	\$ 25.00	-	-	\$ 50 - 250	\$ 50 - 250	-	-
Disinterment	\$ 500.00	\$ 500.00	\$ 300.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 1,000.00	\$ 1,200.00

*plots purchased after 09/1990
Perpetual care is included in price

CENTERVILLE

**Staff Backup Report
10/17/2017**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ City Manager Summary of October 17, 2017 Council meeting



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

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *A. Thacker*
subject: City Manager's Summary of October 17, 2017 Council Meetings
date: October 13, 2017

5:45 Work Session re Cemetery

The Council will meet in a work session at 5:45 p.m. to continue its discussion of ways to create more burial spaces. In an earlier work session the Council directed staff to expedite the analysis of converting the center east-west road in the cemetery to burial spaces. Staff have concluded this may not be feasible because of the need for burial equipment to access interior burial spaces by using this road. However, staff have also identified at least 100 additional burial spaces that could be made available in Section A. These spaces were identified by on-site measurement of gaps between existing gravesites—gaps that are not accurately represented in the cemetery map maintained on the computer at city hall. Bruce Cox will attend the work session to report on his further analysis. He will also provide information about the cost of installing a columbarium (for ash urns) in the cemetery, and he may have some comparative data regarding fees charged by other cemeteries.

In their earlier work session, the City Council also expressed a desire to explore the possibility of purchasing land within the City for a second cemetery. That analysis, however, will require more time and, therefore, staff have no new information to report on this option in this work session.

Dinner will be available beginning at 5:30 p.m. for Council and staff

E.1. Minutes Review – The minutes to be approved are available online via NovusAgenda.

E.2. Summary Action Calendar

- a. Poll workers** – The Council needs to approve the list of poll workers for the Municipal General Election in November.
- b. Michelson Meadows Subdivision** – This residential subdivision is ready to begin its warranty period.
- c. Bid award for park reservoir pumps** – These are the pumps that will irrigate Community Park from the groundwater storage reservoir recently constructed in the northwest corner.

- E.3. **Public Hearing—Zoning Code Amendment—“Catering, Limited” in C-M Zone** – The Planning Commission recommended (4-2 vote) the Commercial-Medium (C-M) Zone be amended to allow a catering business to locate in the C-M Zone as a conditional use. The Main Street corridor is the only area within the City that currently has C-M zoning.
- E.4. **Public Hearing—Zoning Code Amendment—Density Gradation in R-M Zone** – Several months ago the City Council directed the Planning Commission to consider amendments to the Zoning Code that would breakdown the Residential-Medium (R-M) Zone into several categories. The Planning Commission has recommended (4-2 vote) the creation of three tiers within the R-M category. The lowest density would be a permitted use of 4 units/acre. The other two tiers would be conditional uses of 6 and 8 units/acre. The proposed amendments would establish criteria for determining which tier is appropriate as well as design guidelines to improve the appearance and address some of the other concerns about multi-family housing.
- E.5. **Public Hearing—PDO Zoning Map Amendment & Conceptual Plan—Legacy Commons** – The Planning Commission recommended (5-0 vote) approval of this PDO rezone and conceptual plan for property at the northwest corner of Parrish Lane and 1250 West. This rezone and plan would allow the development of a mixed-use project that would include a hotel, two commercial pads and apartments, in keeping with the special zoning district that was adopted by an earlier City Council for this area.
- E.6. **City Council Liaison Report** – Councilwoman Mecham will report on the activities of the Trails Committee and the Davis County COG Transportation Committee. Liaison reports are normally later in the agenda. Mayor Cutler, however, asked that it be moved up this time to be heard prior to consideration of two matters recommended by the Trails Committee--items # 7 and 8 on the agenda.
- E.7. **Authorize Letter of Intent re Active Transportation Plan Funding** – The Trails Committee recommends the Council authorize submittal of a Letter of Intent (LOI) as the first step in applying for federal funding for preparation of an Active Transportation Plan, preferably in partnership with Bountiful City. This Plan would address bicycle and pedestrian pathways. If the Council proceeds with a funding application in January, they would also need to authorize matching funds of up to \$5000. This matter was discussed in a work session on October 3 with the Trails Committee. A Committee rep has been asked to attend this council meeting to answer questions.
- E.8. **Authorize RAP Tax Funding for Mountain Bike Trail Plan** – The City Council also discussed this matter in their recent work session with the Trails Committee. The request is for up to \$3000 in funding to hire a consultant to prepare a conceptual plan and cost estimate for mountain bike trails on foothills land owned by the City.
- E.9. **Financial Report** – Marcus Arbuckle, the City’s contract CPA adviser, will present the financial statements for the first quarter of FY 2018, or the three months ending September 30, 2017. Revenues and expenditures are generally in line with the Budget and I have not identified any serious concerns.
- E.10. **Mayor’s Report** – Mayor Cutler and Councilman McEwan may comment on the most recent UTOPIA/UIA reports, which are available on NovusAgenda.
- E.11. **City Manager’s Report** – I want to brief the Council on State regulations requiring a biennial review/update of the City’s moderate income housing plan. We recently received a letter from the Utah Housing and Community Development Division reminding us of the obligation to complete this biennial review/update and submit a report by December 31, 2017. I recommend Councilmembers

read this letter and its attachments before the council meeting. The State is escalating its efforts to encourage proactive efforts by cities that may result in more affordable housing.

E.12. Miscellaneous Business – No topics are identified at this time under this heading.

E.13. Closed Meeting, if needed – I do not know of a need for a closed Council meeting, but the agenda allows for that possibility.

E.14. Appointments to Boards/Committees – Mayor Cutler may recommend appointments.

Potential Agenda Items for November 8, 2017 City Council meetings (subject to change):

- *Interlocal Agreement with South Davis Metro Fire Service Area for Collection of Fire/EMS Impact Fees*
- *Public Hearing - General Plan Amendments - Neighborhood 1, Southeast Centerville, Pages Lane Commercial Area (continued from October 3)*
- *Public Hearing - Zoning Text Amendment - CZC 12.42 Zoning Text Amendments for CZC 12.42, regarding various amendments to development standards within the Hillside Overlay Zone related to lot standards and measurements*
- *Consider nomination of Ron's Phillip 66 Service Station for the National Register of Historic Places*
- *RDA meeting*
- *Auditors' annual report*
- *Work session re sidewalks and trees*

ST/mlm

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No.

Short Title: The Bridge Community - Pastor Loren Pankratz

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No.

Short Title: Presentation of Proclamation No. 2017-06 to the Bahá'í Faith celebrating their 200th Anniversary

Initiated By:

Scheduled Time: 7:05

SUBJECT

Presentation of Proclamation No. 2017-06 declaring October 22, 2017 as the 200th Anniversary of the Bahá'u'lláh

RECOMMENDATION

BACKGROUND

The Mayor has the authority to sign proclamations without City Council approval. However, at the request of the Bahá'í Faith representative, he has agreed to present the proclamation celebrating their 200th Anniversary in the Council meeting. The proclamation is attached.

ATTACHMENTS:

Description

▣ Proclamation No. 2017-06

PROCLAMATION NO. 2017-06



WHEREAS, the Bahá'í community of Centerville, UT, was established in 1999; and

WHEREAS, a crying need of humanity is the achievement of unity, peace and justice in our communities; and

WHEREAS, in the nineteenth century, Bahá'u'lláh, the founder of the Bahá'í Faith, brought a message of human dignity, capacity and oneness suited to the requirements of contemporary life, and October 22, 2017 marks the two-hundredth anniversary of the birth of Bahá'u'lláh; and

WHEREAS, since 1999, the Bahá'í community of Centerville, UT, has striven to apply this vision to the material and spiritual life of Centerville, collaborating with others to promote unity and to serve their fellow citizens; and

WHEREAS, the Bahá'ís of Centerville and their families, friends, neighbors, and colleagues are commemorating this bicentenary, along with Bahá'ís across the United States and around the world;

NOW, THEREFORE, I, Paul Cutler, Mayor of Centerville, Utah, do hereby declare Sunday, October 22nd, 2017, as the

BICENTENARY OF THE BIRTH OF BAHÁ'U'LLÁH

in the city and urge all to resolve on this day to promote in themselves and in their relations with others those qualities and attributes that will help bring about the recognition of the oneness of humanity; to embrace diversity; and to work for unity in our local community, in our country, and in the world.

Paul Cutler, Mayor

Attest:

City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By: City Recorder

Scheduled Time: 7:05

SUBJECT

October 3, 2017 work session and regular Council meeting minutes; October 5, 2017 work session

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ 10-3-2017 work session minutes
- ☐ 10-3-2017 regular Council meeting minutes
- ☐ 10-5-2017 work session minutes

Minutes of the Centerville City Council **work session** held Tuesday, October 3, 2017 at 5:30 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

**TRAILS COMMITTEE
PRESENT**

Matt Johnson
Sunny Larson
Mark Oligschlaeger, Vice-Chair
Blair Parrish

**TRAILS COMMITTEE
ABSENT**

Mikael Remington, Chair
Brandon Federico
Richard Turner

STAFF PRESENT

Steve Thacker, City Manager
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Bruce Cox, Parks and Recreation Director
Randy Randall, Public Works Director
Katie Rust, Recording Secretary

VISITORS

Mark Dimond, former Trails Committee member
Scott Hess, Wasatch Front Regional Council
Bob Radke, Snyderville Basin Recreation District Trails
and Open Space Manager

WORK SESSION WITH TRAILS COMMITTEE

Trails Committee Vice-Chair Oligschlaeger thanked the Council for the opportunity to meet together, and described two projects in which the Trails Committee is interested: establishing an Active Transportation Plan, and providing mountain bike trails on the Centerville hillside. He explained that “active transportation” refers specifically to bicycling and walking pathways. Scott Hess, Active Transportation Planner for Wasatch Front Regional Council (WFRC), proposed steps that could be taken to apply for grant funds to develop an Active Transportation Plan (presentation slides are available with the agenda on NovusAgenda).

The proposed project concept includes a recommended joint planning effort with Bountiful City to share resources and costs, with a proposed 10% match of \$3,600 for Centerville, although Mr. Hess recommended the City plan for \$5,000. Planning grant funds would be available July of 2018. The match would need to be approved by the City Council for the 2018-2019 Fiscal Budget. Mayor Cutler asked if putting together an Active Transportation Plan would help the City obtain other funding, such as Proposition One funds from the County. Mr. Hess responded an Active Transportation Plan would absolutely help. Councilman McEwan said he would like to know if Bountiful is interested in submitting a Letter of Intent for a joint project. Mr. Hess emphasized that the Letter of Intent process is simple, and does not obligate or commit the City.

1 Sunny Larson, Trails Committee member, gave a presentation about the benefits of
2 biking and providing biking trails within a community. She showed an aerial map of Trailside
3 Park in Park City as an example of the type of bike park that could fit on a portion of the
4 Centerville hillside. Vice-Chair Oligschlaeger explained that natural contours and elevations on
5 areas of the Centerville hillside are ideal for developing bike trails. Potential trailhead access
6 and parking is available at Twin Hollow Park (Cheese Park) in Bountiful.

7
8 Vice-Chair Oligschlaeger showed the area on the hillside map the Committee would like
9 to study further, and introduced Bob Radke, Snyderville Basin Recreation District Trails and
10 Open Space Manager. Mr. Radke has a lot of experience designing and constructing bike trails,
11 including the Trailside Park in Park City. He showed a video of a bike trail at High Star Ranch in
12 Kamas. Councilman McEwan asked about the maintenance required for bike trails. Mr. Radke
13 responded that in the Snyderville Basin the biggest maintenance issue is cutting back side
14 vegetation (every three to four years). The trail itself, if constructed well, might only need
15 maintenance every 15 years or so. He estimated they spend one man hour per mile per year
16 on maintenance. Ms. Romney commented that building bike trails increases potential for
17 liability, but there are some protections. Once a trail is built, it needs to be maintained. Ms.
18 Romney said her main concern for the Centerville hillside is erosion. Mr. Radke agreed that
19 erosion is a concern, but construction techniques and grades can be adjusted to create
20 sustainable trails.

21
22 Mr. Radke stated that if bike trails are designed right, motorcyclists will most likely not be
23 interested in using the trails. He agreed there are impacts on neighboring property owners
24 because trails bring people to the neighborhood. Adequate parking needs to be provided. The
25 group discussed parking provided at Twin Hollow Park and whether it would be sufficient. Mark
26 Dimond suggested the number of cars parked in the small parking lot and along the road at
27 Mueller Park Canyon could be viewed as an example of the number of vehicles to expect. The
28 trail system proposed by the Trails Committee would be on a smaller scale than the trails
29 available at Mueller Park Canyon. The Trails Committee would like to study and put together a
30 concept plan.

31
32 Councilwoman Ivie asked if Bountiful is comfortable with the idea of providing parking
33 and access at Twin Hollow Park. Vice-Chair Oligschlaeger responded they are not proposing to
34 change anything at the Twin Hollow access point. The Trails Committee wanted to get approval
35 from the City Council to move forward before presenting the idea to Bountiful. He said the Trails
36 Committee is hoping to receive planning funds from the Council. They plan to raise outside
37 funds to build the trail without imposing on the Council.

38
39 **ADJOURNMENT**

40
41 The work session was adjourned at 6:56 p.m.

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43
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45
46 _____
47 Marsha L. Morrow, City Recorder

Date Approved

48
49
50
51 _____
Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** meeting held Tuesday, October 3, 2017 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

VISITORS

Duane and Laura Toney, July 4th Celebration Co-Chairs
Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Mayor Cutler

OPEN SESSION

Hunter Nichols – Mr. Nichols commented that the City recycling program has grown in popularity, and suggested recycling collection occur every week rather than every other week.

FOURTH OF JULY CELEBRATION REPORT

Duane and Laura Toney, Co-Chairs of the 2017 July 4th Celebration, reported on this year's events, and agreed to continue as Co-Chairs for the July 4th Celebration in 2018. The Celebration Committee was able to finish under budget this year. Mr. Toney expressed the opinion that the Parade Committee is untenable from a volunteer standpoint. He recommended a City staff member be involved in ongoing parade arrangements to provide continuity. Mr. Toney made several other recommendations, including a study to consider moving July 4th celebrations from Smith Park to Community Park for more space. Ms. Toney commented that a majority of the committee chairs this year were from the north end of Centerville, and said she would welcome suggestions from the Council for volunteers from the south end of the city. Mr. and Ms. Toney said they have received positive feedback on the parade running south to north down Main Street rather than north to south.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the September 19, 2017 work session and regular Council meeting, as well as changes made by the Planning Commission to the September 13, 2017 joint work session minutes were reviewed. Councilwoman Fillmore made a **motion** to ratify the changes made by the Planning Commission to the September 13 work session minutes, and accept both sets of September 19 minutes. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Accept Public Utility and Sidewalk Easements for Quick Quack Car Wash
- b. Accept Storm Drain Easement for Moto United
- c. Accept Public Utility Easement for Terry and Selene Bleak

Councilman Ince made a **motion** to accept all three items on the Summary Action Calendar. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENTS – NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA

On September 13, 2017, the Planning Commission reviewed and recommended approval of proposed General Plan amendments to Section 12-480-2, Neighborhood 1, Southeast Centerville, providing future development scenarios that include potential for residential uses and park space for the Pages Lane Commercial Area (south side of Pages Lane between Main Street and 400 East). The Planning Commission recommends the western portion of the Area remain Commercial-High (C-H). Cory Snyder, Community Development Director, presented two different scenarios recommended by the Planning Commission for the eastern portion of the Area, one with a public park proposal and the other with a private/public feature space in lieu of a park. Mr. Snyder said the Commission also expressed that the City Council should evaluate the park scenario first and determine its merits. After the Council considers the park matter, the Council could choose to remand that scenario back to the Commission for further exploration or could move forward with the second private/public feature option and decide its merits in lieu of a public park.

Councilman McEwan asked Mr. Snyder if he believes the proposed amendments would have any impact on property values. Mr. Snyder responded that commercially zoned property will usually appraise with a commercial value, regardless of future potential in the area. He said because of the word “ought” in the proposed amendments – “the City *ought* to reconsider the Southeast Neighborhood’s available park acreage and determine if additional park space should be secured” – the property values would most likely not drastically be affected.

Mayor Cutler opened a public hearing at 7:58 p.m.

Buck Swaney – Representing property owners, Mr. Swaney stated it is the desire of the property owners for the mixed-use option available to the western portion of the Pages Lane Commercial Area to be continued across the entire area. He stated that, from a developer standpoint, nothing about the proposed amendments is desirable. Mr. Swaney expressed a desire to help transform the property, but said they do not want to do it with a toolkit that is narrowing. He showed a drawing of a suggested redevelopment scenario that includes public park space with a public/private partnership, and stated that the property owners ask the Council to table action on the proposed amendments to allow the development community and the property owners time to put together a proposal for public/private partnership.

Mr. Snyder stated that C-H is the only option in the Area as currently zoned. There are no planning tools available to achieve mixed-use in the C-H Zone. Responding to a question from Mayor Cutler, Mr. Swaney explained that a public/private partnership for park space would be economically feasible for the property owners. He said the property owners believe the former Dick’s Market building could successfully be converted to high-quality indoor storage with an attractive front.

1 Marvin Blossch – Representing property owners, Mr. Blossch pointed out that the
2 suggested redevelopment scenario includes a 24-unit garden-type apartment building similar to
3 an apartment building located at 555 South 100 East in Bountiful.
4

5 Mayor Cutler asked why the property owners recently sold the former Zions Bank parcel
6 if they are interested in mixed-use development in the Area. Mr. Swaney responded that the
7 buildings have stood empty for a long time with high upkeep costs, and when the opportunity to
8 sell a portion at a proper commercial value came along, the property owners chose to accept.
9

10 Councilman McEwan stated he is uncomfortable with the direction taken during the
11 public hearing. Mr. Blossch commented that the opportunity is available to make a change now,
12 and he hopes the opportunity is not wasted.
13

14 Mayor Cutler closed the public hearing at 8:25 p.m. Mr. Snyder said he thinks staff
15 would need to move quickly working with the property owners to put something together in the
16 next month or month and a half if the Council tables Ordinance No. 2017-26. However, he said
17 he suspects the property owners' proposal would include capital improvement and other issues
18 that would take more time. Councilwoman Mecham said she would need time before she could
19 make a decision.
20

21 Councilman McEwan made a **motion** to table the vote on Ordinance No. 2017-26 to the
22 November 8, 2017 Council meeting. Councilman Ince seconded the motion, which passed by
23 unanimous vote (5-0).
24

25 **WILLIAM R. SMITH PARK SIGNAGE DESIGN SERVICES**
26

27 At their September 19 meeting the City Council directed the City Manager to meet with
28 Dan Sonntag, landscape architect, and bring back a scope of work and fee proposal for design
29 of a sign for the recently renamed Smith Park. Mr. Sonntag suggested that if this is to be the
30 subject of fundraising among the Smith descendants, the Council might want to consider a
31 process that involves those descendants so there will be a more successful response. If the
32 sign is to be similar to the signs in other parks (Porter-Walton and Freedom Hills), the design
33 process would be very simple; or the sign could be more customized based on feedback from
34 the descendants.
35

36 Councilwoman Mecham agreed at a previous Council meeting to contact Smith
37 descendants about fundraising for a new sign. She said she is concerned about the idea of
38 putting a large amount of money into a sign and plaza area on the west end of Smith Park, with
39 a plaza area already established on the east end of the Park, as well as plaza space around the
40 pioneer memorial statue in the southwest corner. Councilwoman Mecham said she would
41 prefer to have more direction from the Council before approaching the family about raising
42 funds.
43

44 Councilwoman Fillmore pointed out that Main Street is a major corridor, and the bus stop
45 at Smith Park is the busiest bus stop in the City. She explained the reasons the professional
46 designs were commissioned several years ago. Councilwoman Fillmore said she believes a
47 detailed design might help inspire donations.
48

49 Councilman McEwan asked if replacing the sign at this park would have any priority if
50 the name change had not occurred. Councilwoman Fillmore agreed it probably would not.
51 Councilwoman Mecham said she likes the idea of using a design similar to the signs at
52 Freedom Hills Park and Porter-Walton Park, with an estimated cost of \$4,000-\$6,000.

Councilwoman Ivie said she believes the existing rock pillars around the sign are “classic Centerville”. She stated that, considering the recent property tax increase, the City should only be spending money on things that actually matter. Mayor Cutler asked the Council to think long-term. He pointed out that Smith Park is the City’s signature park, and suggested the new sign might be appropriate near the beautiful statue on the southwest corner. The Mayor said he hopes with whatever the Council decides that the end result is a quality product.

Councilman McEwan said he believes the different portions could be done in stages. The immediate issue is the sign change. Councilwoman Fillmore said she recommends minimal investment for a design so the new sign can be placed in the best strategic location. Councilwoman Mecham said she will use photographs of the Freedom Hills Park and Porter-Walton Park signs as examples when she speaks with members of the Smith family. Mr. Thacker suggested the Council authorize a few hours of Dan Sonntag’s time to consult with Councilwoman Mecham regarding cost and feasibility of using the existing sign pillars. Councilwoman Fillmore responded to Councilwoman Ivie’s comment about the property tax increase stating that she believes there is a clear understanding in the community that a RAP Tax was passed quite some time ago, and she thinks citizens would be glad to see the smaller-size improvements in the parks as we wait for the bigger things to be able to happen.

SIDEWALK AND PARKSTRIP TREES

The Council expressed a desire to discuss sidewalk and parkstrip trees in a work session setting, and instructed staff to schedule a work session prior to a regularly scheduled Council meeting.

MAYOR’S REPORT

- The Council has a work session scheduled for Thursday, October 5th, to discuss cemetery and park space.
- The Council and Mayor discussed the Randall Service Station application for listing on the National Historic Register.

CITY MANAGERS REPORT

- A Meet the Candidates forum will take place on Wednesday, October 4, 2017, in the Council chambers.

ADJOURNMENT

At 9:23 p.m., Councilman McEwan made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

Minutes of the Centerville City Council **work session** held Thursday, October 5, 2017 at 6:00 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Bruce Cox, Parks and Recreation Director
Randy Randall, Public Works Director
Katie Rust, Recording Secretary

VISITOR

Lynn Keddington, Parks and Recreation Committee Chair

Sponsorship in City Parks

Lynn Keddington, Parks and Recreation Committee Chair, reported that he contacted several surrounding cities, as well as a representative of the Salt Lake Parks Department, asking about policies for corporate sponsorship of city parks. He said most cities do not have a written policy. He said he was told it would be so cumbersome to specify who would and would not be allowed to advertise in city parks that evaluation on a case-by-case basis is preferred. Mr. Keddington pointed out that Centerville allows sponsorships at July 4th celebrations. Mr. Thacker added that the Centerville Rotary Club sponsored a frisbee golf course at Freedom Hills Park, with a Rotary Club logo attached. The pioneer memorial statue at Smith Park has corporate sponsorships listed on the plaque. Hogan Construction has agreed to donate a "Welcome to Centerville" sign for the west side of the freeway, with an expectation of sponsorship recognition. Mr. Keddington said he was not told by any of the cities that they had turned down offers of sponsorship.

Bruce Cox, Park and Recreation Director, said he believes there is a very good possibility that Real Salt Lake would sponsor a futsal field at Community Park. They would pay to both construct and maintain the court. Corporate advertising cannot occur on park space funded by a Federal Land and Water Conservation grant. The Community Park Expansion area has not benefited from grant funds. Mr. Cox said it is his understanding that RSL is offering to build and maintain the court indefinitely, with the stipulation that the court must remain open and available to the public at all times. It could not be scheduled or reserved by a league.

Mayor Cutler said he believes sponsorship of a futsal court is worth pursuing. Councilwoman Ivie said she feels it is worth looking into. Councilwoman Mecham agreed, and asked Ms. Romney for her opinion. Ms. Romney commented that an official policy would be difficult to draft, but would be the safest approach legally. Councilman Ince stated that, from a financial position, it would be foolish to not move forward with any viable option. Ms. Romney suggested marking on a map any locations in the city funded by Land and Water Conservation grants. Councilman McEwan said the City could end up with someone challenging a decision on First Amendment grounds if a written policy is not in place. He said he is not in favor of permanent sponsorship, but temporary signs would be acceptable. Councilwoman Fillmore said

1 she is willing to pursue the idea. Councilman Ince asked if the school district has a written
2 policy. Mayor Cutler suggested more research take place before a decision is made.

3
4 Island View Park Grant Application

5
6 At a previous meeting, Councilman McEwan asked Mr. Keddington if the grant
7 application for Island View Park renovation would be affected if a portion of Island View Park
8 were converted for cemetery space. Mr. Keddington reported that the conversion would have to
9 take place before a grant could be received. After conversion, a new design could be put
10 together and a grant application submitted. Mr. Keddington explained fees associated with the
11 conversion process, and Mr. Cox pointed out that the conversion process takes time. The City
12 would need to show there is no option other than to convert the park space. Mr. Keddington
13 asked the Council to consider how many years of cemetery use they would get for the
14 substantial cost of conversion.

15
16 Randy Randall, Public Works Director, said he can see three options to consider for
17 additional cemetery space: hillside property owned by the City; conversion of Island View Park;
18 or property owned by the Devore family along the Frontage Road. He pointed out that the
19 Devore property would need to be filled, and the City needs a place to put fill dirt. Mr. Randall
20 expressed the opinion that the Devore property is a better option than the hillside or Island View
21 Park. The project could be done in phases. He said he does not, however, know if the owner of
22 the property would be willing to sell to the City. Councilwoman Mecham said her concern with
23 putting cemetery space on the hillside is that people will think the City is opening the hillside to
24 development. Mayor Cutler responded that, in his opinion, developing a plan for cemetery
25 space on the hillside would lock out development. Mr. Randall mentioned that putting cemetery
26 space on the hillside would have more upfront costs than other options. Councilwoman Fillmore
27 said she feels there is a fourth option to consider – further exploring the possibility of extending
28 the existing cemetery.

29
30 Regarding the possible conversion of Island View Park to cemetery space, Mr. Cox said
31 it is important to remember that the City would have the same lack of cemetery space a few
32 years down the road, and would no longer have Island View Park. The group discussed
33 economic costs of the different options. Mr. Keddington pointed out that applying for a grant
34 and turning it down would put the City in a negative position for any future grant applications.

35
36 Mr. Cox mentioned the possibility of a private company developing new cemetery space
37 rather than the City. Councilman Ince said he feels conversion of Island View Park is not the
38 way to go for cemetery expansion. Councilman McEwan stated he believes the City has a
39 responsibility to facilitate burials. He expressed the opinion that Island View Park should remain
40 a park and not be included in the cemetery plan. Councilman Ince commented that cemetery
41 space is a world-wide challenge. In other parts of the world, burial space is rented for a limited
42 time. He feels the Council needs to acknowledge that any cemetery expansion is a temporary
43 solution.

44
45 A majority of the Council indicated they are no longer interested in considering
46 conversion of Island View Park for cemetery space. Mr. Cox complimented the Parks and
47 Recreation Committee for their dedication and professionalism.

48
49 Cemetery

50
51 Mr. Thacker reported on a conversation with Scott Russon of Russon Brothers Mortuary
52 regarding industry trends. The cost of cremation and placement in a columbarium is about one-

1 third the cost of a traditional funeral and burial. Interment in a mausoleum is often more
2 expensive than traditional burial. Mr. Russon suggested the City remove the two internal roads
3 in the existing cemetery for a couple hundred additional grave sites.
4

5 Mr. Thacker suggested the City should be master planning future use of the hillside for
6 the multiple potential uses (mountain bike trails, cemetery space, etc.). Councilman McEwan
7 said he feels funeral services and recreational motor vehicles would be in conflict on the hillside.
8 Mayor Cutler responded that some of that conflict already exists with the cemetery across the
9 street from a City park. Mr. Randall expressed concern about erosion on the hillside.
10 Councilwoman Ivie said she would like information about what establishing cemetery space
11 would do to the hillside. Mr. Cox stated that the weight of a burial vault and casket is often less
12 than the weight of soil.
13

14 The group discussed Mr. Russon's suggestion of removing the internal roads at the
15 cemetery. Councilwoman Ivie suggested replacing the internal roads with sidewalk for citizens
16 who use the cemetery road for daily walking. Councilman McEwan suggested keeping the
17 additional burial spaces as cost neutral to the City as possible. Mr. Thacker suggested staff
18 could put together an estimate for establishing cemetery space on the hillside. Councilwoman
19 Ivie said she would be interested in the City pursuing the Devore property. Mr. Randall
20 suggested he and Mr. Thacker contact the Devore family.
21

22 Councilwoman Fillmore repeated that she believes utilizing existing cemetery space is
23 worth exploring. Councilwoman Mecham said she would not want to put a lot of money into
24 studying the possibility of using the hillside until other options have been fully considered.
25 Councilman Ince asked if it would be possible to recruit a student who needs a project to get a
26 full-scope of work at a portion of the cost. Mayor Cutler suggested he could consult a local
27 engineer for ideas. Mr. Thacker stated he would want the City Engineer to direct the project.
28 Mayor Cutler said he thinks it would be useful to authorize staff to spend up to \$5,000 for a
29 preliminary study.
30

31 Staff was directed to do an analysis and cost estimate for removing the middle road in
32 the existing cemetery, and make a recommendation regarding prices for the additional burial
33 spaces for both residents and non-residents.
34

35 **ADJOURNMENT**
36

37 The work session was adjourned at 8:07 p.m.
38
39
40
41
42

43 _____
44 Marsha L. Morrow, City Recorder
45
46
47
48

Date Approved

49 _____
Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 2.

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 7:10

SUBJECT

- a. Accept list of poll workers for 2017 municipal general election
- b. Michelson Meadows Subdivision - commence warranty period
- c. Award bid to Delco Western in the amount of \$33,709.00 for installation of Irrigation Reservoir pumps for Community Park Expansion Phase 3

RECOMMENDATION

- a. Accept the list of poll workers for the 2017 municipal election and authorize any last minute changes that need to be made to fill in for a poll worker who cannot fulfill their assignment.
- b. Approve commencement of warranty period for the Michelson Meadows Subdivision.
- c. Award bid to Delco Western in the amount of \$33,709.00 for installation of the Irrigation Reservoir pumps for Community Park Expansion Phase 3.

BACKGROUND

- a. According to State law, the City Council needs to accept the poll workers for the upcoming 2017 Centerville Municipal General Election before October 23, 2017.
- b. The City Engineer recommends commencement of warranty period for the Michelson Meadows Subdivision, located at 696 E. Center Street. This project was approved by the City Council on January 2, 2016. The list is attached.
- c. Bids were solicited by ESI Engineering for the installation of the Irrigation Reservoir Pumps for Community Park Expansion Phase 3. The bid tabulation is attached.

ATTACHMENTS:

Description

- ☐ 2017 General Election List of Poll Workers
- ☐ Warranty recommendation from City Engineer
- ☐ Email - City Engineer Recommendation
- ☐ Bid Tabulation

List of 2017 November Election Poll Workers

Centerville Elementary	Bonnie Christensen	(801) 295-0149	128 Parkway Cir, Centerville UT	Provisional Clerk
Centerville Elementary	Kristen Facer	(801) 298-0881	112 W 700 S, Centerville UT	Receiving Clerk
Centerville Elementary	Camille Jessop	(801) 298-5906	1597 Lewis & Clark Dr, Centerville UT 84014	Receiving Clerk
Centerville Elementary	Lynette Sunday	(801) 200-4095	36 Old Haul Road, Centerville UT 84014	Provisional Clerk
Centerville Elementary	Luke Todd	(801) 703-8187	242 W 1250 N, Centerville UT 84014	Poll Manager
Centerville Elementary	Gary Woodward	(801) 295-0126	263 W 1750 N, Centerville UT 84014	Technician

Marsha Morrow

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Monday, October 09, 2017 2:21 PM
To: Steve Thacker; Marsha Morrow
Cc: Lisa Romney; Randy Randall; Cory Snyder; Cassie Younger; Mike Carlson
Subject: Mickelson Meadows Subd. - Begin Warranty
Attachments: Mickelson Meadows - BR #4 (Begin Warranty)_10-09-17.pdf

Steve,

The attached bond reduction and start of warranty is recommended for Mickelson Meadows Subdivision.

Let me know of any questions or 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

Marsha Morrow

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, October 13, 2017 10:47 AM
To: Steve Thacker
Cc: Marsha Morrow; Bruce Cox; camwoodbury@hotmail.com; Cody Pedersen; Randy Randall
Subject: Community Park Expansion Phase 3 - Irrigation Pumps
Attachments: #17-066 NOA-DelcoWestern.pdf; ParkReservoirPumps_BidTab.pdf

Steve,

Bids were received yesterday morning for the Irrigation Reservoir Pumps.

The following bids were received:

- | | |
|------------------------|-------------|
| 1. Delco Western | \$33,709.00 |
| 2. Corrio Construction | \$64,859.00 |
| 3. Nickerson** (late) | \$35,243.00 |
| Engineer Estimate | \$42,000.00 |

It is recommended that the project be awarded to Delco Western in the amount of \$33,709.00. Randy and Mike have worked with them on past projects and they are a reputable pump supplier. Let me know if additional info is needed.

Kevin Campbell, P.E.
Centerville City Engineer

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



COMMUNITY PARK EXPANSION - PHASE 3; Project #17-066
PARK IRRIGATION RESERVOIR PUMPS
BID TABULATION FOR CENTERVILLE CITY

				Delco Western		Corrio Construction		Nickerson*		Engineer's Estimate	
Item No.	Description	Amounts	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Sole Plate. Including coating of existing steel casing and sole plate after connection	4	EA	\$810.00	\$3,240.00	\$1,404.25	\$5,617.00	\$1,300.00	\$5,200.00	\$500.00	\$2,000.00
2	400 GPM Pump	1	LS	\$15,183.00	\$15,183.00	\$29,985.00	\$29,985.00	\$14,993.00	\$14,993.00	\$18,000.00	\$18,000.00
3	200 GPM Pump	1	LS	\$14,536.00	\$14,536.00	\$21,807.00	\$21,807.00	\$13,800.00	\$13,800.00	\$18,000.00	\$18,000.00
4	Inspect, startup, and field adjustment of pumps	1	LS	\$500.00	\$500.00	\$4,361.00	\$4,361.00	\$750.00	\$750.00	\$1,500.00	\$1,500.00
5	Mobilization	1	LS	\$250.00	\$250.00	\$3,089.00	\$3,089.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00
Total Bid - (Items 1-5)				\$33,709.00		\$64,859.00		\$35,243.00		\$42,000.00	

*Turned in bid on October 12, 2017 at 9:35 AM, after time deadline of 9:00 AM.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 3.

Short Title: Public Hearing - Zoning Code Amendment - "Catering, Limited" in C-M Zone

Initiated By: Nate Hatch, Applicant

Scheduled Time: 7:10

SUBJECT

Consider the proposed Zoning Code Amendment to CZC 12.12.040 regarding Definitions and CZC 12.36.040 regarding Table of Uses, to add a new definition for "Catering, Limited" and to add this new use to the Table of Uses in the Commercial Medium (C-M) Zone - Ordinance No. 2017-27

RECOMMENDATION

Approve Ordinance No. 2017-27 amending various sections of the Zoning Code, including CZC 12.12.040 regarding Definitions and CZC 12.36.040 regarding Table of Uses, to add a new definition for "Catering, Limited" and to add this new use to the Table of Uses in the Commercial Medium (C-M) Zone, based on the findings and recommendations of the Planning Commission.

BACKGROUND

On September 27, 2017, the Planning Commission reviewed and recommended approval of proposed amendments to the Zoning Code, including CZC 12.12.040 regarding Definitions and CZC 12.36.040 regarding Table of Uses, to add a new definition for "Catering, Limited" and to add this new use to the Table of Uses in the Commercial Medium (C-M) Zone. The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

Description

- ❑ 10-17-17 CC Staff Report - Catering, Limited in C-M Zones
- ❑ Ordinance No. 2017-27 - Catering, Limited
- ❑ 9-27-17 PC Staff Report - Catering, Limited in C-M Zones
- ❑ 9-27-2017 PC minutes pgs 1-3 re Catering, Limited in C-M Zones

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

PLANNING COMMISSION TRANSMITTAL REPORT

APPLICANT: **NATE HATCH
CAL-CO MANAGED DBA
CUP-BOP KOREAN BBQ
299 S 1200 W
FARMINGTON, UT 84025
801.867.6283**

APPLICATION: **CREATE DEFINITION “CATERING, LIMITED” AND ALLOW SUCH
DEFINITION IN COMMERCIAL MEDIUM ZONES**

PC RECOMMENDATION: **RECOMMEND APPROVAL**

Background

CupBop is a fast growing business, involving mobile food trucks, brick and mortar fast-casual restaurants, and a catering business for special events. They need an industrial standard kitchen space in order to prepare their food to sell off site in places like universities, stadiums, and other entertainment venues. They are currently interested in a site on Main Street and 200 South, next to Unity Hair Salon. There will be no seating or food available for purchase for individuals at this location. Jade Hill Restaurant used to be at the location under a Conditional Use Permit, but with the change in tenants and uses, this Permit has expired. Currently, there is no definition or use for catering services in our Code.

DEFINITIONS

The closest current definitions in our code would be: “Restaurant, general” or “Restaurant, fast food”, neither of which would qualify as what Cup Bop does – prepare food on site, then cater to larger venues and businesses offsite. Fast food and restaurants are not currently permitted in the Commercial Medium zone, which is largely made up of smaller office business, like laundry facilities and dentists. Long established businesses like Cutler’s Cookies and Sandwiches and Pizza Perfect are considered non-conforming uses and could not be built today.

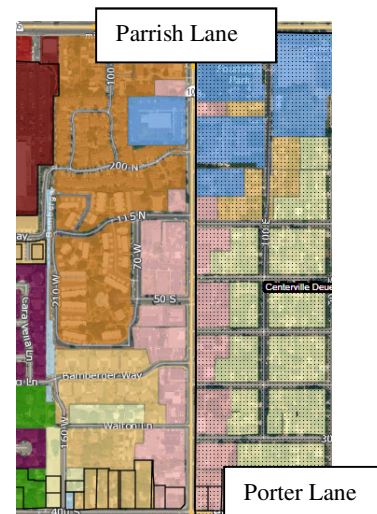
Proposed definition:

Catering, limited: An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption with a *limited* number of catering transport vehicles. Includes catering for food for single event-based food services and contractual agreements for a specified period of time. This use does NOT include mobile food trucks or carts, or any other mobile food service uses.

LOCATION AND USE

C-M Zone Purpose: The purpose of the C-M Zone is to provide areas for commercial activities and professional offices which have less than 10,000 square feet of floor area. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development (CZC 12.30.d).

C-M Zone Locations: As depicted on the City's Zoning Map, the C-M District locations are quite limited in Centerville. They are only located within the South Main Street Corridor area, along Main Street, from Parrish Lane to Porter Lane (*see map at right – areas in pink*).



CONSIDERING ZONING CODE AMENDMENTS – 12.21.080.

Is the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan?

Main Street Commercial Area [General Plan 12-430-2.2].

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded as the traditional commercial center of Centerville, though in reality it never became a strong focal point. The Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. Restoration or revitalization should be encouraged

South Main Street Corridor-Wide Vision [GP 12-280-7]:

GOAL 1 - Promote the South Main Street Corridor as the cultural, civic, and community heart of Centerville by providing a careful balance of land uses, which serve residents, businesses, and visitors.

Staff Response: Promoting other uses, such as catering services and food preparation at this site, aligns itself accordingly with the General Plan. The Plan promotes revitalization and restoration of spaces of this corridor, which would naturally expand the permitted uses in order to attract more businesses other than medical and office, which are prevalent on this street. Ideally, this

“revitalization” would come with some type of design guidelines that would ensure and enhance this street aesthetically that does not inhibit turnover of businesses, as to be discussed in a future Main Street Overlay Zone.

This use, in particular, does not “cater” to *local* needs, due to the fact that all of the food will be served in other locations around the region. This use also requires possibility many large trucks and trailers would be needed to fulfill this use. In some ways, this is less traffic than other businesses that have customers coming and going throughout the day, because there will only be trucks and employees as the parking and traffic at the location. But noticeable, all C-M zones are on Main Street, and are therefore very nearby to residential communities and the historic district. That being taken into mind, the correct and adequate traffic circulation, parking, loading and unloading facilities, etc., should be examined during the site plan process to ensure the safety and comfort of the surrounding properties and residents, and should therefore require a Conditional Use Permit. This is also why the definition states that only a “limited” number of trucks should be provided. Staff realizes that a the number of trucks necessary would differ based on the size and capacity of the business, so it is expected that this “limiting” number of trucks would be established at the Conditional Use Permit. The CUP has the authority to impose *“as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title.”* [12.21.100.e. (2)]

In thinking holistically about the zones and their highest and best use throughout the city, staff believes that “Catering, limited” should be a Conditional Use Permit in all Commercial Zones, and a Permitted Use in all Industrial Zones. In this report, the staff chose to limit this report to only the applicant’s specific request.

The Planning Commission stated in the meeting it would like to direct Staff to examine other zones, in addition to C-M, to allowed Permitted and Conditional Use Permits for this use.

PLANNING STAFF RECOMMENDATIONS & VOTE

On September 27, 2017, the Planning Commission made a motion to recommend APPROVAL of the stated definition of “Catering, Limited” and the allowed use of a Conditional Use Permit in Commercial Medium Zones, with the following directives:

1. Parking calculations should be established by the zoning administrator at the time the use is approved.

Reasons for Action

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.C.
- b. The new definition of “Catering, limited” while listing it as a Conditional Use in commercial Medium zones is consistent with the goals, objectives and policies of the General Plan [12-420-2.2]
- c. The Planning Commission finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
- d. The Planning Commission finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.
- e. Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.
- f. Parking Calculations for uses not provided shall be determined by the Zoning Administrator using the nearest compatible use [12.52.060]

Planning Commission Vote (4-2):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Daly			X
Hayman	X		
Wright		X	
Helgesen		X	

ORDINANCE NO. 2017-27

AN ORDINANCE AMENDING SECTION 12.12.040 OF THE CENTERVILLE ZONING CODE TO ADD A NEW DEFINITION FOR “CATERING, LIMITED,” AND AMENDING SECTION 12.36.040 OF THE SAME REGARDING TABLE OF USES

WHEREAS, the City has received an application to amend the Zoning Code to add a new definition for “Catering, Limited” and to allow such use as a conditional use within the Commercial-Medium (C-M) Zone; and

WHEREAS, the proposed amendments to the Zoning Code regarding catering service within the Commercial-Medium (C-M) Zone were reviewed and revised by the Planning Commission with a positive recommendation to create a new use known as “Catering, Limited,” and to allow such use as a conditional use in the Commercial-Medium (C-M) Zone; and

WHEREAS, City Council has determined that the proposed amendments to the Zoning Code to create a new definition for “Catering, Limited” and to allow such use in the Commercial-Medium (C-M) Zone are in the best interest of the City and the public to encourage additional uses within the City; and

WHEREAS, the proposed amendments to the Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 12.12.040 of the Centerville Zoning Code regarding Definitions is hereby amended to add a new definition for “Catering, Limited” as more particularly provided as follows:

12.12.040 Definitions

* * *

Catering, Limited: An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption with a limited number of catering transport vehicles. Includes catering for food for single event-based food services and contractual agreements for a specified period of time. This use does NOT include mobile food trucks or carts, or any other mobile food service uses.

* * *

Section 2. Amendment. Section 12.36.040 of the Centerville Zoning Code regarding Table of Uses for Commercial Uses is hereby amended to allow “Catering, Limited” as a conditional use in the Commercial-Medium (C-M) Zone as more particularly provided as follows:

12.36.040 Table of Uses for Commercial Uses

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted

Commercial Uses	Zones														
	A- L	A- M	R- L	R- M	R- H	PF-L	PF- M	PF-H	PF- VH	C- M	C- H	C- VH	I- M	I- H	I-VH
Catering, Limited	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N

* * *

Section 3. Findings. The amendments to the Zoning Code adopted herein are based on the following findings:

- The City Council finds that the “decision to amend the Zoning Code is a matter within the legislative discretion of the City Council” as described in CZC 12.21.060(a)(1)(C).
- The new definition of “Catering, Limited,” while listing it as a Conditional Use in Commercial-Medium (C-M) Zone, is consistent with the goals, objectives and policies of the General Plan [12-420-2.2]
- The City Council finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
- The City Council finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.
- The City Council finds that opportunities to encourage restoration or revitalization ought to be permissible.
- Parking calculations for uses not provided shall be determined by the Zoning Administrator using the nearest compatible use [CZC 12.52.060].

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 17th DAY OF OCTOBER, 2017.

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A. Cutler

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Meham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB’s Gas Station, on the foregoing referenced dates.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2017.

PUBLISHED OR POSTED this ____ of _____, 2017.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM**

APPLICANT: **NATE HATCH
CAL-CO MANAGED DBA
CUP-BOP KOREAN BBQ
299 S 1200 W
FARMINGTON, UT 84025
801.867.6283**

APPLICATION: **CREATE DEFINITION “CATERING, LIMITED” AND
ALLOW SUCH DEFINITION IN COMMERCIAL
MEDIUM ZONES**

STAFF RECOMMENDATION:

Background

CupBop is a fast growing business, involving mobile food trucks, brick and mortar fast-casual restaurants, and a catering business for special events. They need an industrial standard kitchen space in order to prepare their food to sell off site in places like universities, stadiums, and other entertainment venues. They are currently interested in a site on Main Street and 200 South, next to Unity Hair Salon. There will be no seating or food available for purchase for individuals at this location. Jade Hill Restaurant used to be at the location under a Conditional Use Permit, but with the change in tenants and uses, this Permit has expired. Currently, there is no definition or use for catering services in our Code.

DEFINITIONS

The closest current definitions in our code would be: “Restaurant, general” or “Restaurant, fast food”, neither of which would qualify as what Cup Bop does – prepare food on site, then cater to larger venues and businesses offsite. Fast food and restaurants are not currently permitted in the Commercial Medium zone, which is largely made up of smaller office business, like laundry facilities and dentists. Long established businesses like Cutler’s Cookies and Sandwiches and Pizza Perfect are considered non-confirming uses and could not be built today.

North American Industry Classifications System Definition

Caterers (NAICS)

This industry comprises establishments primarily engaged in **providing single event-based food services**. These establishments generally have equipment and vehicles to transport meals and snacks to

events and/or prepare food at an off-premise site. Banquet halls with catering staff are included in this industry. Examples of events catered by establishments in this industry are graduation parties, wedding receptions, business or retirement luncheons, and trade shows.

Food Service Contractors

This industry comprises establishments primarily engaged in providing food services at institutional, governmental, commercial, or industrial locations of others based on contractual arrangements with these types of organizations for a specified period of time. The establishments of this industry provide food services for the convenience of the contracting organization or the contracting organization's customers. The contractual arrangement of these establishments with contracting organizations may vary by type of facility operated (e.g., cafeteria, restaurant, fast-food eating place), revenue sharing, cost structure, and personnel provided. Management staff is always provided by food service contractors. Illustrative examples would include: airline food service contractors, food concession contractors (e.g. sporting event, entertainment and convention facilities) and cafeteria food service contractors.

Proposed definition:

Catering, limited: An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption with a *limited* number of catering transport vehicles. Includes catering for food for single event-based food services and contractual agreements for a specified period of time. This use does NOT include mobile food trucks or carts, or any other mobile food service uses.

LOCATION AND USE

C-M Zone Purpose: The purpose of the C-M Zone is to provide areas for commercial activities and professional offices which have less than 10,000 square feet of floor area. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development (CZC 12.30.d).

C-M Zone Locations: As depicted on the City's Zoning Map, the C-M District locations are quite limited in Centerville. They are only located within the South Main Street Corridor area, along Main Street, from Parrish Lane to Porter Lane (*see map at right – areas in pink*).

CONSIDERING ZONING CODE AMENDMENTS – 12.21.080.

Is the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan?

Main Street Commercial Area [General Plan 12-430-2.2].

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded as the traditional commercial center of Centerville, though in



reality it never became a strong focal point. The Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. **Restoration or revitalization should be encouraged**

Main Street Commercial Area [GP 12-480-2.2.b].

The area on Main Street between 400 North (Parrish Lane) and 400 South (Porter Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong focal point. The present structure of commercial development with its numerous individual properties, small frontages, short setbacks, and older buildings tends to work against the possibility of any large scale, unified commercial development.

1. The Main Street commercial area shall be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. Significant commercial viability is not likely to occur unless some type of restoration or revitalization is encouraged. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street

South Main Street Corridor-Wide Vision [GP 12-280-7] :

GOAL 1 - Promote the South Main Street Corridor as the cultural, civic, and community heart of Centerville by providing a careful balance of land uses, which serve residents, businesses, and visitors.

Staff Response: Promoting other uses, such as catering services and food preparation at this site, aligns itself accordingly with the General Plan. The Plan promotes revitalization and restoration of spaces of this corridor, which would naturally expand the permitted uses in order to attract more businesses other than medical and office, which are prevalent on this street. Ideally, this “revitalization” would come with some type of design guidelines that would ensure and enhance this street aesthetically that does not inhibit turnover of businesses, as to be discussed in a future Main Street Overlay Zone.

This use, in particular, does not “cater” to *local* needs, due to the fact that all of the food will be served in other locations around the region. This use also requires possibility many large trucks and trailers would be needed to fulfill this use. In some ways, this is less traffic than other businesses that have customers coming and going throughout the day, because there will only be trucks and employees as the parking and traffic at the location. But noticeable, all C-M zones

are on Main Street, and are therefore very nearby to residential communities and the historic district. That being taken into mind, the correct and adequate traffic circulation, parking, loading and un-loading facilities, etc, should be examined during the site plan process to ensure the safety and comfort of the surrounding properties and residents, and should therefore require a Conditional Use Permit. This is also why the definition states that only a “limited” number of trucks should be provided. Staff realizes that a the number of trucks necessary would differ based on the size and capacity of the business, so it is expected that this “limiting” number of trucks would be established at the Conditional Use Permit. The CUP has the authority to impose “*as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title.*” [12.21.100.e.(2)]

In thinking holistically about the zones and their highest and best use throughout the city, staff believes that “Catering, limited” should be a Conditional Use Permit in all Commercial Zones, and a Permitted Use in all Industrial Zones. In this report, the staff chose to limit this report to only the applicant’s specific request.

PROPOSED MOTION

MOTION ONE

I hereby make a Motion for the Planning Commission to recommend APPROVAL of the stated definition of “Catering, Limited” and the allowed use of a Conditional Use Permit in Commercial Medium Zones, with the following directives:

1. Parking calculations should be established by the zoning administrator at the time the use is approved.

Reasons for Action

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.C.
- b. The new definition of “Catering, limited” while listing it as a Conditional Use in commercial Medium zones is consistent with the goals, objectives and policies of the General Plan [12-420-2.2]
- c. The Planning Commission finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
- d. The Planning Commission finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.

- e. Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.
- f. Parking Calculations for uses not provided shall be determined by the Zoning Administrator using the nearest compatible use [12.52.060]

MOTION TWO:

I hereby make a motion that the Planning Commission recommends that Staff further examine the acceptable zones for this use and review amending the zoning code accordingly.

Reasons for action:

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.C.
- b. The new definition of “Catering, limited” may be an acceptable use in All Commercial Zones and Industrial Zones.

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 27, 2017**

3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street,
6 Centerville, Utah. The meeting of the Centerville City Planning Commission was called
7 to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Cheylynn Hayman
11 Kathy Helgesen
12 David Hirschi, Chair
13 Gina Hirst
14 Becki Wright
15 Logan Johnson

16
17 **MEMBER ABSENT**

18 Kevin Daly

19
20 **STAFF PRESENT**

21 Cory Snyder, Community Development Director
22 Lisa Romney, City Attorney
23 Cassie Younger, Assistant Planner
24 Katie Farnsworth, Recording Secretary

25
26 **VISITORS**

27 Interested citizens (see attached sign-in sheet)

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

32
33 **PUBLIC HEARING – ZONE TEXT AMENDMENT – “CATERING, LIMITED” IN**
34 **C-M ZONES**

35
36 Cassie Younger, Assistant Planner reviewed the Staff Report outlining the history
37 of CupBop, the applicant, and their desire to establish a location with an industrial
38 kitchen to provide catering services. Ms. Younger explained that the Zoning Code
39 currently does not contain a definition for catering services.

40
41 Ms. Younger presented the proposed new definition for “Catering, Limited” to be
42 added to the Table of Uses to include both catering and food services contract including
43 a *limited* number of catering transport vehicles. A specific number of permitted catering
44 transport vehicles was intentionally not included due to differences in size and capacity
45 of businesses. By using the term *limited*, the definition should sufficiently prohibit a large

1 fleet of vehicles at any given location. The definition specifically calls out the prohibition
2 of mobile food trucks, food carts, or any other mobile food service uses.

3
4 Ms. Younger noted the location that CupBop is considering at 200 South Main
5 Street does fall in the Main Street Overlay Zone. Staff believes the applicant generally
6 fits the General Plan guidelines of what uses are permitted in commercial zones and
7 recommends a Conditional Use Permit be required for this type of use within
8 commercial zones.

9
10 Nate Hatch, representative of CupBop, addressed the Commission regarding
11 viability of the building and basic operation of the business.

12
13 At 7:21 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to
14 comment, Chair Hirschi closed the public hearing.

15
16 Commissioners Helgesen and Wright expressed concerns about the
17 appropriateness of an industrial use relating to this type of business along Main Street.
18 Mr. Snyder reminded the Commission that the permitted uses right now are low and it is
19 preventing growth on Main Street. He believes that the City should not limit growth to
20 businesses that will only serve Centerville citizens. Commissioner Johnson believes
21 there is considerable benefit to having a good tenant in the building.

22
23 Commissioner Hayman made a **motion** to approve the stated definition of
24 "Catering, Limited" as stated in the Staff Report and the allowed use of a Conditional
25 Use Permit in Commercial-Medium Zone with the following directive in the Staff Report
26 and Reasons for Action (a) through (f). Commissioner Johnson seconded the motion. A
27 roll-call vote was taken with Commissioners Johnson, Hirschi, Hirst, and Hayman
28 assenting and Commissioners Wright and Helgesen dissenting. The motion passed by
29 majority vote (4-2).

30
31 Directive:

- 32
33 1. Parking calculations should be established by the zoning administrator at the
34 time the use is approved.

35
36 Reasons for the Action:

- 37
38 (a) *The Planning Commission finds that the "decision to amend the Zoning*
39 *Code is a matter within the legislative discretion of the City Council" as*
40 *described in [CZC 12.21.060(a)(1)(C)].*
41 (b) *The new definition of "Catering, Limited" while listing it as a Conditional*
42 *Use in Commercial-Medium Zones is consistent with the goals, objectives*
43 *and policies of the General Plan [Section 12-420-2.2].*
44 (c) *The Planning Commission finds that the Main Street commercial area is*
45 *old now and somewhat deteriorating, though a few new buildings have*
46 *been constructed here in recent years.*
47 (d) *The Planning Commission finds that the General Plan objective to*
48 *redevelop or revitalize the Main Street Commercial area may continue to*
49 *be difficult and slow, despite the South Main Street Overlay incentives.*

(e) *Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.*

(f) *Parking Calculations for uses not provided shall be determined by the Zoning Administrator using the nearest compatible use [CZC 12.52.060].*

Commissioner Johnson made a **motion** that the Planning Commission recommends that Staff further examine the acceptable zones for this use and review amending the Zoning Code accordingly with Reasons for Action (a) through (b) in the Staff Report. Commissioner Hayman seconded the motion. The motion passed by unanimous vote (6-0).

Reasons for Action:

(a) *The Planning Commission finds that the “decision to amend the Zoning Code is a matter within the legislative discretion of the City Council” as described in [CZC 12.21.060(a)(1)(C)].*

(b) *The new definition of “Catering, Limited” may be an acceptable use in All Commercial Zones and Industrial Zones.*

**PUBLIC HEARING – CONCEPTUAL SUBDIVISION PLAT – MOSS ACRES –
2026 NORTH MAIN**

Cassie Younger, Assistant Planner, reviewed the history of the property being rezoned from Agriculture-Low to Residential-Low as well as the historical home on the site. This property also lies in the Hillside Overlay. Ms. Younger reviewed the requirements for single-family lots on a slope for frontage allowances. Cory Snyder, Community Development Director, explained that because there is no minimum lot size, under Utah law, the Land Use Management Act states that if there is something unclear or that is being debated, the Commission is required to interpret it in favor of the property owner.

Chad Morris, applicant, addressed the issues regarding access to the property by rerouting the existing driveway or doing some shared driveway access. Mr. Morris would like to see the frontage requirement for slope based on a ratio. Mr. Snyder agreed there needs to be a balance between lots sizes and requirements. The applicant could achieve this by requesting an amendment to the Zoning Code or seeking to qualify for a variance from the Board of Adjustment.

Chair Hirschi pointed out that one of the conditions (#2) is that the preliminary subdivision plat shall also meet the requirements of the Hillside Overlay for Preliminary Review and that the issue regarding slopes and frontage would be revisited at that point. For now, the Planning Commission is only voting on the conceptual subdivision plan generally.

At 7:53 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to comment, Chair Hirschi closed the public hearing.

Commissioner Wright made a **motion** that the Planning Commission accept the Conceptual Subdivision Plat at 2026 North Main, with Directives (1) – (5) and Reasons

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 4.

Short Title: Public Hearing - Zoning Code Amendment - Density Gradation in R-M Zone

Initiated By: City Council and Planning Commission

Scheduled Time: 7:25

SUBJECT

Consider the proposed Zoning Code Amendments to CZC 12.30.020, 12.32.300, 12.36.020 and 12.32.055 creating density gradations for the Residential Medium (R-M) Zone and enacting additional development standards for residential development within the Residential Medium (R-M) and Residential High (R-H) Zones - Ordinance No. 2017-28

RECOMMENDATION

Approve Ordinance No. 2017-28 amending various sections of the Zoning Code, including CZC 12.30.020, 12.32.300, 12.36.020 and 12.32.055, creating density gradations for the Residential Medium (R-M) Zone and enacting additional development standards for residential development within the Residential Medium (R-M) and Residential High (R-H) Zones, based on the findings and recommendations of the Planning Commission.

BACKGROUND

On September 27, 2017, the Planning Commission reviewed and recommended for approval the proposed amendments to the Zoning Code, including CZC 12.30.020, 12.32.300, 12.36.020 and 12.32.055, creating density gradations for the Residential Medium (R-M) Zone and enacting additional development standards for residential development within the Residential Medium (R-M) and Residential High (R-H) Zones. As proposed, the density tiers within the R-M Zone are to be determined by conditional use permit. The Staff Transmittal Report for this matter is attached.

ATTACHMENTS:

Description

- ❑ 10-17-17 CC Staff Report - R-M Gradations
- ❑ Ordinance No. 2017-28 - R-M Gradations
- ❑ 09-27-17 PC Staff Report - R-M Gradations
- ❑ 9-27-2017 PC minutes re R-M Zones
- ❑ R-M Zone Amendments - PC Recommendation
- ❑ Zoning Map 8x11
- ❑ PowerPoint Presentation

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

PLANNING COMMISSION TRANSMITTAL REPORT

**APPLICANT: CENTERVILLE CITY COUNCIL
C/O MAYOR PAUL CUTLER
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: ZONING ORDINANCE TEXT AMENDMENT

**APPLICANT REQUEST: AMEND THE ZONING CODE TO CREATE A DENSITY
GRADATION FOR THE R-M ZONES AND RELATED
PROVISIONS**

**PC RECOMMENDATION: APPROVAL WITH STAFF TO REVISE PRIOR TO
CITY COUNCIL'S REVIEW**

BACKGROUND

As a result of a recent rezone request presented before the City, the City Council directed staff and the Planning Commission to consider creating a “granulation” or “gradation” of the allowed densities for the Residential-Medium (R-M) Zones. As the Planning Commission is aware, the City Council and the Commission have previously desired to revisit these provisions, particularly after the approval of the Porter-Walton Townhome development. However due to other planning priorities, a substantial evaluation was delayed, until now. The Council expeditiously desires the Staff and Commission to prepare and recommend changes for how R-M densities are to be applied. The proposed changes drafted by Staff can be summarized as follows:

- Creates three (3) base density tiers and eliminates any density ranges
- Defines each tier, describes how each is to be used, and identifies the expected type of development for each tier.
- Adjusts the permitted and conditional gross density allowances to reflect the new tiered system
- Creates a new use listing of “Allowed” and/or adjusts some uses in the R-M Zones
- Add new development provisions for the architectural design, adjustments to landscaping, and use of private rights-of ways.

ZONE TEXT AMENDMENT REVIEW PROCESS

Zone Text/Map Amendments - Pursuant to the City’s Zoning Ordinance, the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as

described in CZC 12.21.060.a.1.B. Additionally, CZC 12.21.80.e. lists one (1) criterion for considering a text amendment petition.

1. **Is the proposed text or map amendment consistent with the goals, objectives and policies of the City's General Plan?**

SUMMARY OF PLANNING COMMISSION'S ACTIONS, MOTION, AND VOTE

On September 27, 2017, the Planning Commission reviewed the matter, held a public hearing and then voted to recommend **APPROVAL** by the City Council of the proposed amendments drafted by staff, with the directive to staff to make the amendment "more clear and better reflect the intent before it is sent to the Council."

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the "decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- b. The Planning Commission finds that amendments consistent with the goals, objectives and policies of the City's General Plan, as presented in the staff report.
- c. The Planning Commission finds that the amendments are consistent with the desire to allow residential medium development in appropriate locations, residential character quality, and ensure an adequate supply of housing types for future population growth.

Planning Commission Vote (4-2):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson		X	
Daley			X
Hayman	X		
Wright		X	
Helgesen	X		

PREVIOUS PLANNING COMMISSION MEETINGS HELD ON THIS MATTER

- ✓ September 13, 2017 – Amendments presented by Staff and Public Hearing held.
- ✓ September 27, 2017 – Planning Commission discussed amendments and made a recommendation to the City Council.

ORDINANCE NO. 2017-28

AN ORDINANCE AMENDING SECTION 12.30.020 OF THE CENTERVILLE ZONING CODE TO ADD VARIOUS PERMITTED AND CONDITIONAL USE DENSITIES IN THE RESIDENTIAL-MEDIUM ZONE, AMENDING SECTION 12.32.300 OF THE SAME REGARDING TABLE OF DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES, AMENDING SECTION 12.36.020 OF THE SAME REGARDING TABLE OF USES FOR RESIDENTIAL ZONES, AND ENACTING SECTION 12.32.055 OF THE SAME REGARDING ADDITIONAL DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE RESIDENTIAL-MEDIUM AND RESIDENTIAL-HIGH ZONES

WHEREAS, the City Council recently directed Staff and the Planning Commission to consider and prepare proposed amendments to the Zoning Code to create “gradation” in the allowed densities within the Residential-Medium (R-M) Zone; and

WHEREAS, Staff has prepared proposed amendments to the Zoning Code creating “gradation” in the allowed densities within the Residential-Medium (R-M) Zone and the proposed amendments were reviewed and revised by the Planning Commission with a positive recommendation to create such density gradations in the Residential-Medium (R-M) Zone as more particularly set forth herein; and

WHEREAS, City Council has determined that the proposed amendments to the Zoning Code creating “gradation” in the allowed densities within the Residential-Medium (R-M) Zone are in the best interest of the City and the public by allowing varying densities in the Residential-Medium (R-M) Zone based on certain factors; and

WHEREAS, the proposed amendments to the Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Section 12.30.020 of the Centerville Zoning Code regarding Zone Purposes is hereby amended to add various permitted and conditional use densities within the Residential-Medium (R-M) Zone as more particularly provided as follows:

12.30.020 Zone Purposes

In addition to the general purposes of this Title as set forth in CZC 12.10.030, the various zones each serve more specific purposes as set forth below.

* * *

(b) Residential Zones. Residential zones allow a wide range of residential land uses at various densities. These zones are intended to protect the stability of neighborhoods and encourage, collectively, different kinds of compatible residential development.

- (2) The purpose of the R-M Zones is to permit well-designed apartments, townhomes, two-family dwellings, and condominiums at densities of four to eight units per acre that are appropriately buffered from and compatible with surrounding land uses.

(A) **Density Tiers.** There are three eligible “Density Tiers” for property within the R-M Zones located within the City based on allowable densities as more particularly described herein. Density Tier 1 authorizes medium residential densities up to four dwellings per acre. Density Tier 2 authorizes medium densities up to six dwellings per acre. Density Tier 3 authorizes medium densities up to eight dwellings per acre. Such densities shall be applied in conformance with the City’s General Plan, the compatibility of the density to surrounding zoning districts, and adjacent existing development, utilizing the various “Density Tier Parameters,” as described in Subsection (B).

(B) **Density Tier Parameters.** The following parameters and factors shall apply to any determination regarding specific density allowances within the R-M Zone. In addition to the following parameters, any residential development within the R-M Zone shall comply with applicable provisions of CZC 12.32.300 (Table of Development Standards in Residential Zones), 12.32.055 (Additional Development Standards for R-M and R-H Zones), and 12.36.020 (Table of Uses for Residential Uses).

1. **Density Tier 1.** Density Tier 1 is a “Permitted” use low-end medium density tier authorizing up to four units per acre in any R-M Zone. Density Tier 1 shall be used or applied for residential development integrated with, substantially surrounded by or proximately adjacent to, residential low zones. Density Tier 1 shall be used for residential development served by a local or minor collector street (as defined by City regulations), whenever light to moderate traffic may be present or expected within a close proximity of low-density single-family neighborhood area, or as a transitional buffer to a higher density zone or higher intensity zone (*e.g. PF-L, PF-M, C-M Zones*). Density Tier 1 shall be used to primarily buffer single-family neighborhoods, and where deemed appropriate by the City’s General Plan, for infill development. The projected residential development style shall be for medium density single-family homes, twin home lots, duplex or tri-plex formats, and zero lot line development that is compatible with the characteristics of a single-family neighborhood.
2. **Density Tier 2.** Density Tier 2 is a “Conditional Use” allowance as an intermediate medium density tier authorizing up to six units per acre with a conditional use permit. Density Tier 2 shall be used or applied to residential development located along major collector or minor arterial streets (as defined by City regulations), where moderate traffic may be

present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. PF-M, C-M, C-H Zones). Additionally, Density Tier 2 may be used in areas where ground water may prohibit basement development that is typical of single-family development. The projected residential development style shall be for twin home lots and duplex and townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways.

3. **Density Tier 3.** Density Tier 2 is a “Conditional Use” allowance as a high-medium density tier authorizing up to eight units per acre with a conditional use permit. Density Tier 3 shall be used or applied to residential development located along minor and major arterial streets (as defined by City regulations), wherever moderate to high traffic may be present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. C-H, C-VH Zones). Additionally, Density Tier 3 may be used in areas where ground water may prohibit basement development that is typical of single-family development. The projected residential development style shall be for townhomes in tri-plex, four-plex, six-plex, or higher design formats, and for areas where stacked flats or apartment style buildings are constructed with associated vehicular parking lot style facilities or designed to mimic a typical neighborhood style street on public or private roadways.

Section 2. Amendment. Section 12.32.300 of the Centerville Zoning Code regarding Table of Development Standards in Residential Zones is hereby amended to revise the various permitted and conditional use densities within the Residential-Medium (R-M) Zone as more particularly provided as follows:

12.32.300 Table of Development Standards in Residential Zones

12.32.300 Table of Development Standards in Residential Zones	Zones
	R-M
Site Standards	
Gross Density, Maximum, permitted use	Density Tier 1 (4 units per acre) 4 units per acre
Gross Density, Maximum, conditional use	Density Tier 2 (6 units per acre) Density Tier 3 (8 units per acre) 8 units per acre

Section 3. Amendment. Section 12.36.020 of the Centerville Zoning Code regarding Table of Uses for Residential Uses is hereby amended to reference the various permitted and conditional use densities within the Residential-Medium (R-M) Zone as more particularly provided as follows:

12.36.020 Table of Uses for Residential Uses

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted, "A" allowed use through other provisions applicable to a specific zone

Residential Uses	Zones
	R-M
Dwelling, single-family	C A ²
Dwelling, multiple-family	C A ²
Twin Home	N A ²
Dwelling, two-family	P

2. See the varying permitted and conditional uses and densities within the R-M Zone (including Density Tier 1, Density Tier 2, and Density Tier 3) as more particularly described in CZC 12.30.020 (Zone Purposes) and as set forth in CZC 12.32.300 (Table of Development Standards in Residential Zones). Any residential development within the R-M Zone shall also be subject to the development standards set forth in CZC 12.32.055 (Additional Development Standards for R-M and R-H Zones).

Section 4. Enactment. Section 12.32.055 of the Centerville Zoning Code regarding Additional Development Standards for R-M and R-H Zones is hereby enacted to provide additional design and development standards for residential development within the R-M and R-H Zones as more particularly provided as follows:

12.32.055 Additional Development Standards for R-M and R-H Zones

Notwithstanding the Regulations of General Applicability in CZC 12.32.060 and the Table of Development Standards in CZC 12.32.300, all residential development within the R-M and R-H Zones shall comply with the following development standards.

(a) Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah.

(b) Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view.

(1) All primary buildings within a development project shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage.

- (2) The apparent mass of primary buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, the use of any multiple articulation approaches shall be coordinated to affect a complementary building design.
- (3) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.
- (4) The Planning Commission shall review and approve architectural design of buildings within the R-M and R-H Zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

(c) Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening), and more specifically, the regulations of CZC 12.51.070(g) regarding multi-family developments. Additionally, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small centralized gathering areas, and buffering adjacent land uses. Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

(d) Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way and/or parking lot shall meet the following standards:

- (1) Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
- (2) Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
- (3) When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.

- (4) Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling. An exception may be provided to this ratio if visitor parking is provided by separate parking area or parking lot as part of a site plan approved by the City.
- (5) A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.
- (6) A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
- (7) A private right-of-way design shall also comply with all applicable Fire Code regulations.

Section 5. Findings. The amendments to the Zoning Code adopted herein are based on the following findings:

- a. The City Council finds that the “decision to amend the Zoning Code is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060(a)(1)(B).
- b. The City Council finds that the amendments to the Zoning Code are consistent with the goals, objectives and policies of the City's General Plan, as presented in the Staff Report.
- c. The City Council finds that the amendments to the Zoning Code are consistent with the desire to allow residential medium development in appropriate locations, the desire to ensure residential character quality, and the desire to ensure an adequate supply of housing types for future population growth.

Section 6. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 7. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 8. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 17th DAY OF OCTOBER, 2017.**

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A. Cutler

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB’s Gas Station, on the foregoing referenced dates.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2017.

PUBLISHED OR POSTED this ____ of _____, 2017.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 4**

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O MAYOR PAUL CUTLER
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE TO CREATE A DENSITY
GRADATION FOR THE R-M ZONES AND RELATED
PROVISIONS**

RECOMMENDATION: **CONSIDER MAKING A RECOMENDATION TO THE
CITY COUNCIL**

BACKGROUND

As a result of a recent rezone request presented before the City, the City Council directed staff and the Planning Commission to consider creating a “granulation” or “gradation” of the allowed densities for the Residential-Medium (R-M) Zones. As the Planning Commission is aware, the City Council and the Commission have previously desired to revisit these provisions, particularly after the approval of the Porter-Walton Townhome development. However due to other planning priorities, a substantial evaluation was delayed, until now. The Council expeditiously desires the Staff and Commission to prepare and recommend changes for how R-M densities are to be applied. The proposed changes drafted by Staff can be summarized as follows:

- Creates three (3) base density categories and eliminates any density ranges
- Defines each category, describes how each is to be used, and identifies the expected type of development for each category.
- Adjusts the permitted and conditional gross density allowances
- Creates a new use listing of “Allowed” and/or adjusts some uses in the R-M Zones
- Add new development provisions for the architectural design, adjustments to landscaping, and use of private rights-of ways.

TEXT AMENDMENT REVIEW AND ANALYSIS (12.21.080.e)

Zone Map Amendments - Pursuant to the City’s Zoning Ordinance, the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as

described in CZC 12.21.060.a.1.B. Additionally, CZC 12.21.80.e. lists one (1) criterion for considering a text amendment petition. The following is a summary of staff's review of the matter:

1. Is the proposed text or map amendment consistent with the goals, objectives and policies of the City's General Plan?

GP SECTION 12-420-2. RESIDENTIAL DEVELOPMENT POLICIES. The following policies are adopted specifically for the achievement of the citizens' desires for residential development in Centerville.

1. The density classifications for Centerville's residential areas shall be as follows:

<u>Dwelling Units/Acre</u>	<u>Class</u>
0-4	Low
5-8	Medium
9-12	High

2. Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical. Medium or high density residential development that is allowed in appropriate locations within the City should provide usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred....
6. Residential development must take into account the existence and impact of high ground water tables within the City....

GP SECTION 12-420-3. HOUSING. The following policies are adopted in order to establish Centerville's commitment to the availability of housing for all of its residence.

Housing Policies:

1. The City shall not allow racial, ethnic, religious or economic discrimination in the provision and procurement of decent housing in this City.
2. The City shall assure an adequate supply of housing for future population through identification of optimum locations for housing development and provision of City services as required.

GP SECTION 12-490. MODERATE INCOME HOUSING ELEMENT

Objective 5.A. Rezone for densities necessary to assure the production of moderate income housing.

Objective 6-C. Make an effort to balance the number and size of zoning districts with the demand for various housing types.

Objective 6-A.2 In the future, develop a strategic redevelopment plan in partnership with the property owners and residents within and around the Gateway Mixed Use Districts (i.e. South Main Street Corridor Plan area), and consider other corridor options (e.g. 400 west and the frontage road) to encourage actual development of a mixed-use area with a residential component that includes opportunities for creating moderate income housing.

Objective 6-C.1 Evaluate the various Neighborhood Plans and determine if there are opportunities for allowing infill development, or areas that could be rezoned for additional density, or to encourage the use of the Planned Development Overlay Zone (reflects strategy 6.A).

Objective 6-C.2 Consider establishing standards with the R-M and R-H Districts that require a variety of housing types that are to be used within such zones. Additionally, limit unit densities within each building of the R-M zone to no more than 8 units, and within the R-H Zone to no more than 12 units.

Objective 6-C.4 Consider establishing additional architectural design standards for the RM and R-H Districts. Ensure that the appearance and layout of buildings within these zones are visually compatible with surrounding residential neighborhoods.

STAFF CONCLUSION – The proposed changes are consistent with the desire to allow residential medium development in appropriate locations, residential character quality, and ensure an adequate supply of housing types for future population growth.

PLANNING STAFF RECOMENDATION

Suggested Motion for an amendment to the Centerville City Zoning Ordinance regarding the proposed R-M Zone amendments – I hereby make a motion for the Planning Commission to recommend to the City Council to approve the various R-M Zone amendments, as presented (or as amended by the Commission) by staff.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- b. The Planning Commission finds that amendments consistent with the goals, objectives and policies of the City’s General Plan, as presented in the staff report.
- c. The Planning Commission finds that the amendments are consistent with the desire to allow residential medium development in appropriate locations, residential character quality, and ensure an adequate supply of housing types for future population growth.

- 1 (c) *The market conditions are not ripe now, nor likely in the future for medium*
2 *box commercial uses, as evidence by the following:*
3 • *Farmington Station Park was developed after the West Centerville*
4 *Plan adoption*
5 • *Farmington Station Park has likely saturated the market for*
6 *developing medium box type commercial uses*
7 (d) *To date, Legacy Crossing at Parrish Lane provides space for medium box*
8 *type commercial uses and Legacy Trails provided two (2) smaller*
9 *commercial lots that have not yet come to full fruition.*
10 (e) *Limiting the allowance of other types of multi-family development*
11 *negatively impacts the planned allowance of multi-family development at*
12 *this node in the West Centerville Neighborhood.*
13 (f) *Not master planning this site creates the potential for limiting the*
14 *developed area and would isolate the excess UDOT property and reduce*
15 *or eliminate any cost recovery by UDOT's ability selling off excess public*
16 *property, which could become a nuisance in the future.*
17 (g) *Master Planning the entire area is better suited to address any impacts*
18 *than to piecemeal development under already long list of permitted*
19 *commercial uses.*
20 (h) *Lastly, considering a PDO rezone provides an enhanced tool to address*
21 *any development related concerns and maximize the development*
22 *opportunities for the entire site.*
23
24

25 **PUBLIC HEARING – ZONE TEXT AMENDMENTS FOR RESIDENTIAL**
26 **MEDIUM ZONES**
27

28 Cory Snyder, Community Development Director, provided a summary on the
29 matter. The General Plan caps R-L at four (4) units per acre, medium density is four (4)
30 to eight (8) with high density as eight (8) to twelve (12). The issue is with zoning and the
31 General Plan not being congruent. In order to resolve this, Staff proposes creating an R-
32 M global architecture of the multi-family zones and the R-M-4 is the lower base. The
33 goal is not to allow the General Plan to be interpreted as only R-M-4. Staff agrees that
34 the R-L Zone should be revisited in the future regarding single-family at five (5) units per
35 acre versus multi-family that is only at four (4) units per acre. This issue is not
36 addressed in this proposal.
37

38 Commissioner Wright expressed that she is uncomfortable with the idea of four
39 (4) units an acre being termed Medium Density.
40

41 Mr. Snyder explained the General Plan currently does not permit residential
42 density at five (5) units an acre for single-family but it does allow for four (4) units multi-
43 family in a multi-family expected zone. This allows for townhomes that are generally
44 considered more affordable than single-family stand-alone dwellings. This is required
45 under residential medium.
46

47 City Attorney Lisa Romney commented that Section 12-420-2 of the General
48 Plan defines low density residential as 0-4, medium density residential as 5-8, and high
49 density residential as 9-12 units per acre. Staff agreed with Ms. Romney and reiterated

1 that the Council simply wants tools for more variation in the R-M Zone. Mr. Snyder also
2 expressed that the purpose statements are important in the construction of the
3 language due to the fact that in creating R-M-4, R-M-6 and R-M-8 categories, the
4 concern is that the default will be R-M-4. In response to concerns from the Planning
5 Commission about the R-M-4 proposal, Ms. Romney said they could just go with the R-
6 M-6 and R-M-8 zones with four (4) units permitted with five (5) and six (6) conditional in
7 the R-M-6 Zone and four (4) to six (6) units permitted and seven (7) and eight (8) units
8 conditional in the R-M-8. Commissioners Hayman and Wright concurred with Ms.
9 Romney. However, Mr. Snyder reminded the Commission that the Zoning Code for the
10 R-M density zones include four (4) units per acre "permitted" with eight (8) units per
11 acre conditional and that this particular part of the Zoning Code is not being amended at
12 this time.

13
14 Chair Hirschi discussed his concerns regarding developers coming in with a
15 request for a six-plex on a piece of property that would qualify for R-M-6. He questioned
16 if the property was just zoned R-M how a developer would know whether the request
17 was allowed unless they were to ask. Mr. Snyder explained they will look at the map
18 first and then go to the ordinance for the explanation. The purpose statements explain
19 what type of R-M is allowed. Commissioner Johnson questioned if this isn't a backdoor
20 approach to obtaining a conditional use. Mr. Snyder acknowledged that it is a backdoor
21 approach by getting rid of the ranges, and having strict numbers for density. However,
22 parsing density out to strict numbers is dangerous because then the Commission or
23 Council would have to interpret the purpose and decide which one it meets.

24
25 Commissioner Hayman agreed with Commissioner Wright that there is a
26 misconception on what is R-L and R-M. She expressed concern that if this change is
27 adopted as written, future questions regarding density will cause people to insist that
28 medium density is four (4). Mr. Snyder reminded the Commission that multi-family
29 cannot be done in an R-L at any time.

30
31 Commissioner Wright expressed that she cannot support R-M-4 at any time. Mr.
32 Snyder brought up the opportunity to use R-M-4 as an infill tool. Chair Hirschi agreed
33 with Mr. Snyder to have the flexibility it allows. Commissioner Wright wondered whether
34 the designation is playing to fears in the City and it is redefining what is not accurate.
35 Mr. Snyder suggested he is not opposed to Commissioner Wright's concerns. However,
36 he does not feel that making drastic changes in density definitions at this time is wise.
37 This type of change is best made over a period of time.

38
39 Commissioner Johnson shared that in his professional opinion with looking at
40 different city's zoning codes and maps, developers often disregard what is defined as
41 low, medium and high and focus on strict numbers. Commissioner Hayman proposed
42 that in the near future, whether the Council asks for a review or the Commission takes it
43 on themselves, R-L be reviewed because there are several areas in the City where R-L
44 above four (4) units per acre would be appropriate and welcomed in our community. Mr.
45 Snyder agreed.

46
47 Chair Hirschi expressed that his biggest concern is not being definite on the
48 numbers going forward. From a developer's standpoint, it is better to know up front what
49 the numbers are going to be. Mr. Snyder agreed that at some point in the future the

1 Commission will need to go back into neighborhood plans and make adjustments.
2 There are three (3) neighborhood plans that have R-M zoning. Chair Hirschi suggested
3 sending this proposal up to the Council for approval with a statement that a process for
4 rezoning the R-M zones begin immediately.

5
6 Attorney Romney suggested that the implementation of the proposed text
7 amendments may need to have a delayed date because it becomes problematic to
8 have a zone on the map that is no longer defined in the Code. Mr. Snyder explained
9 that R-M-4 is permitted across the board where R-M-6 and R-M-8 remain conditional.
10 The conditional permitted use statements determine whether the applicant qualifies for
11 R-M-6 or R-M-8. Ms. Romney said she believes the ordinance as drafted contemplates
12 actually creating new zones for R-M-4, R-M-6 and R-M-8 and commented that specific
13 properties currently zoned R-M will need to be rezoned to these new zones. Mr. Snyder
14 said that he only intends to have one zone of R-M referenced on the Zoning Map and
15 that the density would be determined by conditional use permit. Mr. Snyder further
16 commented that the intent is not to create new zones. Ms. Romney expressed her
17 concern with this interpretation and commented that this approach takes the legislative
18 decision away from the Council at the rezone level and places the density decision with
19 the Planning Commission as a conditional use permit. Ms. Romney indicated that this
20 is not what is currently drafted in the proposed text.

21
22 Commissioner Hayman agreed that a delayed date be implemented to give time
23 for the maps to be updated. Mr. Snyder said this process would take months to
24 implement given the notice periods and hearings. He isn't sure the Council is interested
25 in opening the neighborhood plans up for amendments. The Council has only requested
26 a tool for now to work with the conditional R-M-6 and R-M-8.

27
28 At 9:07 p.m., Chair Hirschi opened the public hearing.

29
30 James Graham, (residence unidentified) applicant with Dave Bell, property owner
31 at 644 West Porter Lane. Mr. Graham expressed that in his opinion R-M-6 would be
32 property with R-M all around it or 20% of it is R-L around it. He also said he believes R-
33 M-8 or higher, would be something more like 100% surrounded by commercial or other
34 R-H or 50% R-M. He said he believes there are many ways to define density.

35
36 Dave Bell, Bountiful resident and property owner at 644 West Porter Lane. Mr.
37 Bell owns two acres behind his shop that is no longer needed for business purposes
38 and would like to see it zoned R-H because it is surrounded by everything that is C-H.
39 His concern is that people need to be educated regarding density. He commended the
40 Commissioners for trying to do the right thing and fix the density problem.

41
42 Chad Morris, (residence unidentified). Mr. Morris agreed with Mr. Bell's
43 comments. He then counseled the Commission about moving things too quickly in order
44 to please the Council. In his opinion, he feels the Council represents those who are
45 "loud" instead of the "many." As a real estate agent, Mr. Morris knows of a lot of people
46 who grew up in Centerville that would love to move back here but can't afford a home or
47 worse yet, there are not enough homes in Centerville.

48
49 Chair Hirschi closed the public hearing.

1 Mr. Snyder requested to make a final comment so that the Commission is clear
2 on the consequences. He understands that at some time in the future the plans will
3 need to be reviewed for specific numbers. However, the Council approves the general
4 definition of R-M but it is the Commission, through the CUP, that approves the R-M-6 or
5 R-M-8 based on the purpose statement. Ms. Romney asked for clarification as to
6 whether or not the intent is to create new zones. If so, she pointed out this is not how
7 the amendment is written. Ms. Romney noted that Section 12.31.010 would need to be
8 amended because, as drafted, the proposed amendments create three (3) new zones.
9 Mr. Snyder apologized that it was written that way because that is not the intent. He
10 pointed out that the table depicts what is intended and that the wording needs to be
11 revised to reflect that.

12
13 Chair Hirschi restated that the two proposed amendments be an approved R-M-6
14 R-M-8 as well as the design standards and criteria. Mr. Snyder clarified that the design
15 standards and criteria would apply to all zones—low, medium, and high. It does not
16 include the location criteria. Commissioner Wright asked for clarification regarding the
17 design standards and if they are consistent with what is currently in place. Mr. Snyder
18 said they are generic standards and neither discourage or encourage R-M.

19
20 Commissioner Wright then asked to review the CZC 12.32.300, Table of Uses
21 Standards in Residential Zones. She proposed that, if appropriate, the table be
22 amended, regarding the gross density permitted does not say “four (4) units per acre.”
23 Commissioner Wright stated she will not vote for a motion for an R-M-4 based on
24 principle. She said she believes it is important to maintain an R-L that is true and an R-
25 M that is consistent with what is standard and appropriate.

26
27 Commissioner Helgesen made a **motion** to recommend the City Council approve
28 the various R-M Zone amendments, as presented in the “Staff Draft – September 13th
29 Planning Commission Meeting, version 3.0,” with Reasons for Action (a) through (c) in
30 the Staff Report also dated September 13, 2017. Commissioner Johnson seconded the
31 motion.

32
33 Commissioner Wright made a **motion to amend** the motion with regards to the
34 proposed changes to CZC 12.32.300, Table of Development Standards, under the R-M,
35 Gross Density Maximum Permitted Use, to replace “four (4) units per acre” with “five (5)
36 units per acre.” Commissioner Johnson seconded the motion.

37
38 Commissioner Hirst opposed the amendment because having four (4) there
39 provides space between four (4) and five (5). Chair Hirschi agreed with Commissioner
40 Hirst. Commissioner Wright asked if she would be more comfortable with the language
41 “over four (4).” Commissioner Hirst responded she would be comfortable with that.
42 Chair Hirschi does not see the logic in taking away the flexibility of the R-M-4 for infill.

43
44 A roll-call vote on the **motion to amend** was taken with Commissioners Johnson
45 and Wright assenting and Commissioners Hirst, Helgesen, Hirschi, and Hayman
46 dissenting. The motion to amend failed.

47
48 Chair Hirschi returned to the original motion and asked for any more comments.
49 Commissioner Johnson expressed that he believes this tool is generally used to reduce

1 density and this is not the direction he wants to see the City go. Commissioner Johnson
2 generally feels that the City should be moving away from lower densities and he would
3 like to limit the City's ability to do that.

4
5 In contrast, Chair Hirschi expressed that since the six (6) and eight (8) units are
6 conditional uses that the determination of that density decisions are going to be with the
7 Commission. Chair Hirschi said he does not see this as a tool to reduce density but
8 gives the Commission the flexibility and the ability to create density where it is
9 appropriate.

10
11 Mr. Snyder asked Chair Hirschi for clarification regarding structural changes to
12 the amendment, as part of an administrative review. Chair Hirschi made a **motion** that
13 any changes to the proposed amendment, if the motion passes, that will make the
14 amendment more clear and better reflect the intent before it is sent to the Council, ought
15 to be included. Commissioner Johnson seconded the motion. The motion passed by
16 unanimous vote (6-0).

17
18 Chair Hirschi called for a roll-call vote on the motion and invited the
19 Commissioners to make a statement as to why they voted the way they voted in order
20 to make it clear to the Council as they review the vote on this. The motion passed by
21 majority vote (4-2), with Commissioners Wright and Johnson dissenting based on
22 concerns previously discussed.

23
24 **ITEM #5 – PUBLIC MEETING – SOUTH MAIN STREET OVERLAY PLAN**
25 **DISCUSSION**
26

27 Chair Hirschi reviewed the discussion held at the work session on September
28 13th regarding the overlay zone and questioned whether the overlay zone has
29 discouraged development along Main Street. Chair Hirschi said he believes the only
30 way to revitalize Main Street is to let market forces take effect and to adhere to the
31 Public Space Plan that has been adopted. He also said he believes that by developing
32 realistic standards and guidelines that encourage businesses, both old and new, as they
33 remodel or redevelop, that this is the way to make Main Street more beautiful.

34
35 Mr. Snyder indicated that Staff is currently preparing Design Guidelines and
36 anticipates having them ready for the November work session. Chair Hirschi expressed
37 a desire to review the draft before the next work session. Mr. Snyder acknowledged that
38 it would be possible to have the draft done by the second October meeting so that it can
39 be reviewed collectively by the Planning Commission before the work session.

40
41 Based on consensus of the Commissioners, Chair Hirschi directed Staff to put
42 this item on agenda for the second meeting in October.

43
44 Commissioner Wright was excused at 9:48 pm.

45
46 **MINUTES REVIEW AND ACCEPTANCE**
47

48 The minutes of the September 13, 2017 Work Session meeting have already
49 been approved by the City Council. A few amendments were requested which will be

PC DRAFT – SEPTEMBER 27TH PLANNING COMMISSION MEETING
(W/ CITY ATTORNEY COMMENTS – SEPTEMBER 29, 2017)

12.30.020 Zone Purposes

In addition to the general purposes of this Title as set forth in CZC 12.10.030, the various zones each serve more specific purposes as set forth below.

* * *

(b) Residential Zones. Residential zones allow a wide range of residential land uses at various densities. These zones are intended to protect the stability of neighborhoods and encourage, collectively, different kinds of compatible residential development.

* * *

(2) The purpose of the R-M Zone is to permit well-designed apartments, townhomes, two-family dwellings, and condominiums at densities of four to eight units per acre that are appropriately buffered from and compatible with surrounding land uses.

(A) **Density Tiers.** There are three eligible “Density Tiers” for property within the R-M Zones located within the City based on allowable densities as more particularly described herein. Density Tier 1 authorizes medium residential densities up to four units per acre. Density Tier 2 authorizes medium densities up to six units per acre. Density Tier 3 authorizes medium densities up to eight units per acre. Such densities shall be applied in conformance with the City’s General Plan, the compatibility of the density to surrounding zoning districts, and adjacent existing development, utilizing the various “Density Tier Parameters,” as described in Subsection (B).

(B) **Density Tier Parameters.** The following parameters and factors shall apply to any determination regarding specific density allowances within the R-M Zone. In addition to the following parameters, any residential development within the R-M Zone shall comply with applicable provisions of CZC 12.32.300 (Table of Development Standards in Residential Zones), 12.32.055 (Additional Development Standards for R-M and R-H Zones), and 12.36.020 (Table of Uses for Residential Uses).

- i. **Density Tier 1.** Density Tier 1 is a “Permitted” use low-end medium density tier authorizing up to four units per acre in any R-M Zone. Density Tier 1 shall be used or applied for residential development integrated with, substantially surrounded by or proximately adjacent to, residential low zones. Density Tier 1 shall be used for residential development served by a local or minor collector street (as defined by City regulations), whenever light to moderate traffic may be present or

expected within a close proximity of low-density single-family neighborhood area, or as a transitional buffer to a higher density zone or higher intensity zone (e.g. *PF-L, PF-M, C-M Zones*). Density Tier 1 shall be used to primarily buffer single-family neighborhoods, and where deemed appropriate by the City's General Plan, for infill development. The projected residential development style shall be for medium density single-family homes, twin home lots, duplex or tri-plex formats, and zero lot line development that is compatible with the characteristics of a single-family neighborhood.

- ii. **Density Tier 2.** Density Tier 2 is a “Conditional Use” allowance as an intermediate medium density tier authorizing up to six units per acre with a conditional use permit. Density Tier 2 shall be used or applied to residential development located along major collector or minor arterial streets (as defined by City regulations), where moderate traffic may be present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. *PF-M, C-M, C-H Zones*). Additionally, Density Tier 2 may be used in areas where ground water may prohibit basement development that is typical of single-family development. The projected residential development style shall be for twin home lots and duplex and townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways.
- iii. **Density Tier 3.** Density Tier 3 is a “Conditional Use” allowance as a high-medium density tier authorizing up to eight units per acre with a conditional use permit. Density Tier 3 shall be used or applied to residential development located along minor and major arterial streets (as define by City regulations), wherever moderate to high traffic may be present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. *C-H, C-VH Zones*). Additionally, Density Tier 3 may be used in areas where ground water may prohibit basement development that is typical of single-family development. The projected residential development style shall be for townhomes in tri-plex, four-plex, six-plex, or higher design formats, and for areas where stacked flats or apartment style buildings are constructed with associated vehicular parking lot style facilities or designed to mimic a typical neighborhood style street on public or private roadways.

STAFF COMMENT - R-M ZONE TABLE OF DEVELOPMENT STANDARDS AMENDMENTS CREATE A BASE DENSITY FOR ALL R-M ZONES OF 4 DWELLINGS PER ACRE. THE CUP DENSITIES THEN ARE CAPPED AT 6 AND 8 UNITS THAT MAY BE USED IN AREAS DESCRIBED BY AND/OR MATCHING THE DENSITY TIER DESCRIPTION STATEMENTS.

12.32.300 Table of Development Standards in Residential Zones	Zones
	R-M

Site Standards	
Gross Density Maximum, permitted	Density Tier 1 (4 units)
Gross Density Maximum, conditional	Density Tier 2 (6 units) Density Tier 3 (8 units)

STAFF COMMENT - R-M ZONE TABLE OF USES AMENDMENTS CREATE A NEW USE CATEGORY KNOWN AS "ALLOWED." THIS NEW CATEGORY IS NEEDED TO SEGREGATE THE DIFFERING TYPES OF USES, AS ALLOWED BY THE "GRANULATION" OR "PURPOSE" STATEMENTS. FOR EXAMPLE: SINGLE-FAMILY IS NOW ALLOWED IN THE R-M ZONE, BUT ONLY WHEN TIER 1 IS APPLIED TO AN AREA. OTHER CHANGES INCLUDE 'TWIN HOMES' TO ALLOW A DUPLEX FORMAT TO BE USED IN A SUBDIVISION LOT SYSTEM AND ALLOW FOR OWNERSHIP OPPORTUNITIES THAT ARE MISSING IN THE R-M ZONE.

12.36.020 Table of Uses for Residential Uses

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted, "A" allowed use through other provisions applicable to a specific Zone

Residential Uses	Zones
	R-M
Dwelling, single-family	A ²
Dwelling, multiple-family	A ²
Twin Home	A ²

2. See the varying permitted and conditional uses and densities within the R-M Zone (including Density Tier 1, Density Tier 2, and Density Tier 3) as more particularly described in CZC 12.30.020 (Zone Purposes) and as set forth in CZC 12.32.300 (Table of Development Standards in Residential Zones). Any residential development within the R-M Zone shall also be subject to the development standards set forth in CZC 12.32.055 (Additional Development Standards for R-M and R-H Zones).

STAFF COMMENT - R-M AND R-H ZONE SPECIAL REGULATIONS AMENDMENTS ARE ENTIRELY NEW AND INTRODUCE BASE LINE DESIGN PERFORMANCE EXPECTATIONS FOR R-M AND R-H ZONE DEVELOPMENT. THE AMENDMENTS ARE TO ADDRESS THE COMMON COMPLAINTS ABOUT MULTI-FAMILY DEVELOPMENT REGARDING ARCHITECTURE, LANDSCAPING, AND THE COMPLAINTS HEARD IN THE RECENT PAST ABOUT OF USE PRIVATE ROADWAYS.

12.32.055 Additional Development Standards for R-M and R-H Zones

Notwithstanding the Regulations of General Applicability in CZC 12.32.060 and the Table of Development Standards in CZC 12.32.300, all residential development within the R-M and R-H Zones shall comply with the following development standards.

(a) Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah.

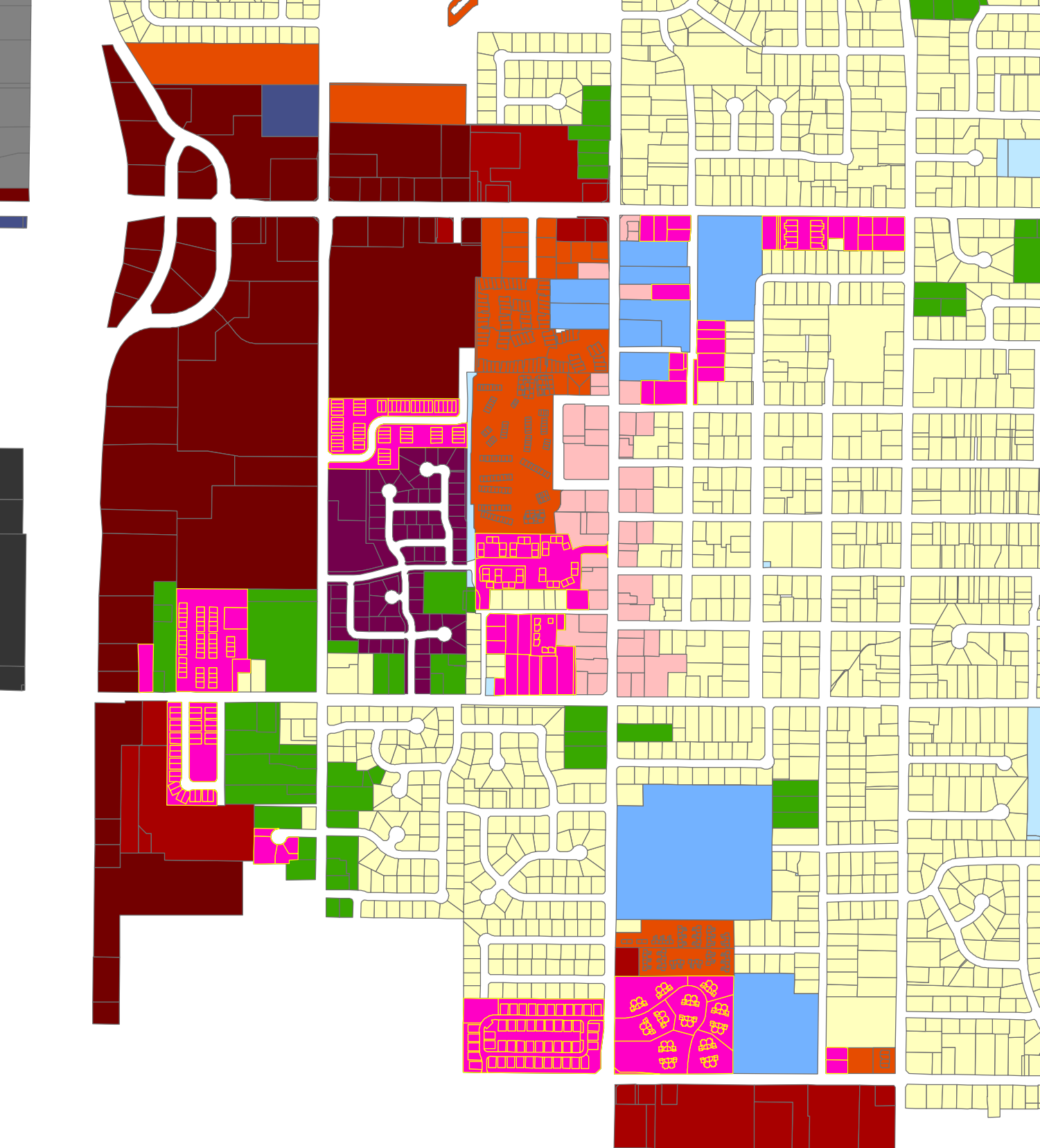
(b) Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view.

- (1) All primary buildings within a development project shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage.
- (2) The apparent mass of primary buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, the use of any multiple articulation approaches shall be coordinated to affect a complementary building design.
- (3) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.
- (4) The Planning Commission shall review and approve architectural design of buildings within the R-M and R-H Zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

(c) Landscaping and Open Space. All residential developments within the R-M and R-H zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening), and more specifically, the regulations of CZC 12.51.070(g) regarding multi-family developments. Additionally, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small centralized gathering areas, and buffering adjacent land uses. Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

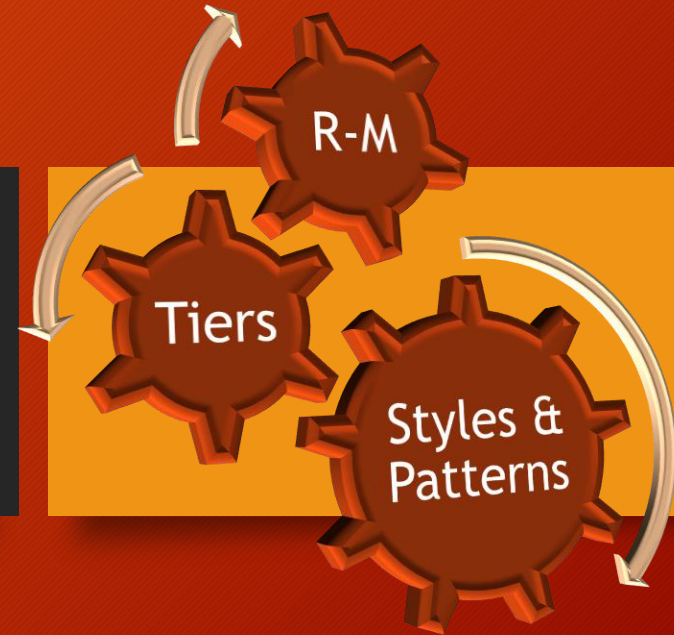
(d) Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way and/or parking lot shall meet the following standards:

- (1) Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
- (2) Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
- (3) When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.
- (4) Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling. An exception may be provided to this ratio if visitor parking is provided by separate parking area or parking lot as part of a site plan approved by the City.
- (5) A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.
- (6) A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
- (7) A private right-of-way design shall also comply with all applicable Fire Code regulations.



Residential Medium (R-M) Amendments

Explaining the proposed amendments



R-M Current Density Provisions



- Permitted Density - 4 units per gross acre
 - Conditional Use - 5-8 units per acre (Range of Allowance)
-
- ✓ Default Requests for Density for CUP is usually 7-8 units per acre
 - ✓ CUP provisions deem 8 units acceptable if impacts are reasonably mitigated

R-M Proposed Density Provisions



- Establishes a “Density Tier System” and Eliminates the 5-8 CUP Range
 - Density Tier 1 - A Permitted Density of 4 units per gross acre
 - Density Tier 2 - A Conditional Density - 6 units per gross acre
 - Density Tier 3 - A Conditional Density - 8 units per gross acre
-
- ✓ “Permitted” Tier Density in all R-M Districts is 4 units per acre - subject to a specific “low-end” density development style and pattern
 - ✓ CUP Tier Densities are subject to two (2) differing expected develop style & patterns - “intermediate and high-medium”

Density Tier Provisions



- *Density Tier 1 (4 units):*

- Residential development integrated with, substantially surrounded by or proximately adjacent to, residential low zones.
- Used for residential development served by a local or minor collector street (as defined by City regulations)
- Whenever light to moderate traffic may be present or expected within a close proximity of low-density single-family neighborhood area
- As a transitional buffer to a higher density zone or higher intensity zone (e.g. *PF-L, PF-M, C-M Zones*)
- Used to primarily buffer single-family neighborhoods, and where deemed appropriate by the City's General Plan, for infill development

✓ ***Development Style & Pattern*** - medium density single-family homes, twin home lots, duplex or tri-plex formats, and zero lot line development that is compatible with the characteristics of a single-family neighborhood

Density Tier Provisions



- *Density Tier 2 (6 units):*
 - Residential development located along major collector or minor arterial streets (as defined by City regulations)
 - Where moderate traffic may be present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. PF-M, C-M, C-H Zones)
 - Used in areas where ground water may prohibit basement development that is typical of single-family development
-
- ✓ ***Development Style & Pattern*** - for twin home lots and duplex and townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways

Density Tier Provisions



- *Density Tier 3 (8 units):*

- Residential development located along minor and major arterial streets (as define by City regulations)
- Wherever moderate to high traffic may be present or expected, or as a transitional buffer to a higher density or intensity zone (e.g. C-H, C-VH Zones)
- Used in areas where ground water may prohibit basement development that is typical of single-family development

✓ ***Development Style & Pattern*** - townhomes in tri-plex, four-plex, six-plex, or higher design formats, and for areas where stacked flats or apartment style buildings are constructed with associated vehicular parking lot style facilities or designed to mimic a typical neighborhood style street on public or private roadways

New Design & Development Standards

(R-M & R-H Zones)



- *Architectural:*
 - ✓ All primary buildings be designed using an architect
- *Exterior Design:*
 - ✓ *Establish An Overall Theme*
 - ✓ *Mitigation Of Building Mass*
 - ✓ *Use of Exterior Materials*
 - ✓ *Planning Commission Determination of Compliance*

Why NOT Create Separate Zoning Districts ?

Explaining the proposed amendments



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 5.

Short Title: Public Hearing - PDO Zoning Map Amendment and Conceptual Plan - Legacy Commons - 1250 West Parrish Lane (Northwest Corner)

Initiated By: Spencer Wright, Applicant

Scheduled Time: 7:55

SUBJECT

Consider the proposed Zoning Map Amendment for approximately 8.49 acres of property located at 1250 West Parrish Lane from Commercial-Very High to Commercial Very High/Planned Development Overlay and Conceptual Plan for the Legacy Commons PDO - Ordinance No. 2017-29

RECOMMENDATION

Adopt Ordinance No. 2017-29 amending the Centerville Zoning Map by changing the zoning of approximately 8.49 acres of property located at 1250 West Parrish Lane from Commercial-Very High to Commercial Very High/Planned Development Overlay and accepting the Conceptual Plan for the Legacy Commons PDO.

BACKGROUND

On September 27, 2017, the Planning Commission reviewed and recommended approval of the proposed Zoning Map Amendment and Conceptual Plan for the Legacy Commons PDO. The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

Description

- ❑ 10-17-17 CC Staff Report - Legacy Commons
- ❑ Ordinance No. 2017-29 - Legacy Commons PDO
- ❑ Legacy Commons PDO Submittal - Revised
- ❑ 09-27-17 PC Staff Report - Legacy Commons
- ❑ 9-27-2017 PC minutes re Legacy Commons
- ❑ H Elevation
- ❑ Hotel Elevations
- ❑ Copy of Centerville Benefits Analysis
- ❑ Development Examples-Values Per Acre
- ❑ Map of Selected Areas for Values Comparison

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

PLANNING COMMISSION TRANSMITTAL REPORT

APPLICANT: **WRIGHT DEVELOPMENT GROUP
C/O SPENCER WRIGHT
1178 W. LEGACY CROSSING BLVD. SUITE 100
CENTERVILLE, UTAH 84014
(spencer@wrightdevelopmentgroup.net)**

PROPERTY: NORTHWEST CORNER OF PARRISH LANE & 1250 WEST

ACREAGE: **APPROXIMATELY 8.4 ACRES, COMPRISED OF:**
 ○ *OWNER'S = 06-006-0082 – 5.92 AC*
 ○ *UDOT's – EXCESS R-O-W LEGACY PARKWAY:*
 ▪ *06-006-0083 – 1.63*
 ▪ *06-006-0102 - 0.94*

ZONING: **COMMERCIAL - VERY HIGH (C-VH)**

APPLICATIONS: **1. REZONE PETITION PROPERTIES FROM C-VH
TO C-VH / PLANNED DEVELOPMENT (C-H/PD):**

 **2. PLANNED DEVELOPMENT OVERLAY, WITH
CONCEPTUAL PLAN ACCEPTANCE, AND
CONCEPTUAL SUBDIVISION FOR A MASTER
PLANNED MIXED-USE SECTOR PROJECT:**
 a. Hotel Site
 b. Commercial Sites
 Multi-Family Residential Dwellings

PC RECOMMENDATION: **APPROVAL OF THE LEGACY COMMONS
DEVELOPMENT PDO REQUEST**

BACKGROUND

The proposed master plan project (*aka, Legacy Commons*) is located within “the Parrish-Legacy Corridor District” [*West Centerville Neighborhood Plan*]. The project provides a unique opportunity to develop a mixed commercial/residential planned development through rezoning using the Planned Development Overlay

allowance of the City's Zoning Ordinance. The master planned project (*see attachments for this report*) would consist of the following:

Land Uses Proposed:

- Hotel Use – 1.73 acres, Max. Four-story Main Building (60 feet in height).
- Commercial Uses (e.g. restaurant & coffee house) – 1.25 acres, two (2) sites (*heights are proposed as 1-story buildings*)
- Multi-family Residential Uses - 5.20 acres, consisting of:
 - *Max. 3-story Main Buildings (45 feet in height)*
 - *111 Dwelling Units*
 - *236 Parking Spaces with 92 parking stalls in garages*
 - *1.60 acres Open Space (31% of the Residential Area)*

Shorelands Commerce Park Style Building Design Theme – The submitted development plan only addresses the expected residential building design for the project. The residential design depicts a low slope-roof (*an adapted contemporary prairie style*) building architecture with colors compatible with Shorelands Commerce Park color palette located further north in the West Centerville Neighborhood. This proposed residential style, with the units fronting streets and pathways with parking hidden behind the building, creates a greater sense of community/neighborhood in this mixed-use project. This design is much more compatible with the streetscape design and trail system path proposed along 1250 West setting up the ability to connect to the 1250 West pedestrian overpass of Legacy Parkway located further to the north.

The development plan does not address the design concepts for the hotel and commercial sites. Unless, the PDO approval addresses the design differently, the project remains subject the Parrish Lane Gateway Design standards with regards to expected architectural building design (*see CZC 12.63.040*).

Site Layout & Landscaping Theme – The site will not be accessed from Parrish Lane. It is important to note during a partial acquisition of the property for the Legacy Parkway, UDOT paid the value of an access to Parrish Lane and established a “no access restriction” for the property. Staff meet with the Region 1 office and they have expressed that UDOT has “no intention” to resell the access right to Parrish Lane. Consequently, all access to the project site will be from 1250 West. As proposed, there are two (2) planned accesses; one primarily for the hotel and commercial uses and the other for residential uses. Nonetheless, the interior drive lanes will be integrated within the entire development.

The hotel and commercial uses will still be located along Parrish Lane and the south corner and southern portion of 1250 West. The residential uses will be located behind (from Parrish Lane) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway. The proposed landscaping theme, particularly along Parrish Lane and 1250 West appears to be exactly the drought tolerant style used in the Legacy Trails project (*across the Parrish Lane to the south*). Additionally, the same fencing and pedestrian style street lighting fixtures will be used along 1250 West. Interior project landscaping is depicted; however, the plans are conceptual at this point and the design details are unidentified with the exception of the proposed treescaping.

Site Plan/Subdivision, Phased Construction – The site and subdivision (2 development lots) will be prepared as one development site to support the development in its entirety. However, construction activities are to be phased as independent lots, as follows:

- Phase One – *Multi-family Residential Buildings & related elements (Lot 1).*
- Phase Two – *Hotel/Commercial Buildings (Lot 2)*

SUMMARY OF PLANNING COMMISSION'S ACTIONS, MOTIONS, AND VOTE:

On September 27, 2015, the Planning Commission held a hearing, discussed the request, and forwarded a recommendation to APPROVE the Legacy Commons PDO Rezone and Conceptual Plan, as follows:

- a. The **Development Design for the Legacy Commons** shall be substantially consistent with the plan layout received by the City on September 07, 2017.
- b. The **Land Uses** shall consist of the following:
 - Hotel Use – 1.73 acres, Max. Four-story Main Building (60 feet in height, if a CUP is approved by the City).
 - Commercial Uses (e.g. restaurant & coffee house) – 1.25 acres, two (2) sites (*heights are proposed as 1-story buildings*)
 - Multi-family Residential Uses - 5.20 acres, consisting of:
 - *Max. 3-story Main Buildings (45 feet in height)*
 - *111 Dwelling Units*
 - *236 Parking Spaces with 92 parking stalls in garages*
 - *1.60 acres Open Space (31% of the Residential Area)*
- c. The **Architecture and Building Design Theme** shall consist of the following:
 - A Shorelands Commerce Park color palate or other tones deemed compatible with the surrounding development, as approved with a final site plan.
 - The design of the Hotel and Commercial Uses shall be subject to

the Parrish Lane Gateway Design Standards (CZC 12.63).

- The residential design shall be consistent with the submitted Denver based project (*Aster Town Center*) concepts consisting of a low slope-roof (*an adapted contemporary prairie style*) building architecture meeting the approved PDO color palette.
- The residential style and layout shall consist of, with the units fronting streets and pathways with parking hidden behind the building, as depicted on the Conceptual Plan.
- The primary pedestrian streetscape design and trail system path shall be provided along 1250 West, as depicted on the Concept Plan, which creates the ability to connect to the 1250 West pedestrian overpass of Legacy Parkway locate further to the north.
- A secondary streetscape (non-pedestrian) design shall be provided along Parrish Lane, with landscaping and fencing, as depicted on the Concept Plan and compatible with the design across the street to the south.
- The Hotel use shall be subject to the “Increased Height” provision of CZC 12.34.080.

d. The **Site Layout & Landscaping Theme** shall consist of the following:

- Site Access will be from 1250 West Street consisting of two (2) planned accesses; one primarily for the hotel and commercial uses and the other for residential uses, as depicted on the Concept Plan.
- As part of any related development final development approval, the southern access for the commercial uses shall deemed acceptable to the City upon review by a traffic engineer to establish whether it is a limited or full turn-movement access point.
- All interior drive lanes shall be integrated within the entire development, as depicted on the Concept Plan.
- The hotel and commercial uses will be located along Parrish Lane and the south corner and southern portion of 1250 West, as depicted on the Concept Plan.
- The residential uses will be located behind (*from Parrish Lane*) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway, as depicted on the Concept Plan.
- The Common Area amenities shall be provided in an integrated manner and internal pathways shall be provided connecting to the residential units, as depicted on the Concept Plan.
- The proposed landscaping theme, particularly along Parrish Lane and 1250 West is to be compatible with the drought tolerant style used in the Legacy Trails project (*across the Parrish Lane to the south*).
- The fencing and pedestrian style street lighting fixtures shall be used along 1250 West, as depicted on the Concept Plan.
- The fencing and parking lot lighting along Parrish Lane shall be

- consistent with the styles used along 1250 West.
 - Interior project landscaping shall be consistent with the treescaping shown on the conceptual plan – a final detailed landscaping plan shall be prepared and submitted with any final development application.
 - A screen wall or fence shall be provided along the northern property boundary to buffer the residential units from the adjacent I-H zone, as depicted on the Concept Plan.
 - The bench and water feature shall be provided at the intersection corner of Parrish Lane/1250 West and shall be compatible with the design plan concepts implemented for the Parrish-Legacy CDA.
- e. The **Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities may be phased as independent lots, as follows:
- *Phase One – Multi-family Residential Buildings & related elements (Lot 1)*
 - *Phase Two – Hotel/Commercial Buildings (Lot 2)*
- f. The **Development Variations Allowed** for the Legacy Commons are limited to the following:
- *Parrish Lane Gateway Design Standards (12.63)* - The development plan is to relocate the pedestrian oriented amenities that normally abut the Parrish Lane Corridor to the 1250 West Corridor.
 - *Lot Side Lines/Right Angles (15.05.020)* – The side line (north-south) between the two lots may have a right-angle jog, which is a design consequence of the interior access lanes amongst the various uses

(Suggested Reasons for Action -Findings)

- a) The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- b) The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000-sq. ft.
- c) The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
- d) Farmington Station Park was developed after the West Centerville Plan adoption.
- e) Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- f) To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two (2) smaller commercial lots that have not yet come to full fruition.
- g) Limiting the allowance of other types of multi-family development negatively impacts the planned allowance of multi-family development

- at this node in the West Centerville Neighborhood.
- h) Not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT's ability selling off excess public property, which could become a nuisance in the future.
 - i) Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses.
 - j) Lastly, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

Planning Commission Vote (5-0):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson			(Recused)
Daley			X
Hayman	X		
Wright	X		
Helgesen	X		

PREVIOUS PLANNING COMMISSION MEETINGS HELD ON THIS MATTER

- ✓ March 08, 2017 – Petition Initially Presented to the Planning Commission

ORDINANCE NO. 2017-29

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 8.49 ACRES OF CERTAIN REAL PROPERTY AS DESCRIBED HEREIN FROM COMMERCIAL-VERY HIGH (C-VH) TO COMMERCIAL-VERY HIGH/PLANNED DEVELOPMENT OVERLAY (C-VH/PD) AND APPROVING THE CONCEPTUAL PLAN FOR THE LEGACY COMMONS PLANNED DEVELOPMENT

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property regarding commercial policies for West Centerville, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Commercial-Very High (C-VH) to Commercial-Very High/Planned Development Overlay (C-VH/PD) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Plan for the Legacy Crossing Planned Development as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. PDO Rezone and Conceptual Plan Approval. Subject to conditions of approval set forth in Section 2, the real property located at 1250 West Parrish Lane consisting of approximately 8.49 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned and changed from Commercial-Very High (C-VH) to Commercial-Very High/Planned Development Overlay (C-VH/PD) and the Conceptual Site Plan for the Legacy Crossing PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

Section 2. Conditions of PDO Approval. The PDO Rezone and Conceptual Plan for the Legacy Commons PDO are subject to the following conditions of approval:

- a. The **Development Design for the Legacy Commons** shall be substantially consistent with the plan layout received by the City on September 7, 2017.
- b. The **Land Uses** shall consist of the following:

- Hotel Use – 1.73 acres, Max. Four-story Main Building (60 feet in height, if a CUP is approved by the City).
- Commercial Uses (e.g. restaurant & coffee house) – 1.25 acres, two (2) sites (*heights are proposed as 1-story buildings*)
- Multi-family Residential Uses - 5.20 acres, consisting of:
 - Max. 3-story Main Buildings (45 feet in height)
 - 111 Dwelling Units
 - 236 Parking Spaces with 92 parking stalls in garages
 - 1.60 acres Open Space (31% of the Residential Area)

c. The **Architecture and Building Design Theme** shall consist of the following:

- A Shorelands Commerce Park color palate or other tones deemed compatible with the surrounding development, as approved with a final site plan.
- The design of the Hotel and Commercial Uses shall be subject to the Parrish Lane Gateway Design Standards (CZC 12.63).
- The residential design shall be consistent with the submitted Denver based project (*Aster Town Center*) concepts consisting of a low slope-roof (*an adapted contemporary prairie style*) building architecture meeting the approved PDO color palette.
- The residential style and layout shall consist of, with the units fronting streets and pathways with parking hidden behind the building, as depicted on the Conceptual Plan.
- The primary pedestrian streetscape design and trail system path shall be provided along 1250 West, as depicted on the Concept Plan, which creates the ability to connect to the 1250 West pedestrian overpass of Legacy Parkway located further to the north.
- A secondary streetscape (non-pedestrian) design shall be provided along Parrish Lane, with landscaping and fencing, as depicted on the Concept Plan, and compatible with the design across the street to the south.
- The Hotel use shall be subject to the “Increased Height” provision of CZC 12.34.080.

d. The **Site Layout & Landscaping Theme** shall consist of the following:

- Site Access will be from 1250 West Street consisting of two planned accesses; one primarily for the hotel and commercial uses and the other for residential uses, as depicted on the Concept Plan.
- As part of any related development final development approval, the southern access for the commercial uses shall deemed acceptable to the City upon review by a traffic engineer to establish whether it is a limited or full turn-movement access point.
- All interior drive lanes shall be integrated within the entire development, as depicted on the Concept Plan.

- The hotel and commercial uses will be located along Parrish Lane and the south corner and southern portion of 1250 West, as depicted on the Concept Plan.
 - The residential uses will be located behind (*from Parrish Lane*) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway, as depicted on the Concept Plan.
 - The Common Area amenities shall be provided in an integrated manner and internal pathways shall be provided connecting to the residential units, as depicted on the Concept Plan.
 - The proposed landscaping theme, particularly along Parrish Lane and 1250 West, is to be compatible with the drought tolerant style used in the Legacy Trails project (*across the Parrish Lane to the south*).
 - The fencing and pedestrian style street lighting fixtures shall be used along 1250 West, as depicted on the Concept Plan.
 - The fencing and parking lot lighting along Parrish Lane shall be consistent with the styles used along 1250 West.
 - Interior project landscaping shall be consistent with the treescaping shown on the conceptual plan. A final detailed landscaping plan shall be prepared and submitted with any final development application.
 - A screen wall or fence shall be provided along the northern property boundary to buffer the residential units from the adjacent I-H zone, as depicted on the Concept Plan.
 - The bench and water feature shall be provided at the intersection corner of Parrish Lane and 1250 West and shall be compatible with the design plan concepts implemented for the Parrish-Legacy CDA.
- e. The **Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities may be phased as independent lots, as follows:
- *Phase One – Multi-family Residential Buildings & related elements (Lot 1)*
 - *Phase Two – Hotel/Commercial Buildings (Lot 2)*
- f. The **Development Variations Allowed** for the Legacy Commons are limited to the following:
- *Parrish Lane Gateway Design Standards (12.63)* - The development plan is to relocate the pedestrian oriented amenities that normally abut the Parrish Lane Corridor to the 1250 West Corridor.
 - *Lot Side Lines/Right Angles (15.05.020)* – The side line (north-south) between the two lots may have a right-angle jog, which is a design consequence of the interior access lanes amongst the various uses.

Section 3. Findings for PDO Approval. The rezone of the subject property to C-VH/PD and corresponding Conceptual Plan approval for the Legacy Commons PDO is based on the following findings:

- a. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- b. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000 sq. ft.
- c. The market conditions are not ripe now, nor likely in the future, for medium box commercial uses as evidence by the following:
- d. Farmington Station Park was developed after the West Centerville Plan adoption.
- e. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- f. To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two smaller commercial lots that have not yet come to full fruition.
- g. Limiting the allowance of other types of multi-family development negatively impacts the planned allowance of multi-family development at this node in the West Centerville Neighborhood.
- h. Not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT's ability selling off excess public property, which could become a nuisance in the future.
- i. Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses.
- j. Lastly, a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. Subject to conditions of approval set forth in Section 2, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 17th DAY OF OCTOBER, 2017.

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A Cutler

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB’s Gas Station, on the foregoing referenced dates.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2017.

PUBLISHED OR POSTED this ____ of _____, 2017.

EXHIBIT A

Legacy Commons PDO Rezone Property Descriptions

All of Parcel No. 06-006-0082

BEG ON THE N LINE OF PARRISH LANE AT A PT S 0°01' E 145.25 FT & S 89°59' W 2075.19 FT & N 20°54'57" E 316.18 FT FR THE E 1/4 COR OF SEC 12-T2N-R1W, SLM IN THE CITY OF CENTERVILLE; & RUN TH N 20°54'57" E 389.56 FT; TH N 89°59' E 380.50 FT, M/L, TO THE W LINE OF A 100 FT WIDE STATE HWY R/W; TH S 0°12'30" W 650.0 FT ALG SD HWY TO A PT 60.0 FT N OF THE CENTER LINE OF SD PARRISH LANE; TH S 88°15' W 295.96 FT; TH S 88°01'05" W 18.11 FT TO A PT OF A 767.22 FT RAD CURVE TO THE RIGHT 486.57 FT (LC BEARS N 63°53'23" W 478.46 FT); TH N 45°43'17" W 96.965 FT TO THE POB. CONT. 5.972 ACRES.

All of Parcel No. 06-006-0083

A PARCEL OF LAND IN FEE FOR A CONNECTION ROAD INCIDENT TO THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO 0067; BEING PART OF AN ENTIRE TRACT OF PPTY SIT NW 1/4 SE 1/4 OF SEC 12-T2N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG IN THE N'LY R/W LINE OF THE EXIST PARRISH LANE AT THE SW COR OF SD ENTIRE TRACT, WH PT IS 632.518 M (2075.19 FT) N 89°54'28" W ALG THE 1/4 SEC LINE & 44.272 M (145.25 FT) S FR THE E 1/4 COR OF SD SEC 12 AS MONU WITH A CO BRASS CAP; & RUN TH N 20°54'57" E (EQUALS HWY N 20°58'50" E) 96.372 M (316.18 FT) ALG THE W'LY BNDRY LINE OF SD ENTIRE TRACT; TH S 45°43'17" E (HWY BEARING) 29.555 M (96.965 FT) TO THE PT OF TANGENCY WITH A 233.850 M (767.22 FT) RAD CURVE TO THE LEFT; TH SE'LY 148.307 M (486.57 FT), M/L, ALG THE ARC OF SD CURVE TO THE N'LY R/W LINE OF PARRISH LANE (NOTE: CHORD TO SD CURVE BEARS S 63°53'23" E (HWY BEARING) FOR A DIST OF 145.834 M (478.46 FT)); TH N 88°01'05" E (EQUALS HWY N 88°31'23" E (5.521 M (18.11 FT), M/L, ALG SD N'LY R/W LINE TO THE W'LY R/W LINE OF 1250 W STR; TH S 88°01'05" W (EQUALS HWY S 88°31'23" W) 95.698 M (313.97 FT), M/L, ALG SD N'LY R/W LINE; TH S 0°05'00" W (EQUALS HWY S 0°09'31" W) 2.996 M (9.83 FT); TH S 89°56'14" W (EQUALS HWY N 89°59'38" W) 101.982 M (334.59 FT), M/L, CONT ALG SD N'LY R/W LINE TO THE POB AS SHOWN ON THE OFFICAL MAP OF SD PROJECT ON FILE IN THE OFFICE OF THE UDOT. CONT. 1.639 ACRES

All of Parcel No. 06-006-0102

SIT IN THE SW 1/4 NE 1/4 OF SEC 12-T2N-R1W, SLM; THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NE COR OF SD ENTIRE TRACT, WH PT IS 139.64 FT S 0°01' E (EQUALS HWY S 0°01'43" E), 2075.66 FT S 89°59' W (EQUALS HWY N 89°59'38" W) TO A PT IN THE N'LY R/W LINE OF PARRISH LANE & 704.80 FT N 20°58'50" E (EQUALS HWY BEARING N 20°54'57" E) FR THE E 1/4 COR OF SD SEC 12 AS MONU WITH A CO BRASS CAP; & RUN S 89°54'19" W (HWY BEARING EQUALS DEED OF RECORD S89°56'14" W) 168.84 FT, M/L, ALG THE N'LY BNDRY LINE OF SD ENTIRE TRACT TO THE E'LY R/W LINE OF A HWY KNOWN AS PROJECT NO 0067; TH ALG SD E'LY R/W LINE THE FOLLOWING THREE (3) COURSES: (1) S 9°10'08" W 266.43 FT TO A PT OF TANGENCY WITH A 49.21 FT RAD CURVE TO THE LEFT; TH (2) S'LY 47.15 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 18°16'34" E FOR A DIST OF 45.36 FT); TH (3) S 45°43'17" E 80.90 FT, M/L, TO THE E'LY BNDRY LINE OF SD ENTIRE TRACT; TH N 20°58'50" E (HWY EQUALS DEED OF RECORD N 20°54'57" E) 388.62 FT, M/L, ALG SD E'LY BNDRY TO THE PT OF BEG. CONT 0.992 ACRES

EXHIBIT B

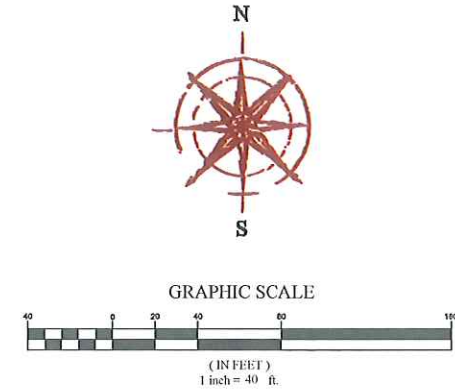
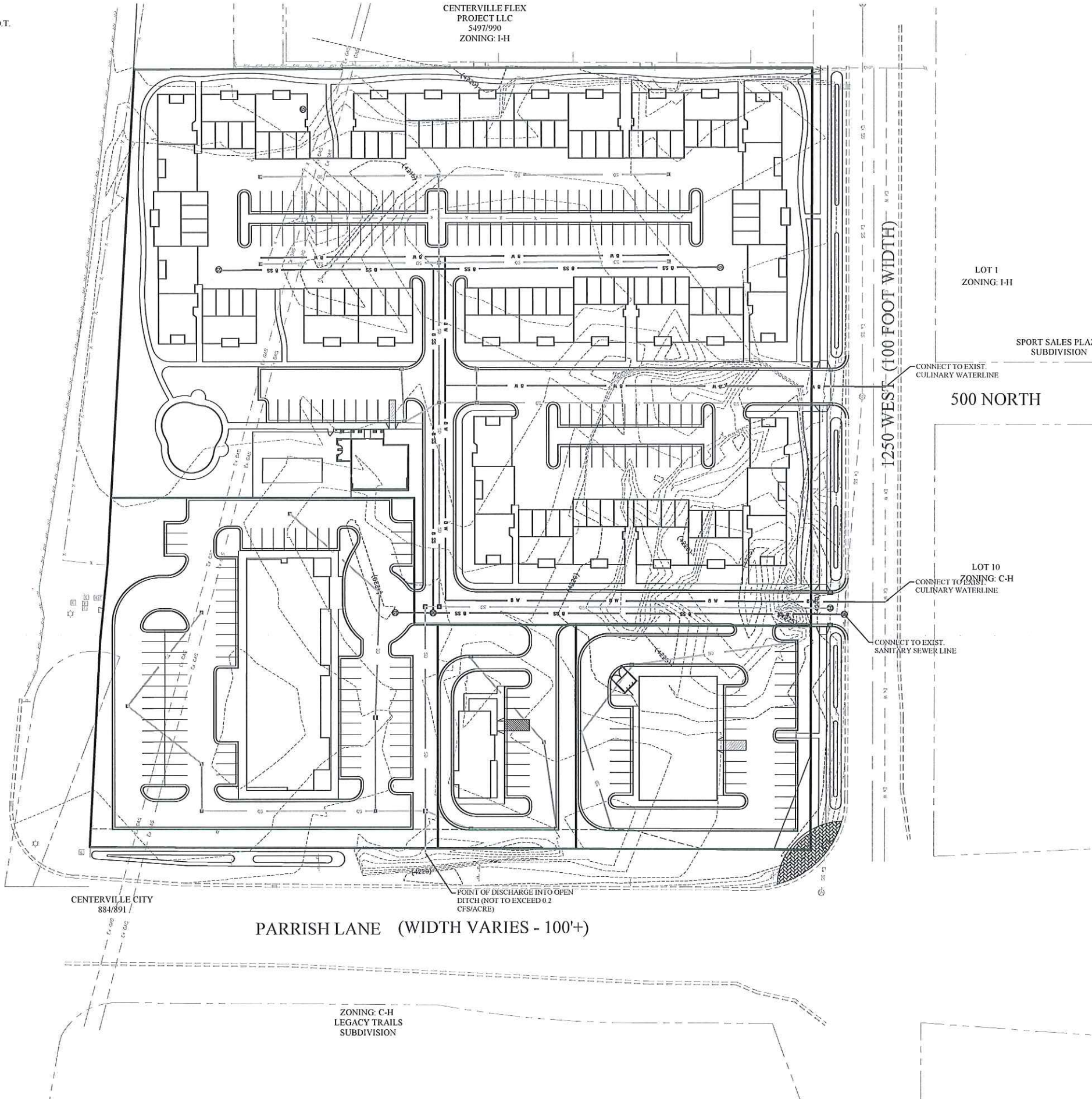
Legacy Commons PDO Conceptual Site Plan and Details



C01

U.D.O.T.

CENTERVILLE FLEX
PROJECT LLC
5497/990
ZONING: I-H



FOCUS
ENGINEERING AND SURVEYING, LLC
13 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 332-0075
www.focusnh.com

CENTERVILLE MIXED USE
CENTERVILLE, DAVIS COUNTY, UTAH
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

UTILITY PLAN

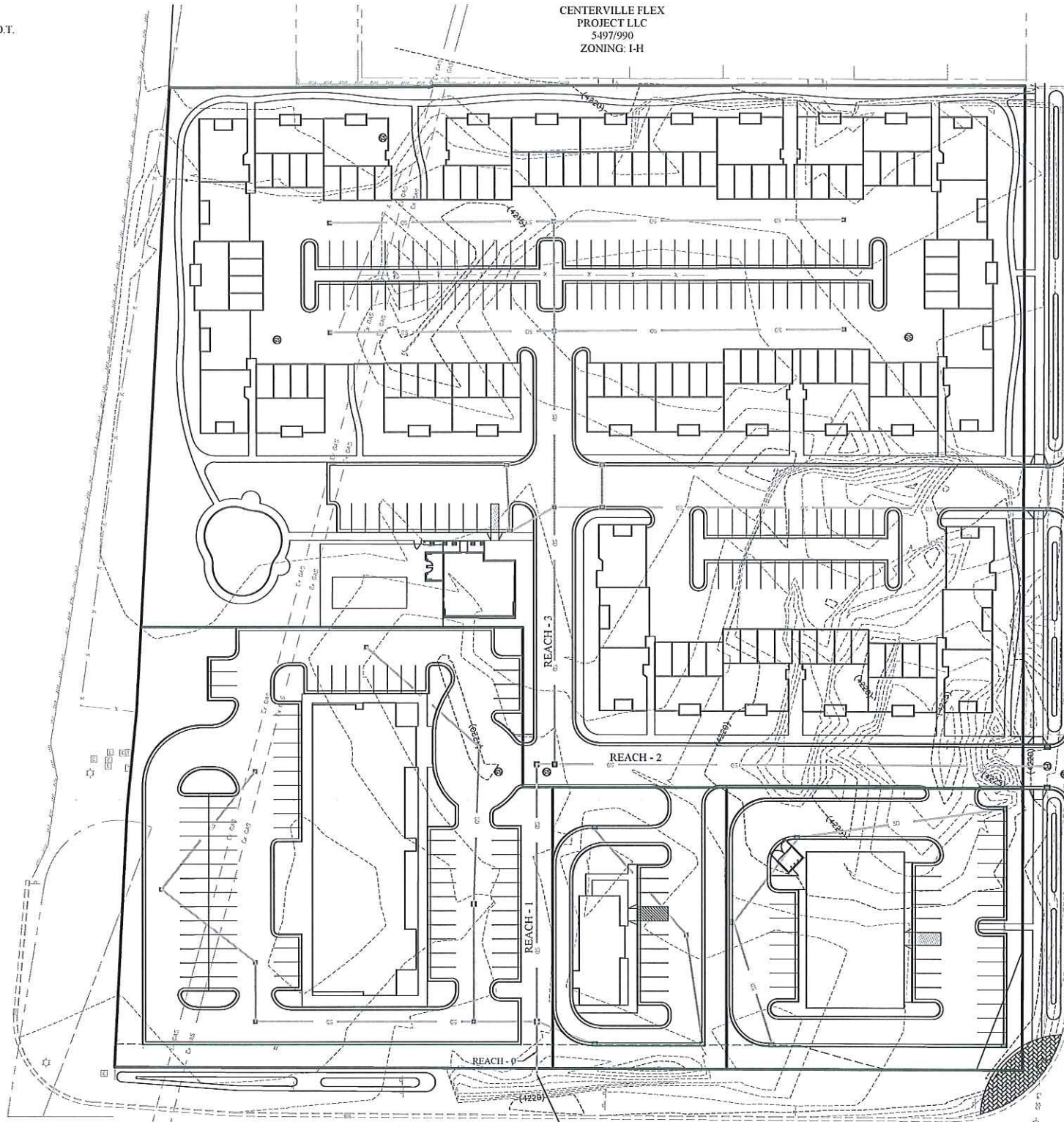
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Date: 08/22/17 Job #: 15-206
Sheet: C02

Z:\2015\15-206 Wright Dev Group-Savage ALTA-Centerville design 15-206\eng\sheet\concept\02 UTILITY PLAN.dwg

RECEIVED SEP 07 2017

U.D.O.T.

CENTERVILLE FLEX
PROJECT LLC
5497/990
ZONING: I-H



CENTERVILLE CITY
884/891

PARRISH LANE (WIDTH VARIES - 100'+)

ZONING: C-H
LEGACY TRAILS
SUBDIVISION

1250 WEST (100 FOOT WIDTH)

LOT 1
ZONING: I-H

SPORT SALES PLAZA
SUBDIVISION

500 NORTH

LOT 10
ZONING: C-H



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

STORM WATER NARRATIVE

A MIXED USE DEVELOPMENT OF BOTH COMMERCIAL AND RESIDENTIAL USES IS PROPOSED FOR THE NORTHWEST CORNER OF THE INTERSECTION OF PARRISH LANE AND 1250 WEST STREET IN CENTERVILLE CITY, UTAH, CURRENTLY THE PROPERTY SITE LOW RELATIVE TO SURROUNDING PROPERTIES AND EVENTUALLY DRAINS SOUTH TO AN EXISTING OPEN DITCH AND CULVERT TO DELIVERS WATER WEST OF LEGACY HIGHWAY. A REVIEW OF THE CITY STORM DRAIN MASTER STORM DRAIN PLANS INDICATES THAT A PORTION OF THE PROPERTY FLOWS TO A 30-INCH STORM DRAIN PIPE IN THE NORTHWEST CORNER AS WELL. FIELD WORK WAS PERFORMED AND THIS PIPE WAS NOT LOCATED.

INTERVIEWS WITH THE CITY'S ENGINEER DETERMINED THAT THE PROPERTY COULD EITHER DRAIN TO THE NORTHWEST OR SOUTHWEST DISCHARGE POINTS BUT WOULD NEED TO BE RELEASED AT AN EQUIVALENT TO THE HISTORICAL RATE OF 0.2 CFS/ACRE.

THE PROJECT WILL BE SUBDIVIDED INTO DIFFERENT LOTS AND EACH LOT WILL BE RESPONSIBLE FOR MEETING THE DETENTION REQUIREMENT OF THAT INDIVIDUAL LOT. A COMMON STORM DRAIN LINE WILL BE CONSTRUCTED AND SHARED AS A DISCHARGE INTO THE EXISTING DITCH AS SHOWN ON THE STORM DRAIN MASTER PLAN.

METHODOLOGY

THE METHOD USED TO DETERMINE THE STORM DRAINAGE FLOW WITHIN EACH DRAINAGE BASIN IS THE RATIONAL METHOD ($Q=CIA$). AN APPROPRIATE C-VALUE WAS CALCULATED. THE TIME OF CONCENTRATION SELECTED WAS 15 MINUTES AND THE INTENSITY WAS TAKEN FROM THE WEST VALLEY CITY STANDARD 10-YEAR, 24-HOUR STORM. AREAS FOR EACH BASIN WERE ALSO DETERMINED.

SYSTEM DESIGN

AS PART OF THE DEVELOPMENT A BACKBONE SYSTEM WILL BE CONSTRUCTED IN ORDER TO COLLECT STORM WATER RUN OFF FROM EACH OF THE SUBDIVIDED LOTS AND CONVEY THAT WATER TO THE ULTIMATE DISCHARGE POINT OF THE SOUTH OPEN DITCH. THIS PIPE WILL BE SIZED TO HANDLE THE DESIGNED RESTRICTED FLOW OF 1.64 CFS (OR 0.2 CFS/ACRE X 8.18 ACRES). EACH LOT WILL BE REQUIRED TO DESIGN BOTH A LOCAL CONVEYANCE SYSTEM AND A DETENTION SYSTEM TO RESTRICT FLOW INTO THIS MAIN LINE. BELOW IS A SUMMARY TABLE OF FLOW REQUIREMENTS BASED UPON LOT SIZING.

STORM WATER DRAINAGE BASIN CALCULATIONS

LOT NUMBER	AREA (ACRES)	Q_{15}
HOTEL	1.75	0.35
MULTI FAMILY	5.18	1.04
CORNER LOT	0.79	0.16
RETAIL LOT	0.47	0.09

CENTERVILLE MIXED USE CENTERVILLE, DAVIS COUNTY, UTAH DRAINAGE PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

DRAINAGE PLAN

Scale: 1"=40'
Date: 08/22/17
Sheet: 15-206

C03



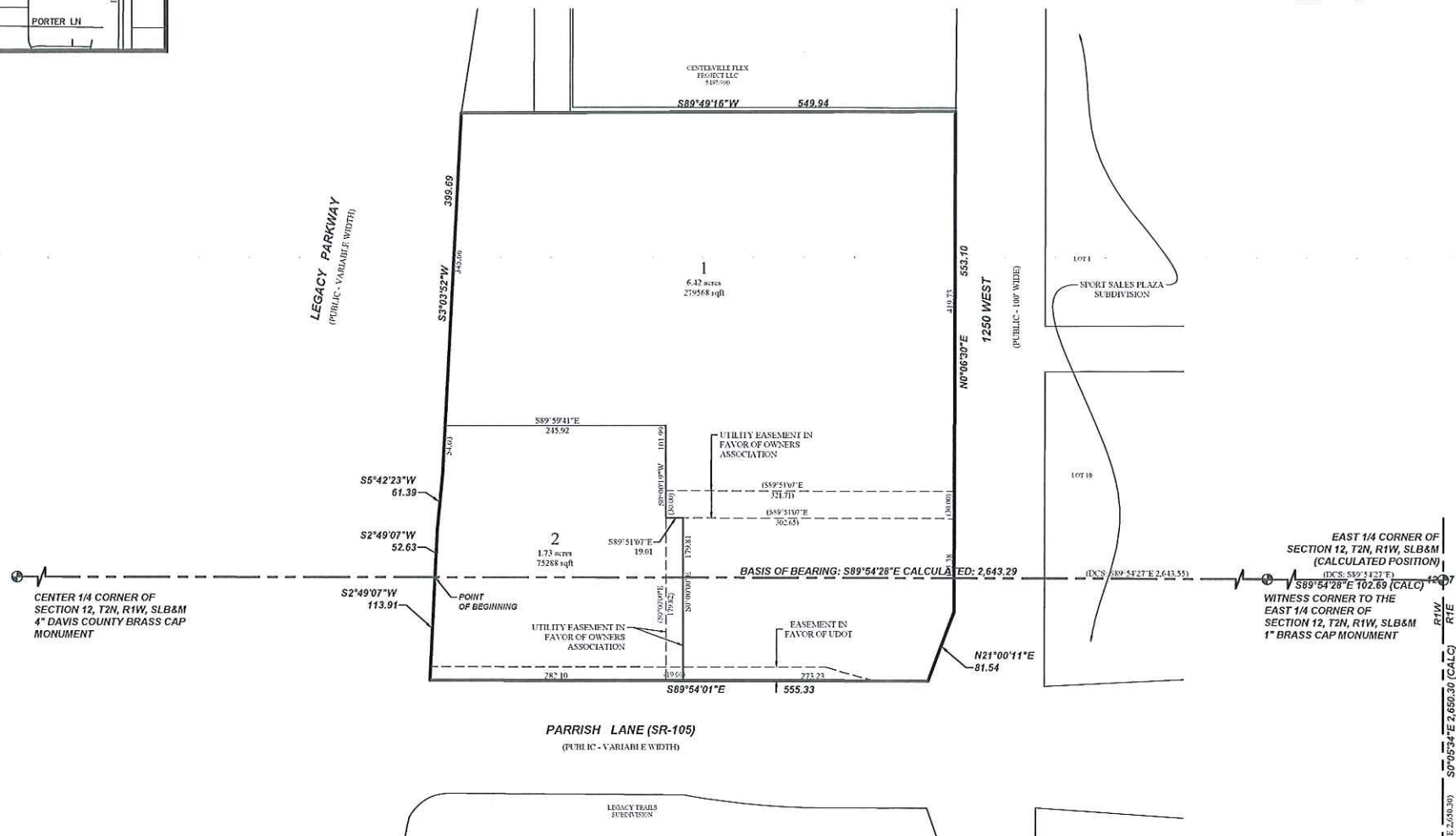
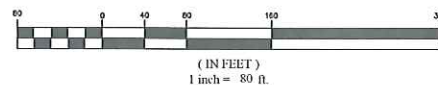
VICINITY MAP
N.T.S.

LEGACY COMMONS

LOCATED IN THE NE1/4 & SE1/4 OF SECTION 12, T2N, R1W,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

CITY RECORDER

SURVEYOR'S CERTIFICATE

I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and elements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735

Date _____

BOUNDARY DESCRIPTION

A portion of the NE1/4 and SE1/4 of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Centerville, Utah, more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way of State Highway 67, per the Legacy Highway Right-of-Way Plan, located S89°54'28\"/>

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

LEGACY COMMONS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

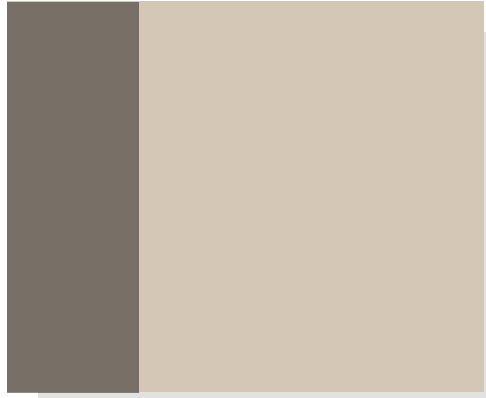
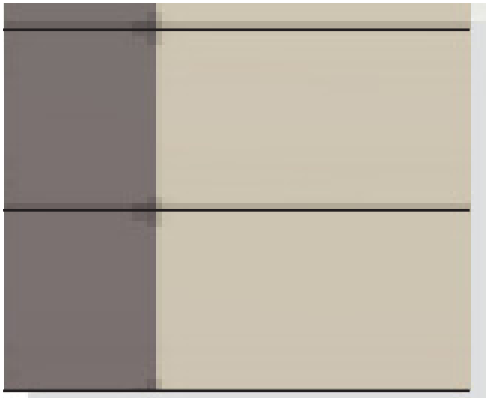
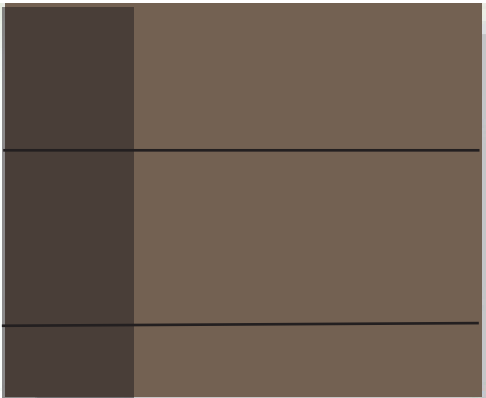
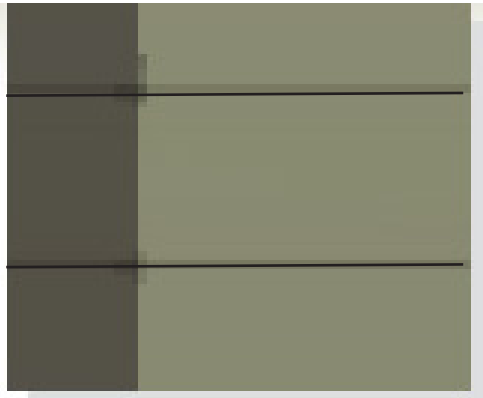
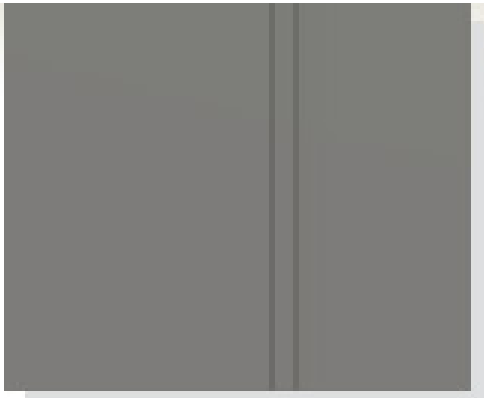
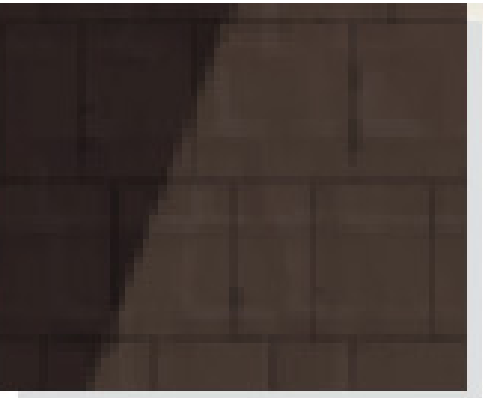
\$ _____ COUNTY RECORDER

ASTER TOWN CENTER

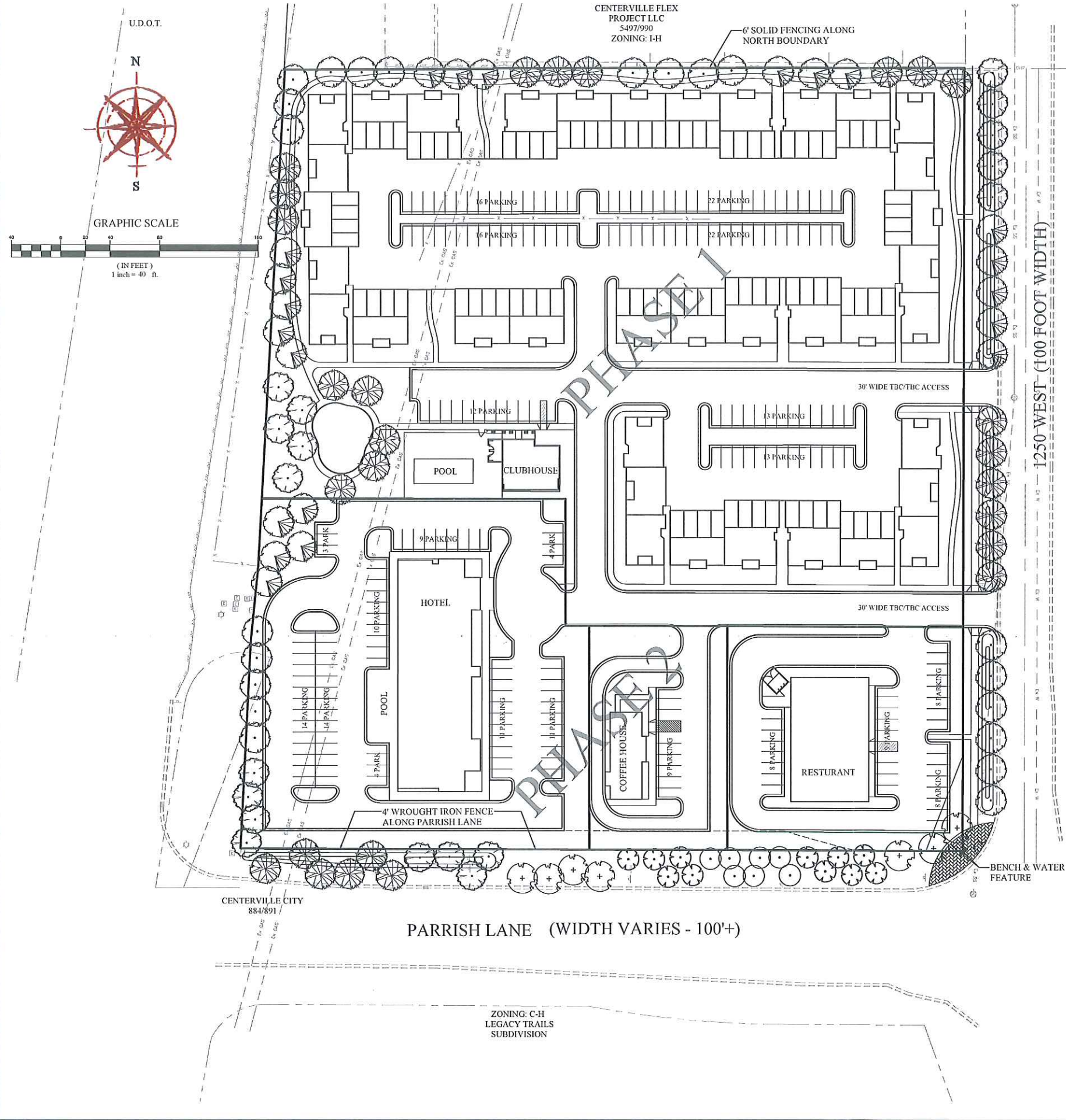
Denver, CO
Forest City Stapleton





						
Stucco Tan Stucco	Lap Siding Tan Hardie Board	Lap Siding Dark Brown Hardie Board	Lap Siding Green Hardie Board	Standing Seam London Gray Aluminum	Asphalt Shingles Weathered Wood	Trim Tan Stained Timber

BUILDING MATERIAL BOARD



CONCEPT LAND USE

LOCATED IN CENTERVILLE, DAVIS COUNTY, UTAH

ORIGINAL PROPERTY	8.18 ACRES
COMMERCIAL PROPERTY	1.25 ACRES
HOTEL PROPERTY	1.73 ACRES (MAX. HEIGHT OF 4 STORIES and 60' TALL)
MULTI-FAMILY PROPERTY	5.20 ACRES (MAX. HEIGHT OF 3 STORIES and 45' TALL)
OPEN SPACE FOR MULTI-FAMILY	1.60 ACRES (31%)
MULTI-FAMILY UNITS	111
TOTAL PARKING AREA	3.13 ACRES
PARKING INTERIOR LANDSCAPE	0.26 ACRE (8.3%)
TOTAL PARKING SPACES	236
GARAGES	92

OWNER/DEVELOPER
WRIGHT DEVELOPMENT GROUP, INC.
1178 WEST LEGACY CROSSING BLVD. SUITE 100
CENTERVILLE, UTAH 84014
(801) 773-7339
CONTACT: SPENCER WRIGHT

LEGAL DESCRIPTIONS
BEING A PART OF THE EAST ONE HALF OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SITUATED SOUTH 89° 54' 24" EAST 414.72 FEET AND SOUTH 115° 66' FEET FROM THE EAST QUARTER CORNER OF SAID SECTION, AND RUNNING:
NORTH 02° 54' 16" EAST 166.51 FEET, THENCE NORTH 05° 40' 32" EAST 61.39 FEET, THENCE NORTH 05° 08' 01" EAST 399.61 FEET, THENCE NORTH 89° 50' 04" EAST 168.61 FEET, THENCE NORTH 20° 54' 57" EAST 0.81 FEET, THENCE NORTH 89° 50' 14" EAST 350.45 FEET, THENCE SOUTH 06° 06' 30" WEST 515.42 FEET, THENCE SOUTH 06° 06' 20" WEST 114.44 FEET, THENCE NORTH 89° 49' 14" WEST 100.20 FEET, THENCE NORTH 89° 50' 08" WEST 112.11 FEET, THENCE NORTH 89° 49' 52" WEST 382.26 FEET TO THE POINT OF BEGINNING.

TREE LEGEND

- Acer platanoides 'Parkway'
Parkway Maple 2" cal.
- Acer grandidentatum
Bigtooth Maple 2" multi-stemmed
- Gleditsia triacanthos l. 'Shademaster'
Shademaster Honeylocust 2" cal.
- Betula nigra 'Heritage'
River Birch 2" cal.
- Tilia cordata 'Greenspire'
Greenspire Linden 2" cal.
- Prunus virginiana 'Canada Red'
Chokecherry 2" cal.
- Zelkova serrata 'Green Vase'
Green Vase Zelkova 2" cal.

500 NORTH



4' WROUGHT IRON FENCE



DECORATIVE LIGHTING

CENTERVILLE MIXED USE
CENTERVILLE, DAVIS COUNTY, UTAH
SITE PLAN AND LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE		
1			
2			
3			
4			
5			
6			

SITE PLAN
AND
LANDSCAPE
PLAN

Scale:	1"=40'	Drawn:	GD
Date:	08/22/17	Job #:	15-206
Sheet:			

C01

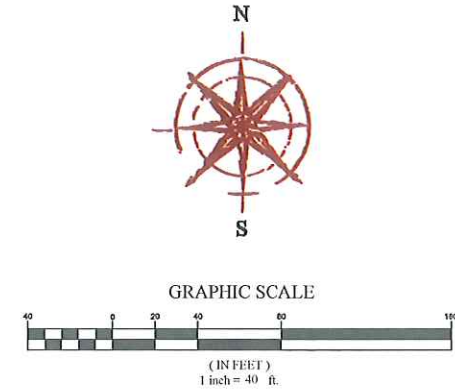
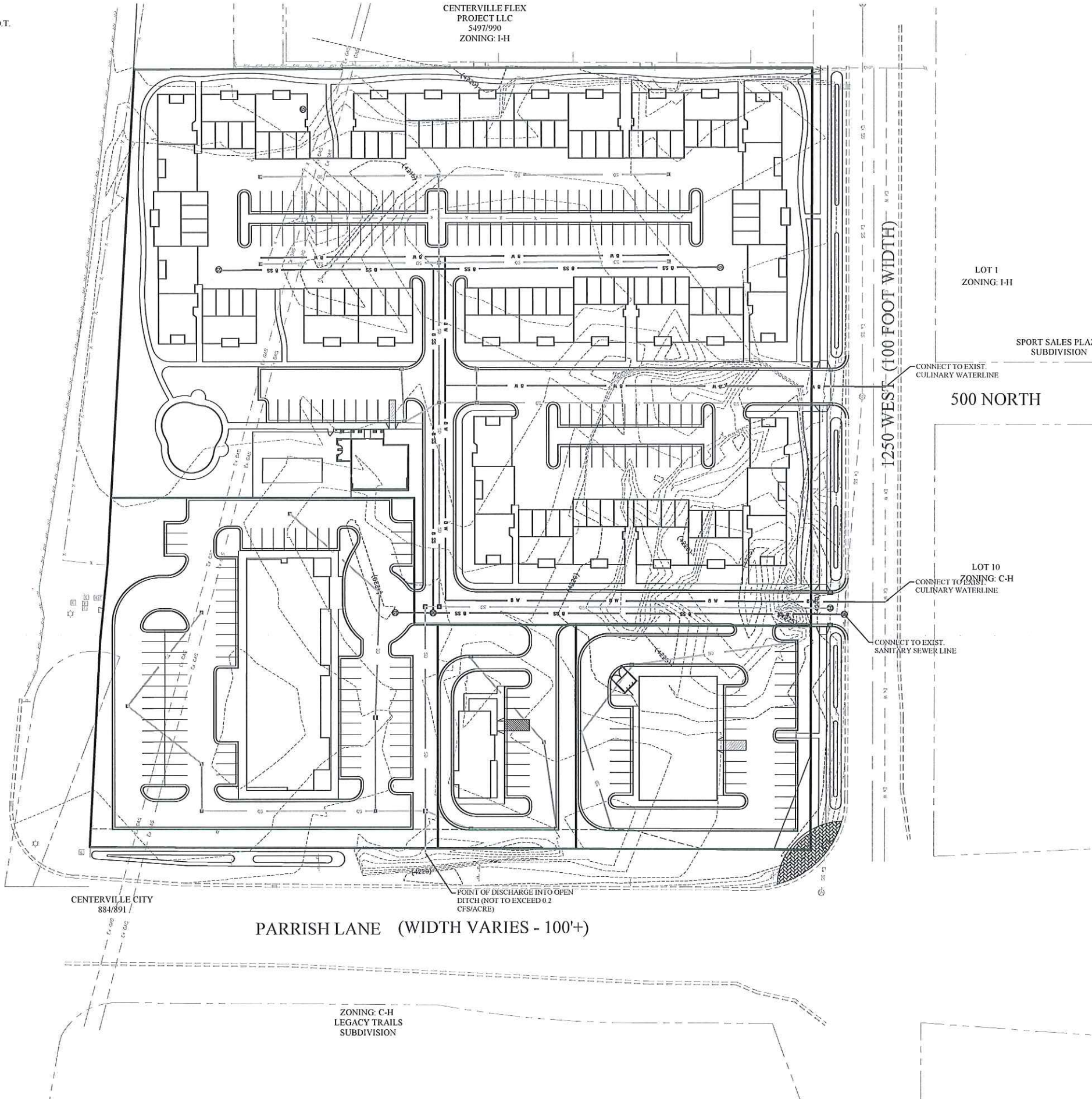
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusuah.com

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RECEIVED SEP 07 2017

U.D.O.T.

CENTERVILLE FLEX
PROJECT LLC
5497/990
ZONING: I-H



FOCUS
ENGINEERING AND SURVEYING, LLC
13 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 332-0075
www.focusnh.com

CENTERVILLE MIXED USE
CENTERVILLE, DAVIS COUNTY, UTAH
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

UTILITY PLAN

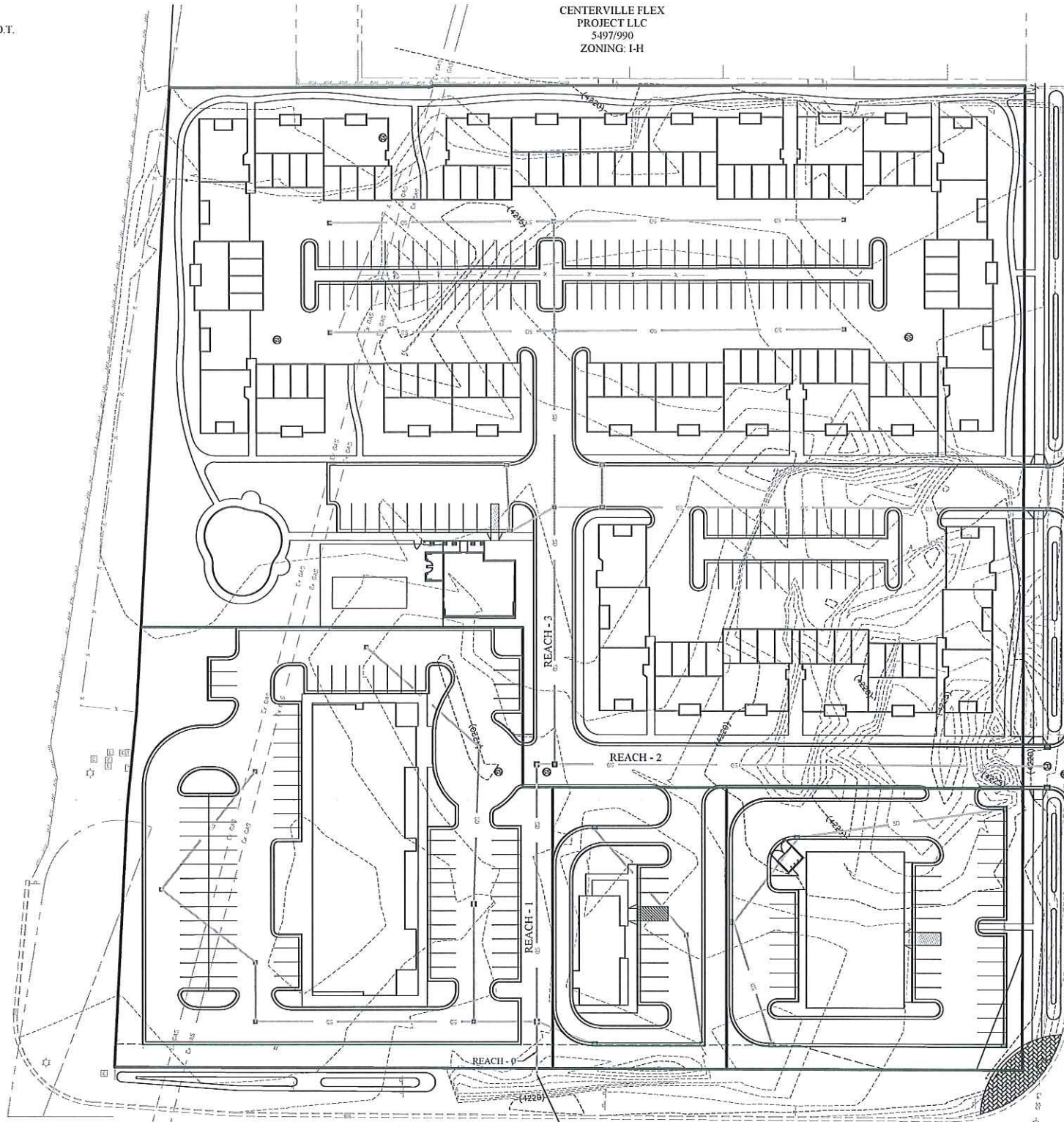
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RECEIVED SEP 07 2017

U.D.O.T.

CENTERVILLE FLEX
PROJECT LLC
5497/990
ZONING: I-H



CENTERVILLE CITY
884/891

PARRISH LANE (WIDTH VARIES - 100'+)

ZONING: C-H
LEGACY TRAILS
SUBDIVISION

1250 WEST (100 FOOT WIDTH)

LOT 1
ZONING: I-H

SPORT SALES PLAZA
SUBDIVISION

500 NORTH

LOT 10
ZONING: C-H



GRAPHIC SCALE



STORM WATER NARRATIVE

A MIXED USE DEVELOPMENT OF BOTH COMMERCIAL AND RESIDENTIAL USES IS PROPOSED FOR THE NORTHWEST CORNER OF THE INTERSECTION OF PARRISH LANE AND 1250 WEST STREET IN CENTERVILLE CITY, UTAH, CURRENTLY THE PROPERTY SITE LOW RELATIVE TO SURROUNDING PROPERTIES AND EVENTUALLY DRAINS SOUTH TO AN EXISTING OPEN DITCH AND CULVERT TO DELIVERS WATER WEST OF LEGACY HIGHWAY. A REVIEW OF THE CITY STORM DRAIN MASTER STORM DRAIN PLANS INDICATES THAT A PORTION OF THE PROPERTY FLOWS TO A 30-INCH STORM DRAIN PIPE IN THE NORTHWEST CORNER AS WELL. FIELD WORK WAS PERFORMED AND THIS PIPE WAS NOT LOCATED.

INTERVIEWS WITH THE CITY'S ENGINEER DETERMINED THAT THE PROPERTY COULD EITHER DRAIN TO THE NORTHWEST OR SOUTHWEST DISCHARGE POINTS BUT WOULD NEED TO BE RELEASED AT AN EQUIVALENT TO THE HISTORICAL RATE OF 0.2 CFS/ACRE.

THE PROJECT WILL BE SUBDIVIDED INTO DIFFERENT LOTS AND EACH LOT WILL BE RESPONSIBLE FOR MEETING THE DETENTION REQUIREMENT OF THAT INDIVIDUAL LOT. A COMMON STORM DRAIN LINE WILL BE CONSTRUCTED AND SHARED AS A DISCHARGE INTO THE EXISTING DITCH AS SHOWN ON THE STORM DRAIN MASTER PLAN.

METHODOLOGY

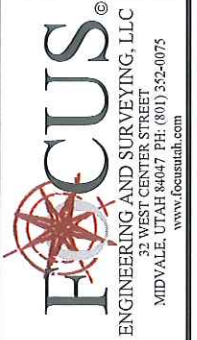
THE METHOD USED TO DETERMINE THE STORM DRAINAGE FLOW WITHIN EACH DRAINAGE BASIN IS THE RATIONAL METHOD ($Q=CIA$). AN APPROPRIATE C-VALUE WAS CALCULATED. THE TIME OF CONCENTRATION SELECTED WAS 15 MINUTES AND THE INTENSITY WAS TAKEN FROM THE WEST VALLEY CITY STANDARD 10-YEAR, 24-HOUR STORM. AREAS FOR EACH BASIN WERE ALSO DETERMINED.

SYSTEM DESIGN

AS PART OF THE DEVELOPMENT A BACKBONE SYSTEM WILL BE CONSTRUCTED IN ORDER TO COLLECT STORM WATER RUN OFF FROM EACH OF THE SUBDIVIDED LOTS AND CONVEY THAT WATER TO THE ULTIMATE DISCHARGE POINT OF THE SOUTH OPEN DITCH. THIS PIPE WILL BE SIZED TO HANDLE THE DESIGNED RESTRICTED FLOW OF 1.64 CFS (OR 0.2 CFS/ACRE X 8.18 ACRES). EACH LOT WILL BE REQUIRED TO DESIGN BOTH A LOCAL CONVEYANCE SYSTEM AND A DETENTION SYSTEM TO RESTRICT FLOW INTO THIS MAIN LINE. BELOW IS A SUMMARY TABLE OF FLOW REQUIREMENTS BASED UPON LOT SIZING.

STORM WATER DRAINAGE BASIN CALCULATIONS

LOT NUMBER	AREA (ACRES)	Q_{15}
HOTEL	1.75	0.35
MULTI FAMILY	5.18	1.04
CORNER LOT	0.79	0.16
RETAIL LOT	0.47	0.09



CENTERVILLE MIXED USE CENTERVILLE, DAVIS COUNTY, UTAH DRAINAGE PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

DRAINAGE PLAN

Scale: 1"=40'
Date: 08/22/17
Sheet: 15-206

C03



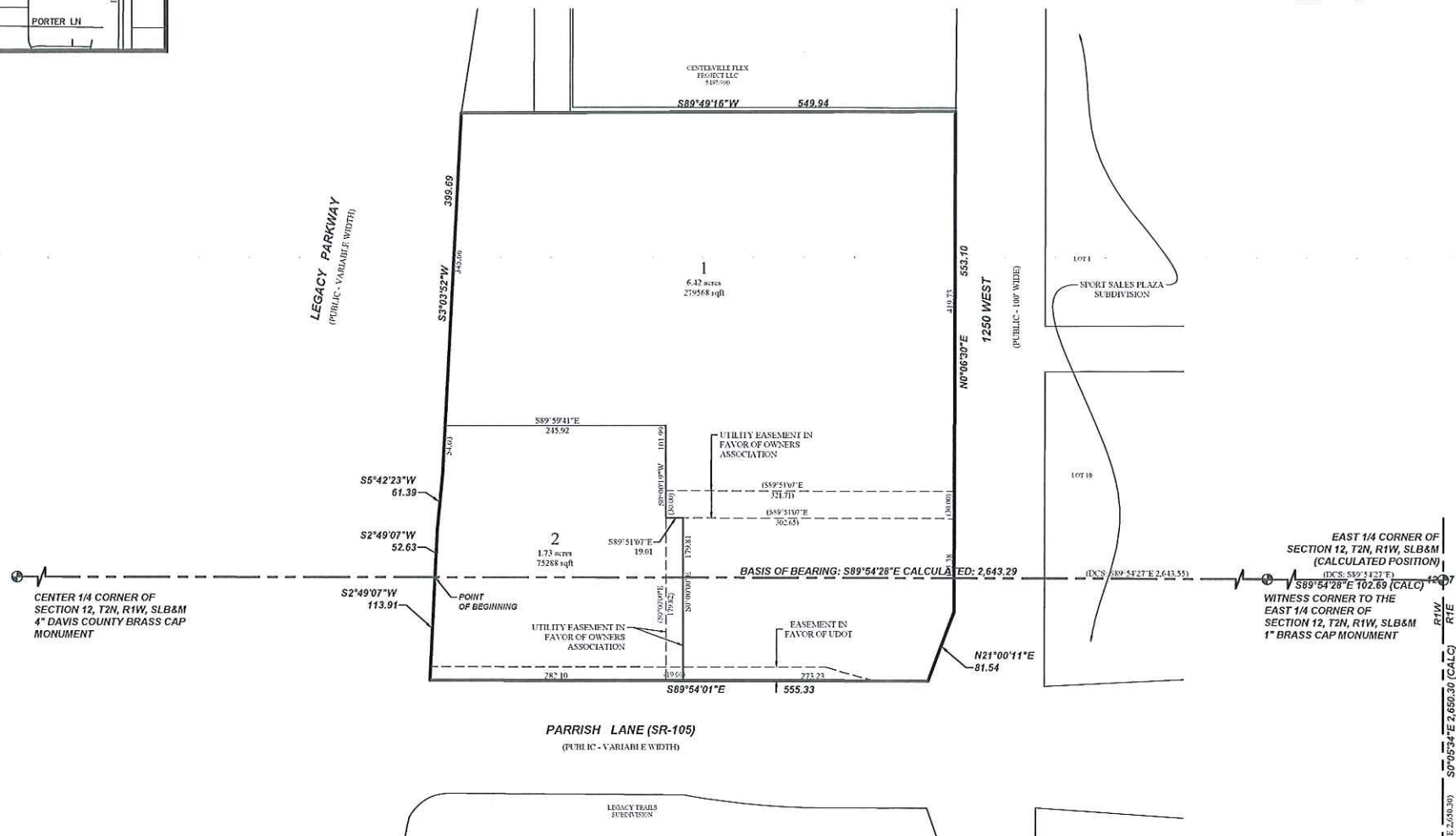
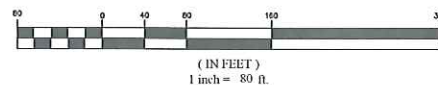
VICINITY MAP
N.T.S.

LEGACY COMMONS

LOCATED IN THE NE1/4 & SE1/4 OF SECTION 12, T2N, R1W,
SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

CITY RECORDER

SURVEYOR'S CERTIFICATE

I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735

Date _____

BOUNDARY DESCRIPTION

A portion of the NE1/4 and SE1/4 of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Centerville, Utah, more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way of State Highway 67, per the Legacy Highway Right-of-Way Plan, located S89°54'28\"/>

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

LEGACY COMMONS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

RECORDED

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

\$ _____ COUNTY RECORDER

ASTER TOWN CENTER

Denver, CO
Forest City Stapleton

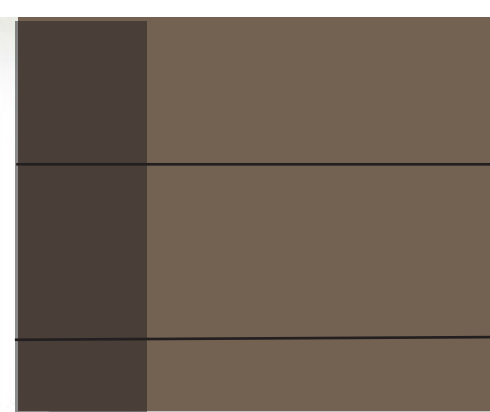




Stucco
Tan
Stucco



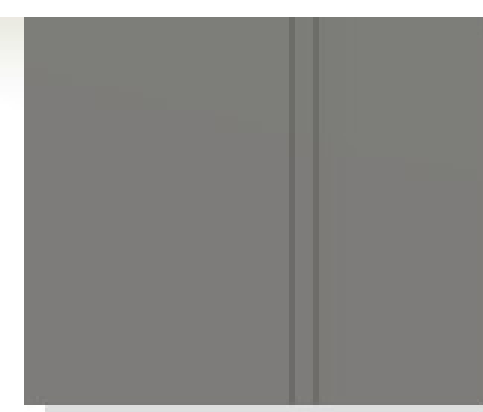
Lap Siding
Tan
Hardie Board



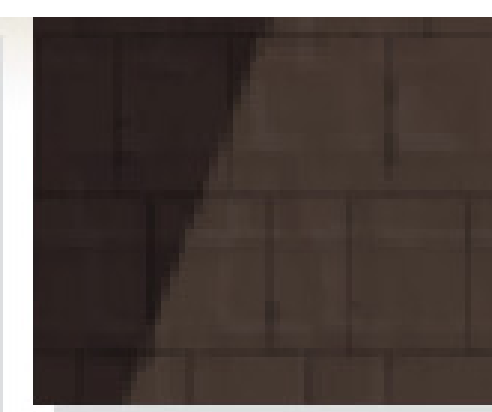
Lap Siding
Dark Brown
Hardie Board



Lap Siding
Green
Hardie Board



Standing Seam
London Gray
Aluminum



Asphalt Shingles
Weathered Wood



Trim
Tan
Stained Timber

BUILDING MATERIAL BOARD

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
801-292-8232**

STAFF REPORT AGENDA: ITEM 3

APPLICANT: **WRIGHT DEVELOPMENT GROUP
C/O SPENCER WRIGHT
1178 W. LEGACY CROSSING BLVD. SUITE 100
CENTERVILLE, UTAH 84014
(spencer@wrightdevelopmentgroup.net)**

PROPERTY: **NORTHWEST CORNER OF PARRISH LANE & 1250 WEST**

ACREAGE: **APPROXIMATELY 8.4 ACRES, COMPRISED OF:**

- *OWNER'S = 06-006-0082 – 5.92 AC*
- *UDOT's – EXCESS R-O-W LEGACY PARKWAY:*
 - *06-006-0083 – 1.63*
 - *06-006-0102 - 0.94*

ZONING: **COMMERCIAL - VERY HIGH (C-VH)**

APPLICATIONS: **1. REZONE PETITION PROPERTIES FROM C-VH TO C-VH / PLANNED DEVELOPMENT (C-H/PD):**

**2. PLANNED DEVELOPMENT OVERLAY, WITH
CONCEPTUAL PLAN ACCEPTANCE, AND
CONCEPTUAL SUBDIVISION FOR A MASTER
PLANNED MIXED-USE SECTOR PROJECT:**

- a. Hotel Site
- b. Commercial Sites
- c. Multi-Family Residential Dwellings

BACKGROUND & GENERAL INTRODUCTION OF THE PROJECT

The proposed master plan project (*aka, Legacy Commons*) is located within “the Parrish-Legacy Corridor District” [*West Centerville Neighborhood Plan*]. The project provides a unique opportunity to develop a mixed commercial/residential planned development through rezoning using the Planned Development Overlay allowance of the City’s Zoning Ordinance. The master planned project (*see attachments for this report*) would consist of the following:

Land Uses Proposed:

- Hotel Use – 1.73 acres, Max. Four-story Main Building (60 feet in height).
- Commercial Uses (e.g. restaurant & coffee house) – 1.25 acres, two (2) sites (*heights are proposed as 1-story buildings*)
- Multi-family Residential Uses - 5.20 acres, consisting of:
 - *Max. 3-story Main Buildings (45 feet in height)*
 - *111 Dwelling Units*
 - *236 Parking Spaces with 92 parking stalls in garages*
 - *1.60 acres Open Space (31% of the Residential Area)*

Shorelands Commerce Park Style Building Design Theme – The submitted development plan only addresses the expected residential building design for the project. The residential design depicts a low slope-roof (*an adapted contemporary prairie style*) building architecture with colors compatible with Shorelands Commerce Park color palette located further north in the West Centerville Neighborhood. This proposed residential style, with the units fronting streets and pathways with parking hidden behind the building, creates a greater sense of community/ neighborhood in this mixed-use project. This design is much more compatible with the streetscape design and trail system path proposed along 1250 West setting up the ability to connect to the 1250 West pedestrian overpass of Legacy Parkway located further to the north.

The development plan does not address the design concepts for the hotel and commercial sites. Unless, the PDO approval addresses the design differently, the project remains subject to the Parrish Lane Gateway Design standards with regards to expected architectural building design (*see CZC 12.63.040*).

Site Layout & Landscaping Theme – The site will not be accessed from Parrish Lane. It is important to note during a partial acquisition of the property for the Legacy Parkway, UDOT paid the value of an access to Parrish Lane and established a “no access restriction” for the property. Staff meet with the Region 1 office and they have expressed that UDOT has “no intention” to resell the access right to Parrish Lane. Consequently, all access to the project site will be from 1250 West. As proposed, there are two (2) planned accesses; one primarily for the hotel and commercial uses and the other for residential uses. Nonetheless, the interior drive lanes will be integrated within the entire development.

The hotel and commercial uses will still be located along Parrish Lane and the south corner and southern portion of 1250 West. The residential uses will be located behind (from Parrish Lane) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway. The proposed landscaping theme, particularly along Parrish Lane and 1250 West appears to be exactly the drought tolerant style used in the Legacy Trails project (*across the Parrish Lane to the south*). Additionally, the same fencing and pedestrian style street lighting fixtures will be used along 1250 West. Interior project landscaping is depicted; however, the plans are conceptual at this point and the design details are unidentified with the exception of the proposed treescaping.

Site Plan/Subdivision, Phased Construction – The site and subdivision (2 *development lots*) will be prepared as one development site to support the development in its entirety. However, construction activities are to be phased as independent lots, as follows:

- *Phase One – Multi-family Residential Buildings & related elements (Lot 1).*
- *Phase Two – Hotel/Commercial Buildings (Lot 2)*

GENERAL APPLICATION REVIEW AND APPROVAL PROCESS OVERVIEW - The development application consists of master planning approximately eight (8) acres of property (*see Conceptual Site Plan Exhibits*). With this PDO project proposal, there are two mandatory application processes that the Planning Commission will be considering. These PDO review processes are as follows:

- ✓ **Rezone the land of the development project from C-VH to C-VH/PD** – The Planning Commission will be reviewing a petition to rezone properties to a Planned Development Overlay status. The Planning Commission should be reminded that the request for the multi-family residential uses may only be allowed using the Commercial Planned Development provisions of the Planned Development Overlay Zone (*i.e. a PD zone designation*). Thus, the Commission will be considering whether to recommend an overlay rezone to “PD” to the City Council.
- ✓ **PDO Zone Conceptual Site Plan** – According to the PDO provisions, a request for PDO approval an associated conceptual site plan is a mandatory requirement in conjunction with any PDO rezone request. Thus, the Commission will also be reviewing the concept plan and making a recommendation to the Council that ties the conceptual site plan to a PDO zone change, if approved by the City.
- ✓ **PDO Zone Conceptual Subdivision Plan** – According to provisions an application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of a PDO provision does not exempt any development from meeting the requirements of CMC 15 (*Subdivisions*) except as may be modified pursuant to the provisions of the associated PDO approval.

REZONE PROCESS OVERVIEW AND STAFF COMMENT FOR THE REQUEST FOR AN OVERLAY PDO ZONE DESIGNATION

A. **Zone Map Amendments** - Pursuant to the City’s Zoning Ordinance, the “decision to amend the...zoning map is a matter of within the legislative discretion of the City Council as described in Section 12.21.060.a.” Nevertheless, the Zoning Ordinance provides to the owner of this site the ability to make a request for a PDO designation. The purpose of a PDO designation is to allow design flexibility, integration, clustering, optimum land planning than what is possible under conventional zoning regulations. Thus, without a

guarantee, a project meeting the PDO development standards is eligible to be considered for a PDO designation.

B. Process and Public Comment and Decision - The Planning Commission shall review and hold a public hearing regarding the application and shall thereafter submit its recommendation for approval, approval with modifications, or denial thereof to the City Council. Following receipt of a recommendation from the Planning Commission, the City Council shall hold another public hearing on the application. After due consideration, the City Council may approve, approve with modifications, or deny the proposed amendment request.

C. Staff Review of the Rezone Standards of Approval - Section 12.21.080.e of the City Zoning Ordinance sets forth the following factors for considering a general rezone request:

1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's General Plan;

- ✓ General Plan Policy Section 12-420-6, West Centerville Neighborhood Plan, Goal #2 - "Create and Develop the Parrish-Legacy Gateway Corridor District."

In summary, this goal and its associated objectives involve the following:

- *Ensuring that zoning supports proper development of the gateway*
- *Compliance with the Parrish Lane Design Guidelines*
- *Controlling or limiting types of commercial uses with a size cap of 125,000 square feet*
- *Use of a residential component in a development project is capped at 15 units per gross acre*
- *Use of entryway features and proper landscaping*

Staff Response: The area around the four corners of 1250 West and Parrish Lane has been zoned to Commercial-Very High (C-VH). This area is the core or anchor point of the Parrish-Legacy Gateway District. Additionally, the area would be subject to the Parrish Lane Design Guidelines. However, the General Plan has a maximum building size limit of 125,000 feet, which is small to medium box type commercial use. Furthermore, the proposed resident component is depicted at the limit of 15 units per gross acre. Staff believes that the request for the rezone to PDO to allow a master plan project that integrates commercial and residential uses is in harmony of the stated goal and associated objectives of the West Centerville Neighborhood Plan.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Staff Response: The immediate surrounding uses consist of industrial, commercial, and two (2) existing similar mixed-use centers. The opportunity to develop a gateway mix of hotel, commercial, multi-family residences will be a significant enhancement that would add additional value to surrounding properties and provide some services

and needs missing in the area. Specifically, the major office uses would benefit from providing hotel space for the Class “A” Office buildings located in the neighborhood and just across the freeway. The hotel provides options for companies to host events, particularly training seminars for their employees and clients.

Finally, staff believes that this is the last and final segment to implement the multi-family residential element that was originally envisioned at this neighborhood node. A strong multi-family neighborhood identity creates synergy for this particular housing style, which in turn promotes continued investment in maintenance and upkeep for to encourage housing product longevity and stability.

3. The extent to which the proposed amendment may adversely affect adjacent property;

Staff Response: The commercial uses are already permitted in the C- VH Zone. Staff also takes the position that “master planning” the entire area is better suited to address any impacts than to piecemeal development under an already long list of permitted uses. Thus, considering a PDO rezone provides an enhanced tool to address any concerns.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Staff Response: The proposed PDO zoning change involve vacant properties that have yet to be developed in an area that infrastructure and services already exist. Regardless of what uses are developed, the traffic impact would be of the greatest concern. A previous traffic report (*i.e. CDA Creation by A-Trans*) for this node indicated that generally there was capacity for the expected land use pattern. However, the I-15 interchange would experience increased delays during peak times at the ultimate build-out of the CDA. Additionally, the State has now installed the long-desired traffic signal at 1250 West/Parrish Lane. This maximizes the ability to manage traffic in this area.

For staff, the largest concern this site is vehicle access and circulation. Nevertheless, this concern can be best addressed in the review and acceptance of the site plan approval processes. For the Planning Staff, not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by selling off excess public property. Allowing a PDO development to occur gives greater opportunity to coordinate a shared access and common internal circulation lanes. Nonetheless, the proposed plan does depict a new access onto 1250 West located between the 1250 West/Parrish Lane intersection and 500 North. This new access is potential cause for concern for the City Engineer and Public Works Director. Staff believes that a Traffic Study would help evaluate this concern and also, the City should consider whether a limited right in/right out on Parrish Lane would potentially alleviate some problems, akin to what has been done directly south across Parrish Lane. Nonetheless, a limited right-in/right-out would significantly impact the ability to market and develop the commercial uses (*i.e.*

restaurant and coffee house) or create delays in the development of the proposed lot.

Planning Staff's Conclusions for Generally Supporting a PDO Rezone Request -

Staff believes that the proposed Legacy Commons Mixed Use project is a viable and desirable development scenario for the Parrish-Legacy Gateway area. The supportive arguments are as follows:

- a. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- b. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000-sq. ft.
- c. The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
 - i. Farmington Station Park was developed after the West Centerville Plan adoption.
 - ii. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- d. To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two (2) smaller commercial lots that have not yet come to full fruition.
- e. Limiting the allowance of other types of multi-family development negatively impacts the planned allowance of multi-family development at this node in the West Centerville Neighborhood.
- a. Not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT's ability selling off excess public property, which could become a nuisance in the future.
- f. Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses.
- g. Lastly, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

PDO CONCEPTUAL PLAN REVIEW PROCESS & STAFF COMMENT

In association with the above requested rezone petition, the developer is also asking for approval of a conceptual site plan that is associated (*required*) with a PDO rezone request. The PDO development provisions are to be used in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.

A. Approval Procedure - Land shall be placed in a PDO zone pursuant to a zoning map amendment as set forth in Section 12-21-080 of the Zoning Ordinance. The following shall be submitted in conjunction with an application for a zoning map amendment:

- ✓ *An Existing Conditions Inventory as required by Chapter 12-50 of this Title; and*
- ✓ *A conceptual site plan as provided in Section 12-21-110 of [the Zoning Ordinance].*

Staff Response:

Existing Conditions Inventory – The development plans provided address the exiting topography of the site, depicted as an underlay of the proposed site layout. The plans also provide a wetland mitigation approval from the U.S. Army Corps of Engineers. However, that permit has an expiration date of January 20, 1997. It is not known if the work approved was completed and/or deemed acceptable by the Army Corps of Engineers. There is a significant amount of site work needed to remove a large amount of debris, particularly any concrete left on the site from the old construction contractor use.

Conceptual Site Plan – The development plans consist of three (3) sheets depicting the following: 1) Site Layout and Landscaping Plan; 2) Preliminary Utility Plan; and 3) Site Drainage Plan. Additionally, an introductory Architectural Design Plan from a project in Denver has been submitted for the multi-family residential component of the proposed development.

- B. Approval Criteria** - Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

1. *The proposed PDO Zone and associated conceptual site plan:*

- a) Does not conflict with any applicable policy of the General Plan;
- b) Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;
- c) Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
- d) Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;
- e) Meets the density limitations of the General Plan; and
- f) If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

Staff Response: As indicated earlier the proposed PDO is consistent with Goal 2 of the West Centerville Neighborhood Plan. The proposed development consists of an integrated mixture of uses that exceeds the standard C-VH Zoning for the property. Additionally, the relocation of the expected Parrish Lane Gateway provisions over to 1250 West is more compatible with the layout and site given that the property is located adjacent to the Legacy Interchange where pedestrian related amenities would conflict with UDOT's interchange design. Due to this project being a Commercial Planned Center with a General Plan density cap, no residential density bonus can be authorized.

2. *The applicant has:*

- a) Sufficient control over the property to be developed to ensure development will occur as approved;
- b) The financial capability to carry out the planned development project; and
- c) The capability to start construction within one year of final plan approval.

Staff Response: The developer current owns a significant portion of the development site and has the remaining land under a contract purchase from UDOT. It is staff's understanding that the developer has an interested party to purchase and construct the hotel site. Additionally, the developer will construct the residential component and will offer to the open market the commercial sites. As was discussed in similar previous PDO reviews, it is problematic to scrutinize the financial capacity of a specific person or entity. Thus, staff will leave this matter for the Planning Commission and applicant to further discuss.

C. Approval Standards – The following table is provided as a summary of the applicable standards of the ordinance, as listed in CZC 12.41.100:

<i>PDO Standard</i>	<i>Development Plan Concept</i>	<i>Compliance</i>	<i>Staff Comments</i>
Access	An Integrated Access and Drive Lane Design	YES	City Engineer is concerned about south 1250 West access point
Building Heights	Hotel Use – 60 feet Commercial – 1-story Multi – 45 feet	Generally, YES *	* CUP is required for the hotel height
Common Areas	Multi-use trail/pathway along the 1250 West frontage Common yards for Multi-family w/ Club House/ Play Area	Likely	LS design details are largely unidentified with the exception of the proposed treescaping
Required Improvements	Preliminary Utility Plan has been provided	Likely	None
Residential use types for commercial planned PDOs	111 multi-family units depicted must not exceed 15 units per acre for entire development and a max bldg. height of 45 feet	YES	132 units could potentially be allowed
Track Perimeter Setback (8' side yard only)	Plan provide a north boundary side yard setback – distance not noted on plan	Likely	Adjacent land to the north has a side yard lot.
Wall and Fences	6-foot solid fence along north boundary of an adjacent zone	YES	Adjacent Zone is I-H

D. Variations Requested (CZC 12.41.070) – The following is a summary of the variation requested with the proposed development:

- a. Parrish Lane Gateway Design Standards (12.63) - At the suggestion of the planning staff, the development plan relocates the pedestrian oriented amenities that normally about the Parrish Lane Corridor to the 1250 West Corridor. This idea capitalizes on the opportunity to create a northern access segment to the Legacy

Trail system connecting Parrish Lane to the 1250 West overpass located further north. Establishing the Parrish/1250 West node and the existing 1250 West Overpass node, lends greater opportunity to apply for regional and state funding programs to develop alternative modes of transportation. Requiring a pedestrian element that terminates at the Legacy Parkway ramps is rather fruitless.

- b. Lot Side Lines/Right Angles (15.05.020) – The concept subdivision plan depicts two (2) lots. The side line (north-south) between the two lots has a right-angle jog that is a design consequence of the interior access lanes amongst the various uses.

CONCEPTUAL SUBDIVISION PLAN ACCEPTANCE (CMC 15)

The Planning Commission may approve or reject the proposed concept plan and may make findings and recommendations regarding the submitted concept plan, specifying any inadequacy in the information submitted, noncompliance with City ordinances or regulations, or questionable or undesirable design and/or engineering. Alternatively, the Planning Commission may refer the Concept Plan to the City Council for its review and approval or rejection. However, in the case of a PDO request the concept plan becomes part of the City Council's decision in granting any such approval.

Additionally, the Planning Commission is hold a public hearing and review the submitted concept plan for compliance with the General Plan, Zoning Code, Subdivision Ordinance, and other applicable ordinances and regulations. Staff believes that such issues have already been adequately addressed with review criteria for PDO and Conceptual Site Plan approvals and will not further address any matters in this section of the report.

PLANNING STAFF RECOMMENDATIONS

As the Planning Commission may previously recall in the recent past, the applicant's desire was to assess the Planning Commission's, City Council's, and overall the public's tolerance for their development proposal, due to the residential density request, and their submittal was relatively simple and largely inadequate to address specific PDO criteria and standards. When the previous plan was provided to the City Council, the Council resisted to provide any guidance and counseled the applicant to re-submit in greater detail in order for the proposal to be adequately reviewed to achieve a full recommendation from the Commission. Over the past few months the applicant and staff have had several communications regarding the merits of the development and proposed layout and design resulting in the design layout being presented.

In spite of the a few shortcomings mentioned in this report, the development proposal substantially addresses the issues related to a PDO approval. Rather than try to perfect the development proposal, staff is forwarding a recommendation in a manner allows the process to continue to the level of Council decision. If the Commission believes otherwise, then tabling the matter with specific directives to be completed may be the preferred route.

Suggested Staff Motions for the proposed PDO Rezone/Concept Plan for the Planning Commission:

Motion #1 - I hereby make a motion for the Planning Commission to recommend approval for the PDO Rezone and Conceptual Plan for the Legacy Commons, as follows:

- a. The **Development Design for the Legacy Commons** shall be substantially consistent with the plan layout received by the City on September 07, 2017.
- b. The **Land Uses** shall consist of the following:
 - Hotel Use – 1.73 acres, Max. Four-story Main Building (60 feet in height, if a CUP is approved by the City).
 - Commercial Uses (e.g. restaurant & coffee house) – 1.25 acres, two (2) sites (*heights are proposed as 1-story buildings*)
 - Multi-family Residential Uses - 5.20 acres, consisting of:
 - *Max. 3-story Main Buildings (45 feet in height)*
 - *111 Dwelling Units*
 - *236 Parking Spaces with 92 parking stalls in garages*
 - *1.60 acres Open Space (31% of the Residential Area)*
- c. The **Architecture and Building Design Theme** shall consist of the following:
 - A Shorelands Commerce Park color palate or other tones deemed compatible with the surrounding development, as approved with a final site plan.
 - The design of the Hotel and Commercial Uses shall be subject to the Parrish Lane Gateway Design Standards (CZC 12.63).
 - The residential design shall be consistent with the submitted Denver based project (*Aster Town Center*) concepts consisting of a low slope-roof (*an adapted contemporary prairie style*) building architecture meeting the approved PDO color palette.
 - The residential style and layout shall consist of, with the units fronting streets and pathways with parking hidden behind the building, as depicted on the Conceptual Plan.
 - The primary pedestrian streetscape design and trail system path shall be provided along 1250 West, as depicted on the Concept Plan, which creates the ability to connect to the 1250 West pedestrian overpass of Legacy Parkway locate further to the north.
 - A secondary streetscape (non-pedestrian) design shall be provided along Parrish Lane, with landscaping and fencing, as depicted on the Concept Plan and compatible with the design across the street to the south.
 - The Hotel use shall be subject to the “Increased Height” provision of CZC 12.34.080.
- d. The **Site Layout & Landscaping Theme** shall consist of the following:
 - Site Access will be from 1250 West Street consisting of two (2) planned accesses; one primarily for the hotel and commercial uses and the other for residential uses, as depicted on the Concept Plan.
 - As part of any related development final development approval, the southern access for the commercial uses shall deemed acceptable to the City upon review by a traffic engineer to establish whether it is a limited or full turn-movement access point.
 - All interior drive lanes shall be integrated within the entire development, as depicted on the Concept Plan.
 - The hotel and commercial uses will be located along Parrish Lane and the south corner and southern portion of 1250 West, as depicted on the

- Concept Plan.
 - The residential uses will be located behind (*from Parrish Lane*) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway, as depicted on the Concept Plan.
 - The Common Area amenities shall be provided in an integrated manner and internal pathways shall be provided connecting to the residential units, as depicted on the Concept Plan.
 - The proposed landscaping theme, particularly along Parrish Lane and 1250 West is to be compatible with the drought tolerant style used in the Legacy Trails project (*across the Parrish Lane to the south*).
 - The fencing and pedestrian style street lighting fixtures shall be used along 1250 West, as depicted on the Concept Plan.
 - The fencing and parking lot lighting along Parrish Lane shall be consistent with the styles used along 1250 West.
 - Interior project landscaping shall be consistent with the treescaping shown on the conceptual plan – a final detailed landscaping plan shall be prepared and submitted with any final development application.
 - A screen wall or fence shall be provided along the northern property boundary to buffer the residential units from the adjacent I-H zone, as depicted on the Concept Plan.
 - The bench and water feature shall be provided at the intersection corner of Parrish Lane/1250 West and shall be compatible with the design plan concepts implemented for the Parrish-Legacy CDA.
- e. The **Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities may be phased as independent lots, as follows:
 - *Phase One – Multi-family Residential Buildings & related elements (Lot 1)*
 - *Phase Two – Hotel/Commercial Buildings (Lot 2)*
- f. The **Development Variations Allowed** for the Legacy Commons are limited to the following:
 - *Parrish Lane Gateway Design Standards (12.63)* - The development plan is to relocate the pedestrian oriented amenities that normally abut the Parrish Lane Corridor to the 1250 West Corridor.
 - *Lot Side Lines/Right Angles (15.05.020)* – The side line (north-south) between the two lots may have a right-angle jog, which is a design consequence of the interior access lanes amongst the various uses

(Suggested Reasons for Action -Findings)

- b. The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.
- c. The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000-sq. ft.
- d. The market conditions are not ripe now, nor likely in the future for medium box commercial uses, as evidence by the following:
 - i. Farmington Station Park was developed after the West Centerville Plan adoption.

- ii. Farmington Station Park has likely saturated the market for developing medium box type commercial uses.
- e. To date, Legacy Crossing at Parrish Lane provides space for medium box type commercial uses and Legacy Trails provided two (2) smaller commercial lots that have not yet come to full fruition.
- f. Limiting the allowance of other types of multi-family development negatively impacts the planned allowance of multi-family development at this node in the West Centerville Neighborhood.
- g. Not master planning this site creates the potential for limiting the developed area and would isolate the excess UDOT property and reduce or eliminate any cost recovery by UDOT's ability selling off excess public property, which could become a nuisance in the future.
- h. Master Planning the entire area is better suited to address any impacts than to piecemeal development under already long list of permitted commercial uses.
- i. Lastly, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

for Action (a) through (f) as outlined in the Staff Report. Commissioner Helgesen seconded the motion. The motion passed by unanimous vote (6-0).

Directives:

1. Preliminary Subdivision Application shall be submitted in accordance of CMC 15.03 of the Subdivision Ordinance.
2. Preliminary Subdivision Plat shall also meet the requirements of the Hillside Overlay Preliminary Review, as listed in CZC 12.42.030(c).
3. Dimension of lots and building area are amended to meet the standards as outlined in the Hillside Overlay Development Standards in CZC 12.42.040.
4. A cash bond shall be established for the demolition of the existing accessory building on Lot 3, until a primary use (residential) is established on Lot 3.
5. Lot 3 lot lines can be adjusted accordingly in order to preserve the historic home on Lot 4, as depicted in the Conceptual Plat, and as allowed in CMC 15.05.020(d). Other lots shall have the required right angles as the side lines of the lots.

Reasons for Action:

- (a) *The conceptual subdivision appears to be consistent with the General Plan.*
- (b) *Adequately meets the Subdivision Ordinance Standards in CMC 15-5.*
- (c) *With changes, this plan has the potential to meet the Development Standards for the Hillside Overlay for a single-family subdivision, as stated in CZC 12.42.*
- (d) *The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.*
- (e) *No accessory use shall be established on the lot until a primary use is established [CZC 12.32.040].*
- (f) *The Planning Commission may recommend exception to the Lot Standards regarding the side lines of lots, as stated in CMC 15.05.020(d).*

**PUBLIC HEARING – ZONE MAP AMENDMENT AND CONCEPTUAL PLAN –
LEGACY COMMONS – NW CORNER OF 1250 WEST AND PARRISH LANE**

Commissioner Johnson excused himself from the meeting for this agenda item due to a conflict of interest.

Cory Snyder, Community Development Director, reviewed the history of this property located at the northwest corner of Parrish Lane and 1250 West. Generally, the applicant wishes to use the West Centerville Neighborhood Plan that allows for mixed use with both commercial and residential uses.

1 Mr. Snyder outlined a few of the issues with the property including access to the
2 property from Parrish Lane that is owned by the Utah Department of Transportation
3 (UDOT). The applicant and Staff have both met with UDOT separately to discuss the
4 access issues. At a conceptual level, the City Engineer believes this proposal could
5 move forward and reach a consensus as more detailed plans are presented.
6

7 Mr. Snyder next outlined the uses of the property which include a hotel, two
8 commercial pads (such as a restaurant and coffee house), and residential units. As far
9 as the layout of the design, Mr. Snyder reviewed the Parrish Lane Design Guidelines
10 and how they were applied to the project. Part of the discussion with the applicant has
11 been to use concrete instead of asphalt as a better product in the market place and a
12 better way to the trail. Mr. Snyder considers this type of project would create synergy in
13 this neighborhood and that opposition to density on the Westside of Centerville is low.
14 At this time, with the amount of details provided by the applicant, Staff recommends
15 moving forward with the proposed PDO rezone amendment.
16

17 Spencer Wright, applicant, addressed the Commission regarding the property
18 and proposed development. Applicant desires to have this PDO applied to this property
19 with commercial on the southern portion and residential, multi-family, on the northern
20 portion.
21

22 Mr. Wright explained the hotel developer is a local group that owns other hotels
23 in the area. The proposed hotel would be four (4) stories and include about one hundred
24 (100) rooms. Mr. Wright was unsure whether the hotel would include conference and
25 meeting rooms but feels it could be included.
26

27 Commissioner Wright asked for clarification regarding the color palette. The
28 applicant is open to suggestions and would like to use a color scheme that the City
29 approves of and that meet the Design Standards.
30

31 At 8:24 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to
32 comment, Chair Hirschi closed the public hearing.
33

34 Commissioner Hayman expressed excitement for this use and feels it is a great
35 use of the space.
36

37 Commissioner Hirst made a **motion** that the Planning Commission recommend
38 approval for the PDO Rezone and Conceptual Plan for the Legacy Commons, with the
39 Directives (a) through (f) as outlined in the Staff Report and with the Reasons for Action
40 (a) through (h) outlined in the Staff Report with corrected numbering. Commissioner
41 Hayman seconded the motion. The motion passed by unanimous vote (5-0).
42

43 Directives:
44

- 45 a. The **Development Design for the Legacy Commons** shall be
46 substantially consistent with the plan layout received by the City on
47 September 7, 2017.
48
49 b. The Land **Uses** shall consist of the following:

- **Hotel Use** – 1.73 acres, Max. Four-story Main Building (60 feet in height, if a CUP is approved by the City).
- **Commercial Uses (e.g. restaurant & coffee house)** – 1.25 acres, two (2) sites (heights are proposed as 1-story buildings)
- **Multi-family Residential Uses** - 5.20 acres, consisting of:
 - *Max. 3-story Main Buildings (45 feet in height)*
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 - *1.60 acres Open Space (31% of the Residential Area)*

- c. The Architecture and Building Design Theme shall consist of the following:
- A Shorelands Commerce Park color palate or other tones deemed compatible with the surrounding development, as approved with a final site plan.
 - The design of the Hotel and Commercial Uses shall be subject to the Parrish Lane Gateway Design Standards [CZC 12.63].
 - The residential design shall be consistent with the submitted Denver based project (*Aster Town Center*) concepts consisting of a low slope-roof (*an adapted contemporary prairie style*) building architecture meeting the approved PDO color palette.
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 - The Hotel use shall be subject to the “Increased Height” provision of [CZC 12.34.080].
- d. The **Site Layout & Landscaping Theme** shall consist of the following:
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- The residential uses will be located behind (from Parrish Lane) and also fronting the northern portion of the property along 1250 West, along the proposed trail/pathway, as depicted on the Concept Plan.
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- The bench and water feature shall be provided at the intersection corner of Parrish Lane/1250 West and shall be compatible with the design plan concepts implemented for the Parrish-Legacy CDA.

e. The **Site Plan/Subdivision and Phased Construction** shall be prepared as one development site to support the development in its entirety. However, construction activities may be phased as independent lots, as follows:

- *Phase One – Multi-family Residential Buildings & related elements (Lot 1)*
- *Phase Two – Hotel/Commercial Buildings (Lot 2)*

f. The **Development Variations Allowed** for the Legacy Commons are limited to the following:

- *Parrish Lane Gateway Design Standards [Section 12.63]* - The development plan is to relocate the pedestrian oriented amenities that normally abut the Parrish Lane Corridor to the 1250 West Corridor.
- *Lot Side Lines/Right Angles [CZC 15.05.020]* – The side line (north-south) between the two lots may have a right-angle jog, which is a design consequence of the interior access lanes amongst the various uses.

Reasons for Action:

- (a) *The proposed mixture of commercial and residential uses is consistent with the West Centerville Neighborhood Plan.*
- (b) *The West Centerville Neighborhood Plan envisioned only medium box type commercial uses, capped a 125,000-sq. ft.*

- 1 (c) *The market conditions are not ripe now, nor likely in the future for medium*
2 *box commercial uses, as evidence by the following:*
3 • *Farmington Station Park was developed after the West Centerville*
4 *Plan adoption*
5 • *Farmington Station Park has likely saturated the market for*
6 *developing medium box type commercial uses*
7 (d) *To date, Legacy Crossing at Parrish Lane provides space for medium box*
8 *type commercial uses and Legacy Trails provided two (2) smaller*
9 *commercial lots that have not yet come to full fruition.*
10 (e) *Limiting the allowance of other types of multi-family development*
11 *negatively impacts the planned allowance of multi-family development at*
12 *this node in the West Centerville Neighborhood.*
13 (f) *Not master planning this site creates the potential for limiting the*
14 *developed area and would isolate the excess UDOT property and reduce*
15 *or eliminate any cost recovery by UDOT's ability selling off excess public*
16 *property, which could become a nuisance in the future.*
17 (g) *Master Planning the entire area is better suited to address any impacts*
18 *than to piecemeal development under already long list of permitted*
19 *commercial uses.*
20 (h) *Lastly, considering a PDO rezone provides an enhanced tool to address*
21 *any development related concerns and maximize the development*
22 *opportunities for the entire site.*
23
24

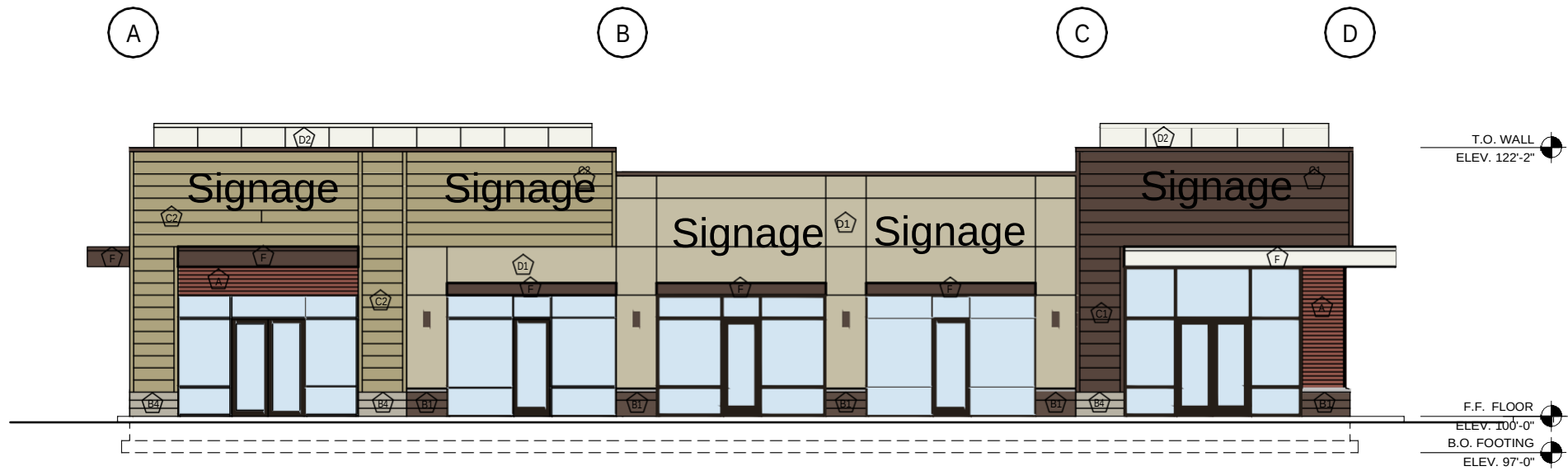
25 **PUBLIC HEARING – ZONE TEXT AMENDMENTS FOR RESIDENTIAL**
26 **MEDIUM ZONES**
27

28 Cory Snyder, Community Development Director, provided a summary on the
29 matter. The General Plan caps R-L at four (4) units per acre, medium density is four (4)
30 to eight (8) with high density as eight (8) to twelve (12). The issue is with zoning and the
31 General Plan not being congruent. In order to resolve this, Staff proposes creating an R-
32 M global architecture of the multi-family zones and the R-M-4 is the lower base. The
33 goal is not to allow the General Plan to be interpreted as only R-M-4. Staff agrees that
34 the R-L Zone should be revisited in the future regarding single-family at five (5) units per
35 acre versus multi-family that is only at four (4) units per acre. This issue is not
36 addressed in this proposal.
37

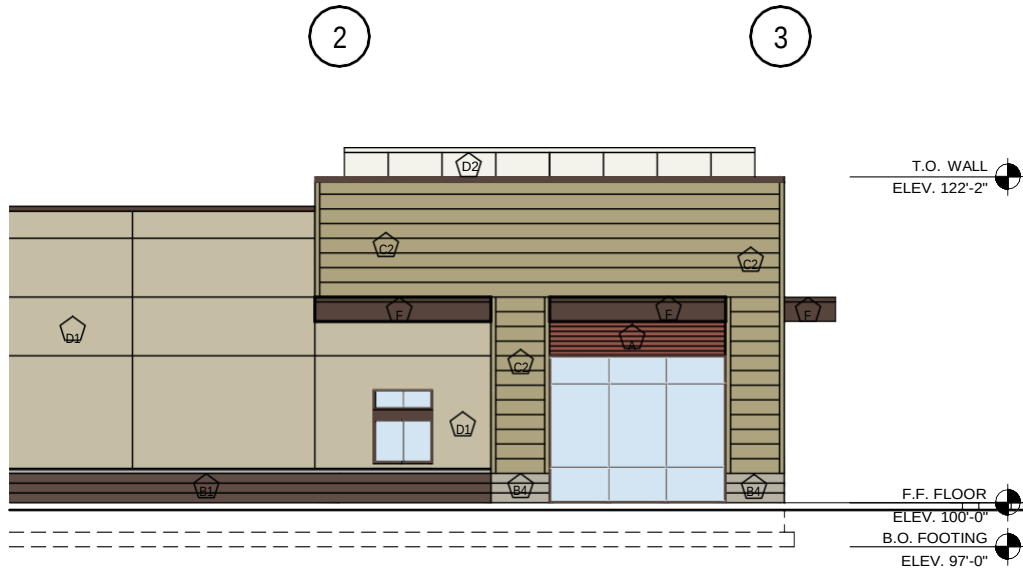
38 Commissioner Wright expressed that she is uncomfortable with the idea of four
39 (4) units an acre being termed Medium Density.
40

41 Mr. Snyder explained the General Plan currently does not permit residential
42 density at five (5) units an acre for single-family but it does allow for four (4) units multi-
43 family in a multi-family expected zone. This allows for townhomes that are generally
44 considered more affordable than single-family stand-alone dwellings. This is required
45 under residential medium.
46

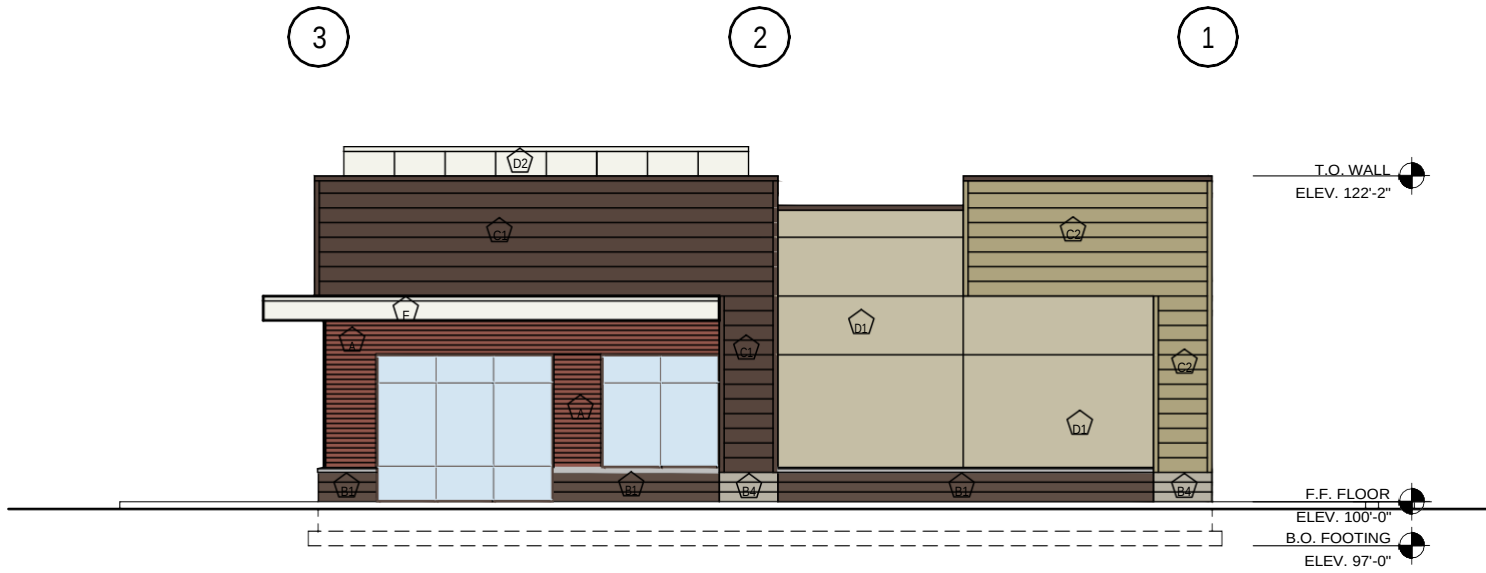
47 City Attorney Lisa Romney commented that Section 12-420-2 of the General
48 Plan defines low density residential as 0-4, medium density residential as 5-8, and high
49 density residential as 9-12 units per acre. Staff agreed with Ms. Romney and reiterated



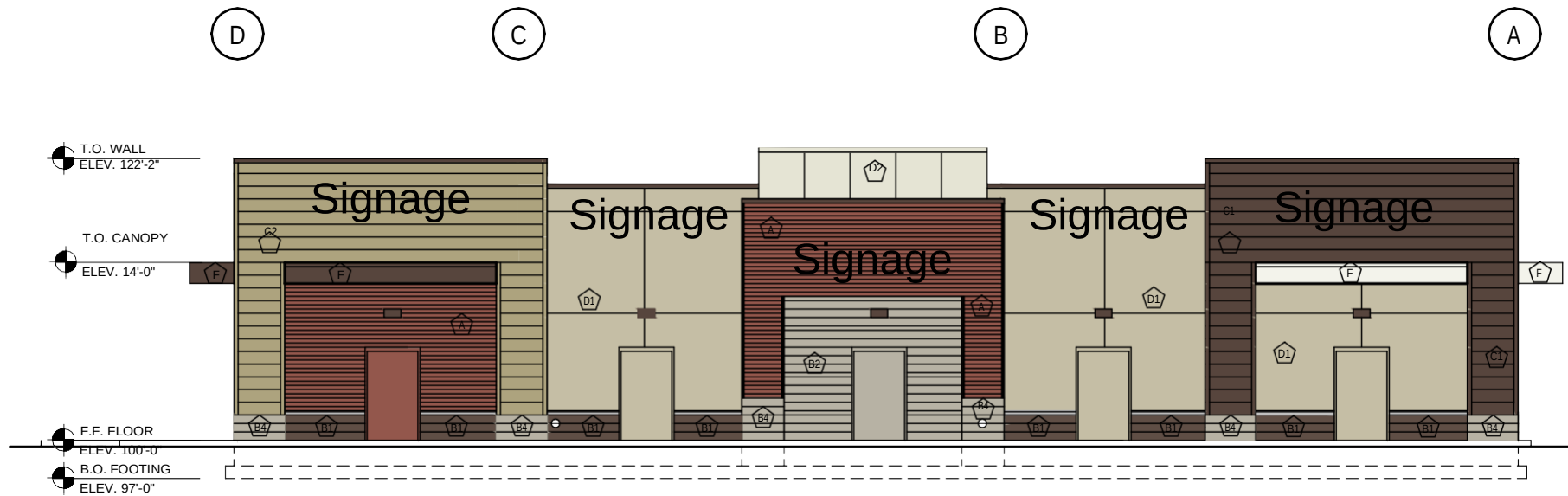
NORTH ELEVATION - H
SCALE: 1/8" = 1'-0"



EAST ELEVATION - H
SCALE: 1/8" = 1'-0"



WEST ELEVATION - H
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - H
SCALE: 1/8" = 1'-0"

FINISH LEGEND:

- A** 11/16" IPE WOOD SIDING WITH LAP BOARD INSTALLATION, CLEAR FINISH.
ADD/ALTERNATE: WESTERN RED CEDAR (LAP BOARD INSTALLATION)
- B** CMU
 - B1: SPLIT-FACED: BUEHNER BLOCK, #716, SEALED
 - B2: HONED: BUEHNER BLOCK, #547, SEALED
 - B3: SMOOTH-FACED: BUEHNER BLOCK, #716, SEALED
 - B4: SMOOTH-FACED: BUEHNER BLOCK, #547, SEALED
- C** METAL SIDING, MBCI "DESIGNER SERIES" 12" FLAT PANEL:
 - C1: SIGNATURE 300, MEDIUM BRONZE
 - C2: SIGNATURE 200, DESERT SAND
- D** EIFS, FINESTONE
 - D1: FS-10622, LIMESTONE FINISH
 - D2: FS-310 CHINA WHITE, ENCAUSTO VEROINA FINISH
 - D3: MATCH C1, ENCAUSTO VEROINA FINISH
- E** PARAPET COPING. MBCI SIGNATURE 300
 - E1: SIGNATURE 300, MEDIUM BRONZE
 - E2: SIGNATURE 300, ALMOND
- F** STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS, MATCH MBCI MEDIUM BRONZE
- G** ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.



Summary of City Tax Benefit

Property Tax	\$ 407,512
Sales Tax	\$ 127,200
Franchise Tax	\$ 169,923
Total Tax Benefit	\$ 704,636

Property Tax

Apartments (Units)120		Tax Years									
		2019	2020	2021	2022	2023	2024	2025	2026	2027	
Total Apartments Taxable Value		\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	\$ 4,704,615	
Apartment Tax Increment		2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Total Levy	0.012125	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 18,038	\$ 162,342

Hotel (Rooms)100		Tax Years									
		2019	2020	2021	2022	2023	2024	2025	2026	2027	
Total Hotel Taxable Value		\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	\$ 5,847,380	
Hotel Tax Increment		2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Total Levy	0.012125	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 22,419	\$ 201,775

Office6,300		Tax Years									
		2019	2020	2021	2022	2023	2024	2025	2026	2027	
Total Office Taxable Value		\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	\$ 1,142,797	
Office Tax Increment		2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Total Levy	0.012125	\$ -	\$ 4,382	\$ 4,382	\$ 4,382	\$ 4,382	\$ 4,382	\$ 4,382	\$ 4,382	\$ 4,382	\$ 35,053

Retail1,927		Tax Years									
		2019	2020	2021	2022	2023	2024	2025	2026	2027	
Total Retail Taxable Value		\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	\$ 271,994	
Retail Tax Increment:		2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Total Levy	0.012125	\$ -	\$ 1,043	\$ 1,043	\$ 1,043	\$ 1,043	\$ 1,043	\$ 1,043	\$ 1,043	\$ 1,043	\$ 8,343

		2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Total Tax Increment											
Davis County (30%)		\$ 5,632	\$ 6,387	\$ 6,387	\$ 6,387	\$ 6,387	\$ 6,387	\$ 6,387	\$ 6,387	\$ 6,387	\$ 56,725
County Library (30%)		\$ 1,083	\$ 1,228	\$ 1,228	\$ 1,228	\$ 1,228	\$ 1,228	\$ 1,228	\$ 1,228	\$ 1,228	\$ 10,905
Davis School District (30%)		\$ 25,720	\$ 29,169	\$ 29,169	\$ 29,169	\$ 29,169	\$ 29,169	\$ 29,169	\$ 29,169	\$ 29,169	\$ 259,073
Centerville City (50%)		\$ 5,186	\$ 5,882	\$ 5,882	\$ 5,882	\$ 5,882	\$ 5,882	\$ 5,882	\$ 5,882	\$ 5,882	\$ 52,240
Weber Basin Water Conservancy District (30%)		\$ 592	\$ 671	\$ 671	\$ 671	\$ 671	\$ 671	\$ 671	\$ 671	\$ 671	\$ 5,963
Mosquito Abatement District - Davis (30%)		\$ 367	\$ 416	\$ 416	\$ 416	\$ 416	\$ 416	\$ 416	\$ 416	\$ 416	\$ 3,699
South Davis Sewer District (30%)		\$ 909	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,030	\$ 1,030	\$ 9,151
South Davis Recreation District (30%)		\$ 969	\$ 1,099	\$ 1,099	\$ 1,099	\$ 1,099	\$ 1,099	\$ 1,099	\$ 1,099	\$ 1,099	\$ 9,757
Total Tax Increment Collected		\$ 40,457	\$ 45,882	\$ 45,882	\$ 45,882	\$ 45,882	\$ 45,882	\$ 45,882	\$ 45,882	\$ 45,882	\$ 407,512

Sales Tax

Sales Tax Assumptions	
Average Retail Sales	\$ 210.00
Retail Square Feet	1,927
New Retail Sales Tax to City	50%
Annual Growth	2%
Effective Sales Tax Rate	0.600%
Hotel Assumptions	
Hotel Rooms	100
Vacancy Rate	60%
Average Nightly Rate	\$ 90.00
New Hotel Sales Tax to City	100%
Annual Growth	2%

City Sales Tax Benefit	2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Retail Sales Tax Generation	\$ 1,214	\$ 1,238	\$ 1,263	\$ 1,288	\$ 1,314	\$ 1,340	\$ 1,367	\$ 1,395	\$ 1,422	\$ 11,842
Hotel Sales Tax Generation	\$ 11,826	\$ 12,063	\$ 12,304	\$ 12,550	\$ 12,801	\$ 13,057	\$ 13,318	\$ 13,584	\$ 13,856	\$ 115,358
Total City Sales Tax Generation	\$ 13,040	\$ 13,301	\$ 13,567	\$ 13,838	\$ 14,115	\$ 14,397	\$ 14,685	\$ 14,979	\$ 15,278	\$ 127,200

Franchise Tax

City Franchise Tax Benefit	2019	2020	2021	2022	2023	2024	2025	2026	2027	Totals
Electricity	\$ 12,565	\$ 12,880	\$ 13,202	\$ 13,532	\$ 13,870	\$ 14,217	\$ 14,572	\$ 14,936	\$ 15,310	\$ 125,083
Natural Gas	\$ 2,739	\$ 2,808	\$ 2,878	\$ 2,950	\$ 3,024	\$ 3,099	\$ 3,177	\$ 3,256	\$ 3,337	\$ 27,267
Telecom	\$ 1,876	\$ 1,894	\$ 1,913	\$ 1,933	\$ 1,952	\$ 1,971	\$ 1,991	\$ 2,011	\$ 2,031	\$ 17,572
Total City Franchise Tax Generation	\$ 17,180	\$ 17,582	\$ 17,993	\$ 18,414	\$ 18,845	\$ 19,287	\$ 19,740	\$ 20,203	\$ 20,678	\$ 169,923

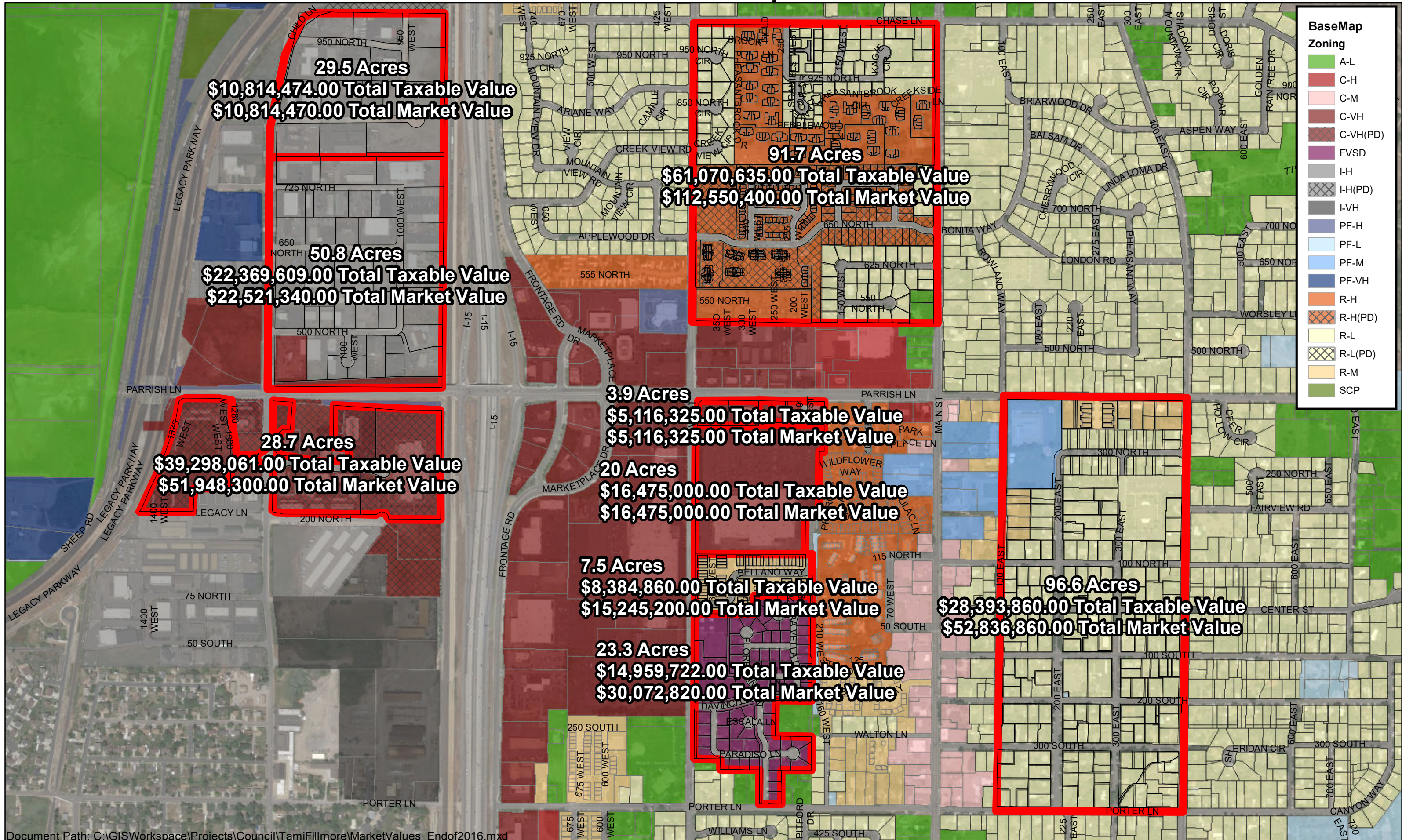
West Side/CVH Values per acre

<u>Area of City</u>	<u>Value</u>	<u>Acreage</u>	<u>Market Value per Acre</u>	<u>Taxable Value</u>	<u>Taxable Value per Acre</u>
All of Legacy Crossing Area**	\$51,948,300	28.7	\$1,810,045	\$39,298,061	\$1,369,270
Proposed NW corner of Parrish Gateway		8.5		\$11,966,786	\$1,409,515
WalMart store	\$16,475,000	20	\$823,750	\$16,475,000	\$823,750
WalMart strip mall, Chili's + RBs + Check	\$5,116,325	3.9	\$1,311,878	\$5,116,325	\$1,311,878
WalMart town homes	\$15,245,200	7.5	\$2,032,693	\$8,384,860	\$1,117,981
WalMart Ivory Homes	\$30,072,820	23.3	\$1,290,679	\$14,959,722	\$642,048
WalMart Development Area Totals*	\$66,909,345	54.7 *	\$1,223,206	\$44,935,907	\$821,497
Storage sheds**	\$2,391,998	4.67	\$512,205		
Syro Steel	\$3,200,000	9.89	\$323,559		
Industrial**					
Between 1250 West & RR					
- Parrish to 775 N	\$22,521,340	50.8	\$443,333	\$22,369,609	\$440,347
- 775 N to 1000 N	\$10,814,470	29.5	\$366,592	\$10,814,474	\$366,592

Select Areas - Total Taxable & Market Values

2016 Year End County Data

Date: 10/17/2017



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 6.

Short Title: City Council Liaison Report - Councilwoman Mecham - Trails Committee & Davis County COG Transportation

Initiated By:

Scheduled Time: 8:25

SUBJECT

RECOMMENDATION

BACKGROUND

Councilwoman Robyn Mecham will report on the activities of the Trails Committee and Davis County COG Transportation Committee.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 7.

Short Title: Authorize Letter of Intent to apply for WFRC funding for preparation of Active Transportation Plan

Initiated By: City Trails Committee

Scheduled Time: 8:35

SUBJECT

RECOMMENDATION

Authorize submittal of Letter of Intent to apply for federal funding for preparation of an Active Transportation Plan, preferably in partnership with Bountiful City.

BACKGROUND

The City Council met in work session on October 3 with the Trails Committee to discuss 1) the possibility of seeking funding for preparation of an Active Transportation Plan and 2) hiring a consultant to prepare a conceptual plan and cost estimate for a mountain bike trail on the foothills (next agenda item).

The slides shown in the earlier work session about an Active Transportation Plan are attached again. Also attached is an initial draft of a Letter of Intent (LOI) prepared by Bruce Cox for the Council's consideration. The Trails Committee is still determining whether Bountiful City is interested in participating in a joint effort. The LOI is due October 30th to Wasatch Front Regional Council. The City will then have opportunity to submit an application in January. If the Council is not certain it wants to submit a funding application, it could still submit an LOI to preserve the opportunity to submit an application later. Centerville's match is estimated to be \$3500 to \$5000 if Bountiful also participates. Source of funding for this match could be the City's Transportation Fund.

Bruce Cox and a Trails Committee rep have been asked to attend the meeting to answer questions.

ATTACHMENTS:

Description

- ☐ Active Transportation Plan
- ☐ Draft Letter of Intent

ACTIVE TRANSPORTATION PLAN

October 3rd Work Session

Centerville City Council & Trails Committee

ACTIVE TRANSPORTATION PLAN

- Active transportation plans identify **bicycling and walking** pathways and facilities
- New statewide planning standards ensure quality planning and consistency
 - Wasatch Front Regional Council (WFRC) plan standards ensure that new Active Transportation Plans throughout the region and state are consistent in content and mapping
 - UDOT respects the WFRC active transportation planning process
 - Centerville active transportation projects involving UDOT roadways are more likely to be approved and funded when adopted as part of an Active Transportation Plan with WFRC
- See Farmington and Kaysville plans (developed jointly) as examples
- A new plan – developed with WFRC and community input – is good for Centerville!

ACTIVE TRANSPORTATION PLAN

- Transportation and Land Use Connection (TLC) Program
 - A program of the Wasatch Front Regional Council (WFRC), to assist cities with plans
 - TLC is partnership with Salt Lake County, UTA, UDOT
 - Active Transportation Plans are a component of the TLC program
 - Scott Hess is Active Transportation Planner for WFRC, and our liaison
- Objectives of the TLC Program
 - Proactively address anticipated growth
 - Aid local communities in *integrating* their land use and regional transportation plans

GRANT APPLICATION

- Grant money is available to cities
 - Wasatch Front Regional Council (WFRC) makes grant monies available for the Transportation and Land Use Connection (TLC) Program
- The funds are available through the Local Planning Resource Program
 - Minimum match is 6.77% of total project cost
 - Some cities may offer higher match in order to be competitive in their proposals

TIMELINE

- Develop a Project Concept
- Submit a Letter of Intent – by October 30
- Complete Application – by January 18
- Notice of Awards – March (funds available late 2018)

CONSULTANT

- WFRC has a pre-qualified pool of consultants
- Tom Millar of Alta Planning is our proposed consultant for Active Transportation Planning
- Tom assisted us in developing the draft concept plan and budget, and would be the lead consultant in the planning process.

PROJECT CONCEPT

- Joint planning effort with Bountiful City – share resources and costs
- See Draft Work Program – deliverable is 20-year active transportation system buildout plan (Master Plan)
- Largescale community involvement in the planning process
- Estimated Budget: \$72,000 (shared equally between Centerville & Bountiful)
- Match @ 10% would be ~\$3600 for Centerville; plan for \$5000
- Match would need to be approved by Council to be in 2018-2019 Fiscal Budget. (Funds don't need to be available until July 1, 2018).

NEXT STEPS

- Ask for your directional support as a Council tonight
- Prepare Letter of Intent (LOI)
- Ask Bountiful City Council for their support, willingness to jointly sign LOI
- City Council votes on LOI and matching funds in **October 17** Council meeting
- Submit LOI by October 30th

Draft

**TRANSPORTATION
AND
LAND USE CONNECTION**

LETTER OF INTENT FORM

Wasatch Front Regional Council (WFRC) in partnership with Salt Lake County seeks Letters of Intent from local governments within Box Elder, Davis, Morgan, Salt Lake, Tooele, and Weber Counties to utilize the Transportation and Land Use Connection. Details on the program can be found at wfrc.org/tlc. **Letters of Intent are due electronically by October 30th, 2017 to mtownsend@wfrc.org.** A list of all the projects appropriately submitted will be distributed to members of the Councils of Governments (COGs). Letters of Intent will be evaluated and eligible applicants will be notified in November 2017. Applicants will be invited to complete a full application and submit by January 18th, 2018.

Project Name: Centerville City and Bountiful City

Project Point of Contact: - Centerville City - Bountiful

Contact Email:

Project Location: Centerville City and Bountiful City

Estimated Project Cost: \$ 80,000.00

Funds Being Requested: \$ 70,000.00

Local Financial Match: \$ 10,000.00

Brief Project Description: Provide an overview of what this project will help your community achieve including a brief description of the location and goals for the project. If the project helps to implement an existing plan or vision, please include a link to the plan. If submitting more than one project, submit and prioritize separate letters of intent.

Centerville City and Bountiful City hope to work jointly in creating common standards and design for an active transportation plan in each community. Having adopted the same standards and specifications for different types of routes will facilitate smooth transitions and connections between trail systems and bicycle routes of each city and assure better regional connections and seamless transitions with trail systems of both city's neighboring communities.

The Plan will include cost estimates to install different types of routes, identify where different routes work best and show specific drawings of route types.

The same standards would be applied in making unique and separate plans and maps for each city. The plans will make seamless connections between cities but each plan will address individual and specific needs that custom fit each area in each community.

The maps will show existing and proposed/preferred routes to be considered with any development or redevelopment project to improve connectivity of neighborhoods and points of interest within each city along with best routes for users commuting through each city.

Mayor/Commissioner Signature: _____

Printed Name: - Centerville City - Bountiful City

Date: _____

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 8.

Short Title: Authorize RAP Tax funding for preparation of Bike Trail Plan and cost estimate

Initiated By: City Trails Committee

Scheduled Time: 8:45

SUBJECT

RECOMMENDATION

Authorize up to \$3000 from the RAP Tax Fund to hire Sagebrush Trails & Services to prepare a mountain bike trail conceptual plan and cost estimate.

BACKGROUND

This matter was discussed in a joint work session of the City Council and Trails Committee on October 3. The two attachments are slides shown at that time. Funding for this professional service could come from the 5% uncommitted portion of the RAP Tax revenues.

ATTACHMENTS:

Description

- ▢ Mountain Bike Trails - Benefits
- ▢ Mountain Bike Trails - Planning

MOUNTAIN BIKE TRAILS PROJECT

COMMUNITY BENEFITS

October 3rd Work Session

Centerville City Council & Trails Committee

WHY BIKE TRAILS?

Biking is fun!

Biking is a family activity.

Biking is a lifetime sport.
Participants can start as
toddlers and ride into
their golden years.

Biking gets people outside,
active, and healthy.



UTAH HIGH SCHOOL CYCLING LEAGUE

The Utah High School Cycling League is the fastest growing program in the country. In just six years, the Utah league has grown by more than 868%, with a record 3096 student athletes participating in 2017 (grades 7-12).* This includes a number of Centerville residents!



Their mission is to enable every Utah teen to strengthen their body, mind and character through mountain biking.

We even have an **internationally** ranked cyclist on our South Davis team!

*Source: National Interscholastic Cycling Association (NICA)



The kids ride throughout the county and state but don't have trails in Centerville



Biking trails increase property values and stimulate the economy.

“Trails consistently remain the number one community amenity sought by prospective homeowners.”

— *National Association of Homebuilders (2008)*

“Corridors of greenspace are second only to education in the perceived value of municipal services.”

--<http://ridethisbike.com/2007/02/7-bike-trail-benefits.html>

The Teton County trail system generated an estimated \$18 million in economic activity in 2010, with \$1.1 million spent by local trail users and \$17 million by non-local trail users: “Employment and wages relating to the trail system in Teton County totaled \$3.6 million with approximately 213 workers employed in the summer and fall of 2010.”

— *Jackson Hole Trails Project Economic Impact Study (2011)*

Biking trails preserve open space, which in turn improves air quality and health.



“Investment in bicycle facilities improves the safety of the transportation system for all users and also benefits health and fitness, quality of life, and the environment.”

— *The Economic Impact of Investments in Bicycle Facilities: A Case Study of the North Carolina Northern Outer Banks* (2004)

“The development of Ludlam Trail will save the community between \$1.68 million and \$2.25 million annually in direct medical costs related to lack of physical exercise while leading to approximately 4,931 to 6,579 area residents becoming new exercisers.”

— *Trail Benefits Study: Ludlam Trail Case Study* (2011)

WHAT IS A BIKE PARK?

*An example from 24-acre
Trailside Park in Park City*

Parking

Beginner Trail

Intermediate
Pump Track

Covered
Benches

Obstacle/Skills
Practice

Jump Line

Beginner Pump
Track

Covered
Benches

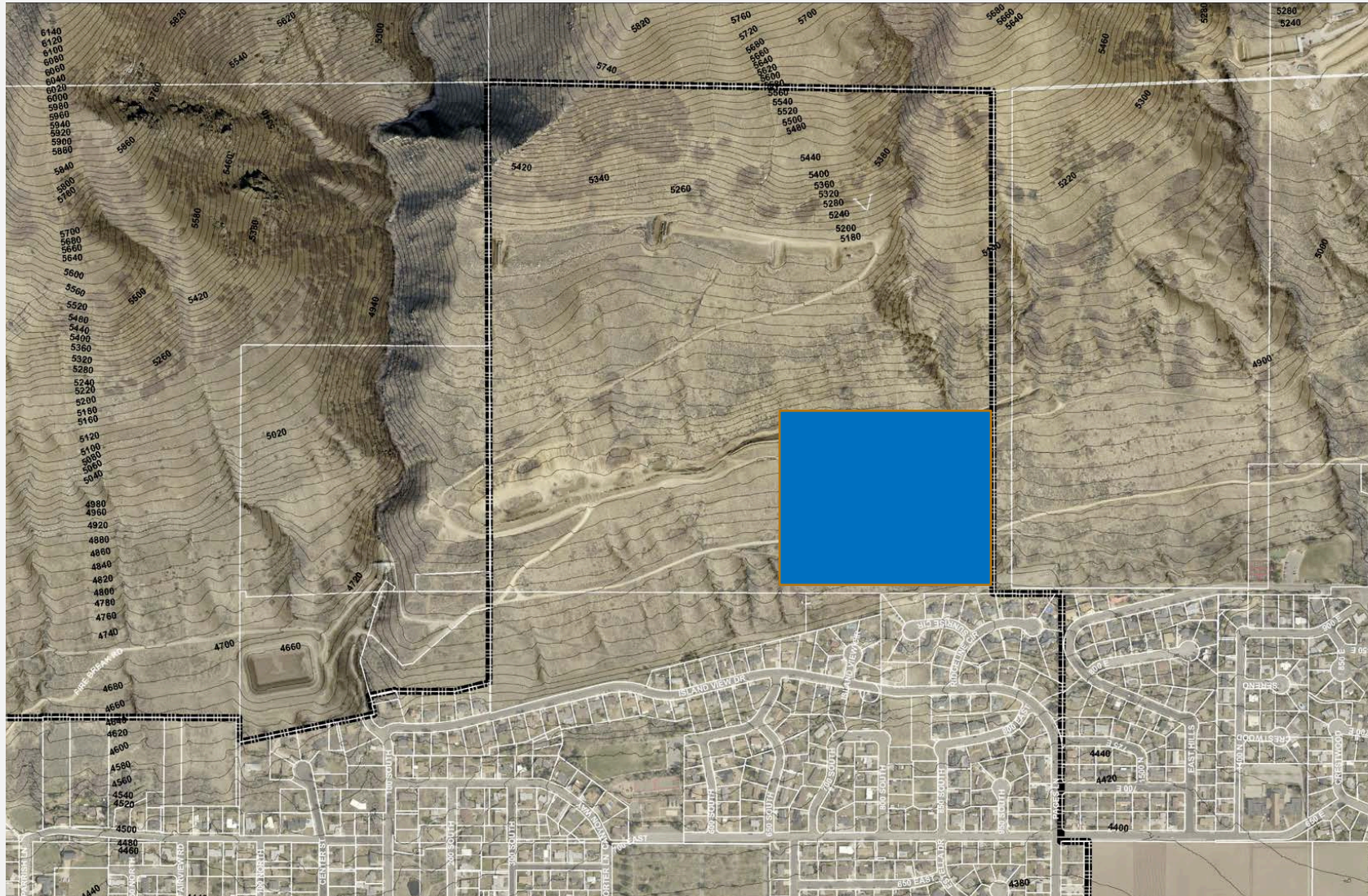
Access Trail

Intermediate Trails

Advanced Trails



Of the 160 acres of available open space, a bike park can be built successfully on as little as 25 acres. An approximate 25-acre footprint is shown below.



MOUNTAIN BIKE TRAILS PROJECT

PLANNING PROCESS

October 3rd Work Session

Centerville City Council & Trails Committee

CENTERVILLE CITY PROPERTY

- 160 acres, zoned “Public Facility – Low” (PFL)
- Approximately ½ mile wide, abutted by USFS land and Bountiful City
- Bonneville Shoreline Trail (BST) currently runs through the property
- Portions of property well suited for mountain biking trails, good “flow”
- Potential trailhead access from Twin Hollow Park (“Cheese Park”)



Date: 11/23/2016

Centerville East Hillside - 20' Contours



City Boundary



PLANNING FIRM: SAGEBRUSH

- Work in coordination with Sagebrush Trails & Services
 - Started by Bob Radke (Snyderville Basin Recreation District Trails & Open Space Manager) in 2008
 - Bob developed Bob's Basin trail system ("singletrack trail construction")
 - Over two dozen successful projects completed in and around Park City, Draper, and Sun Valley, ID
- Recent projects
 - 2016 - 2017 - High Star Ranch - 16 miles of mountain bike specific trails, directional and open to the public, Kamas, UT
 - 2015 - Public Trail at Victory Ranch - currently building 6 miles of mountain bike optimized trails in Victory Ranch in Kamas, UT
 - 2015 - Galena summer Trails Project; built approximately 14 miles of mountain bike optimized trails around the Galena Lodge north of Sun Valley, ID
 - 2015 - Draper Cycle Park Pump Tracks and Dirt Jumps, designed and built two pump tracks and 3 dirt jump lines at Draper City Cycle Park

HIGH STAR RANCH (KAMAS)



PLANNING GOALS

Begin with three goals

1. Limit environmental impacts
2. Keep maintenance requirements to a minimum
3. Avoid user conflicts

PLANNING CONSIDERATIONS

- Initial Considerations
 - Multi-use purpose built trails (biking, hiking, equestrian)*
 - Directional (one-way vs. two-way)
 - Varying skill levels (beginner, intermediate, advanced)
 - Slopes, grades, and switchbacks
 - Berms, features, soil stability, construction methods
 - Master plan (phasing, parking, traffic, visual impacts, etc.)

For multi-use trail etiquette and conflict avoidance, see Corner Canyon Trail Etiquette video, <https://www.youtube.com/watch?v=VkU0D8vzGcA>.

PLANNING CONSIDERATIONS

- Optimal Design = Sustainable Trails
 - Rolling contours and gentle grades to ensure effective drainage and erosion control
 - Time-tested sustainable techniques to minimize ongoing maintenance needs
 - Measures to minimize environmental impacts
 - Average grade below 7%, frequent grade reversals (switchbacks)
 - Optimal outslope 2% to 8%
 - Utilize existing terrain to create natural feel that flows and blends with environment
 - Drainage crossings where needed (culverts, small bridges, etc.)

PLANNING CONSIDERATIONS

- Other Key Considerations
 - Trailhead access, parking, traffic
 - Proximity to homes
 - Visual impact from below
 - Ongoing maintenance responsibilities
 - Liability

LIABILITY

- Governmental Immunity Act of Utah (63G-7) eliminates liability
 - A governmental entity is immune from suit for any injury that arises out of a latent dangerous or defective condition in any public improvement (trail)
- Utah recreational use statute (57-14) eliminates liability for private landowners
 - Owner who allows public recreational use on property (without charge) is exempt from liability; owner “owes no duty of care or duty to give warning”
 - “Recreational purpose” specifically defined to include mountain biking (57-14-102(7)n)
 - Recognizes inherent risks

REQUEST

- The Trails Committee is requesting \$2500 - \$3000 to develop a preliminary concept plan with Sagebrush Trails & Services
- Scope will include concept plan, draft budget, and construction timetable
- Once completed, we will schedule another worksession to present and discuss, along with potential funding sources and possible county involvement

Q & A

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 9.

Short Title: Financial Report for period ending September 30, 2017

Initiated By: City Manager and Management Services Director

Scheduled Time: 8:50

SUBJECT

RECOMMENDATION

Allow the City's contract CPA adviser, Marcus Arbuckle, to present the financial statements for the first quarter of FY 2018--i.e. the three months ending Sept. 30. The attached report includes a summary section followed by a detailed report.

BACKGROUND

ATTACHMENTS:

Description

- September 2017 Financial Report

Centerville City Corporation

FINANCIAL REPORT As of September 30, 2017

	Contents	Page Number
1.	Cash Position	1
2.	Financial Summary	2
3.	Financial Statements Detail	7

Centerville City Corporation
Cash Position by Fund and in Total
As of September 30, 2017

	<u>Cash</u>	<u>Debt Reserve Cash</u>	<u>Restricted Cash</u>					<u>(Due To) Due From</u>
			<u>Cash/Bonds Deposits</u>	<u>TRF</u>	<u>DUI Funds</u>	<u>Impact Fees</u>	<u>Gun Range Deposit</u>	
GENERAL FUND	\$ 666,083		\$ 823,164		\$ 9,564		\$ 2,400	
RDA	\$ 358,340			\$ 382,590				
MBA	\$ 1,207							
RECREATION	\$ 13,689							
RAP TAX	\$ 308,928							\$ 98,576
UTOPIA PROJECT FUND	\$ 156							
WATER FUND	\$ -							\$ (40,791)
SANITATION FUND	\$ -							\$ (37,976)
DEBT SERVICE	\$ -							
STORM DRAIN FUND	\$ -							
CEMETERY (\$37,700 Prem Restricted)	\$ 52,002							
DRAINAGE UTILITY	\$ 791,934					\$ 41,381		\$ 78,767
TELECOM FUND	\$ 27,244							
WHITAKER TRUSE FUND	\$ 1,344							
PARK (Impact Fee)	\$ -					\$ -		\$ (98,576)
TRANSPORTATION (Class C & Prop 1)	\$ 953,643							
TOTAL	\$3,174,571	\$ -	\$ 823,164	\$ 382,590	\$ 9,564	\$ 41,381	\$ 2,400	\$ -

Centerville City Corporation
City Council Financial Summary
For the 3-months Ended September 30, 2017

25% of the Fiscal Year has Elapsed

GENERAL FUND		Sept. Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	Page	Comments?
Line								
	Revenues:							
1	Taxes:	\$ 424,743	\$ 1,350,561	\$ 6,595,071	\$ 5,244,510	20%	11	
2	Property Taxes	4,640	14,129	1,384,571	1,370,442	1%	11	
3	Fee In Lieu of Taxes	7,887	23,670	90,000	66,330	26%	11	
4	Property Taxes - Due	31	2,267	30,000	27,733	8%	11	
5	Sales Tax - General	324,827	1,010,765	3,957,500	2,946,735	26%	11	
6	Franchise Tax - Power	67,677	209,501	605,000	395,499	35%	11	
7	Franchise Tax - Natural Gas	6,836	26,447	273,000	246,553	10%	11	
8	Franchise Tax - Telecomm	12,845	41,068	165,000	123,932	25%	11	
9	Franchise Tax - CATV	-	22,714	90,000	67,286	25%	11	
10	Licenses and Permits	7,697	47,087	320,680	273,593	15%	11	
11	Intergovernmental	-	4,191	47,650	43,459	9%	11	
12	Charges for Services	80,419	244,372	1,020,490	776,118	24%	12	
13	Fines and Forfeitures	56,901	125,731	450,000	324,269	28%	12	
14	Miscellaneous	35	14,735	45,150	30,415	33%	12	
15	Transfers In	-	-	26,800	26,800	0%	12	
16	Total Revenues	\$ 569,794	\$ 1,786,677	\$ 8,505,841	\$ 6,719,164	21%	12	
	Expenditures:							
17	Legislative	\$ 3,957	\$ 29,332	\$ 135,329	\$ 105,997	22%	13	
18	Judicial	16,601	48,191	215,113	166,922	22%	13	
19	Executive	28,234	91,310	427,517	336,207	21%	14	
20	Attorney	12,310	38,679	167,175	128,496	23%	15	
21	Finance	52,494	143,391	403,552	260,161	36%	16	
22	Attorney Services	585	1,125	33,200	32,075	3%	16	
23	Emergency Management	1,002	1,591	8,576	6,985	19%	17	
24	Fire Services	210,511	210,511	845,968	635,457	25%	17	
25	Elections	-	-	16,163	16,163	0%	17	
26	Youth Council	2,454	3,711	7,000	3,289	53%	17	
27	Police	186,402	592,922	2,503,791	1,910,869	24%	19	
28	Liquor Law Enforcement	593	2,520	19,000	16,480	13%	19	
29	School Crossing Program	6,191	7,807	62,050	54,243	13%	19	
30	K-9	397	397	2,250	1,853	18%	19	
31	D.A.R.E. Program	7,902	23,137	95,023	71,886	24%	20	
32	Animal Control	2,558	5,117	30,702	25,585	17%	20	
33	Public Works Administration	23,586	72,492	410,833	338,341	18%	20	
34	Streets	40,190	111,411	722,444	611,033	15%	21	
35	GIS Department	6,959	21,177	102,410	81,233	21%	22	
36	Engineering	8,402	15,367	86,000	70,633	18%	22	
37	Parks	55,133	217,393	762,402	545,009	29%	23	
38	Parks and Recreation Committee	565	2,450	3,600	1,150	68%	23	
39	Trails Committee	43	43	1,100	1,057	4%	24	
40	Community Events	650	(103)	23,650	23,753	0%	24	
41	Parks and Recreation Facility	667	2,097	18,510	16,413	11%	24	
42	General Gov. Buildings - Maint. Facility	1,946	5,240	63,565	58,325	8%	24	
43	General Gov. Buildings - New City Hall	8,198	31,845	148,485	116,640	21%	25	
44	Public Works Storage Facility	7	1,742	8,048	6,306	22%	25	
45	Community Development	21,597	66,088	280,700	214,612	24%	26	
46	Planning Commission	-	1,462	11,400	9,938	13%	26	
47	Board of Adjustment	-	-	450	450	0%	26	
48	Landmarks Commission	29	2,376	7,800	5,424	30%	26	
49	Building Inspection	7,503	18,859	80,600	61,741	23%	27	
50	Transfers Out	25,432	69,762	920,745	850,983	8%	27	
51	Total Expenditures	\$ 733,101	\$ 1,839,442	\$ 8,625,151	\$ 6,785,709	21%	27	
52	Net Revenue Over/(Under) Expenditures	\$ (163,307)	\$ (52,765)	\$ (119,310)	\$ (66,545)	44%	27	

Centerville City Corporation
City Council Financial Summary
For the 3-months Ended September 30, 2017

25% of the Fiscal Year has Elapsed

REDEVELOPMENT AGENCY FUND

	<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:						
1 Tax Revenue	\$ -	\$ -	\$ 1,507,596	\$ 1,507,596	0%	29
2 Miscellaneous Revenue	-	-	100,000	100,000		29
3 Lease Payment	703	21,248	77,400	56,152	27%	29
4 Total Revenues	<u>\$ 703</u>	<u>\$ 21,248</u>	<u>\$ 1,684,996</u>	<u>\$ 1,663,748</u>	<u>1%</u>	<u>29</u>
Expenditures:						
5 Expenditures	\$ 16,748	\$ 59,145	\$ 842,466	\$ 783,321	7%	30
6 Imp. Proj.	315	315	45,000	44,685	1%	30
7 Transfer to Other Fund	17,237	51,711	797,530	745,819	6%	30
8 Total Expenditures	<u>\$ 34,300</u>	<u>\$ 111,171</u>	<u>\$ 1,684,996</u>	<u>\$ 1,573,825</u>	<u>7%</u>	<u>30</u>
9 Net Revenue Over (Under) Expenditures	<u>\$ (33,598)</u>	<u>\$ (89,923)</u>	<u>\$ -</u>	<u>\$ 89,923</u>		<u>30</u>

RECREATION FUND

	<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:						
1 Charges for Services	\$ 198	\$ 6,471	\$ 146,120	\$ 139,649	4%	33
2 Miscellaneous	-	2,917	20,000	17,083	15%	33
3 Donations	-	225	-	(225)		33
4 Contributions & Transfers	2,500	2,500	10,000	7,500	25%	33
5 Total Revenues	<u>\$ 2,698</u>	<u>\$ 12,113</u>	<u>\$ 176,120</u>	<u>\$ 164,007</u>	<u>7%</u>	<u>33</u>
Expenditures:						
6 Summer Recreation	\$ 2,793	\$ 49,344	\$ 109,270	\$ 59,926	45%	34
7 Off Season Recreation	-	-	19,500	19,500	0%	34
8 Youth Baseball/Softball	21	8,856	56,450	47,594	16%	34
9 Concessions	70	3,201	20,000	16,799	16%	34
10 Total Expenditures	<u>\$ 2,884</u>	<u>\$ 61,401</u>	<u>\$ 205,220</u>	<u>\$ 143,819</u>	<u>30%</u>	<u>35</u>
11 Net Revenue Over (Under) Expenditures	<u>\$ (186)</u>	<u>\$ (49,288)</u>	<u>\$ (29,100)</u>	<u>\$ 20,188</u>	<u>169%</u>	<u>35</u>

RAP TAX FUND

	<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:						
1 RAP Tax	\$ 33,962	\$ 102,111	\$ 390,000	\$ 287,889	26%	37
2 Miscellaneous	755	2,097	-	(2,097)		37
3 Total Revenues	<u>\$ 34,716</u>	<u>\$ 104,208</u>	<u>\$ 390,000</u>	<u>\$ 285,792</u>	<u>27%</u>	<u>37</u>
Expenditures:						
4 Transfers and Grants	\$ 30,821	\$ 30,926	\$ 390,000	\$ 359,074	8%	38
5 Total Expenditures	<u>\$ 30,821</u>	<u>\$ 30,926</u>	<u>\$ 390,000</u>	<u>\$ 359,074</u>	<u>8%</u>	<u>38</u>
6 Net Revenue Over (Under) Expenditures	<u>\$ 3,895</u>	<u>\$ 73,282</u>	<u>\$ -</u>	<u>\$ (73,282)</u>		<u>38</u>

CEMETERY PERPETUAL CARE FUND

	<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:						
1 Charges for Services	\$ 3,000	\$ 5,000	\$ 33,500	\$ 28,500	15%	40
2 Miscellaneous Revenue	48	140	-	(140)		40
3 Total Revenues	<u>\$ 3,048</u>	<u>\$ 5,140</u>	<u>\$ 33,500</u>	<u>\$ 28,360</u>	<u>15%</u>	<u>40</u>
Expenditures						
4 Maintenance	\$ -	\$ 30	\$ -	\$ (30)		41
5 Transfers to Other Funds	\$ -	\$ -	\$ 26,800	\$ 26,800		41
6 Total Expenditures	<u>\$ -</u>	<u>\$ 30</u>	<u>\$ 26,800</u>	<u>\$ 26,770</u>		<u>41</u>
7 Net Revenue Over (Under) Expenditures	<u>\$ 3,048</u>	<u>\$ 5,110</u>	<u>\$ 60,300</u>	<u>\$ 1,590</u>	<u>8%</u>	<u>41</u>

**Centerville City Corporation
City Council Financial Summary
For the 3-months Ended September 30, 2017**

25% of the Fiscal Year has Elapsed

DEBT SERVICE FUND

		<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:							
1	Contributions & Transfers	\$ -	\$ -	\$ 590,688	\$ 590,688	0%	42
2	Total Revenues	\$ -	\$ -	\$ 590,688	\$ 590,688	0%	42
Expenditures:							
3	Expenditures	\$ -	\$ -	\$ 590,688	\$ 590,688	0%	43
4	Total Expenditures	\$ -	\$ -	\$ 590,688	\$ 590,688	0%	43
5	Net Revenue Over (Under) Expenditures	\$ -	\$ -	\$ -	\$ -		43

CAPITAL PROJ. FUND - PARK IMP. FUND

		<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:							
1	Impact Fees	\$ 2,057	\$ 16,456	\$ 50,000	\$ 33,544	33%	45
2	Total Revenues	\$ 2,057	\$ 16,456	\$ 50,000	\$ 33,544	33%	45
Expenditures:							
3	Expenditures	\$ 107,092	\$ 115,033	\$ 50,000	\$ (65,033)	230%	46
4	Total Expenditures	\$ 107,092	\$ 115,033	\$ 50,000	\$ (65,033)	230%	46
5	Net Revenue Over (Under) Expenditures	\$ (105,035)	\$ (98,577)	\$ -	\$ 98,577		46

TRANSPORTATION FUND

		<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:							
1	Taxes	\$ 26,250	\$ 82,469	\$ 315,000	\$ 232,531	26%	48
2	State Revenue	84,763	84,763	1,620,000	1,535,237	5%	48
3	Transfers	-	-	415,592	415,592	0%	48
4	Miscellaneous	-	-	1,000	1,000	0%	48
5	Contributions	3,728	3,728	-	(3,728)		48
6	Total Revenues	\$ 114,740	\$ 170,960	\$ 2,351,592	\$ 2,180,632	7%	48
Expenditures:							
7	Capital Proj.	\$ 1,943	\$ 2,259	\$ 2,351,592	\$ 2,349,333	0%	49
8	Annual Proj.	104,056	111,184	-	(111,184)		49
9	Total Expenditures	\$ 105,998	\$ 113,443	\$ 2,351,592	\$ 2,238,149	5%	49
10	Net Revenue Over (Under) Expenditures	\$ 8,742	\$ 57,517	\$ -	\$ (57,517)		49

CAPITAL PROJ. FUND - UTOPIA

		<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:							
1	Transfers	\$ 39,402	\$ 118,206	\$ 472,819	\$ 354,613	25%	51
2	Total Revenues	\$ 39,402	\$ 118,206	\$ 472,819	\$ 354,613	25%	51
Expenditures:							
3	Expenditures	\$ 39,351	\$ 118,053	\$ 472,819	\$ 354,766	25%	52
4	Total Expenditures	\$ 39,351	\$ 118,053	\$ 472,819	\$ 354,766	25%	52
5	Net Revenue Over (Under) Expenditures	\$ 51	\$ 153	\$ -	\$ (153)		52

Centerville City Corporation
City Council Financial Summary
For the 3-months Ended September 30, 2017

25% of the Fiscal Year has Elapsed

WATER FUND		Sept. Actual	Year-to-Date Actual	Current Budget	Remaining Budget	Percentage of Budget Used	
Revenues:							
1	Charges for Services	\$ 1,013	\$ 21,476	\$ 125,000	\$ 103,524	17%	54
2	Miscellaneous	-	64	-	(64)		54
3	Operating Revenue	232,312	704,286	2,439,500	1,735,214	29%	54
4	Non-Operating Revenue	-	13,558	-	(13,558)		54
5	Total Revenues	\$ 233,325	\$ 739,384	\$ 2,564,500	\$ 1,825,116	29%	54
Expenditures:							
6	Expenditures	\$ 140,504	\$ 594,556	\$ 2,006,840	\$ 1,412,284	30%	56
7	Capital Equipment/Proj.	158	1,218	867,650	866,432	0%	56
8	Water Capital Imp. Proj	9,812	77,259	-	(77,259)		56
9	Water Line Proj.	503	563	-	(563)		56
10	Subdivision Waterline Proj.	3,685	46,488	-	(46,488)		56
11	Total Expenditures	\$ 154,661	\$ 720,084	\$ 2,874,490	\$ 2,154,406	25%	56
12	Net Revenue Over (Under) Expenditures	\$ 78,664	\$ 19,300	\$ (309,990)	\$ (329,290)	-6%	56
SANITATION FUND							
Revenues:							
1	Miscellaneous	\$ -	\$ -	\$ 32,000	\$ 32,000	0%	58
2	Operating Revenue	83,682	251,020	992,750	741,730	25%	58
3	Total Revenues	\$ 83,682	\$ 251,020	\$ 1,024,750	\$ 773,730	24%	58
Expenditures:							
4	Expenditures	\$ 75,588	\$ 231,446	\$ 960,250	\$ 728,804	24%	59
5	Total Expenditures	\$ 75,588	\$ 231,446	\$ 960,250	\$ 728,804	24%	59
6	Net Revenue Over (Under) Expenditures	\$ 8,093	\$ 19,574	\$ 64,500	\$ 44,926	30%	59
DRAINAGE UTILITY FUND							
Revenues:							
1	Impact Fees	\$ -	\$ 1,631	\$ -	\$ (1,631)		61
2	Miscellaneous	98	314	1,500	1,186	21%	61
3	Operating Revenue	104,627	314,262	1,245,000	930,738	25%	61
4	Total Revenues	\$ 104,725	\$ 316,207	\$ 1,246,500	\$ 930,293	25%	61
Expenditures:							
5	Expenditures	\$ 37,066	\$ 192,726	\$ 1,331,500	\$ 1,138,774	14%	62
6	Total Expenditures	\$ 37,066	\$ 192,726	\$ 1,331,500	\$ 1,138,774	14%	62
7	Net Revenue Over (Under) Expenditures	\$ 67,659	\$ 123,481	\$ (85,000)	\$ (208,481)	-145%	62
TELECOM FUND							
Revenues:							
1	Charges for Services	\$ 27,171	\$ 71,323	\$ 210,000	\$ 138,677	34%	64
2	Total Revenues	\$ 27,171	\$ 71,323	\$ 210,000	\$ 138,677	34%	64
Expenditures:							
3	Professional Services	\$ -	\$ 35,564	\$ 208,500	\$ 172,936	17%	65
4	Total Expenditures	\$ -	\$ 35,564	\$ 208,500	\$ 172,936	17%	65
5	Net Revenue Over (Under) Expenditures	\$ 27,171	\$ 35,759	\$ 1,500	\$ (34,259)	2384%	65

Centerville City Corporation
City Council Financial Summary
For the 3-months Ended September 30, 2017

25% of the Fiscal Year has Elapsed

WHITAKER TRUST FUND

	<u>Sept. Actual</u>	<u>Year-to-Date Actual</u>	<u>Current Budget</u>	<u>Remaining Budget</u>	<u>Percentage of Budget Used</u>	
Revenues:						
1 Contributions & Grants	\$ -	\$ (202)	\$ -	\$ 202		67
2 Contributions & Transfers	-	112	57,676	57,564	0%	67
3 Total Revenues	<u>\$ -</u>	<u>\$ (90)</u>	<u>\$ 57,676</u>	<u>\$ 57,766</u>	<u>0%</u>	<u>67</u>
Expenditures:						
4 Expenditures	\$ 2,603	\$ 22,601	\$ 57,676	\$ 35,075	39%	68
5 Total Expenditures	<u>\$ 2,603</u>	<u>\$ 22,601</u>	<u>\$ 57,676</u>	<u>\$ 35,075</u>	<u>39%</u>	<u>68</u>
6 Net Revenue Over (Under) Expenditures	<u>\$ (2,603)</u>	<u>\$ (22,691)</u>	<u>\$ -</u>	<u>\$ 22,691</u>		<u>68</u>

CENTERVILLE CITY CORPORATION
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2017

COMBINED CASH ACCOUNTS

01-11110000	CASH - CHECKING	431,111.06
01-11310000	PETTY CASH - GENERAL CITY	200.00
01-11510000	PTIF - INVESTMENT ACCOUNT	1,522,118.44
01-11530000	PTIF-RAP TAX	623,085.17
01-11550000	PTIF-DCPA RES ACCT	560,163.87
01-11570000	PTIF-CEMETERY PERPETUAL CARE	37,892.39
	TOTAL COMBINED CASH	3,174,570.93
01-11100000	ALLOCATIONS DUE TO OTHER FUNDS	(3,174,570.93)

TOTAL UNALLOCATED CASH		.00
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CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	666,083.42
20	ALLOCATION TO REDEVELOPMENT AGENCY FUND	358,339.73
23	ALLOCATION TO MUNICIPAL BUILDING AUTHORITY	1,207.46
25	ALLOCATION TO RECREATION	13,689.47
27	ALLOCATION TO RAP TAX	308,927.89
30	ALLOCATION TO CEMETERY PERPETUAL CARE	52,002.39
48	ALLOCATION TO TRANSPORTATION FUND	953,643.13
49	ALLOCATION TO UTOPIA PROJECT FUND	155.91
53	ALLOCATION TO DRAINAGE UTILITY	791,933.85
54	ALLOCATION TO TELECOMMUNICATION FUND	27,244.04
71	ALLOCATION TO WHITAKER HOME TRUST FUND	1,343.64

TOTAL ALLOCATIONS TO OTHER FUNDS	3,174,570.93
ALLOCATION FROM COMBINED CASH FUND - 01-11100000	(3,174,570.93)

ZERO PROOF IF ALLOCATIONS BALANCE		.00
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CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

GENERAL FUND

ASSETS

10-11100000	CASH - COMBINED FUND	666,083.42	
10-11210000	CASH-ZIONS ACCOUNT	9,138.01	
10-11310000	CASH - OVER & SHORTS	71.73	
10-11320000	DRUG/ALCOHOL INFORMANT ACCOUNT	200.00	
10-11330000	CASH REGISTER CHANGE FUND	100.00	
10-11340000	JP COURT CHANGE FUND	185.00	
10-11350000	YOUTH COUNCIL - CHECKING	3,837.04	
10-11360000	CASH - CONCESSIONAIRE CHANGE	150.00	
10-11370000	CASH - PUBLIC WORKS	100.00	
10-11900000	ACCOUNTS RECEIVABLE AR	4,014.77	
10-13110000	ACCOUNTS RECEIVABLE ST LIGHT	409.38	
10-13170000	ACCOUNTS RECEIVABLE - OTHER	822,372.86	
10-13180000	ACCOUNTS RECIEVABLE-PROP TAXES	1,384,571.00	
10-13190000	ACCOUNTS RECEIVABLE-UTOPIA PLE	277,222.00	
10-13200000	ALLOWANCE FOR BAD DEBT	(2,500.00)	
	TOTAL ASSETS		3,165,955.21

LIABILITIES AND EQUITY

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

GENERAL FUND

LIABILITIES

10-21350000	ACCRUED PAYROLL		38,282.36
10-21510000	DOG LICENSES PAYABLE		20.00
10-22210000	FWT PAYABLE		12,407.82
10-22220000	SWT PAYABLE		17,230.13
10-22230000	FICA PAYABLE		24,531.32
10-22300000	401K VOLUNTARY PAYABLE		1,764.75
10-22301000	457 VOLUNTARY CONTRIB/PAYABLE		6,584.79
10-22302000	MPP VOLUNTARY/PAYABLE		1,416.83
10-22303000	ROTH - IRA		735.63
10-22320000	RETIREMENT PAYABLE		28,940.56
10-22330000	CEMETERY EMPLOYEE DEDUCTABLE		5,180.00
10-22360000	FRATERNAL ORDER OF POLICE/PYBL		890.00
10-22390000	EMPLOYEE MED INS PREMIUM		986.78
10-22391000	EDUCATORS/DENTAL INSURANCE		484.01
10-22392000	STANDARD INSURANCE/TERM LIFE		1,141.84
10-22400000	AFLAC PAYABLE		276.49
10-22410000	GARNISHMENT		21.79
10-22420000	EMPLOYEES ASSOCIATION DUES		30.36
10-22430000	EMPLOYEE LEGAL SERVICES		12.67
10-22440000	FLEX/HSA ACCOUNT CONTRIBUTIONS	(	15,393.50)
10-22450000	LONG TERM DISABILITY		6,284.27
10-22460000	WORKERS COMPENSATION PAYABLE	(	542.73)
10-22480000	FIRE SERVICE IMPACT FEE		3,768.00
10-23130000	CONSTRUCTION DEPOSIT		76,985.00
10-23131400	CASH BOND - KARA FADEL BURNETT		563.00
10-23131410	CASH BOND - RAY RASBAND		570.00
10-23131420	CASH BOND - LYMAN MANAGEMENT		14,000.00
10-23131450	CASH BOND-LEGACY XING STORAGE		336,600.00
10-23131460	CASH BOND-COTTAGE ON THE CRNR		21,550.00
10-23131540	CASH BOND-LAMB INDUSTRIES		417.00
10-23131560	CASH BOND - JOLLEY PROPERTY		866.00
10-23131570	CASH BOND - H & S LLC		79,407.35
10-23131580	CASH BOND - DALE ENGBERSON-MIL		12,986.00
10-23131590	CASH BOND - DALE ENGBERSON		11,560.40
10-23131600	CASH BOND-H D PIRELA LLC		1,200.00
10-23131610	CASH BOND-MAVERICK		5,667.00
10-23131630	CASH BOND-ENSIGN CONST & DEV		11,970.00
10-23132050	CASH BOND-OAKWOOD HOMES ONE		52,614.00
10-23132150	CASH BOND-OAKWOOD HOMES TWO		76,613.20
10-23132200	CASH BOND-BARTILE		3,000.00
10-23132460	CASH BOND-BRIGHTON DEV THE COV		31,000.00
10-23132465	BRIGHTON HOMES		3,000.00
10-23132480	CASH BOND - JAMES C ROHLETTER		9,875.00
10-23132590	CASH BOND - PAUL CUTLER SUBDIV		2,500.00
10-23132680	CASH BOND-WILLIAM DAVIES		12,000.00
10-23150000	POLICE EVIDENCE ACCOUNT		30,421.13
10-23151000	COURT - BAIL		24,031.00
10-23152000	EXCAVATION PERMIT BONDS		1,800.00
10-23300000	DEFERRED REVENUE- PROPERTY TAX		1,384,571.00
10-23370000	DEFERRED REVENUE-UTOPIA PLDG		277,222.00
10-24110000	DUE TO OTHER GVT - SALES TAX		440.62
TOTAL LIABILITIES			2,618,483.87
FUND EQUITY			

CENTERVILLE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2017

GENERAL FUND

10-28500000	RESTRICTED FUND BALANCE		14,484.42
	UNAPPROPRIATED FUND BALANCE:		
10-29510000	PRIOR UNREST. FUND BALANCE	585,746.59	
	REVENUE OVER EXPENDITURES - YTD	(52,759.67)	
	BALANCE - CURRENT DATE		532,986.92
	TOTAL FUND EQUITY		547,471.34
	TOTAL LIABILITIES AND EQUITY		3,165,955.21

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAX REVENUE</u>					
10-31-100000	PROPERTY TAXES	4,640.19	14,128.92	1,384,571.00	1,370,442.08	1.0
10-31-120000	FEE IN LIEU OF TAXES	7,886.73	23,669.65	90,000.00	66,330.35	26.3
10-31-200000	PROPERTY TAXES - DUE	30.95	2,267.16	30,000.00	27,732.84	7.6
10-31-300000	SALES TAX - GENERAL	324,827.18	1,010,765.29	3,957,500.00	2,946,734.71	25.5
10-31-410000	FRANCHISE TAX - POWER	67,677.36	209,500.89	605,000.00	395,499.11	34.6
10-31-420000	FRANCHISE TAX - NATURAL GAS	6,836.00	26,447.32	273,000.00	246,552.68	9.7
10-31-430000	FRANCHISE TAX - TELECOMM.	12,844.80	41,068.32	165,000.00	123,931.68	24.9
10-31-440000	FRANCHISE TAX - CATV	.00	22,713.80	90,000.00	67,286.20	25.2
	<u>TOTAL TAX REVENUE</u>	<u>424,743.21</u>	<u>1,350,561.35</u>	<u>6,595,071.00</u>	<u>5,244,509.65</u>	<u>20.5</u>
	<u>LICENSES AND PERMITS</u>					
10-32-100000	BUSINESS LICENSES	992.43	1,935.52	56,000.00	54,064.48	3.5
10-32-110000	BUILDING FEES	7,603.50	32,916.28	190,000.00	157,083.72	17.3
10-32-120000	PLAN CHECK FEES	1,906.90	10,420.14	70,000.00	59,579.86	14.9
10-32-130000	ELECTRICAL FEES	70.00	268.00	600.00	332.00	44.7
10-32-140000	PLUMBING FEES	140.00	140.00	.00	140.00	.0
10-32-150000	MECHANICAL FEES	132.00	796.00	1,000.00	204.00	79.6
10-32-160000	STATE SURCHARGE FEE	79.48	341.24	800.00	458.76	42.7
10-32-170000	FIRE SERVICES DEVELOPMENT FEE	(3,297.00)	.00	.00	.00	.0
10-32-200000	APPROACH FEE (STREET & CURB)	70.00	260.00	2,000.00	1,740.00	13.0
10-32-220000	BICYCLE LICENSES	.00	.00	280.00	280.00	.0
10-32-230000	CHICKEN & RABBIT PERMITS	.00	10.00	.00	10.00	.0
	<u>TOTAL LICENSES AND PERMITS</u>	<u>7,697.31</u>	<u>47,087.18</u>	<u>320,680.00</u>	<u>273,592.82</u>	<u>14.7</u>
	<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-580000	STATE GRANT/LIQUOR LAW	.00	.00	19,000.00	19,000.00	.0
10-33-610000	SCHOOL RESOURCE OFFICER	.00	.00	17,000.00	17,000.00	.0
10-33-620000	STATE GRANT - HISTORIC	.00	.00	3,650.00	3,650.00	.0
10-33-630000	PUBLIC SAFETY GRANTS	.00	4,190.97	8,000.00	3,809.03	52.4
	<u>TOTAL INTERGOVERNMENTAL REVENUE</u>	<u>.00</u>	<u>4,190.97</u>	<u>47,650.00</u>	<u>43,459.03</u>	<u>8.8</u>

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>						
10-34-120000	SUBDIVISION INSPECTION FEE	.00	500.00	25,000.00	24,500.00	2.0
10-34-130000	ZONING & SUBDIVISION FEES	2,200.00	7,919.80	40,000.00	32,080.20	19.8
10-34-150000	SALE OF MAPS & PUBLICATIONS	.00	10.00	100.00	90.00	10.0
10-34-310000	STREET EXCAVATION FEES	(35.00)	3,580.00	5,000.00	1,420.00	71.6
10-34-330000	STREET LIGHTING FEES	346.14	1,038.65	4,140.00	3,101.35	25.1
10-34-730000	PARK RENTAL FEES	50.00	925.00	5,800.00	4,875.00	16.0
10-34-740000	PARK USE AGREEMENTS	270.00	1,655.00	8,000.00	6,345.00	20.7
10-34-810000	CEMETERY LOTS- ABCD	.00	(1,000.00)	.00	1,000.00	.0
10-34-830000	GRAVE OPENING CHARGES	2,550.00	4,630.00	23,000.00	18,370.00	20.1
10-34-900000	ADMIN OVERHEAD - WATER FUND	35,416.67	106,250.00	425,000.00	318,750.00	25.0
10-34-910000	ADMIN OVERHEAD - SANITATION	7,004.17	21,012.50	84,050.00	63,037.50	25.0
10-34-920000	ADMIN OVERHEAD - DRAINAGE FUND	18,333.33	55,000.00	220,000.00	165,000.00	25.0
10-34-940000	ADMIN OVERHEAD - RDA	14,283.33	42,850.00	171,400.00	128,550.00	25.0
10-34-950000	ADMIN OVERHEAD - TELECOMM	.00	.00	9,000.00	9,000.00	.0
	TOTAL CHARGES FOR SERVICES	80,418.64	244,370.95	1,020,490.00	776,119.05	24.0
<u>FINES AND FORFEITURES</u>						
10-35-110000	CITY COURT	56,900.71	125,731.24	450,000.00	324,268.76	27.9
	TOTAL FINES AND FORFEITURES	56,900.71	125,731.24	450,000.00	324,268.76	27.9
<u>MISCELLANEOUS REVENUE</u>						
10-36-100000	BANKING/INVEST. INTEREST	2,300.37	7,467.39	8,000.00	532.61	93.3
10-36-230000	BANKING/ZIONS BANK INT INCOME	.00	.00	1,000.00	1,000.00	.0
10-36-250000	RENTAL CHARGES/COMUNITY CNT	.00	.00	500.00	500.00	.0
10-36-290000	SALE OF HISTORIC MAPS	.00	5.00	50.00	45.00	10.0
10-36-350000	YOUTH COUNCIL (CHECKING)	.00	2,071.00	.00	(2,071.00)	.0
10-36-400000	SALE OF FIXED ASSETS	.00	.00	20,000.00	20,000.00	.0
10-36-800000	WITNESS FEES	.00	129.50	600.00	470.50	21.6
10-36-900000	SUNDRY REVENUE	(2,265.81)	5,062.40	15,000.00	9,937.60	33.8
	TOTAL MISCELLANEOUS REVENUE	34.56	14,735.29	45,150.00	30,414.71	32.6
<u>CONTRIBUTIONS & TRANSFERS</u>						
10-39-200000	TRANSFER FROM OTHER FUNDS	.00	.00	26,800.00	26,800.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	26,800.00	26,800.00	.0
	TOTAL FUND REVENUE	569,794.43	1,786,676.98	8,505,841.00	6,719,164.02	21.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>						
10-4111-120.0	WAGES - COUNCIL	3,125.00	9,375.00	37,500.00	28,125.00	25.0
10-4111-130.0	FICA	239.05	717.15	2,870.00	2,152.85	25.0
10-4111-135.0	WORKERS COMPENSATION	65.60	196.80	625.00	428.20	31.5
10-4111-210.0	ULC&T	.00	10,915.02	10,915.00	(.02)	100.0
10-4111-211.0	CHAMBER OF COMMERCE MEMBERSHIP	.00	575.00	575.00	.00	100.0
10-4111-217.0	CONTRIBUTIONS	.00	500.00	500.00	.00	100.0
10-4111-240.0	OFFICE SUPPLIES	.00	.00	50.00	50.00	.0
10-4111-310.0	RECORDER SERVICES	487.47	1,640.92	5,000.00	3,359.08	32.8
10-4111-330.0	EDUCATION & TRAINING	.00	1,020.00	4,000.00	2,980.00	25.5
10-4111-480.0	MISC SUPPLIES	.00	.00	300.00	300.00	.0
10-4111-481.0	MEETING MEALS	39.89	191.91	2,500.00	2,308.09	7.7
10-4111-510.0	SPECIAL CONTINGENCY	.00	4,200.00	68,994.00	64,794.00	6.1
10-4111-730.0	MITIGATION FUNDS	.00	.00	1,000.00	1,000.00	.0
10-4111-750.0	SPEC PROJ (DEER MITIGATION)	.00	.00	500.00	500.00	.0
TOTAL LEGISLATIVE		3,957.01	29,331.80	135,329.00	105,997.20	21.7
<u>JUDICIAL</u>						
10-4120-110.0	SALARY AND WAGES	5,696.80	14,148.91	93,286.00	79,137.09	15.2
10-4120-111.0	OVERTIME PAY	156.98	496.10	4,000.00	3,503.90	12.4
10-4120-120.0	WAGES - JUDGE	3,518.24	12,262.60	44,405.00	32,142.40	27.6
10-4120-122.0	PART TIME - OFFICE	1,844.64	6,692.49	4,000.00	(2,692.49)	167.3
10-4120-130.0	FICA	529.61	1,944.30	10,839.00	8,894.70	17.9
10-4120-131.0	RETIREMENT	1,619.45	5,645.38	26,973.00	21,327.62	20.9
10-4120-132.0	MEDICAL INSURANCE	1,366.45	4,099.03	16,400.00	12,300.97	25.0
10-4120-134.0	LONG TERM DISABILITY	23.63	82.35	850.00	767.65	9.7
10-4120-135.0	WORKERS COMPENSATION	82.58	288.79	2,410.00	2,121.21	12.0
10-4120-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	600.00	600.00	.0
10-4120-230.0	MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
10-4120-240.0	OFFICE SUPPLIES	.00	57.59	2,000.00	1,942.41	2.9
10-4120-241.0	PRINTING	.00	.00	800.00	800.00	.0
10-4120-242.0	POSTAGE	236.53	236.53	2,400.00	2,163.47	9.9
10-4120-260.0	EQUIP MAINT SUPPLIES	.00	.00	100.00	100.00	.0
10-4120-262.0	COPIER SUPPLIES	650.52	777.48	500.00	(277.48)	155.5
10-4120-311.0	PROFESSIONAL SERVICES	176.71	176.71	900.00	723.29	19.6
10-4120-314.0	COMPUTER SERVICES	.00	.00	500.00	500.00	.0
10-4120-330.0	EDUCATION & TRAINING	476.75	571.75	1,000.00	428.25	57.2
10-4120-350.0	CONTRACT SERVICES - JUDGE	.00	.00	500.00	500.00	.0
10-4120-480.0	MISC SUPPLIES	.00	18.28	500.00	481.72	3.7
10-4120-621.0	WITNESS FEES	74.00	96.50	250.00	153.50	38.6
10-4120-623.0	JURY FEES	.00	329.00	300.00	(29.00)	109.7
10-4120-624.0	INTERPRETOR	147.82	267.22	1,500.00	1,232.78	17.8
TOTAL JUDICIAL		16,600.71	48,191.01	215,113.00	166,921.99	22.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXECUTIVE</u>					
10-4130-110.0 SALARY AND WAGES	17,142.78	62,100.69	241,967.00	179,866.31	25.7
10-4130-111.0 OVERTIME PAY	167.00	461.19	2,000.00	1,538.81	23.1
10-4130-120.0 PART TIME WAGES - MAYOR	1,107.70	(745.05)	14,400.00	15,145.05	(5.2)
10-4130-130.0 FICA	1,401.27	5,057.33	19,611.00	14,553.67	25.8
10-4130-131.0 RETIREMENT	3,197.11	9,545.48	44,692.00	35,146.52	21.4
10-4130-132.0 MEDICAL INSURANCE	2,888.24	8,657.15	34,875.00	26,217.85	24.8
10-4130-134.0 LONG TERM DISABILITY	77.89	281.29	1,538.00	1,256.71	18.3
10-4130-135.0 WORKERS COMPENSATION	223.76	787.09	3,594.00	2,806.91	21.9
10-4130-141.0 TRANSPORTATION ALLOWANCE	341.56	1,195.46	4,440.00	3,244.54	26.9
10-4130-210.0 BOOKS & SUBSCRIPTIONS	.00	.00	400.00	400.00	.0
10-4130-211.0 MEMBERSHIPS	.00	110.00	2,000.00	1,890.00	5.5
10-4130-213.0 MUNICIPAL CODE SERVICES	.00	.00	1,500.00	1,500.00	.0
10-4130-220.0 PUBLIC NOTICES	.00	578.00	500.00	(78.00)	115.6
10-4130-230.0 MILEAGE REIMBURSEMENT	.00	18.19	700.00	681.81	2.6
10-4130-231.0 MAYOR LUNCHEON	.00	.00	600.00	600.00	.0
10-4130-240.0 OFFICE SUPPLIES	.00	197.60	2,200.00	2,002.40	9.0
10-4130-241.0 PRINTING	.00	.00	700.00	700.00	.0
10-4130-242.0 POSTAGE	29.43	29.43	1,200.00	1,170.57	2.5
10-4130-260.0 EQUIP MAINT & SUPPLIES	.00	.00	2,200.00	2,200.00	.0
10-4130-280.0 TELEPHONE - AIR TIME	41.50	89.50	700.00	610.50	12.8
10-4130-310.0 PROFESSIONAL SERVICES	819.95	4,157.90	4,000.00	(157.90)	104.0
10-4130-330.0 EDUCATION AND TRAINING	139.60	608.15	5,500.00	4,891.85	11.1
10-4130-480.0 MISC SUPPLIES	.00	.00	300.00	300.00	.0
10-4130-481.0 EMPLOYEE - TUITION	.00	.00	4,500.00	4,500.00	.0
10-4130-482.0 EMPLOYEE - SERVICE	53.50	157.54	3,500.00	3,342.46	4.5
10-4130-483.0 EMPLOYEE- DINNER	48.93	48.93	5,500.00	5,451.07	.9
10-4130-484.0 EMPLOYEE - FITNESS BENEFIT	.00	400.00	4,400.00	4,000.00	9.1
10-4130-485.0 NEWSLETTER - POSTAGE	.00	.00	3,000.00	3,000.00	.0
10-4130-486.0 NEWSLETTER - PRINTING	.00	.00	10,500.00	10,500.00	.0
10-4130-487.0 VOLUNTEER SERVICE RECOGNITION	323.37	323.37	3,500.00	3,176.63	9.2
10-4130-740.0 CAPITAL EQUIPMENT	230.68	(2,748.32)	3,000.00	5,748.32	(91.6)
TOTAL EXECUTIVE	28,234.27	91,310.92	427,517.00	336,206.08	21.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ATTORNEY</u>					
10-4135-110.0	SALARY AND WAGES	8,717.94	27,499.15	113,131.00	85,631.85	24.3
10-4135-120.0	PART TIME WAGES	.00	951.00	2,000.00	1,049.00	47.6
10-4135-130.0	FICA	658.76	2,373.81	8,655.00	6,281.19	27.4
10-4135-131.0	RETIREMENT	1,452.52	4,166.11	20,895.00	16,728.89	19.9
10-4135-132.0	MEDICAL INSURANCE	504.34	1,513.02	6,052.00	4,538.98	25.0
10-4135-134.0	LONG TERM DISABILITY	39.16	136.58	679.00	542.42	20.1
10-4135-135.0	WORKERS COMPENSATION	179.48	628.55	2,263.00	1,634.45	27.8
10-4135-210.0	BOOKS & SUBSCRIPTIONS	758.12	758.12	5,000.00	4,241.88	15.2
10-4135-211.0	MEMBERSHIPS	.00	.00	700.00	700.00	.0
10-4135-215.0	FILING FEES & COSTS	.00	.00	100.00	100.00	.0
10-4135-230.0	MILEAGE REIMBURSEMENT	.00	.00	400.00	400.00	.0
10-4135-240.0	OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-4135-330.0	EDUCATION & TRAINING	.00	651.55	1,700.00	1,048.45	38.3
10-4135-480.0	MISC SUPPLIES	.00	.00	200.00	200.00	.0
10-4135-650.0	SPEC. PROJECT	.00	.00	5,000.00	5,000.00	.0
	 TOTAL ATTORNEY	 12,310.32	 38,677.89	 167,175.00	 128,497.11	 23.1

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-4140-110.0 SALARY AND WAGES	13,424.70	36,388.33	149,200.00	112,811.67	24.4
10-4140-111.0 OVERTIME PAY	.00	.00	1,500.00	1,500.00	.0
10-4140-120.0 PART TIME WAGES	4,096.91	12,400.77	16,810.00	4,409.23	73.8
10-4140-130.0 FICA	1,099.73	3,405.46	12,815.00	9,409.54	26.6
10-4140-131.0 RETIREMENT	2,531.02	6,116.90	31,172.00	25,055.10	19.6
10-4140-132.0 MEDICAL INSURANCE	1,523.16	5,917.43	18,220.00	12,302.57	32.5
10-4140-134.0 LONG TERM DISABILITY	51.34	156.77	905.00	748.23	17.3
10-4140-135.0 WORKERS COMPENSATION	26.10	81.73	730.00	648.27	11.2
10-4140-136.0 ADDITIONAL RETIREMENT	240.27	990.69	.00 (	990.69)	.0
10-4140-210.0 BOOKS & SUBSCRIPTIONS	.00	.00	150.00	150.00	.0
10-4140-211.0 MEMBERSHIPS	185.00	185.00	900.00	715.00	20.6
10-4140-230.0 MILEAGE REIMBURSEMENT	.00	.00	500.00	500.00	.0
10-4140-240.0 OFFICE SUPPLIES	226.34	462.33	3,500.00	3,037.67	13.2
10-4140-241.0 PRINTING	239.27	310.77	1,800.00	1,489.23	17.3
10-4140-242.0 POSTAGE	298.00	104.00	2,000.00	1,896.00	5.2
10-4140-255.0 VEHICLE MAINTENANCE	.00	.00	300.00	300.00	.0
10-4140-260.0 EQUIP MAINT & SUPPLIES	.00	.00	250.00	250.00	.0
10-4140-262.0 COPIER SUPPLIES	.00	.00	3,300.00	3,300.00	.0
10-4140-264.0 COMPUTER MAINTENANCE	.00	.00	500.00	500.00	.0
10-4140-280.0 TELEPHONE - AIR TIME	35.00	105.00	1,000.00	895.00	10.5
10-4140-282.0 AIR TIME - LAPTOPS	40.01	40.01	500.00	459.99	8.0
10-4140-290.0 GASOLINE	.00	.00	300.00	300.00	.0
10-4140-310.0 PROFESSIONAL SERVICES	.00	.00	1,000.00	1,000.00	.0
10-4140-311.0 RETIREMENT ADMINISTRATION FEES	.00	.00	2,600.00	2,600.00	.0
10-4140-312.0 CPA SERVICES	8,000.00	12,000.00	48,000.00	36,000.00	25.0
10-4140-313.0 AUDIT SERVICES	14,550.00	16,000.00	18,000.00	2,000.00	88.9
10-4140-314.0 COMPUTER SERVICES	1,035.82	1,798.82	4,600.00	2,801.18	39.1
10-4140-315.0 FLEX SPENDING SERVICES	190.00	212.00	1,500.00	1,288.00	14.1
10-4140-320.0 BANKING SERVICES	1,996.66	7,829.75	13,000.00	5,170.25	60.2
10-4140-330.0 EDUCATION AND TRAINING	333.86	846.84	3,500.00	2,653.16	24.2
10-4140-480.0 MISC SUPPLIES	.40	157.65	1,000.00	842.35	15.8
10-4140-511.0 INSURANCE - LIABILITY	.00	33,000.00	33,000.00	.00	100.0
10-4140-515.0 LIABILITY DEDUCTIBLE	.00	.00	5,000.00	5,000.00	.0
10-4140-740.0 CAPITAL EQUIPMENT	.00	110.00	7,000.00	6,890.00	1.6
10-4140-745.0 NETWORK EQUIPMENT	2,370.20	4,770.20	15,000.00	10,229.80	31.8
10-4140-755.0 WEB PAGE	.00	.00	4,000.00	4,000.00	.0
TOTAL FINANCE	52,493.79	143,390.45	403,552.00	260,161.55	35.5
<u>ATTORNEY SERVICES</u>					
10-4145-315.0 PROSECUTING ATTORNEY SERVICES	.00	.00	25,200.00	25,200.00	.0
10-4145-320.0 PUBLIC DEFENDER SERVICES	585.00	1,125.00	8,000.00	6,875.00	14.1
TOTAL ATTORNEY SERVICES	585.00	1,125.00	33,200.00	32,075.00	3.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EMERGENCY MANAGEMENT</u>					
10-4150-261.0	EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00	.0
10-4150-320.0	WIND STORM - DIRECT COST	.00	.00	3,576.00	3,576.00	.0
10-4150-330.0	EDUCATION & TRAINING	756.00	807.69	1,100.00	292.31	73.4
10-4150-350.0	CITIZEN CORP	129.56	129.56	500.00	370.44	25.9
10-4150-480.0	MISC SUPPLIES	116.87	652.67	2,050.00	1,397.33	31.8
10-4150-740.0	CAPITAL EQUIPMENT	.00	.00	850.00	850.00	.0
	TOTAL EMERGENCY MANAGEMENT	1,002.43	1,589.92	8,576.00	6,986.08	18.5
	<u>FIRE SERVICES</u>					
10-4155-323.0	SOUTH DAVIS FIRE DIST. ASSMT	210,511.25	210,511.25	845,968.00	635,456.75	24.9
	TOTAL FIRE SERVICES	210,511.25	210,511.25	845,968.00	635,456.75	24.9
	<u>ELECTIONS</u>					
10-4170-480.0	SPECIAL DEPT. SUPPLIES - MISC.	.00	.00	16,163.00	16,163.00	.0
	TOTAL ELECTIONS	.00	.00	16,163.00	16,163.00	.0
	<u>YOUTH COUNCIL</u>					
10-4180-200.0	YOUTH COUNCIL EXPENDITURES	2,454.47	3,710.70	.00	(3,710.70)	.0
10-4180-480.0	MISCELANEOUS	.00	.00	7,000.00	7,000.00	.0
	TOTAL YOUTH COUNCIL	2,454.47	3,710.70	7,000.00	3,289.30	53.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT EXPENDITURES</u>						
10-4210-110.0	SALARY AND WAGES	95,529.46	295,361.96	1,203,244.00	907,882.04	24.6
10-4210-111.0	OVERTIME PAY	4,412.32	9,331.79	16,000.00	6,668.21	58.3
10-4210-112.0	OVERTIME PAY- WARRANT SERVICE	594.96	2,378.28	10,000.00	7,621.72	23.8
10-4210-115.0	OVERTIME PAY-BALIFF	389.58	2,627.12	11,000.00	8,372.88	23.9
10-4210-120.0	TEMP & PART-TIME WAGE/RESERVES	2,173.50	3,879.00	.00	(3,879.00)	.0
10-4210-122.0	PART TIME WAGES - OFFICE	2,344.73	7,079.74	42,414.00	35,334.26	16.7
10-4210-130.0	FICA	7,409.48	29,163.37	98,108.00	68,944.63	29.7
10-4210-131.0	RETIREMENT	29,531.70	87,352.75	393,308.00	305,955.25	22.2
10-4210-132.0	MEDICAL INSURANCE	21,985.29	68,050.13	274,330.00	206,279.87	24.8
10-4210-134.0	LONG TERM DISABILITY	429.08	1,506.84	7,741.00	6,234.16	19.5
10-4210-135.0	WORKERS COMPENSATION	1,766.29	6,167.03	30,791.00	24,623.97	20.0
10-4210-137.0	LINE OF DUTY	.00	.00	1,710.00	1,710.00	.0
10-4210-142.0	UNIFORM ALLOWANCE	61.98	488.92	.00	(488.92)	.0
10-4210-200.0	UNIFORM PURCHASE	937.08	3,128.72	11,000.00	7,871.28	28.4
10-4210-201.0	UNIFORM CLEANING	.00	.00	4,000.00	4,000.00	.0
10-4210-210.0	BOOKS & SUBSCRIPTIONS	.00	35.00	600.00	565.00	5.8
10-4210-211.0	MEMBERSHIPS	.00	785.00	1,300.00	515.00	60.4
10-4210-220.0	PUBLIC NOTICES	.00	.00	400.00	400.00	.0
10-4210-235.0	EVIDENCE SUPPLIES	599.88	868.58	2,000.00	1,131.42	43.4
10-4210-240.0	OFFICE SUPPLIES	780.13	1,155.42	4,900.00	3,744.58	23.6
10-4210-241.0	PRINTING	182.00	182.00	2,800.00	2,618.00	6.5
10-4210-242.0	POSTAGE	99.07	142.26	1,300.00	1,157.74	10.9
10-4210-250.0	VEHICLE MAINTENANCE - MISC.	1,121.18	4,151.87	12,000.00	7,848.13	34.6
10-4210-251.0	BICYCLE MAINTENANCE	.00	.00	200.00	200.00	.0
10-4210-252.0	VEHICLE MAINTENANCE - BODY RPR	.00	8,845.38	4,000.00	(4,845.38)	221.1
10-4210-253.0	VEHICLE MAINTENANCE - TIRES	3,765.25	3,765.25	5,000.00	1,234.75	75.3
10-4210-254.0	VEHICLE MAINT- PREVENTATIVE	197.64	1,400.83	7,500.00	6,099.17	18.7
10-4210-255.0	RADAR MAINTENANCE	.00	248.53	1,500.00	1,251.47	16.6
10-4210-260.0	EQUIPMENT MAINTENANCE	345.00	345.00	11,000.00	10,655.00	3.1
10-4210-261.0	RADIO MAINTENANCE	498.95	498.95	2,500.00	2,001.05	20.0
10-4210-262.0	COPIER MAINTENANCE	.00	484.50	800.00	315.50	60.6
10-4210-263.0	OFFICE EQUIPMENT MAINTENANCE	.00	.00	500.00	500.00	.0
10-4210-264.0	EQUIP MAINTENCE-COMPUTER	6.78	1,506.63	5,500.00	3,993.37	27.4
10-4210-265.0	CRIME PREVENTION	.00	.00	1,000.00	1,000.00	.0
10-4210-267.0	WEAPONS MAINTENANCE	.00	.00	500.00	500.00	.0
10-4210-270.0	TELEPHONE - AIR TIME	802.50	763.39	11,875.00	11,111.61	6.4
10-4210-282.0	AIR TIME - LAPTOPS	720.22	720.22	9,130.00	8,409.78	7.9
10-4210-290.0	GASOLINE	4,349.90	8,099.84	49,000.00	40,900.16	16.5
10-4210-310.0	PROFESSIONAL SERVICES	775.00	961.00	2,500.00	1,539.00	38.4
10-4210-320.0	FATPOT MAINTENANCE FEES	.00	16,400.00	16,400.00	.00	100.0
10-4210-330.0	EDUCATION & TRAINING	718.33	4,414.22	15,000.00	10,585.78	29.4
10-4210-340.0	LEXIPOL P&P	.00	6,384.00	6,385.00	1.00	100.0
10-4210-480.0	MISC SUPPLIES	335.27	1,490.79	4,000.00	2,509.21	37.3
10-4210-481.0	PHOTOGRAPHY SUPPLIES	30.88	30.88	1,500.00	1,469.12	2.1
10-4210-482.0	AMMUNITION	671.02	725.98	4,600.00	3,874.02	15.8
10-4210-483.0	INVESTIGATION SUPPLIES	50.00	170.02	1,750.00	1,579.98	9.7
10-4210-484.0	MEDICAL SUPPLIES	106.95	1,694.90	500.00	(1,194.90)	339.0
10-4210-512.0	INSURANCE - AUTO LIAB.	.00	4,833.00	4,833.00	.00	100.0
10-4210-620.0	MISCELLANEOUS SERVICES	57.76	57.76	300.00	242.24	19.3
10-4210-621.0	METRO TASK FORCE	.00	.00	14,630.00	14,630.00	.0
10-4210-623.0	PHYSICAL FITNESS STANDARDS	.00	200.00	1,000.00	800.00	20.0
10-4210-625.0	DISPATCH SERVICES	.00	.00	39,942.00	39,942.00	.0

CENTERVILLE CITY CORPORATION
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
10-4210-740.0	CAPITAL EQUIPMENT	.00	440.00	151,500.00	151,060.00	.3
10-4210-752.0	GRANT/DONATION PURCHASES	2,623.00	4,603.55	.00	(4,603.55)	.0
	TOTAL POLICE DEPARTMENT EXPENDITURES	186,402.16	592,920.40	2,503,791.00	1,910,870.60	23.7
	<u>LIQUOR LAW ENFORCEMENT</u>					
10-4218-110.0	SALARY & WAGES	540.42	1,836.86	5,200.00	3,363.14	35.3
10-4218-120.0	SALARY AND WAGES - DUI COURT	.00	457.57	.00	(457.57)	.0
10-4218-130.0	FICA	39.13	167.65	360.00	192.35	46.6
10-4218-134.0	WORKERS COMPENSATION	2.44	10.33	.00	(10.33)	.0
10-4218-135.0	WORKERS COMPENSATION	11.17	47.42	120.00	72.58	39.5
10-4218-330.0	EDUCATION & TRAINING	.00	.00	750.00	750.00	.0
10-4218-480.0	MISC SUPPLIES	.00	.00	750.00	750.00	.0
10-4218-621.0	INFORMANT	.00	.00	120.00	120.00	.0
10-4218-740.0	CAPITAL EQUIPMENT	.00	.00	11,700.00	11,700.00	.0
	TOTAL LIQUOR LAW ENFORCEMENT	593.16	2,519.83	19,000.00	16,480.17	13.3
	<u>SCHOOL CROSSING PROGRAM</u>					
10-4219-110.0	SALARY & WAGES	676.75	735.25	.00	(735.25)	.0
10-4219-120.0	PART TIME WAGES	4,878.00	5,634.50	54,500.00	48,865.50	10.3
10-4219-130.0	FICA	424.97	487.34	3,940.00	3,452.66	12.4
10-4219-135.0	WORKERS COMPENSATION	121.06	140.21	1,110.00	969.79	12.6
10-4219-271.0	UTILITIES - POWER	.00	.00	1,000.00	1,000.00	.0
10-4219-480.0	MISC SUPPLIES	89.97	810.31	1,500.00	689.69	54.0
	TOTAL SCHOOL CROSSING PROGRAM	6,190.75	7,807.61	62,050.00	54,242.39	12.6
	<u>K-9</u>					
10-4223-310.0	PROFESSIONAL SERVICES	72.00	72.00	750.00	678.00	9.6
10-4223-330.0	EDUCATION & TRAINING	.00	.00	500.00	500.00	.0
10-4223-480.0	MISC SUPPLIES	324.50	324.50	1,000.00	675.50	32.5
	TOTAL K-9	396.50	396.50	2,250.00	1,853.50	17.6

CENTERVILLE CITY CORPORATION
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		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>D.A.R.E PROGRAM</u>					
10-4225-110.0	SALARY & WAGES	4,845.76	13,146.57	49,915.00	36,768.43	26.3
10-4225-130.0	FICA	348.66	1,115.91	3,818.00	2,702.09	29.2
10-4225-131.0	RETIREMENT	1,419.88	3,826.28	16,991.00	13,164.72	22.5
10-4225-132.0	MEDICAL INSURANCE	1,123.40	4,223.84	16,400.00	12,176.16	25.8
10-4225-134.0	LONG TERM DISABILITY	21.81	68.18	299.00	230.82	22.8
10-4225-135.0	WORKERS COMPENSATION	100.17	313.29	1,400.00	1,086.71	22.4
10-4225-241.0	PRINTING	.00	.00	700.00	700.00	.0
10-4225-330.0	TRAINING & EDUCATION	.00	400.00	500.00	100.00	80.0
10-4225-480.0	MISC SUPPLIES	42.72	42.72	5,000.00	4,957.28	.9
	TOTAL D.A.R.E PROGRAM	7,902.40	23,136.79	95,023.00	71,886.21	24.4
	<u>ANIMAL CONTROL SERVICES</u>					
10-4253-310.0	DAVIS COUNTY SERVICES	2,558.44	5,116.88	30,702.00	25,585.12	16.7
	TOTAL ANIMAL CONTROL SERVICES	2,558.44	5,116.88	30,702.00	25,585.12	16.7
	<u>PUBLIC WORKS ADMINISTRATION</u>					
10-4405-110.0	SALARY AND WAGES	16,201.01	47,243.93	186,410.00	139,166.07	25.3
10-4405-111.0	OVERTIME PAY	.00	.00	500.00	500.00	.0
10-4405-120.0	PART TIME WAGES	.00	168.75	.00	168.75	.0
10-4405-130.0	FICA	1,212.28	4,043.22	14,300.00	10,256.78	28.3
10-4405-131.0	RETIREMENT	2,722.47	7,823.85	34,522.00	26,698.15	22.7
10-4405-132.0	MEDICAL INSURANCE	2,883.77	8,651.31	34,605.00	25,953.69	25.0
10-4405-134.0	LONG TERM DISABILITY	72.83	241.63	1,122.00	880.37	21.5
10-4405-135.0	WORKERS COMPENSATION	316.65	1,057.50	3,816.00	2,758.50	27.7
10-4405-142.0	UNIFORM ALLOWANCE	4.62	16.17	60.00	43.83	27.0
10-4405-200.0	UNIFORM PURCHASE	.00	.00	1,000.00	1,000.00	.0
10-4405-210.0	BOOK & SUBSCRIPTIONS	.00	.00	100.00	100.00	.0
10-4405-211.0	MEMBERSHIPS	.00	.00	350.00	350.00	.0
10-4405-220.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4405-230.0	MILEAGE REIMBURSEMENT	.00	.00	100.00	100.00	.0
10-4405-240.0	OFFICE SUPPLIES	.00	135.13	1,600.00	1,464.87	8.5
10-4405-241.0	PRINTING	.00	.00	200.00	200.00	.0
10-4405-242.0	POSTAGE	.00	191.19	800.00	608.81	23.9
10-4405-262.0	OFFICE SUPPLIES	.00	.00	300.00	300.00	.0
10-4405-268.0	UCAN COMMUNICATION FEES	.00	.00	600.00	600.00	.0
10-4405-280.0	TELEPHONE - AIR TIME	50.97	102.18	1,300.00	1,197.82	7.9
10-4405-310.0	PROFESSIONAL SERVICES	50.46	150.46	300.00	149.54	50.2
10-4405-330.0	EDUCATION AND TRAINING	.00	.00	2,000.00	2,000.00	.0
10-4405-480.0	MISC SUPPLIES	20.00	167.00	500.00	333.00	33.4
10-4405-482.0	SMALL TOOLS & MINOR EQUIPMENT	51.18	2,361.83	7,700.00	5,338.17	30.7
10-4405-512.0	INSURANCE - AUTO LIABILITY	.00	138.00	138.00	.00	100.0
10-4405-740.0	CAPITAL EQUIPMENT	.00	.00	118,410.00	118,410.00	.0
	TOTAL PUBLIC WORKS ADMINISTRATION	23,586.24	72,492.15	410,833.00	338,340.85	17.7

CENTERVILLE CITY CORPORATION
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	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET DEPARTMENT</u>					
10-4410-110.0 SALARY AND WAGES	14,572.33	43,011.92	190,710.00	147,698.08	22.6
10-4410-111.0 OVERTIME	.00	539.18	7,000.00	6,460.82	7.7
10-4410-130.0 FICA	864.84	2,964.83	15,125.00	12,160.17	19.6
10-4410-131.0 RETIREMENT	2,227.01	7,573.88	36,517.00	28,943.12	20.7
10-4410-132.0 MEDICAL INSURANCE	4,098.87	15,296.61	65,582.00	50,285.39	23.3
10-4410-134.0 LONG TERM DISABILITY	54.25	184.52	1,186.00	1,001.48	15.6
10-4410-135.0 WORKERS COMPENSATION	357.22	1,214.42	5,368.00	4,153.58	22.6
10-4410-142.0 UNIFORM ALLOWANCE	13.86	48.51	240.00	191.49	20.2
10-4410-200.0 UNIFORM PURCHASE	.00	.00	1,700.00	1,700.00	.0
10-4410-211.0 MEMBERSHIPS	.00	.00	75.00	75.00	.0
10-4410-256.0 VEHICLE MAINTENANCE	2,375.60	5,611.88	42,000.00	36,388.12	13.4
10-4410-261.0 RADIO MAINTENANCE	.00	.00	250.00	250.00	.0
10-4410-265.0 FIRE EXTINGUISHER	.00	.00	200.00	200.00	.0
10-4410-280.0 TELEPHONE - AIR TIME	15.00	85.01	1,500.00	1,414.99	5.7
10-4410-290.0 GASOLINE & DIESEL FUEL	1,508.18	2,616.58	19,000.00	16,383.42	13.8
10-4410-330.0 EDUCATION & TRAINING	.00	(125.28)	3,000.00	3,125.28	(4.2)
10-4410-479.0 HAULING CONSTRUCTION MATERIAL	7.36	7.36	6,000.00	5,992.64	.1
10-4410-480.0 MISC SUPPLIES	88.14	893.83	8,000.00	7,106.17	11.2
10-4410-481.0 SNOW REMOVAL	.00	.00	35,000.00	35,000.00	.0
10-4410-482.0 ASPHALT	2,787.81	3,578.92	25,000.00	21,421.08	14.3
10-4410-483.0 WEED CONTROL	.00	.00	100.00	100.00	.0
10-4410-484.0 MEDICAL SUPPLIES	.00	.00	150.00	150.00	.0
10-4410-486.0 PAINT STRIPING MATERIALS	1,560.20	2,108.89	15,000.00	12,891.11	14.1
10-4410-488.0 SIGNS	809.72	817.62	9,000.00	8,182.38	9.1
10-4410-489.0 ROAD BASE	517.62	517.62	3,500.00	2,982.38	14.8
10-4410-491.0 CURB, GUTER, SDWK, REPAIR	.00	450.00	15,000.00	14,550.00	3.0
10-4410-494.0 STREET SWEEPING CONTRACT	999.25	1,120.15	22,000.00	20,879.85	5.1
10-4410-495.0 SIDEWALK GRINDING	.00	.00	25,000.00	25,000.00	.0
10-4410-512.0 INSURANCE	.00	2,647.00	2,647.00	.00	100.0
10-4410-610.0 STREET LIGHT POWER	7,190.65	14,728.61	90,000.00	75,271.39	16.4
10-4410-620.0 STREET LIGHT REPAIRS	141.79	5,515.80	18,000.00	12,484.20	30.6
10-4410-740.0 CAPITAL EQUIPMENT	.00	.00	53,594.00	53,594.00	.0
10-4410-750.0 CAPITAL PROJECTS	.00	.00	5,000.00	5,000.00	.0
 TOTAL STREET DEPARTMENT	 40,189.70	 111,407.86	 722,444.00	 611,036.14	 15.4

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<u>GIS DEPARTMENT</u>						
10-4470-110.0	SALARY AND WAGES	4,362.20	13,766.61	56,514.00	42,747.39	24.4
10-4470-130.0	FICA	310.02	1,089.17	4,324.00	3,234.83	25.2
10-4470-131.0	RETIREMENT	802.92	1,792.95	10,438.00	8,645.05	17.2
10-4470-132.0	MEDICAL INSURANCE	1,357.57	4,072.71	16,400.00	12,327.29	24.8
10-4470-134.0	LONG TERM DISABILITY	19.56	68.04	339.00	270.96	20.1
10-4470-135.0	WORKERS COMPENSATION	89.92	312.80	1,695.00	1,382.20	18.5
10-4470-200.0	UNIFORM PURCHASE	.00	.00	400.00	400.00	.0
10-4470-211.0	MEMBERSHIPS	.00	.00	150.00	150.00	.0
10-4470-240.0	OFFICE SUPPLIES	.00	.00	2,000.00	2,000.00	.0
10-4470-255.0	VEHICLE MAINTENANCE	.00	.00	750.00	750.00	.0
10-4470-262.0	MAINTENANCE & SUPPLIES	.00	.00	500.00	500.00	.0
10-4470-282.0	AIR TIME - GPS	17.00	74.01	1,100.00	1,025.99	6.7
10-4470-310.0	PROFESSIONAL SERVICES	.00	.00	300.00	300.00	.0
10-4470-320.0	SOFTWARE SUPPORT	.00	.00	5,000.00	5,000.00	.0
10-4470-330.0	EDUCATION & TRAINING	.00	.00	1,500.00	1,500.00	.0
10-4470-480.0	MISC SUPPLIES	.00	.00	1,000.00	1,000.00	.0
TOTAL GIS DEPARTMENT		6,959.19	21,176.29	102,410.00	81,233.71	20.7
<u>ENGINEERING</u>						
10-4490-316.0	ENG. SERVICES - COMMUNITY DEV.	2,621.88	8,274.42	35,000.00	26,725.58	23.6
10-4490-317.0	ENG SERVICES - INSPECTION	4,415.35	5,465.35	40,000.00	34,534.65	13.7
10-4490-319.0	ENG SERVICES - STREETS	945.00	945.00	5,000.00	4,055.00	18.9
10-4490-320.0	ENG SERVICES - STORM DRAINAGE	420.00	682.50	.00 (	682.50)	.0
10-4490-321.0	ENG SERVICES - PARKS & CEMETER	.00	.00	1,000.00	1,000.00	.0
10-4490-322.0	ENG SERVICES - MISCELLANEOUS	.00	.00	5,000.00	5,000.00	.0
TOTAL ENGINEERING		8,402.23	15,367.27	86,000.00	70,632.73	17.9

CENTERVILLE CITY CORPORATION
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<u>PARKS DEPARTMENT EXPENDITURES</u>						
10-4510-110.0	SALARY AND WAGES	20,679.47	63,289.17	255,882.00	192,592.83	24.7
10-4510-111.0	OVERTIME	162.18	162.18	1,500.00	1,337.82	10.8
10-4510-120.0	TEMPORARY AND PART TIME WAGES	10,756.58	71,987.93	165,000.00	93,012.07	43.6
10-4510-130.0	FICA	2,344.31	12,631.87	32,200.00	19,568.13	39.2
10-4510-131.0	RETIREMENT	3,849.47	10,401.58	47,538.00	37,136.42	21.9
10-4510-132.0	MEDICAL INSURANCE	5,047.91	15,135.73	60,527.00	45,391.27	25.0
10-4510-134.0	LONG TERM DISABILITY	106.45	358.47	1,550.00	1,191.53	23.1
10-4510-135.0	WORKERS COMPENSATION	657.95	2,957.43	10,900.00	7,942.57	27.1
10-4510-200.0	UNIFORM PURCHASES	55.62 (	379.18)	2,000.00	2,379.18 (	19.0)
10-4510-220.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
10-4510-240.0	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
10-4510-242.0	POSTAGE	.00	.00	50.00	50.00	.0
10-4510-250.0	VEHICLE MAINT & SUPPLIES	78.35	549.77	11,000.00	10,450.23	5.0
10-4510-260.0	MISC EQUIPMENT MAINTENANCE	111.49	584.13	5,000.00	4,415.87	11.7
10-4510-268.0	MOWER MAINTENANCE	695.54	4,242.71	14,000.00	9,757.29	30.3
10-4510-270.0	UTILITIES - WEBER BASIN WATER	.00	.00	17,405.00	17,405.00	.0
10-4510-271.0	UTILITIES - DEUEL CREEK WATER	.00	.00	9,000.00	9,000.00	.0
10-4510-274.0	UTILITIES - POWER	768.55	1,671.35	8,900.00	7,228.65	18.8
10-4510-277.0	UTILITIES - SEWER	.00	240.00	550.00	310.00	43.6
10-4510-280.0	TELEPHONE AIR TIME	.00	528.24	3,000.00	2,471.76	17.6
10-4510-290.0	GASOLINE	2,738.88	4,299.07	15,000.00	10,700.93	28.7
10-4510-310.0	PROFESSIONAL SERVICES	2,328.89	3,408.14	8,000.00	4,591.86	42.6
10-4510-330.0	EDUCATION & TRAINING	.00	.00	4,000.00	4,000.00	.0
10-4510-480.0	MISC SUPPLIES	2,630.36	9,014.73	28,000.00	18,985.27	32.2
10-4510-481.0	FERTILIZERS - WEED CONTROL	.00	216.78	21,000.00	20,783.22	1.0
10-4510-482.0	PLANTINGS	.00	307.18	7,000.00	6,692.82	4.4
10-4510-483.0	SPRINKLER REPAIR	459.04	9,730.38	13,000.00	3,269.62	74.9
10-4510-484.0	HOLIDAY LIGHTING	.00	.00	5,000.00	5,000.00	.0
10-4510-485.0	FIELD PREPARATION	.00	.00	2,000.00	2,000.00	.0
10-4510-486.0	CURB & GUTTER REPAIR	811.78	811.78	5,000.00	4,188.22	16.2
10-4510-512.0	INSURANCE	.00	4,390.00	800.00 (	3,590.00)	548.8
10-4510-740.0	CAPITAL EQUIPMENT	850.00	850.00	7,000.00	6,150.00	12.1
10-4510-752.0	CITIZEN PARTICIPATION PROJECTS	.00	4.37	.00 (	4.37)	.0
TOTAL PARKS DEPARTMENT EXPENDITURES		55,132.82	217,393.81	762,402.00	545,008.19	28.5
<u>PARKS & RECREATION COMMITTEE</u>						
10-4511-310.0	RECORDING SERVICES	.00	19.94	400.00	380.06	5.0
10-4511-480.0	MISC SUPPLIES	.00	.00	200.00	200.00	.0
10-4511-750.0	CONCERTS IN THE PARK	565.00	2,430.00	3,000.00	570.00	81.0
TOTAL PARKS & RECREATION COMMITTEE		565.00	2,449.94	3,600.00	1,150.06	68.1

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRAILS COMMITTEE</u>					
10-4512-310.0	RECORDER SERVICES	43.48	43.48	400.00	356.52	10.9
10-4512-330.0	EDUCATION & TRAINING	.00	.00	200.00	200.00	.0
10-4512-480.0	MISC SUPPLIES	.00	.00	500.00	500.00	.0
	TOTAL TRAILS COMMITTEE	43.48	43.48	1,100.00	1,056.52	4.0
	<u>RECREATION</u>					
10-4515-280.0	TELEPHONE - AIR TIME	(28.75)	(28.75)	.00	28.75	.0
	TOTAL RECREATION	(28.75)	(28.75)	.00	28.75	.0
	<u>COMMUNITY EVENTS</u>					
10-4560-481.0	CITY FLOAT	.00	(748.44)	.00	748.44	.0
10-4560-482.0	CHRISTMAS LIGHTING	.00	.00	650.00	650.00	.0
10-4560-621.0	JULY 4TH CONTRIBUTION	674.00	674.00	23,000.00	22,326.00	2.9
	TOTAL COMMUNITY EVENTS	674.00	(74.44)	23,650.00	23,724.44	(.3)
	<u>PARKS & RECREATION FACILITY</u>					
10-4595-271.0	UTILITIES - POWER	405.14	682.44	3,000.00	2,317.56	22.8
10-4595-276.0	UTILITIES - GAS	23.69	47.75	4,000.00	3,952.25	1.2
10-4595-277.0	UTILITIES - SEWER	.00	30.00	260.00	230.00	11.5
10-4595-280.0	TELEPHONE SERVICE & EQUIPMENT	.00	.00	500.00	500.00	.0
10-4595-310.0	PROFESSIONAL SERVICES	.00	.00	500.00	500.00	.0
10-4595-480.0	MISC SUPPLIES	238.30	238.30	250.00	11.70	95.3
10-4595-481.0	JANITORIAL SUPPLIES	.00	.00	400.00	400.00	.0
10-4595-482.0	MAINTENANCE & REPAIR	.00	.00	3,500.00	3,500.00	.0
10-4595-514.0	INSURANCE	.00	1,099.00	1,100.00	1.00	99.9
10-4595-740.0	CAPITAL EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
	TOTAL PARKS & RECREATION FACILITY	667.13	2,097.49	18,510.00	16,412.51	11.3

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVT BLDGS - MAINT FAC</u>						
10-4596-271.0	UTILITIES - POWER	1,062.10	1,980.89	11,000.00	9,019.11	18.0
10-4596-276.0	UTILITIES - GAS	56.09	103.33	6,000.00	5,896.67	1.7
10-4596-277.0	UTILITIES - SEWER	.00	120.00	250.00	130.00	48.0
10-4596-280.0	TELEPHONE SERVICE & EQUIPMENT	767.50	1,535.00	12,000.00	10,465.00	12.8
10-4596-310.0	PROFESSIONAL SERVICES	.00	.00	400.00	400.00	.0
10-4596-480.0	MISC SUPPLIES	.00	31.99	200.00	168.01	16.0
10-4596-481.0	JANITORIAL SUPPLIES	.00	172.44	1,000.00	827.56	17.2
10-4596-482.0	MAINTENANCE & REPAIR	60.30	1,296.67	10,000.00	8,703.33	13.0
10-4596-514.0	INSURANCE	.00	.00	715.00	715.00	.0
10-4596-740.0	CAPITAL EQUIPMENT	.00	.00	22,000.00	22,000.00	.0
TOTAL GENERAL GOVT BLDGS - MAINT FAC		1,945.99	5,240.32	63,565.00	58,324.68	8.2
<u>GENERAL GOVT BLDGS - NEW CITY</u>						
10-4597-120.0	PART TIME WAGES	2,882.28	9,563.40	37,664.00	28,100.60	25.4
10-4597-130.0	FICA	219.89	729.48	2,882.00	2,152.52	25.3
10-4597-131.0	RETIREMENT	371.74	1,255.59	4,632.00	3,376.41	27.1
10-4597-135.0	WORKERS COMPENSATION	60.70	201.47	942.00	740.53	21.4
10-4597-230.0	MILEAGE REIMBURSEMENT	.00	.00	50.00	50.00	.0
10-4597-271.0	UTILITIES - POWER	2,995.74	6,377.24	33,500.00	27,122.76	19.0
10-4597-276.0	UTILITIES - GAS	198.92	353.56	15,000.00	14,646.44	2.4
10-4597-277.0	UTILITIES - SEWER	.00	120.00	385.00	265.00	31.2
10-4597-280.0	TELEPHONE SERVICE & EQUIPMENT	767.50	3,070.00	14,200.00	11,130.00	21.6
10-4597-310.0	PROFESSIONAL SERVICES	.00	3,058.00	5,000.00	1,942.00	61.2
10-4597-320.0	ELEVATOR CONTRACT	.00	512.15	1,980.00	1,467.85	25.9
10-4597-321.0	MECHANICAL SERVICE	.00	.00	10,000.00	10,000.00	.0
10-4597-480.0	MISC SUPPLIES	17.74	17.74	800.00	782.26	2.2
10-4597-481.0	JANITORIAL SUPPLIES	658.40	1,170.61	4,000.00	2,829.39	29.3
10-4597-482.0	MAINTENANCE & REPAIR	25.20	166.95	11,000.00	10,833.05	1.5
10-4597-514.0	INSURANCE	.00	5,249.00	2,450.00	(2,799.00)	214.2
10-4597-750.0	CAPITAL PROJECTS	.00	.00	4,000.00	4,000.00	.0
TOTAL GENERAL GOVT BLDGS - NEW CITY		8,198.11	31,845.19	148,485.00	116,639.81	21.5
<u>PUBLIC WORKS STORAGE FACILITY</u>						
10-4598-271.0	UTILITIES - POWER	.00	.00	650.00	650.00	.0
10-4598-276.0	UTILITIES - GAS	7.16	54.27	4,900.00	4,845.73	1.1
10-4598-277.0	UTILITIES - SEWER	.00	.00	60.00	60.00	.0
10-4598-310.0	PROFESSIONAL SERVICES	.00	.00	100.00	100.00	.0
10-4598-480.0	MISC SUPPLIES	.00	.00	150.00	150.00	.0
10-4598-482.0	MAINTENANCE & REPAIR	.00	.00	500.00	500.00	.0
10-4598-514.0	INSURANCE - PROPERTY	.00	1,688.00	1,688.00	.00	100.0
TOTAL PUBLIC WORKS STORAGE FACILITY		7.16	1,742.27	8,048.00	6,305.73	21.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-4610-110.0 SALARY & WAGES	13,962.14	44,097.55	180,919.00	136,821.45	24.4
10-4610-111.0 OVERTIME PAY	.00	.00	500.00	500.00	.0
10-4610-130.0 FICA	1,055.57	3,683.97	13,878.00	10,194.03	26.6
10-4610-131.0 RETIREMENT	2,521.22	7,435.20	33,508.00	26,072.80	22.2
10-4610-132.0 MEDICAL INSURANCE	2,881.01	8,643.03	34,572.00	25,928.97	25.0
10-4610-134.0 LONG TERM DISABILITY	62.83	218.91	1,088.00	869.09	20.1
10-4610-135.0 WORKERS COMPENSATION	221.51	771.95	4,535.00	3,763.05	17.0
10-4610-210.0 BOOKS & SUBSCRIPTIONS	.00	.00	200.00	200.00	.0
10-4610-211.0 MEMBERSHIPS	95.00	95.00	800.00	705.00	11.9
10-4610-220.0 PUBLIC NOTICES	170.66	249.10	1,000.00	750.90	24.9
10-4610-240.0 OFFICE SUPPLIES	112.91	112.91	1,500.00	1,387.09	7.5
10-4610-241.0 PRINTING	.00	.00	500.00	500.00	.0
10-4610-242.0 POSTAGE	7.71	7.71	1,500.00	1,492.29	.5
10-4610-260.0 VEHICLE MAINTENANCE	62.35	62.35	500.00	437.65	12.5
10-4610-262.0 EQUIP MAINT & SUPPLIES	.00	197.60	1,500.00	1,302.40	13.2
10-4610-280.0 TELEPHONE - AIR TIME	.00	68.05	800.00	731.95	8.5
10-4610-290.0 GASOLINE	.00	.00	500.00	500.00	.0
10-4610-330.0 EDUCATION & TRAINING	444.00	444.00	2,000.00	1,556.00	22.2
10-4610-740.0 CAPITAL EQUIPMENT	.00	.00	400.00	400.00	.0
10-4610-752.0 MAIN STREET STUDY	.00	.00	500.00	500.00	.0
TOTAL COMMUNITY DEVELOPMENT	21,596.91	66,087.33	280,700.00	214,612.67	23.5
<u>PLANNING COMMISSION</u>					
10-4611-305.0 MEMBER ATTENDANCE	.00	1,040.00	6,000.00	4,960.00	17.3
10-4611-310.0 RECORDER SERVICES	.00	421.74	5,000.00	4,578.26	8.4
10-4611-330.0 EDUCATION & TRAINING	.00	.00	400.00	400.00	.0
TOTAL PLANNING COMMISSION	.00	1,461.74	11,400.00	9,938.26	12.8
<u>BOARD OF ADJUSTMENT</u>					
10-4612-305.0 MEMBER ATTENDANCE	.00	.00	300.00	300.00	.0
10-4612-310.0 RECORDER SERVICES	.00	.00	150.00	150.00	.0
TOTAL BOARD OF ADJUSTMENT	.00	.00	450.00	450.00	.0
<u>LANDMARKS COMMISSION</u>					
10-4613-310.0 RECORDER SERVICES	28.98	76.09	500.00	423.91	15.2
10-4613-750.0 STATE GRANT PROJECT	.00	2,300.00	7,300.00	5,000.00	31.5
TOTAL LANDMARKS COMMISSION	28.98	2,376.09	7,800.00	5,423.91	30.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>BUILDING INSPECTION</u>					
10-4650-210.0	BOOKS & SUBSCRIPTIONS	.00	.00	200.00	200.00	.0
10-4650-211.0	MEMBERSHIPS	.00	.00	200.00	200.00	.0
10-4650-260.0	EQUIPMENT MAINTENANCE	.00	.00	200.00	200.00	.0
10-4650-290.0	GASOLINE	33.11	33.11	.00	(33.11)	.0
10-4650-316.0	BUILDING INSPECTION SERVICES	7,469.87	18,826.10	80,000.00	61,173.90	23.5
	TOTAL BUILDING INSPECTION	7,502.98	18,859.21	80,600.00	61,740.79	23.4
	<u>TRANSFERS TO OTHER FUND</u>					
10-4710-820.0	TRANSFER TO RECREATION FUND	2,500.00	2,500.00	10,000.00	7,500.00	25.0
10-4710-925.0	TRANSFER TO SANITATION FUND	.00	.00	31,000.00	31,000.00	.0
10-4710-950.0	TRANSFER TO CAPITAL PROJECTS	22,165.00	66,495.00	265,977.00	199,482.00	25.0
10-4710-952.0	TRANSPORTATION FUND	.00	.00	415,592.00	415,592.00	.0
10-4710-970.0	TRANSFER WHITAKER HOME TRUST	.00	.00	38,176.00	38,176.00	.0
10-4710-980.0	CONTRIB. FUND BAL/DEBT REDUCT	.00	.00	100,000.00	100,000.00	.0
10-4710-990.0	CONTINGENCY - PERSONNEL ADJUST	767.45	767.45	60,000.00	59,232.55	1.3
	TOTAL TRANSFERS TO OTHER FUND	25,432.45	69,762.45	920,745.00	850,982.55	7.6
	TOTAL FUND EXPENDITURES	733,096.28	1,839,436.65	8,625,151.00	6,785,714.35	21.3
	NET REVENUE OVER EXPENDITURES	(163,301.85)	(52,759.67)	(119,310.00)	(66,550.33)	(44.2)

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

REDEVELOPMENT AGENCY FUND

ASSETS

20-11100000	CASH - COMBINED FUND	358,339.73	
20-13170000	ACCOUNTS RECEIVABLE-TAX INCREM	168,691.72	
	TOTAL ASSETS		527,031.45

LIABILITIES AND EQUITYLIABILITIES

20-25000000	DEFERRED REVENUE-TAX INCRMNT	168,692.00	
	TOTAL LIABILITIES		168,692.00

FUND EQUITY

20-28500000	RESTRICTED FUND BALANCE	367,741.49	
	UNAPPROPRIATED FUND BALANCE:		
20-29510000	FUND BALANCE - PREVIOUS YEAR	80,521.16	
	REVENUE OVER EXPENDITURES - YTD	(89,923.20)	
	BALANCE - CURRENT DATE	(9,402.04)	
	TOTAL FUND EQUITY		358,339.45
	TOTAL LIABILITIES AND EQUITY		527,031.45

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAX REVENUE</u>					
20-31-100000	TAX INCREMENT - PARRISH LANE	.00	.00	945,513.00	945,513.00	.0
20-31-150000	TAX INCREMENT - LEGACY XING	.00	.00	260,118.00	260,118.00	.0
20-31-160000	TAX INCREMENT-BARNARD CREEK	.00	.00	95,123.00	95,123.00	.0
20-31-200000	PROPERTY TAX - ADDITIONAL	.00	.00	206,842.00	206,842.00	.0
	TOTAL TAX REVENUE	.00	.00	1,507,596.00	1,507,596.00	.0
	<u>MISCELLANEOUS REVENUE</u>					
20-36-100000	MISCELLANEOUS REVENUE	.00	.00	100,000.00	100,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	100,000.00	100,000.00	.0
	<u>PAYMENTS - CONTRIBUTIONS</u>					
20-38-750000	LEASE PAYMENT	702.64	21,247.78	77,400.00	56,152.22	27.5
	TOTAL PAYMENTS - CONTRIBUTIONS	702.64	21,247.78	77,400.00	56,152.22	27.5
	TOTAL FUND REVENUE	702.64	21,247.78	1,684,996.00	1,663,748.22	1.3

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

REDEVELOPMENT AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
20-4000-210.0	PUBLIC NOTICES	.00	.00	100.00	100.00	.0
20-4000-280.0	TELECOM SERVICES	.00	(650.00)	.00	650.00	.0
20-4000-310.0	PROFESSIONAL SERVICES	1,520.00	1,520.00	15,000.00	13,480.00	10.1
20-4000-315.0	TRF-ELIGIBLE EXPENSES	.00	.00	77,400.00	77,400.00	.0
20-4000-316.0	ENGINEERING - MARKETPLACE	945.00	945.00	7,500.00	6,555.00	12.6
20-4000-420.0	CONTRACTUAL - LEGACY XING	.00	.00	241,914.00	241,914.00	.0
20-4000-423.0	CONTRACTUAL - DAYTON WEST	.00	.00	84,639.00	84,639.00	.0
20-4000-425.0	CONTRACTUAL - LAND ROVER	.00	.00	26,302.00	26,302.00	.0
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	.00	.00	170,000.00	170,000.00	.0
20-4000-435.0	CONTRACTUAL - TUELLER/WRIGHT	.00	.00	5,769.00	5,769.00	.0
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	.00	.00	23,442.00	23,442.00	.0
20-4000-480.0	MISC SUPPLIES	.00	598.98	5,000.00	4,401.02	12.0
20-4000-511.0	INSURANCE - LIABILITY	.00	13,881.00	14,000.00	119.00	99.2
20-4000-615.0	BOARD	.00	.00	8,200.00	8,200.00	.0
20-4000-620.0	ADMINISTRATIVE SERVICES	14,283.33	42,850.00	163,200.00	120,350.00	26.3
	TOTAL EXPENDITURES	16,748.33	59,144.98	842,466.00	783,321.02	7.0
	<u>TRANSFER TO OTHER FUND</u>					
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	17,237.00	51,711.00	206,842.00	155,131.00	25.0
20-4710-840.0	TRANSFER - DEBT RETIREMENT	.00	.00	590,688.00	590,688.00	.0
	TOTAL TRANSFER TO OTHER FUND	17,237.00	51,711.00	797,530.00	745,819.00	6.5
	<u>IMPROVEMENT PROJECTS</u>					
20-5000-200.0	*1250 & PARRISH INTERSECTION*	315.00	315.00	45,000.00	44,685.00	.7
	TOTAL IMPROVEMENT PROJECTS	315.00	315.00	45,000.00	44,685.00	.7
	TOTAL FUND EXPENDITURES	34,300.33	111,170.98	1,684,996.00	1,573,825.02	6.6
	NET REVENUE OVER EXPENDITURES	(33,597.69)	(89,923.20)	.00	89,923.20	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2017

MUNICIPAL BUILDING AUTHORITY

ASSETS

23-11100000	CASH - COMBINED FUND	1,207.46	
	TOTAL ASSETS		1,207.46

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
23-29510000	FUND BALANCE - PREVIOUS YEAR	1,207.46	
	BALANCE - CURRENT DATE	1,207.46	
	TOTAL FUND EQUITY		1,207.46
	TOTAL LIABILITIES AND EQUITY		1,207.46

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

RECREATION

ASSETS

25-11100000	CASH	13,689.47	
	TOTAL ASSETS		13,689.47

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
25-29510000	PRIOR UNRESTRICTED FUND BALANC	62,978.34	
	REVENUE OVER EXPENDITURES - YTD	(49,288.87)	
	BALANCE - CURRENT DATE	13,689.47	
	TOTAL FUND EQUITY		13,689.47
	TOTAL LIABILITIES AND EQUITY		13,689.47

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
25-34-100000	SUMMER RECREATION FEES	198.00	395.50	70,000.00	69,604.50	.6
25-34-300000	OFF SEASON RECREATION FEES	.00	.00	20,120.00	20,120.00	.0
25-34-400000	YOUTH BASEBALL/SOFTBALL FEES	.00	6,075.00	56,000.00	49,925.00	10.9
	TOTAL CHARGES FOR SERVICES	198.00	6,470.50	146,120.00	139,649.50	4.4
	<u>MISCELLANEOUS REVENUE</u>					
25-36-000000	CONCESSION SALES	.00	2,917.46	20,000.00	17,082.54	14.6
	TOTAL MISCELLANEOUS REVENUE	.00	2,917.46	20,000.00	17,082.54	14.6
	<u>DONATIONS</u>					
25-38-750000	BASEBALL DONATIONS & FUNDRAISR	.00	224.84	.00	(224.84)	.0
	TOTAL DONATIONS	.00	224.84	.00	(224.84)	.0
	<u>CONTRIBUTIONS & TRANSFERS</u>					
25-39-100000	TRANSFER FROM GENERAL FUND	2,500.00	2,500.00	10,000.00	7,500.00	25.0
	TOTAL CONTRIBUTIONS & TRANSFERS	2,500.00	2,500.00	10,000.00	7,500.00	25.0
	TOTAL FUND REVENUE	2,698.00	12,112.80	176,120.00	164,007.20	6.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>SUMMER RECREATION</u>					
25-4000-120.0	PART TIME WAGES	2,037.92	28,813.36	65,000.00	36,186.64	44.3
25-4000-130.0	FICA	155.90	2,204.25	4,850.00	2,645.75	45.5
25-4000-131.0	RETIREMENT	376.41	1,566.25	5,000.00	3,433.75	31.3
25-4000-135.0	WORKERS COMPENSATION	42.43	617.30	.00 (	617.30)	.0
25-4000-220.0	PUBLIC NOTICES	.00	.00	2,700.00	2,700.00	.0
25-4000-230.0	MILEAGE REIMBURSEMENT	.00	.00	500.00	500.00	.0
25-4000-240.0	GENERAL OFFICE SUPPLIES	.00	.00	300.00	300.00	.0
25-4000-242.0	POSTAGE	.00	.00	200.00	200.00	.0
25-4000-260.0	EQUIP MAINT & SUPPLIES	.00	.00	500.00	500.00	.0
25-4000-280.0	TELEPHONE - AIR TIME	66.64	66.64	720.00	653.36	9.3
25-4000-310.0	MEDICAL EXAMS	.00	.00	1,200.00	1,200.00	.0
25-4000-311.0	INSTRUCTORS	.00	13,780.00	13,000.00 (	780.00)	106.0
25-4000-330.0	EDUCATION & TRAINING	99.00	99.00	300.00	201.00	33.0
25-4000-480.0	MISC SUPPLIES	15.00	2,198.25	15,000.00	12,801.75	14.7
	<u>TOTAL SUMMER RECREATION</u>	<u>2,793.30</u>	<u>49,345.05</u>	<u>109,270.00</u>	<u>59,924.95</u>	<u>45.2</u>
	<u>OFF SEASON RECREATION</u>					
25-4200-310.0	INSTRUCTORS	.00	.00	17,000.00	17,000.00	.0
25-4200-480.0	MISC. SUPPLIES	.00	.00	2,500.00	2,500.00	.0
	<u>TOTAL OFF SEASON RECREATION</u>	<u>.00</u>	<u>.00</u>	<u>19,500.00</u>	<u>19,500.00</u>	<u>.0</u>
	<u>YOUTH BASEBALL/SOFTBALL</u>					
25-4300-120.0	PART TIME WAGES	.00	84.00	9,000.00	8,916.00	.9
25-4300-130.0	FICA	.00	6.43	700.00	693.57	.9
25-4300-135.0	WORKERS COMPENSATION	.00	1.99	250.00	248.01	.8
25-4300-220.0	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
25-4300-260.0	EQUIP MAINT & SUPPLIES	.00	.00	1,000.00	1,000.00	.0
25-4300-310.0	UMPIRES	.00	.00	3,000.00	3,000.00	.0
25-4300-311.0	PROFESSIONAL SERVICES	20.53	270.04	.00 (	270.04)	.0
25-4300-480.0	MISC. SUPPLIES	.00	8,493.60	42,000.00	33,506.40	20.2
25-4300-740.0	CAPITAL EQUIPMENT	.00	.00	3,500.00	3,500.00	.0
	<u>TOTAL YOUTH BASEBALL/SOFTBALL</u>	<u>20.53</u>	<u>8,856.06</u>	<u>59,950.00</u>	<u>51,093.94</u>	<u>14.8</u>

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

RECREATION

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CONCESSIONS</u>					
25-4900-120.0	PART TIME WAGES	.00	1,881.45	8,500.00	6,618.55	22.1
25-4900-130.0	FICA	.00	143.92	650.00	506.08	22.1
25-4900-135.0	WORKERS COMPENSATION	.00	43.67	300.00	256.33	14.6
25-4900-260.0	EQUIP MAINT & SUPPLIES	.00	.00	300.00	300.00	.0
25-4900-310.0	PROFESSIONAL SERVICES	70.21	572.90	250.00	(322.90)	229.2
25-4900-480.0	MISC. SUPPLIES	.00	558.62	10,000.00	9,441.38	5.6
	TOTAL CONCESSIONS	70.21	3,200.56	20,000.00	16,799.44	16.0
	TOTAL FUND EXPENDITURES	2,884.04	61,401.67	208,720.00	147,318.33	29.4
	NET REVENUE OVER EXPENDITURES	(186.04)	(49,288.87)	(32,600.00)	16,688.87	(151.2)

CENTERVILLE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2017

RAP TAX

ASSETS

27-11100000	CASH - COMBINED FUND	308,927.89	
27-13170000	RAP TAX A/R	68,149.00	
27-14210000	DUE FROM OTHER FUND	98,575.53	
	TOTAL ASSETS		475,652.42

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
27-29510000	FUND BALANCE - PREVIOUS YEAR	402,370.62	
	REVENUE OVER EXPENDITURES - YTD	73,281.80	
	BALANCE - CURRENT DATE	475,652.42	
	TOTAL FUND EQUITY		475,652.42
	TOTAL LIABILITIES AND EQUITY		475,652.42

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

		RAP TAX				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>						
27-31-350000	RAP TAX	33,961.86	102,110.84	390,000.00	287,889.16	26.2
	TOTAL REVENUE	33,961.86	102,110.84	390,000.00	287,889.16	26.2
<u>MISCELLANEOUS REVENUE</u>						
27-36-100000	INTEREST INCOME	754.59	2,096.96	.00	(2,096.96)	.0
	TOTAL MISCELLANEOUS REVENUE	754.59	2,096.96	.00	(2,096.96)	.0
	TOTAL FUND REVENUE	34,716.45	104,207.80	390,000.00	285,792.20	26.7

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

RAP TAX

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRANSFERS & GRANTS</u>					
27-5000-710.0	MISC PARK PROJECTS	30,121.00	30,121.00	331,500.00	301,379.00	9.1
27-5000-720.0	NATURAL PARK 100 S	700.00	805.00	.00	(805.00)	.0
27-5000-750.0	WHITAKER TRANSFERS - GRANTS	.00	.00	19,500.00	19,500.00	.0
27-5000-800.0	D CPA PROJECTS-GRANTS	.00	.00	19,500.00	19,500.00	.0
27-5000-850.0	OTHER TRANSFERS GRANTS	.00	.00	19,500.00	19,500.00	.0
	TOTAL TRANSFERS & GRANTS	30,821.00	30,926.00	390,000.00	359,074.00	7.9
	TOTAL FUND EXPENDITURES	30,821.00	30,926.00	390,000.00	359,074.00	7.9
	NET REVENUE OVER EXPENDITURES	3,895.45	73,281.80	.00	(73,281.80)	.0

CENTERVILLE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2017

CEMETERY PERPETUAL CARE

ASSETS

30-11100000	CASH - COMBINED FUND	52,002.39	
	TOTAL ASSETS		52,002.39

LIABILITIES AND EQUITY

FUND EQUITY

30-28500000	RESTRICTED FUND BALANCE	37,700.00	
	UNAPPROPRIATED FUND BALANCE:		
30-29510000	FUND BALANCE - PREVIOUS YEAR	9,192.25	
	REVENUE OVER EXPENDITURES - YTD	5,110.14	
	BALANCE - CURRENT DATE	14,302.39	
	TOTAL FUND EQUITY		52,002.39
	TOTAL LIABILITIES AND EQUITY		52,002.39

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

CEMETERY PERPETUAL CARE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
30-34-820000	PERPETUAL CARE FEE	2,800.00	4,000.00	30,000.00	26,000.00	13.3
30-34-821000	MONUMENT PERMIT FEES	200.00	1,000.00	3,500.00	2,500.00	28.6
	TOTAL CHARGES FOR SERVICES	3,000.00	5,000.00	33,500.00	28,500.00	14.9
	<u>MISCELLANEOUS REVENUE</u>					
30-36-100000	INTEREST INCOME	47.53	140.14	.00	(140.14)	.0
	TOTAL MISCELLANEOUS REVENUE	47.53	140.14	.00	(140.14)	.0
	TOTAL FUND REVENUE	3,047.53	5,140.14	33,500.00	28,359.86	15.3

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

CEMETERY PERPETUAL CARE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
30-4510-751.0	MAINTENANCE	.00	30.00	.00	(30.00)	.0
	TOTAL EXPENDITURES	.00	30.00	.00	(30.00)	.0
	<u>TRANSFERS TO OTHER FUNDS</u>					
30-4710-810.1	TRANSFER TO GENERAL FUND	.00	.00	26,800.00	26,800.00	.0
	TOTAL TRANSFERS TO OTHER FUNDS	.00	.00	26,800.00	26,800.00	.0
	TOTAL FUND EXPENDITURES	.00	30.00	26,800.00	26,770.00	.1
	NET REVENUE OVER EXPENDITURES	3,047.53	5,110.14	6,700.00	1,589.86	76.3

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

2009 SALES TAX - DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CONTRIBUTIONS & TRANSFERS</u>					
35-39-500000	TRANSFER FROM RDA	.00	.00	590,688.00	590,688.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	590,688.00	590,688.00	.0
	TOTAL FUND REVENUE	.00	.00	590,688.00	590,688.00	.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

2009 SALES TAX - DEBT SERVICE

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
35-4000-900.0	ADMINISTRATIVE CHARGES	.00	.00	2,500.00	2,500.00	.0
35-4000-910.0	INTEREST	.00	.00	78,188.00	78,188.00	.0
35-4000-920.0	PRINCIPAL	.00	.00	510,000.00	510,000.00	.0
	TOTAL EXPENDITURES	.00	.00	590,688.00	590,688.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	590,688.00	590,688.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

PARK FUND

LIABILITIES AND EQUITYLIABILITIES

45-24210000	DUE OTHER FUNDS (WATER, SAN.)	98,575.53	
	TOTAL LIABILITIES		98,575.53

FUND EQUITY

45-28500000	RESTRICTED FUND BALANCE	83,976.51	
	UNAPPROPRIATED FUND BALANCE:		
45-29510000	FUND BALANCE - PREVIOUS YEAR	(83,974.60)	
	REVENUE OVER EXPENDITURES - YTD	(98,577.44)	
	BALANCE - CURRENT DATE	(182,552.04)	
	TOTAL FUND EQUITY		(98,575.53)
	TOTAL LIABILITIES AND EQUITY		.00

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

		PARK FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>						
45-34-700000	PARK DEVELOPMENT FEES	2,057.00	16,456.00	50,000.00	33,544.00	32.9
	TOTAL CHARGES FOR SERVICES	2,057.00	16,456.00	50,000.00	33,544.00	32.9
	TOTAL FUND REVENUE	2,057.00	16,456.00	50,000.00	33,544.00	32.9

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
45-4000-760.0	COMMUNITY PARK-PHASE II	106,776.93	114,135.42	.00	(114,135.42)	.0
45-4000-762.0	COMMUNITY PARK EXPANSION PH3	315.00	898.02	50,000.00	49,101.98	1.8
	TOTAL EXPENDITURES	107,091.93	115,033.44	50,000.00	(65,033.44)	230.1
	TOTAL FUND EXPENDITURES	107,091.93	115,033.44	50,000.00	(65,033.44)	230.1
	NET REVENUE OVER EXPENDITURES	(105,034.93)	(98,577.44)	.00	98,577.44	.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

TRANSPORTATION FUND

ASSETS

48-11100000	CASH - COMBINED FUND	953,643.13	
48-13170000	TAX RECEIVABLE	56,219.00	
	TOTAL ASSETS		1,009,862.13

LIABILITIES AND EQUITYFUND EQUITY

48-28500000	RESTRICTED FUND BALANCE	737,549.22	
	UNAPPROPRIATED FUND BALANCE:		
48-29510000	FUND BALANCE - PREVIOUS YEAR	214,795.30	
	REVENUE OVER EXPENDITURES - YTD	57,517.61	
	BALANCE - CURRENT DATE	272,312.91	
	TOTAL FUND EQUITY		1,009,862.13
	TOTAL LIABILITIES AND EQUITY		1,009,862.13

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
48-31-300000	SALES TAX	26,250.27	82,469.36	315,000.00	232,530.64	26.2
	TOTAL TAXES	26,250.27	82,469.36	315,000.00	232,530.64	26.2
	<u>STATE REVENUE</u>					
48-33-430000	CLASS C ROADS	84,762.68	84,762.68	650,000.00	565,237.32	13.0
48-33-450000	GRANTS	.00	.00	970,000.00	970,000.00	.0
	TOTAL STATE REVENUE	84,762.68	84,762.68	1,620,000.00	1,535,237.32	5.2
	<u>TRANSFERS</u>					
48-34-800000	TRANSFER- GENERAL FUND	.00	.00	415,592.00	415,592.00	.0
	TOTAL TRANSFERS	.00	.00	415,592.00	415,592.00	.0
	<u>MISC. REVENUE</u>					
48-36-100000	INTEREST	.00	.00	1,000.00	1,000.00	.0
	TOTAL MISC. REVENUE	.00	.00	1,000.00	1,000.00	.0
	<u>CONTRIBUTIONS</u>					
48-38-450000	CONTRIBUTIONS	3,727.50	3,727.50	.00	(3,727.50)	.0
	TOTAL CONTRIBUTIONS	3,727.50	3,727.50	.00	(3,727.50)	.0
	TOTAL FUND REVENUE	114,740.45	170,959.54	2,351,592.00	2,180,632.46	7.3

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL PROJECTS</u>					
48-4000-316.0	ENGINEERING - GENERAL	367.50	367.50	.00	(367.50)	.0
48-4000-710.0	CAPITAL PROJECTS	.00	.00	1,311,155.00	1,311,155.00	.0
48-4000-720.0	*1250 WEST (QUESTAR)*	.00	315.00	.00	(315.00)	.0
48-4000-725.0	*PARRISH LANE SIDEWALK*	262.50	262.50	.00	(262.50)	.0
48-4000-735.0	"1250 WEST SIDEWALK PROJECT"	1,155.00	1,155.00	.00	(1,155.00)	.0
48-4000-740.0	FRONTAGE ROAD BIKE LN PROJECT	157.50	157.50	1,040,437.00	1,040,279.50	.0
	TOTAL CAPITAL PROJECTS	1,942.50	2,257.50	2,351,592.00	2,349,334.50	.1
	<u>ANNUAL PROJECTS</u>					
48-5000-710.0	*2017 STREET & SLURRY*	104,055.84	111,184.43	.00	(111,184.43)	.0
	TOTAL ANNUAL PROJECTS	104,055.84	111,184.43	.00	(111,184.43)	.0
	TOTAL FUND EXPENDITURES	105,998.34	113,441.93	2,351,592.00	2,238,150.07	4.8
	NET REVENUE OVER EXPENDITURES	8,742.11	57,517.61	.00	(57,517.61)	.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

UTOPIA PROJECT FUND

ASSETS

49-11100000	CASH - COMBINED FUND	155.91	
49-13190000	ACCOUNTS RECEIVABLE-UTOPIA	2,062,716.00	
	TOTAL ASSETS		2,062,871.91

LIABILITIES AND EQUITYLIABILITIES

49-23370000	DEFERRED REVENUE-UTOPIA	2,062,716.00	
	TOTAL LIABILITIES		2,062,716.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
49-29510000	FUND BALANCE - PREVIOUS YEAR	2.91	
	REVENUE OVER EXPENDITURES - YTD	153.00	
	BALANCE - CURRENT DATE	155.91	
	TOTAL FUND EQUITY		155.91
	TOTAL LIABILITIES AND EQUITY		2,062,871.91

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

UTOPIA PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TRANSFERS</u>					
49-34-800000	TRANSFER IN - GENERAL FUND	22,165.00	66,495.00	265,977.00	199,482.00	25.0
49-34-850000	TRANSFER IN - TAX INCREMENT	17,237.00	51,711.00	206,842.00	155,131.00	25.0
	TOTAL TRANSFERS	39,402.00	118,206.00	472,819.00	354,613.00	25.0
	TOTAL FUND REVENUE	39,402.00	118,206.00	472,819.00	354,613.00	25.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

UTOPIA PROJECT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
49-4000-800.0	PLEDGE PAYMENTS	39,351.00	118,053.00	472,819.00	354,766.00	25.0
	TOTAL EXPENDITURES	39,351.00	118,053.00	472,819.00	354,766.00	25.0
	TOTAL FUND EXPENDITURES	39,351.00	118,053.00	472,819.00	354,766.00	25.0
	NET REVENUE OVER EXPENDITURES	51.00	153.00	.00	(153.00)	.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

WATER FUND

ASSETS

51-11510000	CASH W/FISCAL AGENTS/WTR LOANS	3.19	
51-11820000	INVESTMENT IN WATER STOCK	48,616.66	
51-13100000	ACCOUNTS RECIEVABLE - UNBILLED	36,539.76	
51-13110000	ACCOUNTS RECEIVABLE	269,437.12	
51-13120000	ALLOWANCE FOR BAD DEBT	(21,954.37)	
51-15460000	DEFERRED OUTFLOWS-PENSIONS	120,478.00	
51-15500000	WATER INVENTORY	304,314.61	
51-15610000	PREPAID WATER	21,271.23	
51-16300000	WORK IN PROGRESS	92,305.98	
51-16310000	RESERVOIRS	984,856.84	
51-16320000	ALLOWANCE DEPREC./RESERVIOIRS	(774,768.13)	
51-16330000	WATER DISTRIBUTION SYSTEMS	4,106,063.98	
51-16340000	ALLOWANCE DEPREC./WATERLINES	(2,821,406.40)	
51-16350000	BUILDINGS & WELLS	3,424,195.91	
51-16360000	ALLOW. DEPREC./LAND/BLDGS/WELL	(944,806.29)	
51-16390000	WATERLINE SYSTEMS	10,702,078.81	
51-16400000	ALLOWANCE DEPREC./WTRLN SYSTM	(1,703,708.40)	
51-16510000	MACHINERY	661,146.85	
51-16520000	ALLOWANCE DEPREC./MACHINERY	(473,693.92)	
51-16530000	LAND	236,908.84	
TOTAL ASSETS			14,267,880.27

LIABILITIES AND EQUITYLIABILITIES

51-21330000	BOND PAYABLE	1,803,000.00	
51-21341000	ACCRUED INTEREST	17,666.03	
51-21350000	ACCRUED PAYROLL	9,833.00	
51-21351000	ACCRUED ABSENCES	51,423.25	
51-23400000	DEFERRED INFLOWS-PENSIONS	29,038.00	
51-24210000	DUE TO OTHER FUNDS	40,790.45	
51-25410000	UNAMORTIZED BOND PREMIUM	138,910.19	
51-25420000	DEFERRED LOSS FROM BOND DEF	(15,044.11)	
51-25450000	NET PENSION LIABILITY	212,317.00	
TOTAL LIABILITIES			2,287,933.81

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
51-29510000	PRIOR UNRESTRICTED/BALANCE	12,124,318.23	
	REVENUE OVER EXPENDITURES - YTD	(144,371.77)	
BALANCE - CURRENT DATE			11,979,946.46
TOTAL FUND EQUITY			11,979,946.46
TOTAL LIABILITIES AND EQUITY			14,267,880.27

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
51-34-400000	WATER DEVELOPMENT FEES (DEV)	1,013.00	9,352.00	75,000.00	65,648.00	12.5
51-34-450000	WTRLN CONST.FEES/NEW SUBS(CON)	.00	12,124.43	50,000.00	37,875.57	24.3
	TOTAL CHARGES FOR SERVICES	1,013.00	21,476.43	125,000.00	103,523.57	17.2
	<u>MISCELLANEOUS REVENUE</u>					
51-36-200000	MISCELLANEOUS	.00	64.00	.00	(64.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	64.00	.00	(64.00)	.0
	<u>OPERATING REVENUE</u>					
51-37-110000	WATER SALES	230,710.62	697,773.06	2,400,000.00	1,702,226.94	29.1
51-37-130000	WATER YOKES AND METERS	235.00	1,410.00	12,000.00	10,590.00	11.8
51-37-150000	WTR LATERAL FEES- NEW SBD	.00	.00	9,000.00	9,000.00	.0
51-37-160000	HYDRANT WATER SALES	.00	1,000.00	1,500.00	500.00	66.7
51-37-200000	DELINQUENT PENALTY	1,366.22	4,103.41	12,000.00	7,896.59	34.2
51-37-300000	GAIN ON SALE OF FIXED ASSET	.00	.00	5,000.00	5,000.00	.0
	TOTAL OPERATING REVENUE	232,311.84	704,286.47	2,439,500.00	1,735,213.53	28.9
	<u>NON-OPERATING REVENUE</u>					
51-38-100010	SPECIAL PROJECT REVENUE	.00	13,557.90	.00	(13,557.90)	.0
	TOTAL NON-OPERATING REVENUE	.00	13,557.90	.00	(13,557.90)	.0
	TOTAL FUND REVENUE	233,324.84	739,384.80	2,564,500.00	1,825,115.20	28.8

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
51-4000-110.0	SALARY AND WAGES	25,978.41	76,575.41	326,396.00	249,820.59	23.5
51-4000-111.0	OVERTIME PAY	257.55	1,980.44	12,000.00	10,019.56	16.5
51-4000-120.0	TEMPORARY & PART-TIME WAGES	823.66	2,984.12	20,000.00	17,015.88	14.9
51-4000-130.0	FICA	2,016.75	6,078.45	22,350.00	16,271.55	27.2
51-4000-131.0	RETIREMENT	3,611.44	13,037.39	50,265.00	37,227.61	25.9
51-4000-132.0	MEDICAL INSURANCE	5,236.56	15,705.68	79,100.00	63,394.32	19.9
51-4000-134.0	LONG TERM DISABILITY	89.27	324.60	1,560.00	1,235.40	20.8
51-4000-135.0	WORKERS COMPENSATION	559.82	1,688.73	6,804.00	5,115.27	24.8
51-4000-142.0	UNIFORM ALLOWANCE	27.72	97.02	300.00	202.98	32.3
51-4000-200.0	UNIFORM PURCHASE	.00	.00	2,300.00	2,300.00	.0
51-4000-205.0	BANK PROCESSING CHARGES-XPRESS	1,163.75	3,747.20	20,000.00	16,252.80	18.7
51-4000-210.0	BOOKS - MEMBERSHIPS	.00	.00	200.00	200.00	.0
51-4000-211.0	MEMBERSHIPS	.00	98.00	2,300.00	2,202.00	4.3
51-4000-220.0	PUBLIC NOTICES	.00	.00	500.00	500.00	.0
51-4000-240.0	OFFICE SUPPLIES	.00	12.86	1,200.00	1,187.14	1.1
51-4000-241.0	PRINTING	663.81	1,182.37	5,500.00	4,317.63	21.5
51-4000-242.0	POSTAGE	1,030.01	1,927.50	12,500.00	10,572.50	15.4
51-4000-250.0	VEHICLE MAINT & SUPPLIES	595.70	595.70	15,000.00	14,404.30	4.0
51-4000-260.0	EQUIP MAINT & SUPPLIES	112.88	805.55	.00 (	805.55)	.0
51-4000-261.0	EQUIPMENT MAINTENANCE - RADIO	.00	.00	500.00	500.00	.0
51-4000-263.0	EQUIPMENT MAINTENANCE - OFFICE	.00	.00	500.00	500.00	.0
51-4000-265.0	FIRE EXTINGUISHER SUPPLES	.00	.00	400.00	400.00	.0
51-4000-266.0	METER READING MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
51-4000-275.0	UTILITIES - PUMPS AND WELLS	5,757.69	12,160.24	62,000.00	49,839.76	19.6
51-4000-280.0	AIR TIME	108.18	238.19	2,560.00	2,321.81	9.3
51-4000-286.0	TELEMETERING	.00	1,525.00	17,000.00	15,475.00	9.0
51-4000-290.0	GASOLINE & DIESEL SERVICES	1,323.73	2,699.51	14,000.00	11,300.49	19.3
51-4000-310.0	PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
51-4000-314.0	COMPUTER SUPPORT	381.50	1,144.50	5,200.00	4,055.50	22.0
51-4000-316.0	ENGINEER	787.50	2,326.51	20,000.00	17,673.49	11.6
51-4000-330.0	EDUCATION AND TRAINING	.00	.00	9,500.00	9,500.00	.0
51-4000-340.0	CERTIFICATIONS - EXAMS	.00	.00	1,000.00	1,000.00	.0
51-4000-478.0	COMMERCIAL WATER METERS	.00	.00	4,000.00	4,000.00	.0
51-4000-479.0	HAULING CONSTRUCTION MATERIAL	.00	80.00	3,000.00	2,920.00	2.7
51-4000-480.0	MISC SUPPLIES	497.92	1,681.39	35,000.00	33,318.61	4.8
51-4000-481.0	METER REPAIRS	.00	979.71	8,000.00	7,020.29	12.3
51-4000-482.0	RELOCATE CONNECTIONS	.00	.00	500.00	500.00	.0
51-4000-484.0	WATER MAINS SUPPLIES	1,325.77	4,989.42	37,000.00	32,010.58	13.5
51-4000-485.0	BLUE STAKES	380.42	828.17	4,200.00	3,371.83	19.7
51-4000-486.0	ASPHALT	.00	.00	4,000.00	4,000.00	.0
51-4000-487.0	ROADBASE	.00	.00	4,000.00	4,000.00	.0
51-4000-488.0	SAND	.00	.00	2,000.00	2,000.00	.0
51-4000-489.0	CHLORINE	.00	1,511.35	9,500.00	7,988.65	15.9
51-4000-490.0	WEBER BASIN PURCHASES	7,090.42	21,271.26	91,705.00	70,433.74	23.2
51-4000-491.0	INSTALL LATERALS	.00	.00	5,000.00	5,000.00	.0
51-4000-492.0	FLOURIDATION	9,458.22	9,876.98	35,000.00	25,123.02	28.2
51-4000-493.0	NEW METERS	.00	.00	19,000.00	19,000.00	.0
51-4000-495.0	WATER RIGHTS	105.00	630.00	1,000.00	370.00	63.0
51-4000-511.0	INSURANCE - LIABILITY	.00	16,801.54	25,000.00	8,198.46	67.2
51-4000-512.0	INSURANCE - AUTO LIAB.	.00	261.00	3,500.00	3,239.00	7.5
51-4000-513.0	INSURANCE - WELLS & PUMPS	.00	1,497.00	5,500.00	4,003.00	27.2
51-4000-621.0	WATER TESTING	.00	2,935.00	18,000.00	15,065.00	16.3

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-4000-630.0 UNCOLLECTABLE ACCOUNTS	.00	.00	1,000.00	1,000.00	.0
51-4000-640.0 GENERAL FUND ADMIN. SERVICE	35,416.67	106,250.00	425,000.00	318,750.00	25.0
51-4000-810.0 SERIES 2012 REVENUE BONDS	.00	170,916.38	.00	(170,916.38)	.0
51-4000-850.0 UWFA - BOND PAYMENT	.00	.00	198,000.00	198,000.00	.0
51-4000-910.0 DEPRECIATION EXPENSE	35,703.91	107,111.75	350,000.00	242,888.25	30.6
TOTAL EXPENDITURES	140,504.26	594,555.92	2,006,840.00	1,412,284.08	29.6
<u>CAPITAL EQUIPMENT/PROJECTS</u>					
51-5154-740.0 CAPITAL EQUIPMENT	.00	.00	134,650.00	134,650.00	.0
51-5154-750.0 CAPITAL PROJECTS	.00	850.00	733,000.00	732,150.00	.1
51-5154-753.0 *SERVICE INSTALLATIONS*	157.50	157.50	.00	(157.50)	.0
51-5154-756.0 *CITY HALL PUMPHOUSE*	.00	210.00	.00	(210.00)	.0
TOTAL CAPITAL EQUIPMENT/PROJECTS	157.50	1,217.50	867,650.00	866,432.50	.1
<u>WATER CAPITAL IMPROVEMENT PROJ</u>					
51-5500-766.0 *MAIN - 600 S. TO PAGES*	9,811.79	77,259.19	.00	(77,259.19)	.0
TOTAL WATER CAPITAL IMPROVEMENT PROJ	9,811.79	77,259.19	.00	(77,259.19)	.0
<u>WATER LINE PROJECTS</u>					
51-5510-750.0 *CHASE LANE - BORE I-15*	502.50	562.50	.00	(562.50)	.0
TOTAL WATER LINE PROJECTS	502.50	562.50	.00	(562.50)	.0
<u>SUBDIVISION WATERLINE PROJECTS</u>					
51-5600-205.0 "MISC. SMALL PROJECTS"	3,685.02	34,823.48	.00	(34,823.48)	.0
51-5600-790.0 *CHITOSE/JOHNSON WATER LINE*	.00	11,664.95	.00	(11,664.95)	.0
TOTAL SUBDIVISION WATERLINE PROJECTS	3,685.02	46,488.43	.00	(46,488.43)	.0
TOTAL FUND EXPENDITURES	154,661.07	720,083.54	2,874,490.00	2,154,406.46	25.1
NET REVENUE OVER EXPENDITURES	78,663.77	19,301.26	(309,990.00)	(329,291.26)	6.2

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

SANITATION FUND

ASSETS

52-13120000	ALLOWANCE FOR UNCOLLECTIBLE AC	(	6,000.00)	
52-13140000	ACCOUNTS RECEIVABLE - GARBAGE		72,543.91	
52-13150000	ACCOUNTS RECEIVABLE - RECYCLE		17,691.59	
52-13160000	ACCOUNTS RECEIVABLE GREEN WAST		10,794.87	
	TOTAL ASSETS			95,030.37

LIABILITIES AND EQUITYLIABILITIES

52-21310000	ACCOUNTS PAY/SANITATION FUND		67,700.00	
52-24210000	DUE TO OTHER FUNDS		37,977.10	
	TOTAL LIABILITIES			105,677.10

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-29510000	FUND BALANCE - PREVIOUS YEAR	(	30,221.85)	
	REVENUE OVER EXPENDITURES - YTD		19,575.12	
	BALANCE - CURRENT DATE	(	10,646.73)	
	TOTAL FUND EQUITY			(10,646.73)
	TOTAL LIABILITIES AND EQUITY			95,030.37

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
52-36-100000	INTEREST INCOME	.00	.00	500.00	500.00	.0
52-36-200000	FALL CLEANUP REVENUE	.00	.00	500.00	500.00	.0
52-36-500000	TRANSFER FROM GENERAL FUND	.00	.00	31,000.00	31,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	32,000.00	32,000.00	.0
	<u>OPERATING REVENUE</u>					
52-37-100000	REFUSE COLLECTION CHARGES	58,830.95	176,503.25	700,000.00	523,496.75	25.2
52-37-200000	RECYCLING REVENUES	15,102.71	45,278.35	176,000.00	130,721.65	25.7
52-37-250000	GREEN WASTE CHARGES	9,345.08	28,037.10	106,750.00	78,712.90	26.3
52-37-300000	CONTAINER ADVANCE LEASE PAYMT	403.00	1,202.00	10,000.00	8,798.00	12.0
	TOTAL OPERATING REVENUE	83,681.74	251,020.70	992,750.00	741,729.30	25.3
	TOTAL FUND REVENUE	83,681.74	251,020.70	1,024,750.00	773,729.30	24.5

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

SANITATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
52-4000-205.0	BANKING & INV/INTEREST EXPENSE	.00	.00	5,000.00	5,000.00	.0
52-4000-241.0	PRINTING	331.90	591.19	2,500.00	1,908.81	23.7
52-4000-242.0	POSTAGE	450.38	899.13	5,500.00	4,600.87	16.4
52-4000-314.0	COMPUTER SUPPORT	381.50	1,144.50	5,200.00	4,055.50	22.0
52-4000-320.0	GREEN WASTE COLLECTION	.00	.00	48,000.00	48,000.00	.0
52-4000-321.0	COLLECTION	21,144.16	63,362.10	250,000.00	186,637.90	25.3
52-4000-322.0	DISPOSAL & TIPPING FEES	28,666.00	85,794.00	303,000.00	217,206.00	28.3
52-4000-324.0	RECYCLING COLLECTION	12,373.52	38,681.26	174,000.00	135,318.74	22.2
52-4000-325.0	GREEN WASTE DISPOSAL	5,236.84	15,548.90	31,000.00	15,451.10	50.2
52-4000-480.0	MISC SUPPLIES	.00	.00	100.00	100.00	.0
52-4000-485.0	FLYER POSTAGE/FALL/SPG PICKUP	.00	.00	500.00	500.00	.0
52-4000-486.0	FALL CLEANUP	.00	.00	30,000.00	30,000.00	.0
52-4000-510.0	GENERAL LIABILITY INSURANCE	.00	4,412.00	9,000.00	4,588.00	49.0
52-4000-640.0	GF ADMIN SERVICES	7,004.17	21,012.50	84,050.00	63,037.50	25.0
52-4000-745.0	CAPITAL EQUIPMENT	.00	.00	2,400.00	2,400.00	.0
52-4000-750.0	CONTAINERS	.00	.00	10,000.00	10,000.00	.0
	TOTAL EXPENDITURES	75,588.47	231,445.58	960,250.00	728,804.42	24.1
	TOTAL FUND EXPENDITURES	75,588.47	231,445.58	960,250.00	728,804.42	24.1
	NET REVENUE OVER EXPENDITURES	8,093.27	19,575.12	64,500.00	44,924.88	30.4

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

DRAINAGE UTILITY

ASSETS

53-11100000	CASH - COMBINED FUND	791,933.85	
53-13120000	ALLOWANCE FOR UNCOLLECTABLE	(2,000.00)	
53-13140000	ACCOUNTS RECIEVABLE	122,265.07	
53-14210000	DUE FROM OTHER FUNDS	78,767.55	
53-15460000	DEFERRED OUTFLOWS-PENSIONS	29,872.00	
53-16360000	ACCUMULATED DEPRECIATION	(944,256.68)	
53-16510000	ASSETS	152,337.56	
53-16520000	SUB DRAIN	2,046,416.46	
53-16530000	STORM DRAINS	2,619,892.24	
53-16540000	WORK IN PROGRESS	420,727.49	
	TOTAL ASSETS		5,315,955.54

LIABILITIES AND EQUITYLIABILITIES

53-21320000	BONDS PAYABLE	522,000.00	
53-21321000	ACCRUED INTEREST ON BOND	5,113.14	
53-21350000	ACCRUED PAYROLL	1,933.00	
53-21351000	ACCRUED ABSENCES	15,550.83	
53-23400000	DEFERRED INFLOWS-PENSIONS	5,750.00	
53-25410000	UNAMORTIZED BOND PREMIUM	45,163.66	
53-25420000	DEFERRED LOSS FROM BOND DEF	(2,464.15)	
53-25450000	NET PENSION LIABILITY	42,044.00	
	TOTAL LIABILITIES		635,090.48

FUND EQUITY

53-28500000	RESTRICTED NET POSITION	39,750.00	
	UNAPPROPRIATED FUND BALANCE:		
53-29510000	FUND BALANCE - PREVIOUS YEAR	4,519,987.51	
	REVENUE OVER EXPENDITURES - YTD	121,127.55	
	BALANCE - CURRENT DATE	4,641,115.06	
	TOTAL FUND EQUITY		4,680,865.06
	TOTAL LIABILITIES AND EQUITY		5,315,955.54

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

DRAINAGE UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
53-34-400000	IMPACT FEE	.00	1,630.89	.00	(1,630.89)	.0
	TOTAL CHARGES FOR SERVICES	.00	1,630.89	.00	(1,630.89)	.0
	<u>MISCELLANEOUS REVENUE</u>					
53-36-100000	INTEREST INCOME	.00	.00	1,500.00	1,500.00	.0
53-36-800000	DEVELOPER CONTRIBUTION	97.52	313.76	.00	(313.76)	.0
	TOTAL MISCELLANEOUS REVENUE	97.52	313.76	1,500.00	1,186.24	20.9
	<u>OPERATING REVENUE</u>					
53-37-100000	DRAINAGE CHARGES	66,684.18	200,535.38	800,000.00	599,464.62	25.1
53-37-300000	SUB DRAIN FEES	37,943.09	113,727.15	445,000.00	331,272.85	25.6
	TOTAL OPERATING REVENUE	104,627.27	314,262.53	1,245,000.00	930,737.47	25.2
	TOTAL FUND REVENUE	104,724.79	316,207.18	1,246,500.00	930,292.82	25.4

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

DRAINAGE UTILITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
53-4000-110.0	SALARY & WAGES	4,021.40	13,999.40	52,083.00	38,083.60	26.9
53-4000-111.0	OVERTIME PAY	.00	.00	500.00	500.00	.0
53-4000-130.0	FICA	300.50	1,049.56	4,023.00	2,973.44	26.1
53-4000-131.0	RETIREMENT	739.98	2,577.37	9,713.00	7,135.63	26.5
53-4000-132.0	MEDICAL INSURANCE	1,357.57	4,072.71	16,400.00	12,327.29	24.8
53-4000-134.0	LONG TERM DISABILITY	18.02	62.77	316.00	253.23	19.9
53-4000-135.0	WORKERS COMPENSATION	82.92	288.82	1,575.00	1,286.18	18.3
53-4000-200.0	UNIFORM PURCHASE	.00	.00	400.00	400.00	.0
53-4000-205.0	BANKING & INV/INTEREST EXPENSE	.00	.00	5,000.00	5,000.00	.0
53-4000-220.0	PUBLIC NOTICES	.00	.00	200.00	200.00	.0
53-4000-240.0	OFFICE SUPPLIES	.00	21.82	300.00	278.18	7.3
53-4000-241.0	PRINTING	331.90	591.19	2,500.00	1,908.81	23.7
53-4000-242.0	POSTAGE	450.38	899.13	5,500.00	4,600.87	16.4
53-4000-250.0	VEHICLE MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
53-4000-270.0	WEBER BASIN WATER	.00	.00	2,600.00	2,600.00	.0
53-4000-280.0	TELEPHONE - AIR TIME	.00	.00	300.00	300.00	.0
53-4000-286.0	TELEMETERING	.00	.00	1,500.00	1,500.00	.0
53-4000-290.0	GASOLINE	130.22	274.86	1,500.00	1,225.14	18.3
53-4000-310.0	PROFESSIONAL SERVICES	.00	.00	5,200.00	5,200.00	.0
53-4000-314.0	COMPUTER SUPPORT	381.50	1,144.50	3,700.00	2,555.50	30.9
53-4000-316.0	ENGINEERING	425.00	425.00	15,000.00	14,575.00	2.8
53-4000-322.0	DAVIS COUNTY STORM WATER	.00	1,320.00	4,500.00	3,180.00	29.3
53-4000-330.0	EDUCATION & TRAINING	929.38	414.38	1,500.00	1,085.62	27.6
53-4000-352.0	FRONTAGE ROAD SWALE	4,583.33	13,750.00	55,000.00	41,250.00	25.0
53-4000-353.0	STREET SWEEPING	.00	814.85	22,000.00	21,185.15	3.7
53-4000-371.0	UTILITIES-FRONTAGE ROAD PUMP	.00	.00	2,900.00	2,900.00	.0
53-4000-375.0	CONTRACT MAINTENANCE	993.00	1,150.50	140,000.00	138,849.50	.8
53-4000-480.0	MISC SUPPLIES	313.23	792.93	6,000.00	5,207.07	13.2
53-4000-510.0	GENERAL LIABILITY INSURANCE	.00	21,000.00	21,000.00	.00	100.0
53-4000-515.0	LIABILITY RESERVE	.00	994.90	5,000.00	4,005.10	19.9
53-4000-640.0	GF ADMINISTRATIVE SERVICES	13,750.00	41,250.00	165,000.00	123,750.00	25.0
53-4000-740.0	DEBT SERVICE	.00	50,607.19	56,000.00	5,392.81	90.4
53-4000-745.0	CAPITAL EQUIPMENT	.00	.00	8,000.00	8,000.00	.0
53-4000-750.0	MISC. PROJECTS	.00	10,450.00	630,290.00	619,840.00	1.7
53-4000-900.0	DEPRECIATION EXPENSE	8,257.58	24,772.75	85,000.00	60,227.25	29.1
	TOTAL EXPENDITURES	37,065.91	192,724.63	1,331,500.00	1,138,775.37	14.5
	TOTAL FUND EXPENDITURES	37,065.91	192,724.63	1,331,500.00	1,138,775.37	14.5
	NET REVENUE OVER EXPENDITURES	67,658.88	123,482.55	(85,000.00)	(208,482.55)	145.3

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

TELECOMMUNICATION FUND

ASSETS

54-11100000	CASH - COMBINED FUND	27,244.04	
54-11220000	NOTES RECEIVABLE-CENTERVILLE	1,310,570.81	
54-13140000	ACCOUNTS RECEIVABLE	21,993.05	
	TOTAL ASSETS		1,359,807.90

LIABILITIES AND EQUITYLIABILITIES

54-21210000	UIA NOTES PAYABLE-ST	97,424.01	
54-21220000	UIA NOTES PAYABLE-LT	1,213,146.80	
	TOTAL LIABILITIES		1,310,570.81

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-29510000	FUND BALANCE - PREVIOUS YEAR	13,477.49	
	REVENUE OVER EXPENDITURES - YTD	35,759.60	
	BALANCE - CURRENT DATE	49,237.09	
	TOTAL FUND EQUITY		49,237.09
	TOTAL LIABILITIES AND EQUITY		1,359,807.90

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

TELECOMMUNICATION FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
	<u>CHARGES FOR SERVICES</u>					
54-37-100000	UTILITY SERVICE CHARGES	27,171.18	71,323.23	210,000.00	138,676.77	34.0
	TOTAL CHARGES FOR SERVICES	27,171.18	71,323.23	210,000.00	138,676.77	34.0
	TOTAL FUND REVENUE	27,171.18	71,323.23	210,000.00	138,676.77	34.0

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

TELECOMMUNICATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PROFESSIONAL SERVICES</u>					
54-4000-320.0	CONTRACT SERVICES - UIA	.00	35,563.63	199,500.00	163,936.37	17.8
54-4000-640.0	ADMINISTRATIVE SERVICES	.00	.00	9,000.00	9,000.00	.0
	TOTAL PROFESSIONAL SERVICES	.00	35,563.63	208,500.00	172,936.37	17.1
	TOTAL FUND EXPENDITURES	.00	35,563.63	208,500.00	172,936.37	17.1
	NET REVENUE OVER EXPENDITURES	27,171.18	35,759.60	1,500.00	(34,259.60)	2384.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

WHITAKER HOME TRUST FUND

ASSETS

71-11100000	CASH - COMBINED FUND	1,343.64	
71-16360000	ACCUMULATED DEPRECIATION	(2,236.63)	
71-16510000	FIXED ASSETS	23,542.00	
	TOTAL ASSETS		22,649.01

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
71-29510000	FUND BALANCE - PREVIOUS YEAR	45,339.48	
	REVENUE OVER EXPENDITURES - YTD	(22,690.47)	
	BALANCE - CURRENT DATE	22,649.01	
	TOTAL FUND EQUITY		22,649.01
	TOTAL LIABILITIES AND EQUITY		22,649.01

CENTERVILLE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

WHITAKER HOME TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CONTRIBUTIONS & GRANTS</u>					
71-33-400000	GRANTS	.00	(202.29)	.00	202.29	.0
	TOTAL CONTRIBUTIONS & GRANTS	.00	(202.29)	.00	202.29	.0
	<u>CONTRIBUTIONS & TRANSFERS</u>					
71-39-100000	CONTRIBUTIONS FR GEN FUND	.00	.00	36,376.00	36,376.00	.0
71-39-120000	CONTRIBUTION - RAP TAX	.00	.00	19,500.00	19,500.00	.0
71-39-200000	CONTRIBTIONS - PRIVATE	.00	36.00	.00	(36.00)	.0
71-39-250000	CONTRIBUTIONS - PROJECTS	.00	.00	1,800.00	1,800.00	.0
71-39-400000	BOOK DONATIONS	.00	76.25	.00	(76.25)	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	112.25	57,676.00	57,563.75	.2
	TOTAL FUND REVENUE	.00	(90.04)	57,676.00	57,766.04	(.2)

CENTERVILLE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2017

WHITAKER HOME TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-4000-120.0 PART-TIME WAGES	1,638.72	5,715.36	21,303.00	15,587.64	26.8
71-4000-130.0 FICA	125.36	437.22	1,630.00	1,192.78	26.8
71-4000-131.0 RETIREMENT	273.52	953.95	3,556.00	2,602.05	26.8
71-4000-135.0 WORKERS COMPENSATION	34.22	119.36	533.00	413.64	22.4
71-4000-270.0 UTILITIES - DEUEL CREEK	.00	.00	250.00	250.00	.0
71-4000-271.0 UTILITIES - POWER	116.16	281.98	1,150.00	868.02	24.5
71-4000-276.0 UTILITIES - GAS	7.16	14.32	800.00	785.68	1.8
71-4000-277.0 UTILITIES - SEWER	.00	30.00	60.00	30.00	50.0
71-4000-310.0 RECORDING SERVICES	50.73	99.65	1,000.00	900.35	10.0
71-4000-312.0 PUBLIC RELATIONS	26.15	120.99	1,000.00	879.01	12.1
71-4000-316.0 FUNDRAISER SUPPLIES	163.11	163.11	.00	163.11)	.0
71-4000-318.0 CUSTODIAL SERVICES	.00	.00	500.00	500.00	.0
71-4000-330.0 TRAINING & EDUCATION MATERIALS	.00	.00	200.00	200.00	.0
71-4000-361.0 TEA PARTY FUNDRAISER SUPPLIES	.00	77.00	.00	77.00)	.0
71-4000-480.0 MISCELLANEOUS	133.18	78.69	1,700.00	1,621.31	4.6
71-4000-482.0 BUILDING MAINT & REPAIR	34.94	137.90	2,200.00	2,062.10	6.3
71-4000-483.0 GARDEN PLOT SUPPLIES	.00	117.00	.00	117.00)	.0
71-4000-514.0 INSURANCE - PROPERTY	.00	494.00	494.00	.00	100.0
71-4000-725.0 CARRIAGE HOUSE/OFFICE	.00	338.97	.00	338.97)	.0
71-4000-730.0 PARKING LOT	.00	1,242.10	.00	1,242.10)	.0
71-4000-740.0 CAPITAL PURCHASES	.00	.00	800.00	800.00	.0
71-4000-750.0 RESTORATION PROJECT	.00	12,178.83	20,500.00	8,321.17	59.4
TOTAL EXPENDITURES	2,603.25	22,600.43	57,676.00	35,075.57	39.2
TOTAL FUND EXPENDITURES	2,603.25	22,600.43	57,676.00	35,075.57	39.2
NET REVENUE OVER EXPENDITURES	(2,603.25)	(22,690.47)	.00	22,690.47	.0

CENTERVILLE CITY CORPORATION

BALANCE SHEET

SEPTEMBER 30, 2017

GENERAL FIXED ASSET FUND

ASSETS

91-16110000	LAND	7,645,300.00	
91-16210000	BUILDINGS	18,627,846.92	
91-16510000	EQUIPMENT & MACHINERY	2,961,527.00	
91-16610000	AUTOS & TRUCKS	2,757,699.00	
91-16710000	CONSTRUCTION IN PROGRESS	915,423.00	
91-16910000	INFRASTRUCTURE	8,259,964.00	
91-17000000	ACCUMULATED DEPRECIATION	(9,588,048.00)	
	TOTAL ASSETS		31,579,711.92

LIABILITIES AND EQUITYFUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
91-29510000	INVESTMENT IN FIXED ASSETS	31,579,711.92	
	BALANCE - CURRENT DATE	31,579,711.92	
	TOTAL FUND EQUITY		31,579,711.92
	TOTAL LIABILITIES AND EQUITY		31,579,711.92

CENTERVILLE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2017

GENERAL LONG TERM DEBT

ASSETS

95-18300000	AMOUNT PROVIDED/SALES TAX	2,160,000.00	
95-18430000	AMT PROVIDED/ACCURED ABSENCES	573,610.85	
	TOTAL ASSETS		2,733,610.85

LIABILITIES AND EQUITY

LIABILITIES

95-20300000	SALES TAX BOND PAYABLE	2,160,000.00	
95-25340000	ACCRUED ABSENCES	573,610.85	
	TOTAL LIABILITIES		2,733,610.85
	TOTAL LIABILITIES AND EQUITY		2,733,610.85

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 10.

Short Title: Mayor's Report

Initiated By:

Scheduled Time: 9:00

SUBJECT

- a. UTOPIA and UIA August 2017 Financials

RECOMMENDATION

- a. Mayor Cutler and Councilman McEwan may comment on the attached financial reports from UTOPIA and UIA.

BACKGROUND

ATTACHMENTS:

Description

- ▣ UTOPIA August 2017 Financials
- ▣ UIA August 2017 Financials
- ▣ UIA Bond Information
- ▣ Fire Service Monthly Report Excerpts

Finance Committee Report (Unaudited)
UTOPIA
August 2017 (16.67% of Budget)

	<u>Current Month</u>	<u>Year to Date</u>	<u>FY18 Budget</u>	<u>% of Budget</u>	<u>Prior Year YTD</u>	<u>% of Budget</u>
Revenue						
Recurring	\$ 500,272	\$ 1,000,178	\$ 5,996,400	16.68%	\$ 888,368	16.94%
Install	1,423	2,273	-		30,649	
UIA IRU	126,893	252,526	1,410,746	17.90%	217,010	16.60%
Interest Income	1	18	-		1,535	
Other Income	1,000	7,513	-		55,000	
Total Revenue	<u>\$ 629,589</u>	<u>\$ 1,262,508</u>	<u>\$ 7,407,146</u>	17.04%	<u>\$ 1,192,562</u>	18.20%
Operating Expenses						
Administrative Expense	\$ 517,390	\$ 969,175	\$ 6,441,807	15.05%	\$ 916,129	15.34%
Professional Services	26,866	58,118	400,000	14.53%	57,758	12.59%
Network Management	173,126	378,203	2,183,020	17.32%	340,255	17.07%
Misc. Expense	-	-	-		-	
Total Operating Expenses	717,382	1,405,496	9,024,827	15.57%	1,314,142	15.60%
Bond Payments						
Interest Expense	960,244	2,139,812	14,088,499	15.19%	2,162,782	15.54%
Principal	219,324	219,324	996,501	22.01%	150,946	21.50%
Total Bond Payments	<u>1,179,568</u>	<u>2,359,136</u>	<u>15,085,000</u>	15.64%	<u>2,313,728</u>	15.83%
Total Expenditures	<u>\$ 1,896,950</u>	<u>\$ 3,764,632</u>	<u>\$ 24,109,827</u>	15.61%	<u>\$ 3,627,870</u>	15.74%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	(1,267,361)	(2,502,124)	(16,702,682)		(2,435,308)	

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

UTOPIA
Actual vs Budget

	Aug-17				Aug-17 YTD			
	Actual	Budget	Variance	Prior Year	Actual	Budget	Variance	Prior YTD
Revenue								
Recurring	500,272	482,600	17,672	438,795	1,000,178	961,400	38,778	888,368
Install	1,423		1,423	29,249	2,273	-	2,273	30,649
UIA IRU	126,893	115,339	11,555	109,421	252,526	230,183	22,343	217,010
Total Revenue	628,588	597,939	30,650	577,465	1,254,976	1,191,583	63,393	1,136,027
Administrative Expense								
Wages / Benefits	424,863	434,333	9,470	364,800	789,673	868,665	78,993	740,996
Advertising	2,365	16,000	13,635	1,880	6,592	32,000	25,408	52,400
Dues / Memberships	25	1,025	1,000	-	50	2,050	2,000	31
Supplies	3,426	1,150	(2,276)	2,104	5,353	2,300	(3,053)	3,762
Licenses	-	-	-	397	1,000	-	(1,000)	897
Training / Seminars	12,825	3,304	(9,521)	-	12,825	6,609	(6,216)	-
Travel	2,635	3,817	1,182	844	4,238	7,633	3,395	1,146
Meeting Expense	294	1,225	931	462	383	1,950	1,567	1,282
Bank Service Charges	204	500	296	126	367	1,000	633	220
Telecom Expense	6,629	5,825	(804)	6,681	13,115	11,725	(1,390)	13,348
Computer Expense	19,563	21,124	1,561	12,127	39,492	42,248	2,756	16,890
Bad Debt Expense		-	-	-	-	-	-	-
Insurance	20,853	20,000	(853)	19,705	39,753	40,000	247	39,660
Equipment	2,795	2,500	(295)	2,050	5,572	5,000	(572)	3,422
Vehicle Expense	3,997	6,000	2,003	3,237	9,885	12,000	2,115	5,979
Occupancy	11,800	14,675	2,875	14,220	23,600	29,350	5,750	28,439
Utilities	5,116	5,500	384	3,964	17,277	11,000	(6,277)	7,656
Admin Expenses	517,390	536,978	19,588	432,597	969,175	1,073,530	104,355	916,129
Professional Services								
Accounting	3,000	3,000	-	3,000	6,000	6,000	-	6,000
Payroll / HR	1,016	1,500	484	1,227	1,868	3,000	1,132	3,341
Public Relations		-	-	-	-	-	-	-
I/T Support		-	-	-	-	-	-	-
Legal	6,300	12,000	5,700	11,945	15,750	24,000	8,250	24,417
Lobbyists	12,000	12,000	-	12,000	24,000	24,000	-	24,000
Consulting		-	-	-	-	-	-	-
Contract Labor	4,550	4,833	283	-	10,500	9,667	(833)	-
Professional Services	26,866	33,333	6,467	28,172	58,118	66,667	8,549	57,758
Total Agency Expense	544,255	570,311	26,056	460,769	1,027,293	1,140,197	112,904	973,887
Network Management								
Asset Management		1,000	1,000		-	2,000	2,000	-
Head End		-	-	-	-	-	-	-
Field Maintenance	95,858	98,000	2,142	104,509	214,491	196,000	(18,491)	201,132
Electronic Maintenance	4,049	4,918	869	7,598	8,098	9,837	1,739	9,049
Colocation Fees	44,754	48,500	3,746	43,536	97,856	97,000	(856)	87,629
Interconnect Fees	19,184	18,500	(684)	10,813	38,230	37,000	(1,230)	21,673
Easements	9,280	11,000	1,720	10,635	19,528	22,000	2,472	20,773
Network Management	173,126	181,918	8,792	177,090	378,203	363,837	(14,366)	340,255
Total Operating Expenses	717,382	752,229	34,848	637,859	1,405,496	1,504,034	98,538	1,314,142
Operating Profit (Loss)	(88,793)	(154,291)	65,497	(60,394)	(150,520)	(312,451)	161,931	(178,115)
Other Income / Expense								
Depreciation		450,000	450,000	422,828	-	900,000	900,000	845,657
Misc Expense		-	-	-	-	-	-	-
Interest Income	(1)	-	1	(786)	(18)	-	18	(1,535)
Other Income	(1,000)	-	1,000	(55,000)	(7,513)	-	7,513	(55,000)
Interest Expense	960,244	960,676	432	1,005,918	2,139,812	2,140,676	864	2,162,782
Amort Bond Issue Costs	6,315	6,315	-	6,315	12,631	12,631	-	12,631
Total Other Income / Expense	965,558	1,416,991	451,433	1,379,276	2,144,911	3,053,306	908,396	2,964,535
Net Income	(1,054,352)	(1,571,282)	516,930	(1,439,670)	(2,295,431)	(3,365,757)	1,070,326	(3,142,650)

TOPIA																
Actual vs Budget		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	YTD	Budget YTD	Variance
Revenue																
Recurring		499,906	500,272	-	-	-	-	-	-	-	-	-	-	1,000,178	961,400	38,778
Install		850	1,423	-	-	-	-	-	-	-	-	-	-	2,273	-	2,273
UIA IRU		125,632	126,893	-	-	-	-	-	-	-	-	-	-	252,526	230,183	22,343
Total Revenue		626,388	628,588	-	-	-	-	-	-	-	-	-	-	1,254,976	1,191,583	63,393
Administrative Expense																
Wages / Benefits		364,810	424,863	-	-	-	-	-	-	-	-	-	-	789,673	868,665	78,993
Advertising		4,228	2,365	-	-	-	-	-	-	-	-	-	-	6,592	32,000	25,408
Dues / Memberships		25	25	-	-	-	-	-	-	-	-	-	-	50	2,050	2,000
Supplies		1,927	3,426	-	-	-	-	-	-	-	-	-	-	5,353	2,300	(3,053)
Licenses		1,000	-	-	-	-	-	-	-	-	-	-	-	1,000	-	(1,000)
Training / Seminars		-	12,825	-	-	-	-	-	-	-	-	-	-	12,825	6,609	(6,216)
Travel		1,603	2,635	-	-	-	-	-	-	-	-	-	-	4,238	7,633	3,395
Meeting Expense		89	294	-	-	-	-	-	-	-	-	-	-	383	1,950	1,567
Bank Service Charges		164	204	-	-	-	-	-	-	-	-	-	-	367	1,000	633
Telecom Expense		6,486	6,629	-	-	-	-	-	-	-	-	-	-	13,115	11,725	(1,390)
Computer Expense		19,929	19,563	-	-	-	-	-	-	-	-	-	-	39,492	42,248	2,756
Bad Debt Expense		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance		18,900	20,853	-	-	-	-	-	-	-	-	-	-	39,753	40,000	247
Equipment		2,777	2,795	-	-	-	-	-	-	-	-	-	-	5,572	5,000	(572)
Vehicle Expense		5,888	3,997	-	-	-	-	-	-	-	-	-	-	9,885	12,000	2,115
Occupancy		11,800	11,800	-	-	-	-	-	-	-	-	-	-	23,600	29,350	5,750
Utilities		12,160	5,116	-	-	-	-	-	-	-	-	-	-	17,277	11,000	(6,277)
Admin Expenses		451,786	517,390	-	-	-	-	-	-	-	-	-	-	969,175	1,073,530	104,355
Professional Services																
Accounting		3,000	3,000	-	-	-	-	-	-	-	-	-	-	6,000	6,000	-
Payroll / HR		852	1,016	-	-	-	-	-	-	-	-	-	-	1,868	3,000	1,132
Public Relations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
I/T Support		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal		9,450	6,300	-	-	-	-	-	-	-	-	-	-	15,750	24,000	8,250
Lobbyists		12,000	12,000	-	-	-	-	-	-	-	-	-	-	24,000	24,000	-
Consulting		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor		5,950	4,550	-	-	-	-	-	-	-	-	-	-	10,500	9,667	(833)
Professional Services		31,252	26,866	-	-	-	-	-	-	-	-	-	-	58,118	66,667	8,549
Total Agency Expense		483,038	544,255	-	-	-	-	-	-	-	-	-	-	1,027,293	1,140,197	112,904
Network Management																
Asset Management		-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	2,000
Head End		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Maintenance		118,633	95,858	-	-	-	-	-	-	-	-	-	-	214,491	196,000	(18,491)
Electronic Maintenance		4,049	4,049	-	-	-	-	-	-	-	-	-	-	8,098	9,837	1,739
Colocation Fees		53,102	44,754	-	-	-	-	-	-	-	-	-	-	97,856	97,000	(856)
Interconnect Fees		19,046	19,184	-	-	-	-	-	-	-	-	-	-	38,230	37,000	(1,230)
Easements		10,248	9,280	-	-	-	-	-	-	-	-	-	-	19,528	22,000	2,472
Network Management		205,077	173,126	-	-	-	-	-	-	-	-	-	-	378,203	363,837	(14,366)
Total Operating Expenses		688,115	717,382	-	-	-	-	-	-	-	-	-	-	1,405,496	1,504,034	98,538
Operating Profit (Loss)		(61,727)	(88,793)	-	-	-	-	-	-	-	-	-	-	(150,520)	(312,451)	161,931
Other Income / Expense																
Depreciation		-	-	-	-	-	-	-	-	-	-	-	-	-	900,000	900,000
Misc Expense		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income		(18)	(1)	-	-	-	-	-	-	-	-	-	-	(18)	-	18
Other Income		(6,513)	(1,000)	-	-	-	-	-	-	-	-	-	-	(7,513)	-	7,513
Interest Expense		1,179,568	960,244	-	-	-	-	-	-	-	-	-	-	2,139,812	2,140,676	864
Amort Bond Issue Costs		6,315	6,315	-	-	-	-	-	-	-	-	-	-	12,631	12,631	-
Total Other Income / Expense		1,179,352	965,558	-	-	-	-	-	-	-	-	-	-	2,144,911	3,053,306	908,396
Net Income		(1,241,079)	(1,054,352)	-	-	-	-	-	-	-	-	-	-	(2,295,431)	(3,365,757)	1,070,326

UTOPIA FINANCIAL STATEMENTS

	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
INCOME STATEMENT												
Revenue												
Access Revenue	4,054,306	4,220,394	4,588,554	4,266,844	4,456,113	4,858,406	489,089	5,631,515	499,906	500,272		1,000,178
Install Revenue	247,292	222,612	95,709	65,403	192,044	105,784	14,424	157,742	850	1,423		2,273
Services Revenue	2,145,567	-	-	200	1,028,753	1,097,973	35,305	1,282,301	125,632	126,893		252,526
Misc	54,583	749,857	908,350	976,495	-	-		-				-
Total Revenue	6,501,749	5,192,863	5,592,613	5,308,942	5,676,910	6,062,164	538,819	7,071,557	626,388	628,588	-	1,254,976
Administrative Expense												
Wages / Benefits	2,500,985	3,881,311	4,452,649	4,050,698	3,787,009	4,063,978	664,981	4,663,258	364,810	424,863		789,673
Advertising	141,056	89,361	15,298	60,142	97,210	208,511	31,768	289,222	4,228	2,365		6,592
Dues / Memberships	37	1,959	457	940	300	345	2,064	2,419	25	25		50
Supplies	12,397	16,987	8,510	8,013	8,244	9,255	6,664	26,302	1,927	3,426		5,353
Licenses	-	100	-	538	-	-		3,968	1,000	-		1,000
Training / Seminars	884	7,847	1,870	1,204	-	300	1,254	3,740		12,825		12,825
Travel	56,917	49,913	25,719	38,489	10,698	10,171	4,720	21,036	1,603	2,635		4,238
Meeting Expense	8,273	8,073	8,263	9,422	7,108	9,067	803	8,974	89	294		383
Bank Service Charges	12,524	1,022	6,534	5,091	798	1,025	323	1,655	164	204		367
Telecom Expense	91,542	104,475	82,955	83,892	79,804	79,413	11,914	90,111	6,486	6,629		13,115
Computer Expense	21,609	74,105	103,393	52,126	76,821	70,600	37,875	108,470	19,929	19,563		39,492
Bad Debt Expense	1,265,873	-	36,339	-	-	-		-				-
Insurance	187,909	166,683	185,983	194,893	204,633	223,314	21,174	244,294	18,900	20,853		39,753
Equipment	9,922	12,608	14,493	27,567	20,875	37,458	3,654	25,832	2,777	2,795		5,572
Vehicle Expense	79,320	113,759	63,434	76,696	62,104	60,277	4,884	56,118	5,888	3,997		9,885
Occupancy	165,828	163,790	169,688	164,223	163,584	167,489	11,800	159,222	11,800	11,800		23,600
Utilities	34,406	58,582	50,162	56,512	50,039	43,627	3,863	66,813	12,160	5,116		17,277
Admin Expenses	4,589,479	4,750,576	5,225,745	4,830,446	4,569,228	4,984,829	807,741	5,771,434	451,786	517,390	-	969,175
Professional Services												
Accounting	21,000	28,475	30,000	36,000	36,000	36,000	3,000	36,000	3,000	3,000		6,000
Payroll / HR	19,182	13,573	12,506	15,767	18,098	26,480	6,043	23,632	852	1,016		1,868
Public Relations	73,702	54,671	40,000	-	-	-		-				-
I/T Support	-	-	(11,085)	(2,675)	-	-		-				-
Legal	356,030	351,839	745,550	1,478,049	722,647	153,211	(5,700)	83,097	9,450	6,300		15,750
Lobbyists	238,662	213,652	189,022	163,500	157,000	139,000	12,000	137,000	12,000	12,000		24,000
Consulting	98,974	15,000	-	-	-	-		-				-
Contract Labor	581,318	302,872	58,558	102,870	29,125	12,567		2,275	5,950	4,550		10,500
Professional Services	1,388,869	980,081	1,064,551	1,793,511	962,870	367,257	15,343	282,004	31,252	26,866	-	58,118
Total Agency Expense	5,978,348	5,730,657	6,290,297	6,623,956	5,532,098	5,352,086	823,083	6,053,438	483,038	544,255	-	1,027,293
Network Management												
Asset Management	-	-	-	-	-	-		-				-
Head End	144,272	324,054	299,881	392,814	304,972	41,446		-				-
Field Maintenance	731,031	840,487	739,745	703,205	871,915	896,656	104,552	955,400	118,633	95,858		214,491
Electronic Maintenance	76,812	167,096	26,982	55,127	61,196	12,774	(36,427)	30,636	4,049	4,049		8,098
Colocation Fees	214,050	302,706	390,765	402,091	562,554	539,356	45,765	551,207	53,102	44,754		97,856
Interconnect	163,263	163,183	155,634	139,122	146,858	144,148	23,664	189,025	19,046	19,184		38,230
Easements	68,444	138,110	124,898	129,068	119,543	157,336	5,842	120,343	10,248	9,280		19,528
Network Management	1,397,873	1,935,636	1,737,906	1,821,426	2,067,037	1,791,715	143,396	1,846,611	205,077	173,126	-	378,203
Total Operating Expenses	7,376,220	7,666,294	8,028,202	8,445,383	7,599,135	7,143,800	966,479	7,900,049	688,115	717,382	-	1,405,496
Operating Profit (Loss)	(874,472)	(2,473,430)	(2,435,589)	(3,136,440)	(1,922,225)	(1,081,637)	(427,660)	(828,492)	(61,727)	(88,793)	-	(150,520)
Other Income / Expense												
Depreciation	5,305,860	4,752,106	4,828,740	4,739,040	4,549,861	4,937,744	650,208	5,276,639				-
Misc Expense	(197,429)	(7,851)	(6,128)	166,802	292,133	-		0				-
Interest Income	(21,066)	(6,553)	(8,487)	(6,353)	(11,413)	(38,448)	(9,190)	(17,726)	(18)	(1)		(18)
Other Income	(528,477)	(6,536,791)	(7,128,126)	(1,611,378)	(10,229,342)	(4,639)	(85,046)	(224,008)	(6,513)	(1,000)		(7,513)
Interest Expense	13,250,285	11,763,205	13,019,793	13,342,189	13,530,005	13,804,119	2,225,188	14,249,465	1,179,568	960,244		2,139,812
Amort Bond Issue Costs	76,005	95,797	109,935	75,394	75,784	75,784	6,315	75,784	6,315	6,315		12,631
Total Other Income / Expense	17,885,177	10,059,913	10,815,727	16,705,694	8,207,030	18,774,561	2,787,476	19,360,154	1,179,352	965,558	-	2,144,911
Net Income	(18,759,649)	(12,533,343)	(13,251,315)	(19,842,134)	(10,129,254)	(19,856,197)	(3,215,136)	(20,188,646)	(1,241,079)	(1,054,352)	-	(2,295,431)

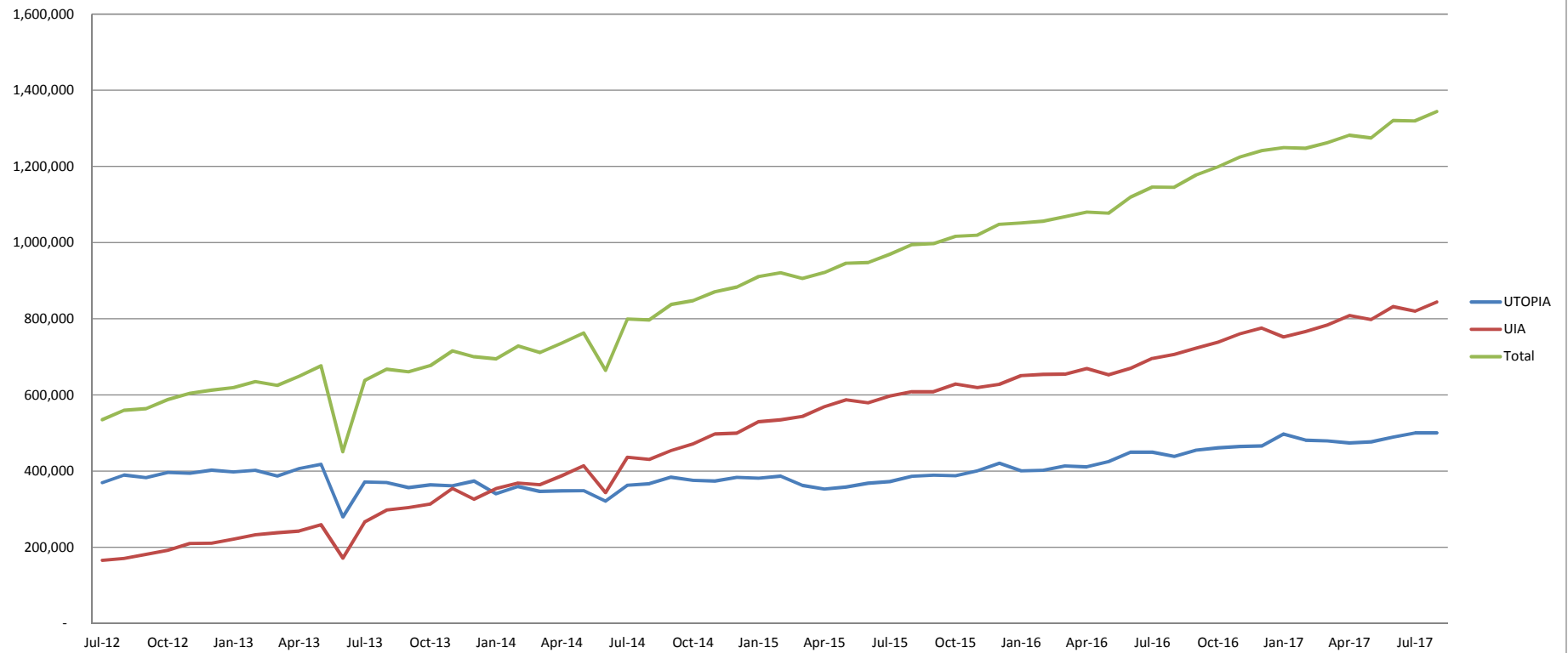
UTOPIA FINANCIAL STATEMENTS

	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
BALANCE SHEET												
ASSETS												
Current Assets												
Total Cash	490,469	1,304,238	1,455,028	1,244,533	9,257,097	2,653,706	1,422,626	1,422,626	1,374,467	1,365,812	1,365,812	1,365,812
Cash	161,526	136,840	258,282	20,272	8,004,422	1,370,750	139,670	139,670	165,494	156,838	156,838	156,838
Restricted Cash	328,943	1,167,397	1,196,746	1,224,261	1,252,675	1,282,956	1,282,956	1,282,956	1,208,974	1,208,975	1,208,975	1,208,975
Required Cash	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	967,545	2,078,210	1,011,539	286,507	327,665	373,114	509,258	509,258	517,781	506,015	506,015	506,015
Interco	-	270,299	-	-	-	-	-	-	12,844	67,196	67,196	67,196
Notes Receivable	-	-	-	8,195,602	5,763,170	3,428,164	1,652,574	1,652,574	1,652,574	1,652,574	1,652,574	1,652,574
Inventory	1,980,890	1,934,979	1,458,151	1,462,071	1,091,701	765,849	618,209	618,209	619,565	625,238	625,238	625,238
Prepaid Expenses	(66,732)	200,338	123,657	106,385	81,478	78,264	88,714	88,714	60,957	33,751	33,751	33,751
Other Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	3,372,172	5,788,064	4,048,375	11,295,098	16,521,111	7,299,097	4,291,381	4,291,381	4,238,189	4,250,586	4,250,586	4,250,586
Property, Plant & Equipment												
Cost	112,910,013	119,185,887	126,531,581	127,734,505	130,212,442	125,072,314	122,132,150	122,132,150	122,147,930	122,150,347	122,150,347	122,150,347
Accum Depreciation	(33,342,035)	(38,094,141)	(42,922,881)	(47,541,350)	(52,091,211)	(44,116,579)	(44,920,292)	(44,920,292)	(44,920,292)	(44,920,292)	(44,920,292)	(44,920,292)
Net PP&E	79,567,978	81,091,746	83,608,699	80,193,155	78,121,231	80,955,735	77,211,858	77,211,858	77,227,639	77,230,056	77,230,056	77,230,056
Capital Leases	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	10,686	10,686	10,686	10,686	10,686	10,686	-	-	-	-	-	-
Bond Issuance (Net of Amort.)	2,197,796	3,071,832	2,961,898	1,970,393	1,894,608	1,818,824	1,743,040	1,743,040	1,736,724	1,730,409	1,730,409	1,730,409
Swap Asset	-	-	-	-	3,436	319	-	-	-	-	-	-
TOTAL ASSETS	85,148,631	89,962,328	90,629,658	93,469,332	96,551,072	90,084,661	83,246,278	83,246,278	83,202,552	83,211,051	83,211,051	83,211,051
Deferred Outflow of Resources	52,415,487	106,904,222	74,446,651	76,269,515	84,004,933	113,026,375	84,425,355	84,425,355	84,425,355	84,425,355	84,425,355	84,425,355
TOTAL ASSETS & DEF OUTFLOW	137,564,118	196,866,550	165,076,310	169,738,847	180,556,005	203,111,036	167,671,633	167,671,633	167,627,906	167,636,405	167,636,405	167,636,405
LIABILITIES												
Current Liabilities												
Accounts Payable	1,018,239	925,295	624,529	562,579	832,744	692,109	398,861	398,861	341,361	263,019	263,019	263,019
Accrued Liabilities	318,857	602,822	248,416	260,391	316,051	642,136	489,691	489,691	455,807	691,340	691,340	691,340
Deferred Revenue	1,757,917	5,190,417	6,685,417	17,010,513	16,677,085	16,217,079	15,641,489	15,641,489	15,750,656	15,696,072	15,696,072	15,696,072
Accrued Interest	885,750	1,070,419	1,091,388	1,112,789	1,134,605	1,156,864	1,179,568	1,179,568	1,179,568	1,179,568	1,179,568	1,179,568
Customer Deposits	-	-	-	-	-	-	-	-	-	-	-	-
LTD - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Cap Lease - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Other Accr Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	3,980,764	7,788,952	8,649,750	18,946,271	18,960,485	18,708,188	17,709,608	17,709,608	17,727,392	17,829,999	17,829,999	17,829,999
Notes Payable - Cities	15,833,657	29,625,945	42,723,758	56,088,636	69,647,888	83,853,023	98,803,715	98,803,715	99,983,283	101,162,851	101,162,851	101,162,851
Notes Payable - Other	236,561	113,886	105,025	96,075	87,036	77,906	68,685	68,685	68,685	68,685	68,685	68,685
Bonds Payable	185,000,000	185,000,000	184,996,270	184,970,208	184,803,065	184,401,178	183,699,173	183,699,173	183,699,173	183,479,849	183,479,849	183,479,849
RUS Notes Payable	-	-	-	-	-	-	-	-	-	-	-	-
Less Current Portion LTD	-	-	-	-	-	-	-	-	-	-	-	-
Total Long Term Debt	201,070,218	214,739,831	227,825,052	241,154,918	254,537,989	268,332,107	282,571,573	282,571,573	283,751,141	284,711,385	284,711,385	284,711,385
Capital Lease Payable - L/T	216,210	85,450	58,076	29,607	-	-	-	-	-	-	-	-
Other Accrued Liabilities	52,415,487	106,904,222	74,446,651	76,269,515	84,924,852	113,794,258	85,302,616	85,302,616	85,302,616	85,302,616	85,302,616	85,302,616
Total Liabilities	257,682,679	329,518,454	310,979,529	336,400,312	358,423,325	400,834,554	385,583,797	385,583,797	386,781,149	387,843,999	387,843,999	387,843,999
EQUITY												
Retained Earnings	(120,118,561)	(132,651,904)	(145,903,219)	(166,661,465)	(177,867,320)	(197,723,517)	(217,912,164)	(217,912,164)	(219,153,242)	(220,207,594)	(220,207,594)	(220,207,594)
Total Shareholders' Equity	(120,118,561)	(132,651,904)	(145,903,219)	(166,661,465)	(177,867,320)	(197,723,517)	(217,912,164)	(217,912,164)	(219,153,242)	(220,207,594)	(220,207,594)	(220,207,594)
TOTAL LIABILITIES / EQUITY	137,564,118	196,866,550	165,076,310	169,738,847	180,556,005	203,111,036	167,671,633	167,671,633	167,627,906	167,636,405	167,636,405	167,636,405

UTOPIA FINANCIAL STATEMENTS

CASH FLOW STATEMENT	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
Cash Flow from Operating Activities												
Net Income (loss)	(18,759,649)	(12,533,343)	(13,251,315)	(19,842,134)	(10,129,254)	(19,856,197)	(3,215,136)	(20,188,646)	(1,241,079)	(1,054,352)	-	(2,295,431)
Depreciation	5,305,860	4,752,106	4,828,740	4,739,040	4,549,861	4,937,744	650,208	5,276,639	-	-	-	-
Cap Lease Amort	-	-	-	-	-	-	-	-	-	-	-	-
Bond Amort	76,005	95,797	109,935	75,394	75,784	75,784	6,315	75,784	6,315	6,315	-	12,631
Equity - Other Changes	0	(0)	-	(916,111)	(1,076,601)	-	-	-	-	-	-	-
PPE Disposals - Cost	219,225	-	-	120,572	-	12,912,375	4,472,927	4,472,927	-	-	-	-
PPE Disposals - Acc Depr	(219,225)	-	-	(120,572)	-	(12,912,375)	(4,472,927)	(4,472,927)	-	-	-	-
Changes in:	-	-	-	-	-	-	-	-	-	-	-	-
Cash	123,096	24,686	(121,442)	238,010	(7,984,150)	6,633,672	92,056	1,231,080	(25,824)	8,656	-	(17,167)
Restricted Cash	1,648,440	(838,455)	(29,349)	(27,514)	(28,414)	(30,282)	-	-	73,982	(1)	-	73,982
Receivables	(22,761)	(1,110,665)	1,066,671	725,032	(41,158)	(45,448)	(15,467)	(136,144)	(8,523)	11,767	-	3,243
Notes Receivable	15,783	(270,299)	270,299	-	-	-	154,220	-	(12,844)	(54,352)	-	(67,196)
Interest Receivable	690	-	-	(8,195,602)	2,432,432	2,335,006	1,775,590	1,775,590	-	-	-	-
Inventories	185,276	45,911	476,828	(3,920)	370,370	325,852	451,917	147,641	(1,356)	(5,673)	-	(7,030)
Prepaid Expenses	2,357,729	(267,070)	76,681	17,272	24,907	3,214	49,389	(10,449)	27,757	27,206	-	54,963
Other Assets	16,676	(54,488,735)	32,457,570	(1,822,864)	(7,735,418)	(29,021,442)	28,601,021	28,601,021	-	-	-	-
Deposits	-	-	-	-	-	-	-	10,686	-	-	-	-
Bond Issuance, Net	(0)	(969,834)	(0)	916,111	-	-	0	0	0	0	-	0
Swap Asset	-	-	-	-	(3,436)	3,117	319	319	-	-	-	-
Accounts Payable	354,482	(92,945)	(300,766)	(61,950)	270,165	(140,634)	(68,294)	(293,249)	(57,499)	(78,342)	-	(135,842)
Accrued Liabilities	16,470	283,964	(354,405)	11,975	55,660	326,085	370,532	(152,445)	(33,883)	235,533	-	201,649
Deferred Revenue	1,684,311	3,432,500	1,495,000	10,325,096	(333,428)	(460,006)	(1,730,173)	(575,590)	109,167	(54,583)	-	54,583
Accrued Interest	15,402	184,668	20,969	21,401	21,816	22,259	22,704	22,704	-	-	-	-
Customer Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Cap Lease - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Other Accr Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Other Liabilities	(48,601)	54,357,974	(32,484,944)	1,794,395	8,625,729	28,869,406	(28,491,643)	(28,491,643)	-	-	-	-
Net Cash Provided by (Used in) Oper	(7,030,791)	(7,393,738)	(5,739,527)	(12,006,371)	(10,905,133)	(6,021,871)	(1,346,442)	(12,706,703)	(1,163,787)	(957,827)	-	(2,121,614)
Cash Flow from Investing Activities												
Capital Expenditures	(1,970,220)	(6,275,875)	(7,345,693)	(1,323,496)	(2,477,937)	(7,772,248)	(878,747)	(1,532,762)	(15,781)	(2,417)	-	(18,198)
Capital Leases	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Provided by (Used in) Inve	(1,970,220)	(6,275,875)	(7,345,693)	(1,323,496)	(2,477,937)	(7,772,248)	(878,747)	(1,532,762)	(15,781)	(2,417)	-	(18,198)
Cash Flow from Financing Activities												
New Financings	9,001,011	13,669,613	13,085,221	13,329,866	13,383,070	13,794,119	2,225,188	14,239,465	1,179,568	960,244	-	2,139,812
Change in Cash Position	-	-	-	-	-	-	-	-	-	-	-	-

Recurring Revenue Combined (UTOPIA and UIA)



Finance Committee Report (Unaudited)
UIA
August 2017 (16.67% of Budget)

	Current Month	Year to Date	FY18 Budget	% of Budget	Prior Year YTD	% of Budget
Revenue						
Recurring	\$ 843,993	\$ 1,663,883	\$ 10,593,600	15.71%	\$ 1,402,318	16.05%
Install	4,770	20,400	-		16,390	
Misc	11,800	23,720	141,600.00		-	
Interest Income	16,465	32,789	37,500	87.44%	34,294	87.93%
Other Income	-	-	-		-	
Total Revenue	<u>\$ 877,028</u>	<u>\$ 1,740,792</u>	<u>\$ 10,772,700</u>	16.16%	<u>\$ 1,453,002</u>	16.56%
Operating Expenses						
Administrative Expense	55,873	136,396	628,800	21.69%	88,983	20.41%
Professional Services	1,962	3,911	25,200	15.52%	3,789	15.79%
Network Management	67,310	133,359	839,718	15.88%	105,993	14.63%
Misc. Expense	-	-	-		-	
Total Operating Expenses	<u>125,145</u>	<u>273,666</u>	<u>1,493,718</u>	18.32%	<u>198,765</u>	16.78%
Debt Payments						
IRU Capital Lease Interest	6,000	12,000	72,000	16.67%	12,000	12.50%
Interest Expense	240,154	480,309	2,835,800	16.94%	487,899	16.80%
Principal (1)	-	-	1,690,000	0.00%	-	0.00%
Total Bond Payments	<u>246,154</u>	<u>492,309</u>	<u>4,597,800</u>	10.71%	<u>499,899</u>	10.76%
Total Expenditures	<u>\$ 371,300</u>	<u>\$ 765,974</u>	<u>\$ 6,091,518</u>	12.57%	<u>\$ 698,665</u>	11.98%
Use/Contribution to Fund Balance (Revenues Over/Under Expenditures)	505,729	974,818	4,681,182		754,337	

(1) Annual Principal payment made each October

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

UIA
Actual vs Budget

	Aug-17				Aug-17 YTD			
	Actual	Budget	Variance	Prior Year	Actual	Budget	Variance	Prior YTD
Revenue								
Recurring	843,993	832,400	11,593	706,334	1,663,883	1,653,600	10,283	1,402,318
Install	4,770	-	4,770	9,120	20,400	-	20,400	16,390
Misc	11,800	11,800	-	-	23,720	23,600	120	-
Total Revenue	860,563	844,200	16,363	715,454	1,708,003	1,677,200	30,803	1,418,708
Administrative Expense								
Wages / Benefits	-	-	-	-	-	-	-	-
Advertising	46,563	43,300	(3,263)	22,800	118,453	86,600	(31,853)	75,185
Dues / Memberships	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-	-
Licenses	-	-	-	-	-	-	-	-
Training / Seminars	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-
Meeting Expense	-	-	-	-	-	-	-	-
Bank Service Charges	9,310	9,100	(210)	7,502	17,942	18,200	258	13,798
Telecom Expense	-	-	-	-	-	-	-	-
Computer Expense	-	-	-	-	-	-	-	-
Bad Debt Expense	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Vehicle Expense	-	-	-	-	-	-	-	-
Occupancy	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-
Less Install costs to be cap'd	-	-	-	-	-	-	-	-
Admin Expenses	55,873	52,400	(3,473)	30,302	136,396	104,800	(31,596)	88,983
Professional Services								
Accounting	-	-	-	-	-	-	-	-
Payroll / HR	-	-	-	-	-	-	-	-
Public Relations	-	-	-	-	-	-	-	-
City Admin Fee	1,962	2,100	138	1,894	3,911	4,200	289	3,789
Legal	-	-	-	-	-	-	-	-
Lobbyists	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-
Contract Labor	-	-	-	-	-	-	-	-
Professional Services	1,962	2,100	138	1,894	3,911	4,200	289	3,789
Total Agency Expense	57,835	54,500	(3,335)	32,196	140,307	109,000	(31,307)	92,772
Network Management								
Asset Management	-	-	-	-	-	-	-	-
Operations	40,570	41,098	528	34,135	80,440	81,647	1,207	67,525
Field Maintenance	25,200	25,200	-	18,013	50,400	50,400	-	36,026
Provisioning	1,540	1,208	(332)	1,639	2,519	2,416	(103)	2,442
Colocation Fees	-	-	-	-	-	-	-	-
Interconnect Fees	-	-	-	-	-	-	-	-
Easements	-	-	-	-	-	-	-	-
Subscriber Connections	-	-	-	-	-	-	-	-
Network Management	67,310	67,506	196	53,787	133,359	134,463	1,104	105,993
Total Operating Expenses	125,145	122,006	(3,139)	85,983	273,666	243,463	(30,203)	198,765
Operating Profit (Loss)	735,418	722,194	13,224	629,471	1,434,337	1,433,737	600	1,219,942
Other Income / Expense								
Depreciation	-	400,000	400,000	250,405	-	800,000	800,000	500,811
Misc Expense	-	-	-	-	-	-	-	-
Interest Income	(16,465)	(4,500)	11,965	(17,629)	(32,789)	(9,500)	23,289	(34,294)
Other Income	-	-	-	-	-	-	-	-
Interest Expense	237,939	243,600	5,661	241,734	475,877	487,200	11,323	483,468
Amort Bond Issue Costs	-	-	-	-	-	-	-	-
Total Other Income / Expense	221,473	639,100	417,627	474,510	443,088	1,277,700	834,612	949,985
Net Income	513,944	83,094	430,850	154,962	991,249	156,037	835,212	269,958

Actual vs Budget																
	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	YTD	Budget YTD	Variance	
Revenue																
Recurring	819,890	843,993	-	-	-	-	-	-	-	-	-	-	1,663,883	1,653,600	10,283	
Install	15,630	4,770	-	-	-	-	-	-	-	-	-	-	20,400	-	20,400	
Misc	11,920	11,800	-	-	-	-	-	-	-	-	-	-	23,720	23,600	120	
Total Revenue	847,440	860,563	-	-	-	-	-	-	-	-	-	-	1,708,003	1,677,200	30,803	
Administrative Expense																
Wages / Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Advertising	71,890	46,563	-	-	-	-	-	-	-	-	-	-	118,453	86,600	(31,853)	
Dues / Memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Training / Seminars	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Meeting Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank Service Charges	8,633	9,310	-	-	-	-	-	-	-	-	-	-	17,942	18,200	258	
Telecom Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Computer Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Less Install costs to be cap'd	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Admin Expenses	80,523	55,873	-	-	-	-	-	-	-	-	-	-	136,396	104,800	(31,596)	
Professional Services																
Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Payroll / HR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Public Relations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City Admin Fee	1,949	1,962	-	-	-	-	-	-	-	-	-	-	3,911	4,200	289	
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lobbyists	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Consulting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Contract Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Professional Services	1,949	1,962	-	-	-	-	-	-	-	-	-	-	3,911	4,200	289	
Total Agency Expense	82,472	57,835	-	-	-	-	-	-	-	-	-	-	140,307	109,000	(31,307)	
Network Management																
Asset Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operations	39,870	40,570	-	-	-	-	-	-	-	-	-	-	80,440	81,647	1,207	
Field Maintenance	25,200	25,200	-	-	-	-	-	-	-	-	-	-	50,400	50,400	-	
Provisioning	979	1,540	-	-	-	-	-	-	-	-	-	-	2,519	2,416	(103)	
Colocation Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interconnect Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Easements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subscriber Connections	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Network Management	66,049	67,310	-	-	-	-	-	-	-	-	-	-	133,359	134,463	1,104	
Total Operating Expenses	148,521	125,145	-	-	-	-	-	-	-	-	-	-	273,666	243,463	(30,203)	
Operating Profit (Loss)	698,919	735,418	-	-	-	-	-	-	-	-	-	-	1,434,337	1,433,737	600	
Other Income / Expense																
Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	800,000	800,000	
Misc Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Income	(16,324)	(16,465)	-	-	-	-	-	-	-	-	-	-	(32,789)	(9,500)	23,289	
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Expense	237,939	237,939	-	-	-	-	-	-	-	-	-	-	475,877	487,200	11,323	
Amort Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other Income / Expense	221,615	221,473	-	-	-	-	-	-	-	-	-	-	443,088	1,277,700	834,612	
Net Income	477,305	513,944	-	-	-	-	-	-	-	-	-	-	991,249	156,037	835,212	

UIA FINANCIAL STATEMENTS

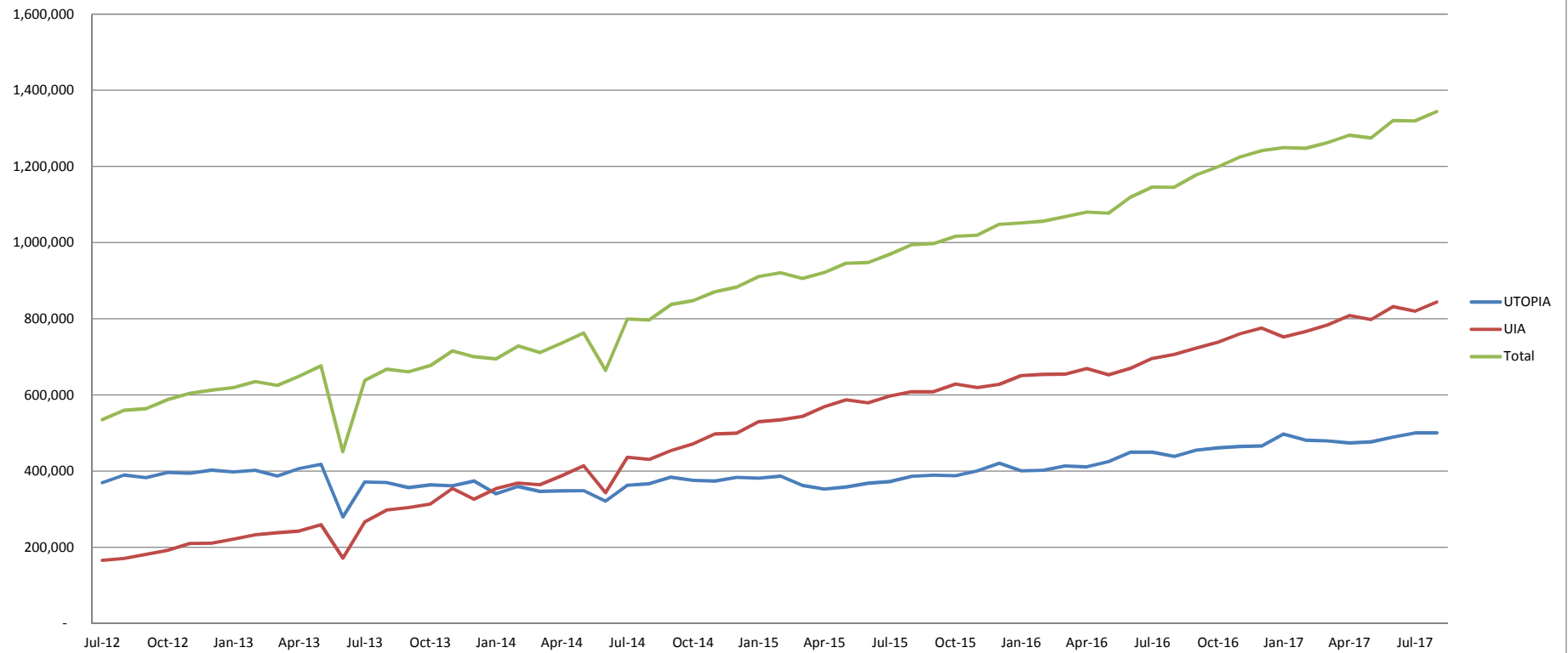
	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
INCOME STATEMENT												
Revenue												
Access Revenue	-	2,352,589	2,493,656	4,093,711	6,131,884	7,682,757	832,693	9,141,218	819,890	843,993		1,663,883
Install Revenue	-	-	177,915	226,314	401,982	165,521	30,757	168,665	15,630	4,770		20,400
Misc	368,452	-	1,116,927	288,557	70,036	101,328	11,800	23,600	11,920	11,800		23,720
Total Revenue	368,452	2,352,589	3,788,498	4,608,581	6,603,902	7,949,606	875,250	9,333,483	847,440	860,563	-	1,708,003
Administrative Expense												
Wages / Benefits	-	-	-	-	-	-	-	-	-	-	-	-
Advertising	-	512,959	161,626	85,778	86,013	231,039	7,102	323,884	71,890	46,563		118,453
Dues / Memberships	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	53	-	-	-	-	-	-	-	-	-	-	-
Licenses	679	-	-	-	-	-	-	-	-	-	-	-
Training / Seminars	-	-	-	-	-	-	-	-	-	-	-	-
Travel	-	-	-	-	-	-	-	-	-	-	-	-
Meeting Expense	-	-	-	-	-	-	-	-	-	-	-	-
Bank Service Charges	-	10,105	24,572	44,193	55,790	75,034	14,369	115,238	8,633	9,310		17,942
Telecom Expense	-	-	-	-	-	-	-	-	-	-	-	-
Computer Expense	-	-	-	-	-	-	-	-	-	-	-	-
Bad Debt Expense	-	-	105,634	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Expense	-	-	-	-	-	-	-	-	-	-	-	-
Occupancy	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-	-
Less Install costs to be cap'd	-	-	-	-	-	-	-	-	-	-	-	-
Admin Expenses	732	523,064	291,832	129,970	141,803	306,073	21,470	439,122	80,523	55,873	-	136,396
Professional Services												
Accounting	-	-	-	-	-	-	-	-	-	-	-	-
Payroll / HR	-	-	-	-	-	-	-	-	-	-	-	-
Public Relations	-	-	-	-	-	-	-	-	-	-	-	-
City Admin Fee	-	5,590	16,912	21,572	22,448	22,646	1,955	23,114	1,949	1,962		3,911
Legal	-	-	-	-	-	-	-	-	-	-	-	-
Lobbyists	-	-	-	-	-	-	-	-	-	-	-	-
Consulting	-	-	-	-	-	-	-	-	-	-	-	-
Contract Labor	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	-	5,590	16,912	21,572	22,448	22,646	1,955	23,114	1,949	1,962	-	3,911
Total Agency Expense	732	528,654	308,744	151,542	164,251	328,719	23,425	462,236	82,472	57,835	-	140,307
Network Management												
Asset Management	1,049,417	-	1,644	-	-	-	-	-	-	-	-	-
Network Operations	-	57,210	189,555	261,060	311,090	366,085	39,425	439,745	39,870	40,570		80,440
Field Maintenance	-	13,513	47,410	45,426	44,102	42,952	25,122	228,943	25,200	25,200		50,400
Provisioning	-	24,134	16,808	15,058	9,020	11,265	1,221	35,359	979	1,540		2,519
Colocation Fees	-	-	-	-	-	-	-	-	-	-	-	-
Interconnect	-	-	-	-	-	-	-	-	-	-	-	-
Easements	-	-	-	-	-	-	-	-	-	-	-	-
Subscriber Connections	-	-	-	-	-	-	-	-	-	-	-	-
Network Management	1,049,417	94,857	255,416	321,543	364,212	420,302	65,768	704,047	66,049	67,310	-	133,359
Total Operating Expenses	1,050,149	623,512	564,160	473,086	528,462	749,022	89,193	1,166,283	148,521	125,145	-	273,666
Operating Profit (Loss)	(681,697)	1,729,077	3,224,338	4,135,495	6,075,440	7,200,584	786,056	8,167,201	698,919	735,418	-	1,434,337
Other Income / Expense												
Depreciation	6,083	1,041,862	1,716,159	2,251,384	2,653,387	3,002,054	822,736	3,525,266				-
Misc Expense	-	-	-	-	-	-	-	-				-
Interest Income	(2,831)	(207,148)	(45,760)	(43,454)	(14,963)	(126,667)	(15,445)	(217,956)	(16,324)	(16,465)		(32,789)
Other Income	-	(1,286,371)	(840,840)	(577,877)	(799,864)	(247,294)	(376,682)	(376,682)				-
Interest Expense	226,788	2,135,047	2,042,019	1,911,999	1,917,898	2,596,618	182,423	2,774,126	237,939	237,939		475,877
Amort Bond Issue Costs	4,498	53,979	53,979	462,096	-	396,388	-	-				-
Total Other Income / Expense	234,538	1,737,369	2,925,556	4,004,148	3,756,459	5,621,099	613,032	5,704,753	221,615	221,473	-	443,088
Net Income	(916,235)	(8,292)	298,782	131,348	2,318,981	1,579,485	173,024.35	2,462,447	477,305	513,944	-	991,249

UIA FINANCIAL STATEMENTS

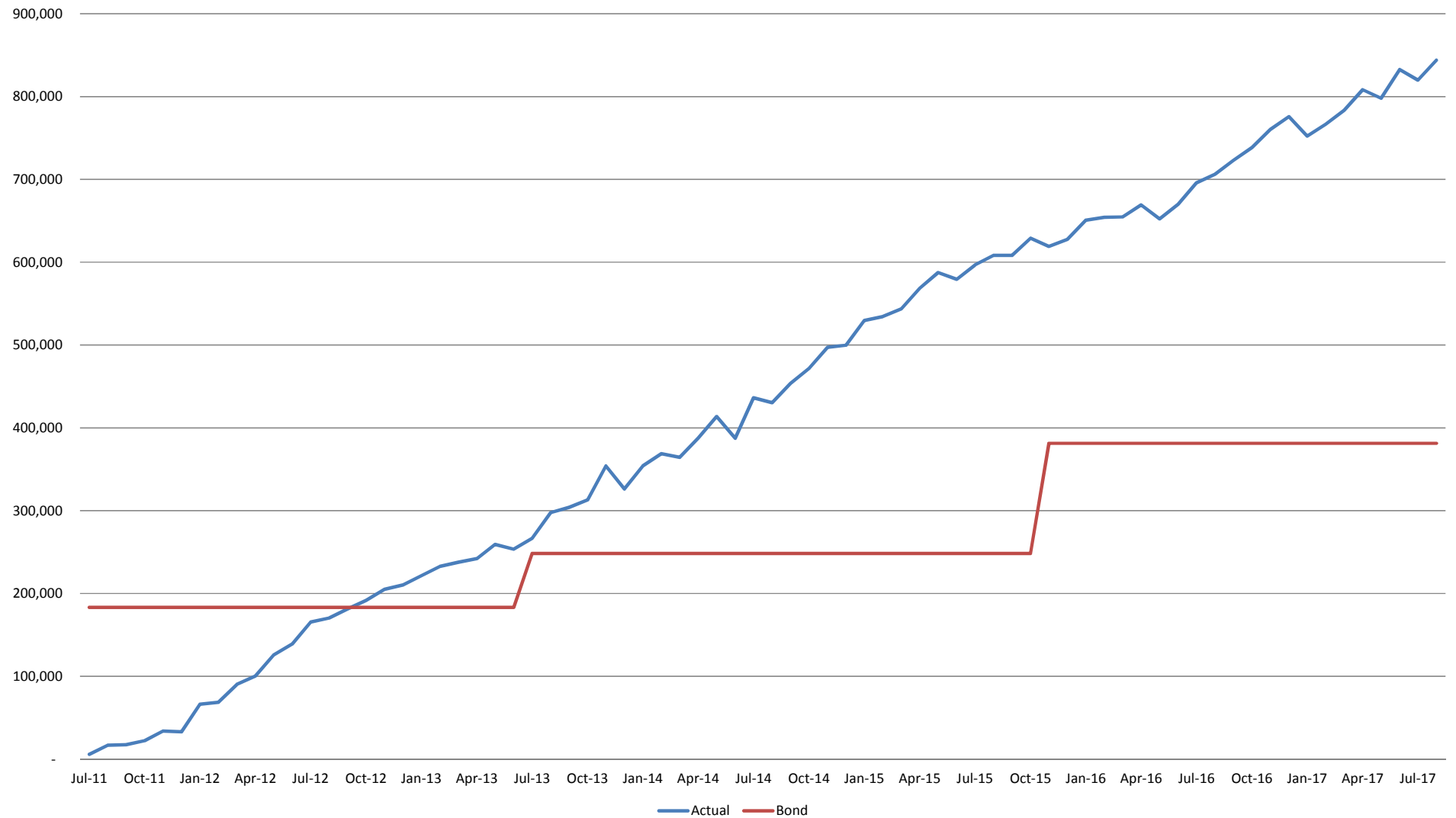
	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
BALANCE SHEET												
ASSETS												
Current Assets												
Total Cash	25,121,887	10,754,056	3,395,598	6,570,176	4,467,659	28,590,169	15,155,759	15,155,759	15,126,768	14,386,984	14,386,984	14,386,984
Cash	63,836	1,593,657	666,897	996,661	2,168,755	3,146,791	3,169,846	3,169,846	4,391,375	4,641,776	4,641,776	4,641,776
Restricted Cash	25,058,051	9,160,399	2,728,701	5,573,515	2,298,904	25,443,378	11,985,913	11,985,913	10,735,393	9,745,208	9,745,208	9,745,208
Required Cash	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	56,009	2,412,305	3,885,803	4,055,567	4,052,716	3,960,585	4,422,258	4,422,258	4,247,497	4,221,536	4,221,536	4,221,536
Interco w/UTOPIA	-	(270,299)	-	-	-	-	-	-	(12,843)	(67,195)	(67,195)	(67,195)
Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Inventory	41,499	592,052	162,042	273,137	658,843	885,408	1,240,161	1,240,161	1,337,797	1,406,284	1,406,284	1,406,284
Prepaid Expenses	159,590	-	-	-	-	-	17,210	17,210	15,297	13,385	13,385	13,385
Other Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	25,378,985	13,488,115	7,443,443	10,898,880	9,179,219	33,436,162	20,835,387	20,835,387	20,714,516	19,960,994	19,960,994	19,960,994
Property, Plant & Equipment												
Cost	18,998,459	29,571,798	36,037,263	44,397,748	47,811,222	51,300,077	67,260,697	67,260,697	68,321,258	68,761,657	68,761,657	68,761,657
Accum Depreciation	(6,083)	(1,047,945)	(2,764,103)	(5,015,487)	(7,668,875)	(10,670,929)	(14,220,813)	(14,220,813)	(14,220,813)	(14,220,813)	(14,220,813)	(14,220,813)
Net PP&E	18,992,376	28,523,854	33,273,160	39,382,260	40,142,348	40,629,149	53,039,884	53,039,884	54,100,445	54,540,844	54,540,844	54,540,844
Capital Leases	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance (Net of Amort.)	1,344,982	1,291,003	1,237,024	-	-	-	-	-	-	-	-	-
Swap Asset	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	45,716,343	43,302,972	41,953,627	50,281,140	49,321,567	74,065,311	73,875,270	73,875,270	74,814,962	74,501,839	74,501,839	74,501,839
LIABILITIES												
Current Liabilities												
Accounts Payable	437,680	1,641,105	1,426,895	815,350	194,773	517,774	1,039,796	1,039,796	1,164,667	330,766	330,766	330,766
Accrued Liabilities	14,797	-	61,165	125,692	106,921	(78,604)	(86,268)	(86,268)	118,390	53,685	53,685	53,685
Deferred Revenue	27,750	(300)	-	300,000	-	-	(28,982)	(28,982)	(3,782)	29,818	29,818	29,818
Accrued Interest	147,930	366,201	621,166	408,513	402,597	605,940	596,607	596,607	842,762	1,088,916	1,088,916	1,088,916
Customer Deposits	-	-	-	-	-	-	-	-	-	-	-	-
LTD - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Cap Lease - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Other Accr Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	628,157	2,007,006	2,109,226	1,649,554	704,291	1,045,110	1,521,153	1,521,153	2,122,037	1,503,185	1,503,185	1,503,185
Notes Payable - Cities	-	-	798,754	2,248,467	3,352,210	3,417,291	3,835,636	3,835,636	3,869,105	3,869,105	3,869,105	3,869,105
Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable	29,500,000	29,500,000	28,835,000	39,355,000	38,375,000	61,665,000	60,020,000	60,020,000	60,020,000	60,020,000	60,020,000	60,020,000
RUS Notes Payable	-	-	-	-	-	-	-	-	-	-	-	-
Less Current Portion LTD	-	-	-	-	-	-	-	-	-	-	-	-
Total Long Term Debt	29,500,000	29,500,000	29,633,754	41,603,467	41,727,210	65,082,291	63,855,636	63,855,636	63,889,105	63,889,105	63,889,105	63,889,105
Capital Lease Payable - L/T	16,186,728	12,415,549	10,544,199	8,195,602	5,763,170	3,428,164	1,652,574	1,652,574	1,488,824	1,288,824	1,288,824	1,288,824
Other Accrued Liabilities	317,693	304,943	292,193	563,939	539,335	2,342,700	2,216,415	2,216,415	2,208,200	2,199,984	2,199,984	2,199,984
Total Liabilities	46,632,579	44,227,499	42,579,373	52,012,562	48,734,007	71,898,266	69,245,779	69,245,779	69,708,165	68,881,098	68,881,098	68,881,098
EQUITY												
Retained Earnings	(916,235)	(924,527)	(625,746)	(1,731,422)	587,559	2,167,045	4,629,492	4,629,492	5,106,797	5,620,741	5,620,741	5,620,741
Total Shareholders' Equity	(916,235)	(924,527)	(625,746)	(1,731,422)	587,559	2,167,045	4,629,492	4,629,492	5,106,797	5,620,741	5,620,741	5,620,741
TOTAL LIABILITIES / EQUITY	45,716,343	43,302,972	41,953,627	50,281,140	49,321,567	74,065,311	73,875,270	73,875,270	74,814,962	74,501,839	74,501,839	74,501,839

CASH FLOW STATEMENT	FYE 2011	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	Jun-17	FYE 2017	Jul-17	Aug-17	Sep-17	FYE 2018
Cash Flow from Operating Activities												
Net Income (loss)	(916,235)	(8,292)	298,782	131,348	2,318,981	1,579,485	173,024	2,462,447	477,305	513,944	-	991,249
Depreciation	6,083	1,041,862	1,716,159	2,251,384	2,653,387	3,002,054	822,736	3,525,266	-	-	-	-
Cap Lease Amort	-	-	-	-	-	-	-	-	-	-	-	-
Bond Amort	4,498	53,979	53,979	462,096	-	-	-	-	-	-	-	-
Equity - Other Changes	-	-	-	(1,237,024)	-	-	-	-	-	-	-	-
PPE Disposals - Cost	-	-	-	-	-	-	(24,618)	(24,618)	-	-	-	-
PPE Disposals - Acc Depr	-	-	-	-	-	-	24,618	24,618	-	-	-	-
Changes in:	-	-	-	-	-	-	-	-	-	-	-	-
Cash	(63,836)	(1,529,822)	926,760	(329,764)	(1,172,094)	(978,036)	5,611	(23,054)	(1,221,529)	(250,402)	-	(1,471,931)
Restricted Cash	(25,058,051)	15,897,652	6,431,698	(2,844,813)	3,274,611	(23,144,474)	744,277	13,457,465	1,250,520	990,185	-	2,240,705
Receivables	(56,009)	(2,356,296)	(1,473,498)	(169,763)	2,850	92,131	(147,953)	(461,672)	174,761	25,961	-	200,722
Notes Receivable	-	270,299	(270,299)	-	-	-	(154,220)	-	12,843	54,352	-	67,195
Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Inventories	(41,499)	(550,553)	430,010	(111,096)	(385,706)	(226,564)	272,162	(354,754)	(97,636)	(68,487)	-	(166,123)
Prepaid Expenses	(159,590)	159,590	-	-	-	-	1,912	(17,210)	1,912	1,912	-	3,824
Other Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance, Net	(1,349,480)	0	0	774,928	-	-	-	-	-	-	-	-
Swap Asset	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Payable	437,680	1,203,426	(214,211)	(611,545)	(620,576)	323,001	(190,975)	522,022	124,871	(833,901)	-	(709,030)
Accrued Liabilities	14,797	(14,797)	61,165	64,526	(18,770)	(185,525)	(253,286)	(7,664)	204,658	(64,705)	-	139,953
Deferred Revenue	27,750	(28,050)	300	300,000	(300,000)	-	(353,882)	(28,982)	25,200	33,600	-	58,800
Accrued Interest	147,930	218,271	254,965	(212,653)	(5,916)	203,343	166,367	(9,332)	246,154	246,154	-	492,309
Customer Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Cap Lease - Current Portion	-	-	-	-	-	-	-	-	-	-	-	-
Other Accr Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Other Liabilities	16,504,422	(3,783,929)	(1,884,100)	(2,076,852)	(2,457,035)	(531,641)	(56,503)	(1,901,875)	(171,966)	(208,216)	-	(380,181)
Net Cash Provided by (Used in) Oper	(10,501,541)	10,573,340	6,331,711	(3,609,229)	3,289,732	(19,866,226)	1,029,272	17,162,656	1,027,093	440,399	-	1,467,492
Cash Flow from Investing Activities												
Capital Expenditures	(18,998,459)	(10,573,340)	(6,465,465)	(8,360,484)	(3,413,475)	(3,488,855)	(1,071,296.37)	(15,936,001)	(1,060,562)	(440,399)	-	(1,500,961)
Capital Leases	-	-	-	-	-	-	-	-	-	-	-	-
Net Cash Provided by (Used in) Inve	(18,998,459)	(10,573,340)	(6,465,465)	(8,360,484)	(3,413,475)	(3,488,855)	(1,071,296)	(15,936,001)	(1,060,562)	(440,399)	-	(1,500,961)
Cash Flow from Financing Activities												
New Financings	29,500,000	-	133,754	11,969,713	123,743	23,355,081	42,024	(1,226,655)	33,469	-	-	3

Recurring Revenue Combined (UTOPIA and UIA)



UIA Revenue v. Bond Obligation (Monthly Recurring Revenue)



~ \$72,000,000
Utah Infrastructure Agency
Refunding and New Money System Revenue Bonds
Series 2017

Summary of Proposed Bond Issue – For Discussion Purposes Only

Key Points

- Financing plan requires no new pledge of revenues from the member cities.
- Financing plan provides a means to finance build-out if system revenues can sustain future repayment.
- If approved, transaction will be priced and closed prior to year-end.

History

- The Utah Infrastructure Agency (UIA) was created as an Interlocal cooperative in June 2010 pursuant to the Utah Interlocal Cooperation Act, Title 11, Chapter 13 with nine members to facilitate the further deployment of fiber to the home within the member cities.
- Knowing it would be extremely difficult to finance a new enterprise with no operational history a financing structure was devised that provided for the bonds to be entirely supported by member cities who chose to enter into a Service Agreement with UIA which provided access to a fixed amount of franchise fees for those that adopted the Service Agreement.
- The Service Agreement dated May 2011, approved by eight of the nine members of UIA, provides a collective franchise fee backstop of \$5,151,152 per year through April 2041. With this backstop we were able to garner underlying A+/A2 ratings in 2011 as well as secure municipal bond insurance to further enhance the transaction and significantly¹ reduce UIA's interest expense. S&P provided a rating upgrade with the 2013 bond issue of AA- which where the ratings stand today.

General Look Forward

- UIA is desirous of continuing its build-out of fiber to the home/business in its member cities. It is estimated that the build-out cost will be approximately \$125,000,000.*
- Due to the successful UIA revenue history that can now be documented, in conjunction with the existing Service Agreement support, a debt structure can now be put in place that provides significantly more reliance on operational revenues and a financing framework that goes beyond what can solely be supported by the franchise fee support behind the Service Agreements.

¹ Conservative estimates are that this structure saved in the range of \$4.1 M to \$6.7 M in interest expense to date.

* ~ 30% take rate assumption

- In order to avail UIA of the new debt structure and security, it is now prudent to refund and defease (“refund”) all outstanding bonds and provide for a debt security structure that will still provide good credit quality, reasonable interest rates and can be utilized through buildout of UIA.

General Finance Plan

- This Service Agreement will remain in effect as is and will not change and therefore requires no further action at the City Council level.
- As there is a need for funds to continue the UIA build, now is a prudent time to defease all outstanding UIA debt and replace with a new series of bonds with a new security structure while funding the 2017 new money needs.
- The new bond issue will be in an amount of approximately \$72,000,000 which will defease through a treasury funded escrow all outstanding bonds as well as provide approximately \$12,000,000 to \$13,000,000 in funds for new UIA construction.
- Additional bonds will be able to be issued in the future on a parity with the 2017 Bonds so long as; (i) UIA has not defaulted on its debt payments; (ii) UIA shows sufficient debt service revenue history evidenced by an additional bonds test (ABT) of 1.50X, and, (iii) the UIA Board approves further issuance.
- While it is anticipated that the 2017 Bonds will be investment grade rated, due to the proposed new security structure under the 2017 Indenture of Trust, the new bonds may not receive as high a rating as the current bonds and therefore we may again deploy the use of bond insurance as further credit enhancement.
- In general there will be cost to refund all outstanding UIA bonds due to the negative arbitrage that exists through the call dates. The 2011 Issue actually produces beneficial savings, the 2013 bonds are close to a break even and the 2015 bonds result in a cost. The combined negative arbitrage cost is anticipated to be approximately \$1.6M, but should be taken into account with the savings provided by the initial structure of UIA’s original bonds which produced approximately \$5.5M or more in savings than system revenue only non-rated bonds would have garnered.

General Process

- The UIA Board will need to consider for adoption a ‘Super’ Parameters Bond Resolution that will set forth the parameters of the 2017 bond issue and appoint a pricing committee.
- Bond and Disclosure documents will be finalized and meetings will be held with all three rating agencies and the two AA rated bond insurers.
- Bond Pricing is slated to occur in early December with a closing in late December.

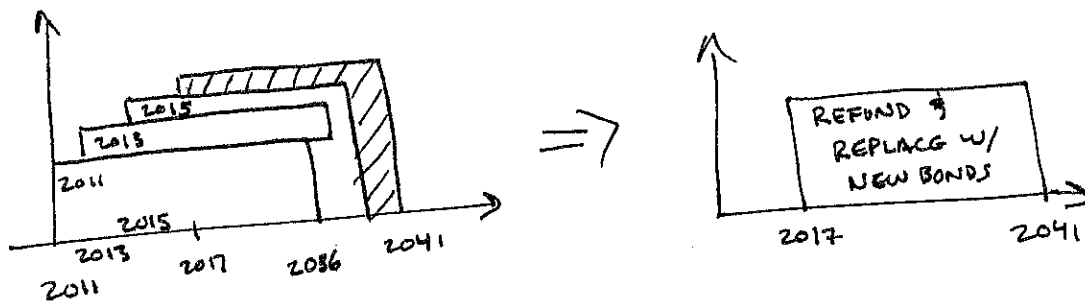
- No action will be needed by the City Council of each UIA City.
- City finance staff will be called upon to provide year-to-date franchise fee revenues by category.

LENGTH OF BONDS				2) FRANCHISE TAX +	1) SYSTEM REVENUE	Amount
				FRANCHISE TAX		
2001	25	2036	X			25,955
2013	25	2038	X			10,375
2015	25	2040	X			23,690
						<u>\$60,020</u>
2017	25yrs				X	\$72M

* FUTURE BONDS ARE NOT SUBORDINATED TO THIS SET OF BONDS (NOW HAVE 5 YEARS OF REVENUE HISTORY)

INT RATE 3.5 TO 3.7

~4.0% total cost including Bond Insurance



SOUTH DAVIS METRO FIRE SERVICE AREA

September 30, 2017

FINANCIAL REPORT

	<u>Contents</u>	<u>Page Number</u>
1.	Cash Position	1
2.	Impact Fees Collected	2
3.	Board of Directors Financial Summary	3
4.	Financial Statements Detail	4

South Davis Metro Fire Service Area								
Cash Position by Fund and in Total								
Balances prior to July 2016 are for South Davis Metro Fire Agency								
	Funds							
			Public	Capital	Debt	Debt		St Treas
Month	General	Grant	Training	Reserve	Service	Reserve	Total	Int. Rate
Sep	1,228,550	31,946	34,864	158,584	(260,105)	269,000	1,462,840	1.5281%
Aug	478,331	31,946	33,753	158,405	8,711	269,000	980,146	1.4782%
July	1,133,508	31,946	32,480	157,761	(7,564)	269,000	1,617,131	1.4084%
June	1,666,601	55,138	31,326	589,583	(16,309)	269,000	2,595,340	1.3431%
May	2,326,079	55,138	30,223	570,340	(18,029)	269,000	3,232,750	1.2858%
Apr	2,499,301	55,138	29,613	550,435	(39,134)	269,000	3,364,352	1.2651%
Mar	2,024,571	49,155	28,823	531,444	(39,664)	269,000	2,863,329	1.2217%
Feb	2,521,081	49,155	30,981	474,182	(50,931)	269,000	3,293,467	1.2007%
17-Jan	2,704,522	49,155	30,577	454,936	(58,185)	269,000	3,450,005	1.1806%
Dec	1,909,776	49,155	30,672	463,268	(61,640)	269,000	2,660,231	1.1457%
Nov	1,721,509	43,193	29,717	400,205	(64,999)	269,000	2,398,625	1.1231%
Oct	2,296,206	43,193	28,401	403,415	(70,532)	269,000	2,969,683	1.0982%
Sep	1,680,717	43,193	29,175	383,918	195,137	269,000	2,601,140	1.0597%
Aug	2,089,441	43,193	27,110	366,230	179,345	269,000	2,974,320	0.9968%
July	1,535,909	43,193	27,956	354,312	134,445	269,000	2,364,816	0.9429%
June	1,595,631	51,331	32,086	338,794	115,875	269,000	2,402,718	0.9093%
May	2,451,016	51,331	29,667	685,357	95,908	269,000	3,582,279	0.8997%
Apr	1,582,765	51,331	29,308	667,234	81,314	269,000	2,680,952	0.8517%
Mar	1,992,791	64,750	31,377	649,233	75,085	269,000	3,082,236	0.8224%
Feb	2,532,986	64,750	30,461	631,237	63,525	269,000	3,591,959	0.7796%
16-Jan	2,441,964	53,298	28,710	605,058	49,672	269,000	3,447,703	0.7460%
Dec	1,980,493	53,298	27,471	595,520	42,490	269,000	2,968,272	0.7244%
Nov	1,962,997	43,047	29,680	577,857	34,810	269,000	2,917,392	0.6824%
Oct	2,496,969	43,047	26,858	439,596	(14,891)	269,000	3,260,579	0.6593%
Sep	1,566,375	43,047	27,227	422,130	(33,496)	269,000	2,294,282	0.6369%
Aug	2,070,076	43,047	30,422	361,317	224,792	269,000	2,998,653	0.6098%
July	2,210,357	43,047	29,732	343,685	219,591	269,000	3,115,411	0.5791%
June	1,575,733	39,879	29,182	559,135	207,903	269,000	2,680,832	0.5610%
May	1,979,523	39,879	28,687	541,609	200,131	269,000	3,058,829	0.5558%
Apr	1,643,529	39,879	26,855	785,828	169,171	269,000	2,934,262	0.5475%
Mar	1,748,266	39,879	26,583	858,664	168,967	269,000	3,111,358	0.5294%
Feb	2,142,251	39,879	30,185	723,979	155,089	269,000	3,360,383	0.5184%
Jan-15	2,323,799	39,879	30,285	706,482	147,584	269,000	3,517,028	0.5073%
Dec	1,913,763	39,879	29,542	688,917	141,605	269,000	3,082,706	0.5078%
Nov	1,783,921	39,879	28,258	721,355	133,377	269,000	2,975,790	0.5071%
Oct	2,097,865	39,879	25,941	704,070	110,116	269,000	3,246,871	0.4850%
Sep	1,305,145	39,879	29,148	707,771	(36,465)	269,000	2,314,478	0.4767%
Aug	1,874,107	39,879	29,691	698,743	232,777	269,000	3,144,197	0.4699%
July	2,108,885	39,879	29,242	684,890	217,357	269,000	3,349,253	0.4693%
June	1,491,903	23,698	29,335	672,178	203,132	269,000	2,689,246	0.4799%
May	1,820,686	30,971	28,565	1,223,223	194,481	269,000	3,566,927	0.4879%
Apr	2,217,866	30,971	28,391	1,205,793	156,309	269,000	3,908,330	0.4992%
Mar	1,451,650	30,971	27,721	1,188,356	149,354	269,000	3,117,052	0.5023%
Feb	1,909,545	11,966	28,628	1,170,809	135,806	269,000	3,525,754	0.5070%
Jan-14	2,288,411	11,966	27,126	1,177,037	135,669	269,000	3,909,209	0.5074%
Dec	1,997,356	19,971	26,470	735,830	127,300	269,000	3,175,928	0.5103%
Nov	1,827,008	19,971	26,444	768,166	109,582	269,000	3,020,171	0.5150%
Oct	1,500,545	34,971	25,328	730,937	47,884	269,000	2,608,665	0.5143%
Sep	1,389,813	34,971	26,826	893,773	38,844	269,000	2,653,227	0.5125%
Aug	1,702,676	34,971	25,776	879,878	294,743	269,000	3,207,045	0.4962%
Jul	2,069,176	34,971	26,643	862,694	257,162	269,000	3,519,646	0.5115%
Jun	1,330,839	34,971	26,025	849,929	229,257	269,000	2,740,021	0.5046%
May	1,720,150	33,521	25,859	845,327	223,139	269,000	3,116,996	0.4902%
Apr	2,155,452	33,521	25,567	1,009,390	215,946	269,000	3,708,876	0.5295%
Mar	1,422,662	24,255	25,482	1,036,059	192,908	269,000	2,970,365	0.5740%
Feb	1,845,411	23,726	25,465	1,145,025	160,789	269,000	3,469,416	0.6120%
Jan-13	2,113,161	23,726	25,112	1,133,500	158,018	269,000	3,722,517	0.6499%

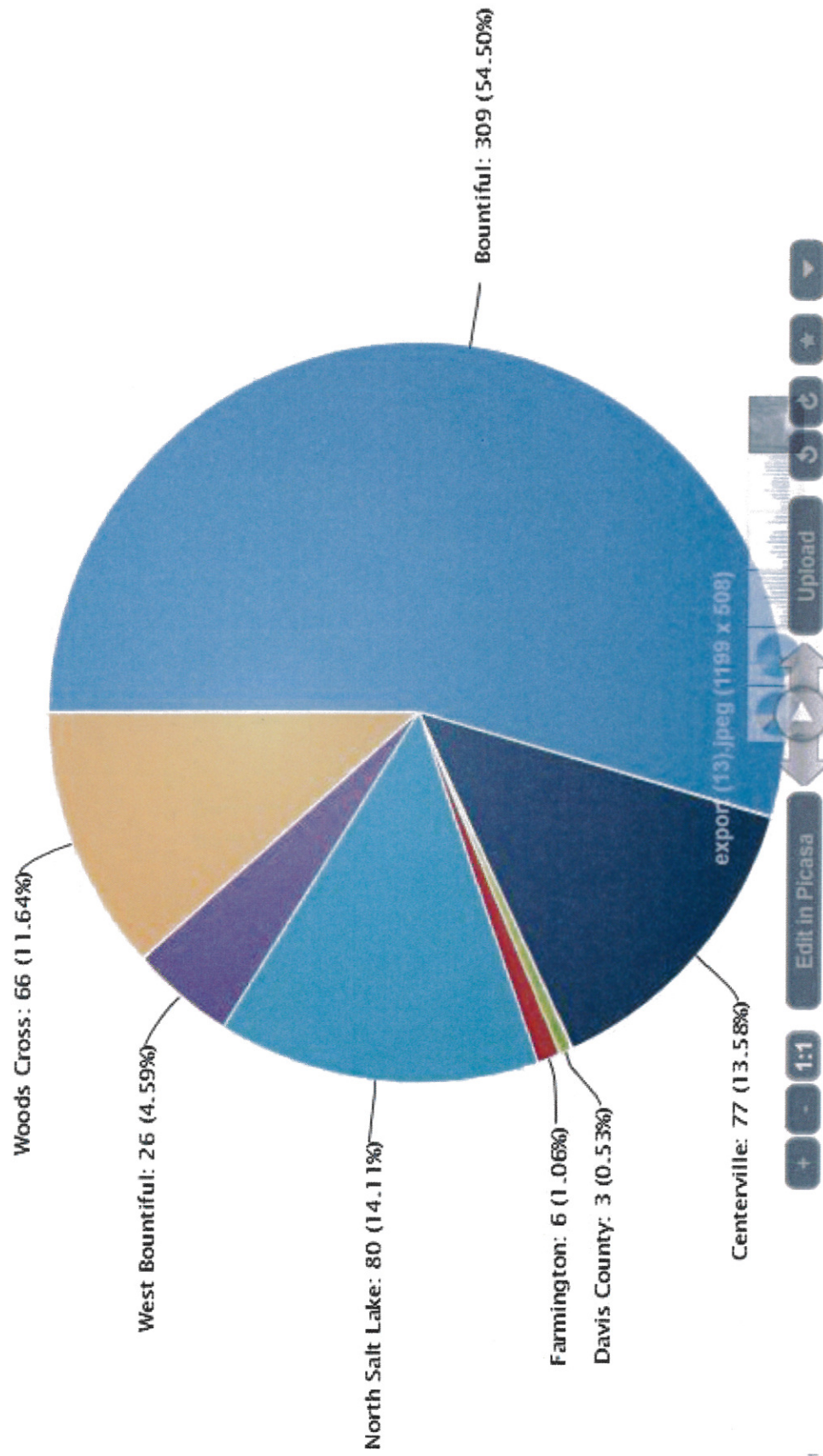
SOUTH DAVIS METRO FIRE SERVICE AREA							
IMPACT FEES COLLECTED							
DATE BELOW							
Amounts prior to 2017 are for South Davis Metro Fire Agency							
DATE	CENTERVILLE	DAVIS COUNTY	NORTH SALT LAKE	WEST BOUNTIFUL	WOODS CROSS	TOTAL REVENUE	TOTAL FOR THE YEAR
2004-4 Mos.	716.00	-	38,593.68	3,402.00	4,158.00	46,869.68	
2005	44,124.66	-	160,858.93	65,640.10	33,128.24	303,751.93	
2006	67,908.61	-	203,896.39	16,793.12	10,156.80	298,754.92	
2007	39,666.50	263.47	118,685.88	52,937.65	65,296.28	276,849.78	
2008	20,118.60	-	95,684.71	5,275.78	10,142.74	131,221.83	
2009	8,231.81	-	73,623.57	3,507.38	41,737.05	127,099.81	
2010	26,063.64	-	24,968.28	2,337.92	18,292.00	71,661.84	
2011	49,665.03	-	30,643.20	3,896.38	16,894.44	101,099.05	
2012	34,245.82	-	90,356.64	12,653.19	41,196.00	178,451.65	
2013	37,542.04	-	155,267.66	9,633.00	25,231.02	227,673.72	
2014	11,095.04	13,990.00	205,859.07	5,179.00	50,727.58	286,850.69	
2015	60,189.64	-	89,746.71	9,197.20	10,165.38	169,298.93	
2016-6 Mos.	49,518.35	-	58,646.56	5,691.00	5,522.03	119,377.94	
2017	20,302.57	-	59,327.51	2,912.00	2,205.16	84,747.24	
07/31/17	-	-	-	-	-	-	
08/31/17	-	-	10,306.00	-	-	10,306.00	
09/30/17	-	-	-	-	-	-	
10/31/17	-	-	-	-	-	-	
11/30/17	-	-	-	-	-	-	
12/31/17	-	-	-	-	-	-	
01/31/18	-	-	-	-	-	-	
02/28/18	-	-	-	-	-	-	
03/31/18	-	-	-	-	-	-	
04/30/18	-	-	-	-	-	-	
05/31/18	-	-	-	-	-	-	
06/30/18	-	-	-	-	-	-	10,306.00
TOTAL	469,388.31	14,253.47	1,416,464.79	199,055.72	334,852.72	2,434,015.01	Down
						2,434,015.01	Across

South Davis Metro Fire Service Area
Board of Directors Financial Summary Fiscal Year 2018
September 30, 2017

				25% of the year expired			
Line	Fund	YTD	Annual	Page			
No.		FY 2018	Budget	Budget	No.		Comments
***** General Fund 10*****							
Revenue							
1	Property Taxes	5,082	3,772,528	0%	7		
2	Intergovernmental Revenue-Cities & Co.	1,407,141	5,628,564	25%	7		
3	Ambulance & PM Fees-Net	640,887	2,270,000	28%	7		
4	All Other General Fund Revenue	1,007	6,000	17%	7		
5	Contribution- Private Sources	-	-	0%	7		
	Total Revenue	2,054,118	11,677,092	18%	7		
	Use of Fund Balance (Comp. Abs.)	-	24,999				
6	Use of Fund Balance (Depreciation)	-	665,000				
7	Total Revenue & Use of fund Balance	2,054,118	12,367,091				
Expenditures by Division							
8	Operations	1,952,922	9,108,559	21%	8		
9	Logistics	68,904	573,050	12%	9		
10	Communications	78,210	374,466	21%	9		
11	Fire Prevention	4,370	13,800	32%	9		
12	Training	8,319	68,930	12%	10		
13	Emergency Medical Services	18,196	175,958	10%	10		
14	Transfer to Debt Service Fund	-	746,328	0%	10		
15	Transfer to Capital Reserve Fund	-	641,000	0%	10		
16	Total Expenditures	2,130,921	11,702,091	18%			
17	Revenues Over/(Under) Expndtrs Before	(76,804)	665,000	-12%			
18	Transfer to Capital From Fund Balance	-	-	0%	10		
19	Depreciation & Loss on Fixed Assets Sold	134,915	665,000	20%	10		
20	Total Fund Expenditures	2,265,836	12,367,091				
21	Net Revenues Over/(Under) Expndtrs	(211,718)	-	0%			
***** Other Funds*****							

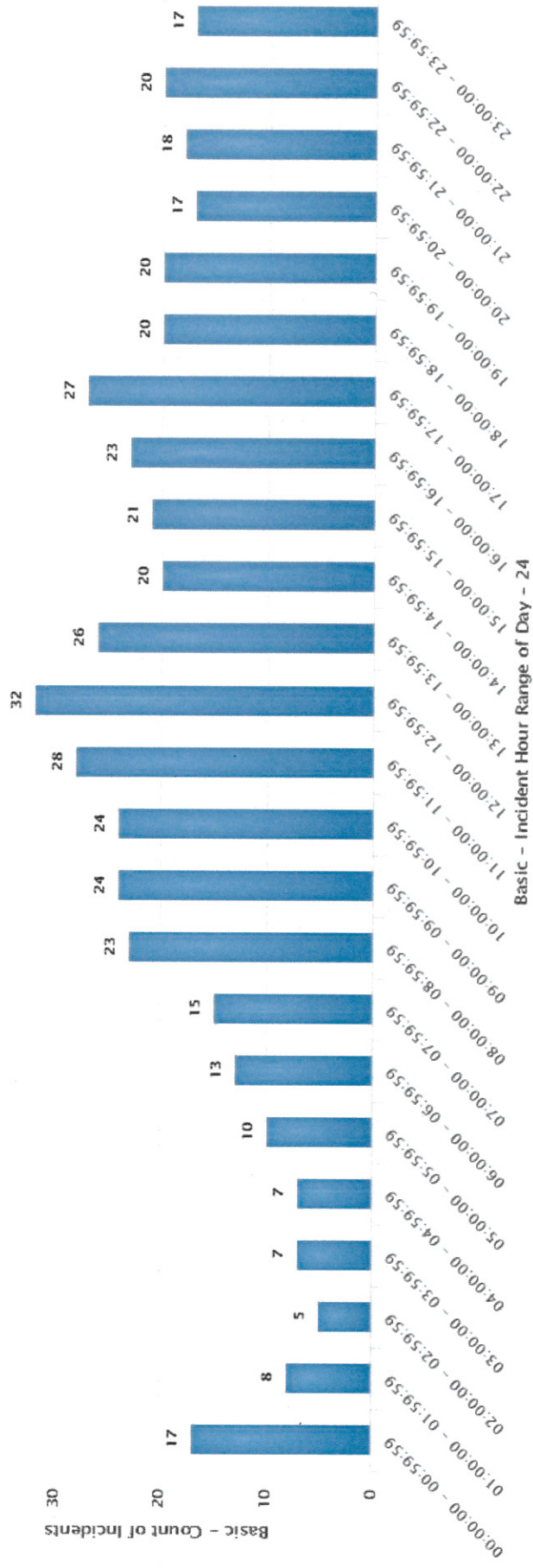
Grant Fund 21							
1	Revenues	-	-	0%			
2	Fund Balance Appropriation/(Addition)	-	-	0%			
3	Expenditures	-	-	0%			
4	Revenues Over/(Under) Expndtrs	-	-	0%			
Public Training Fund 22							
5	Revenues	2,844	12,500	23%		13	
6	Fund Balance Appropriation/(Addition)	-	-	0%		13	
7	Expenditures	165	12,500	1%		13	
8	Revenues Over/(Under) Expndtrs	2,679	-	0%			
Capital Reserve Fund 45							
9	Revenues and Transfers	2,092	655,500	0%		15	
10	Fund Balance Appropriation/(Addition)	-	(105,500)	0%		15	
11	Expenditures	467,544	550,000	85%		15	
12	Revenues Over/(Under) Expndtrs	(465,452)	-	0%			
SDFD Equity Fund 70							
13	Revenues	-	-	0%		16	
14	Fund Balance Appropriation/(Addition)	67,000	268,000	25%		16	
15	Expenditures	59,038	268,000	22%		16	
16	Revenues Over/(Under) Expndtrs	7,962	-	0%			
Debt Service Fund 72 & 73							
17	Revenues and Transfers	11,367	847,828	1%		20	
18	Fund Balance Appropriation/(Addition)	-	(486,584)	0%		20	
19	Expenditures	175,360	361,244	49%		20	
20	Revenues Over/(Under) Expndtrs	(163,993)	-	0%			

Call % by District



Calls by time of day EMS

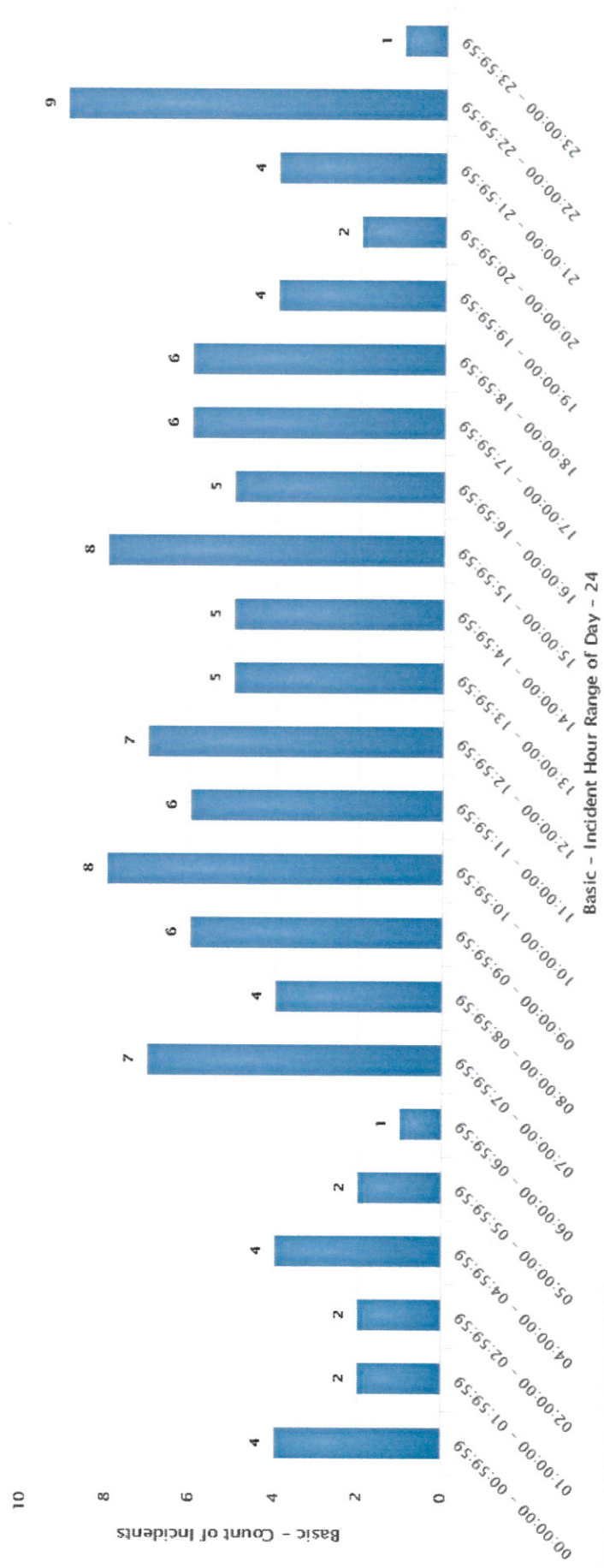
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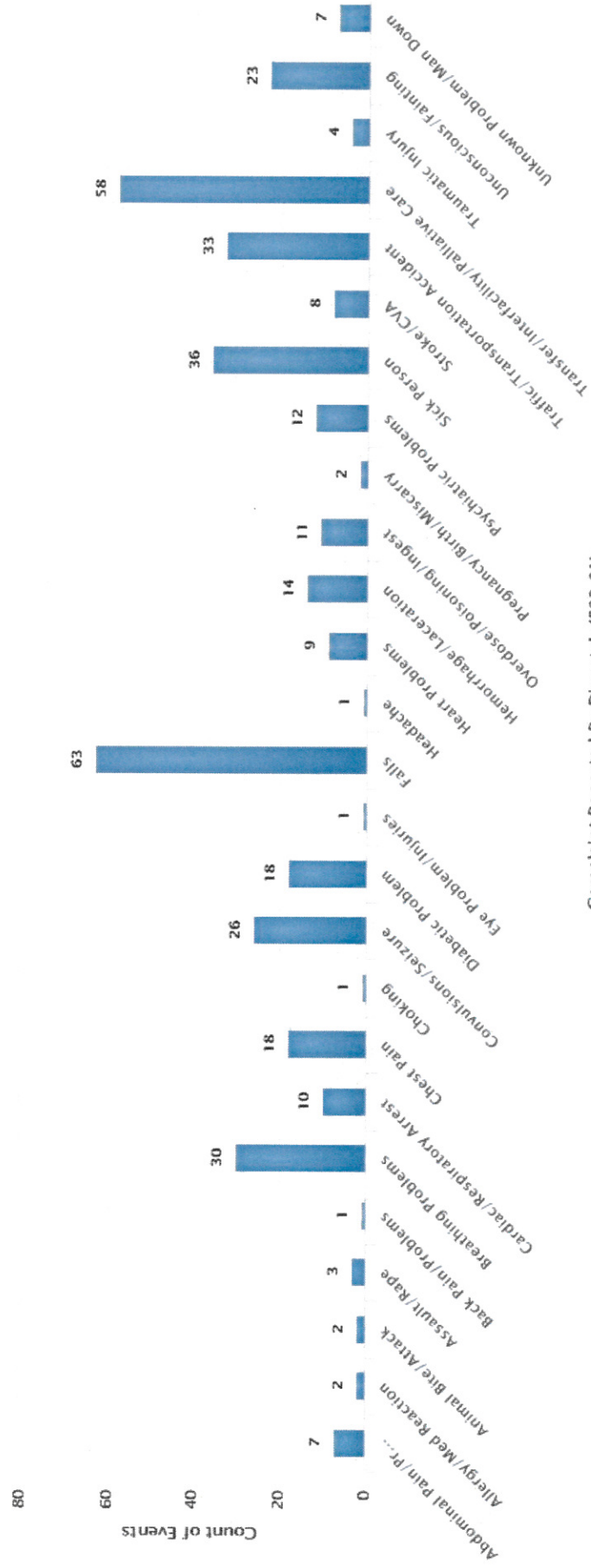
Date Generated: October 12, 2017 11:18:14 AM

imagefriend.com

Time of Day FIRE

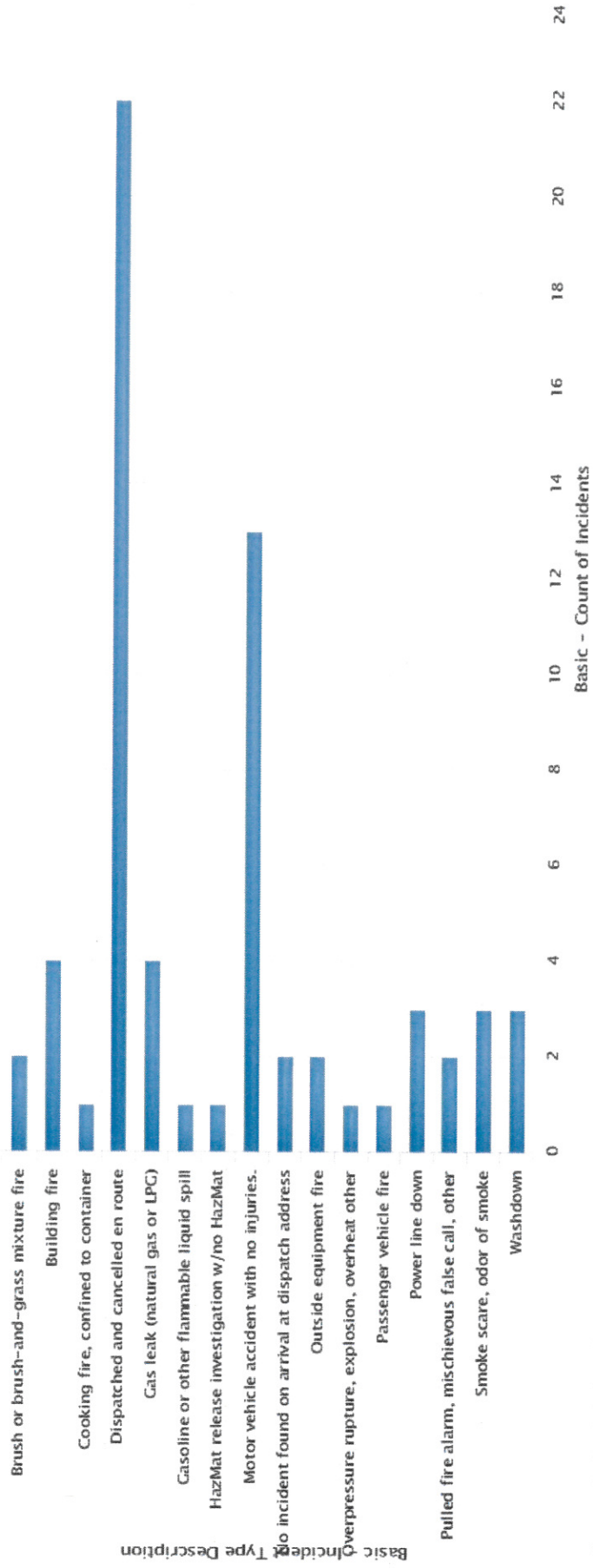


Incident Type EMS



Complaint Reported By Dispatch (E03.01)

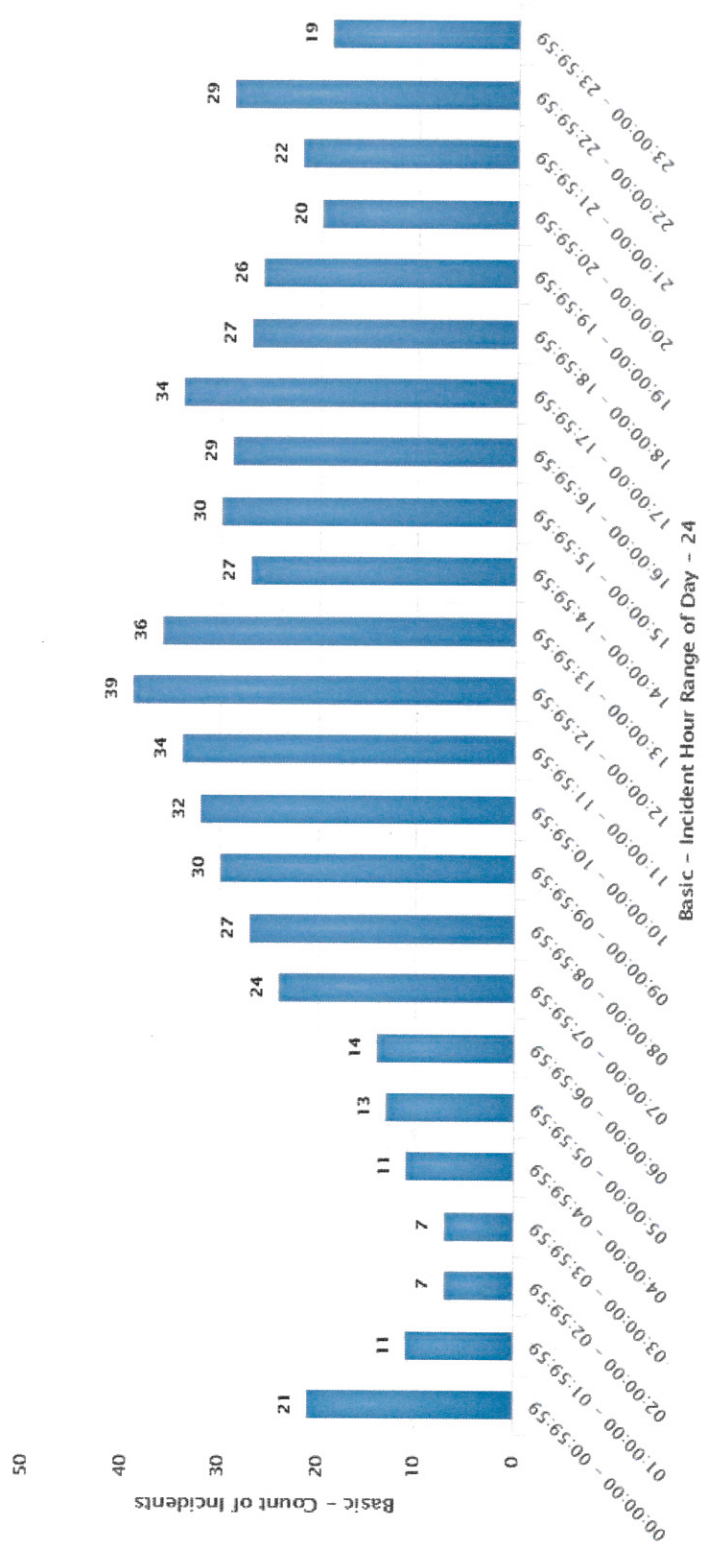
Incident Type FIRE



Time of Day ALL

Apparatus - Actions Taken

● All



Total Calls ALL

Basic - Incident Year	2016	2017
Basic - Incident Month		
January		625
February		473
March		522
April	486	473
May	616	568
June	559	538
July	652	591
August	537	584
September	517	568
October	517	177
November	582	
December	616	

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 11.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:05

SUBJECT

- a. State directive regarding moderate income housing plan

RECOMMENDATION

- a. The City Council should read the attached documents to understand the statutory obligation on Utah cities pertaining to moderate income housing.

BACKGROUND

- a. The City Manager wants the Council to be aware of the letter and attachments received recently from the State of Utah, pertaining to the requirement to conduct the biennial review of the City's moderate income housing plan and submit a report to the State by December 31, 2017. The letter states that funding from the Utah Housing and Community Development Division may be withheld if this requirement is not met. The City Manager will be meeting with Community Development Department staff and the City Attorney prior to the Council meeting to discuss a process and calendar to meet this deadline.

ATTACHMENTS:

Description

- State Directive re Moderate Income Housing Plan



STATE OF UTAH

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Governor

SPENCER J. COX

Lieutenant Governor

DEPARTMENT OF
WORKFORCE SERVICES

JON S. PIERPONT
Executive Director

CASEY R. CAMERON
Deputy Director

GREG PARAS
Deputy Director

HOUSING & COMMUNITY
DEVELOPMENT DIVISION

JONATHAN HARDY
Director

KATHERINE SMITH
Assistant Director

REBECCA BANNER
Assistant Director

RECEIVED

OCT 11 2017

CENTERVILLE CITY CORP

October 2nd, 2017

To whom it may concern:

I am contacting you on behalf of the Housing and Community Development Division of the Utah Department of Workforce Services. According to our records, your city has not reported the findings of its biennial review of the moderate income housing plan element during the 2016-2017 biennium as required by [Utah Code 10-9a-408](#). It is imperative that your city submit a report to the Housing and Community Development Division every two years to remain compliant with this statute. Failure to submit a Biennial Moderate Income Housing Review Report may affect your city's eligibility for state and federal funding that is distributed through the Utah Housing and Community Development Division.

The Utah Housing and Community Development Division is seeking to improve local government compliance with the State's moderate income housing reporting requirements by compiling a database of contact information for local government officials and staff who are directly responsible for planning moderate income housing in your city. If your city council has not already done so, it is to appoint a responsible party as a primary point of contact for matters of planning, community development, and communication with the Utah Housing and Community Development Division.

If you have questions regarding your city's moderate income housing plan reporting obligations, or would like to update contact information for your city's primary point of contact, you may reply to this email, contact Robert Kohutek at rkohutek@utah.gov directly, or visit:

<https://jobs.utah.gov/housing/communitydrivenhousingprogram.html>

Respectfully,

ROBERT KOHUTEK

Community Analysis & Planning Specialist

Housing & Community Development Division

Utah Department of Workforce Services

1385 South State Street, 4th Floor

Salt Lake City, UT 84115

rkohutek@utah.gov | 801-468-0141



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Director
KATHERINE SMITH
Assistant Director
REBECCA BANNER
Assistant Director

MEMORANDUM

To: Local Government Legislative Bodies

From: Utah Dept. of Workforce Services: Housing and Community Development Division

Date: January 2nd, 2017

Subject: Compliance with Biennial Moderate Income Housing Plan Review Reporting Requirements

The Utah State Legislature has determined that all cities are to review the implementation of the moderate income housing element of their comprehensive general plan every two years. Cities are to report the findings of their moderate income housing review to the Housing and Community Development Division of the Department of Workforce Services. *Cities are also required to revise moderate income housing needs projections every two years.* **All cities—that did not submit a biennial report in 2016—must report the findings of their moderate income housing review no later than December 31st, 2017.**

BIENNIAL REVIEWS:

Every two years, the legislative body of each local government is to conduct a thorough review of the moderate income housing element (MIHE) of its comprehensive general plan and its implementation. Also, every two years, each city is to revise estimates of its projected moderate income housing needs. After requisite public hearings, the city's legislative body should adopt appropriate amendments to the MIHE of the comprehensive general plan and corresponding city ordinances that resolve the issues identified in the biennial review, **as recommended by the city's planning commission.** **A plan for moderate income housing means a written document adopted by a city legislative body that at a minimum includes:**

1. An estimate of the existing supply of moderate income housing located within the city.
2. An estimate of the need for moderate income housing in the city for the next five years as revised biennially.
3. A survey of total residential land use.
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing.
5. A description of the city's program to encourage an adequate supply of moderate income housing



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BIENNIAL REPORTING:

Biennially, the legislative body of each city is to prepare a report setting forth the findings of the review and submit it to the Housing and Community Development Division of the Utah Dept. of Workforce Services. A report of the biennial review's findings must include the following six (6) sections:

1. A report setting forth the findings of the biennial moderate income housing review.
2. A report of the estimated need for moderate income housing in the city for the next five years as revised biennially.
3. A report of the efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
4. A report of the actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing.
5. A report of the progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing.
6. A report of the efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

PROHIBITED SUBMISSIONS:

Cities that submit any of the items listed in the box below in lieu of properly reporting the findings of a thorough biennial review, as outlined in the boxes above, are noncompliant with UCA 10-9a-408. Likewise, cities substituting any of the items listed in the box below, instead of adequately preparing an MIHE, are noncompliant with UCA 10-9a-103(41) and UCA 10-9a-403(2).

1. DO NOT SUBMIT any section OR portion of your county's general plan
2. DO NOT SUBMIT city resolutions without submitting an amended MIH element
3. DO NOT SUBMIT an amended MIH element without its adopting resolution
4. DO NOT SUBMIT zoning ordinances OR land-use ordinances
5. DO NOT SUBMIT the land-use element of the general plan
6. DO NOT SUBMIT the transportation and traffic circulation element of the general plan
7. DO NOT SUBMIT a third-party's analysis of fair housing impediments
8. DO NOT SUBMIT a third-party's housing market study
9. DO NOT SUBMIT a third-party's housing needs assessment or evaluation
10. DO NOT SUBMIT a third-party's issue papers or housing policy analysis
11. DO NOT SUBMIT program evaluations or performance audits
12. DO NOT SUBMIT prior biennial reports (or copy & paste from them)

NOTE: Although the items listed in the red box above are **NOT PERMITTED SUBSTITUTES**, high-quality moderate income housing plan elements and biennial review reports **SHOULD REFERENCE VALID RESEARCH**. Cities are strongly advised to review, conduct, or commission moderate income housing studies and related research. However, moderate income housing plan elements and biennial review reports should only paraphrase, summarize, conservatively quote, distill inferences from, and properly cite housing studies and related research they have commissioned, conducted, or reviewed.



FOUR STEPS TO SUBMIT A BIENNIAL REPORT:

1. Biennial moderate income housing reports are due December 31st, 2017.
 - a. Community Driven Housing Program submission deadline: August 31st 2017.
2. Emails should include the following separate attachments:
 - a. A biennial moderate income housing review report
 - b. An updated version of the moderate income housing element of the general plan
 - c. A dated resolution adopting the amended element of the general plan
3. Acceptable electronic document formats include:
 - a. DOC, DOCX, RTF, OTD, and PDF
4. Emails must be addressed to: rkohutek@utah.gov
 - a. "Biennial Moderate Income Housing Review Report" should be in the email's subject line

If your city requires assistance with your biennial review report, please contact Robert Kohutek at (801) 468-0141 or by e-mail at rkohutek@utah.gov.

Respectfully,

ROBERT KOHUTEK

Community Analysis & Planning Specialist
Housing & Community Development Division
Utah Department of Workforce Services
1385 South State Street, 4th Floor
Salt Lake City, UT 84115
rkohutek@utah.gov | 801-468-0141

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State of Utah Biennial Moderate Income Housing Review Reporting Form

Name of City/County: _____
Preparation Date: _____

CITY/COUNTY CONTACT INFORMATION:

Street Address: _____
City: _____, UT Zip: _____
Phone Number: _____ Email: _____

PREPARER INFORMATION:

Name: _____
Title: _____
Phone Number: _____ Email: _____

Every two years, City Councils, County Commissions, and County Councils are to conduct a thorough review of the moderate income housing element of their city or county's comprehensive general plan. Obligated cities with a population of 1,000 or more and counties with a population of 25,000 or more are to report the findings of that review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services. HCDD has prepared this form to assist cities and counties with meeting biennial reporting criteria under the following sections of the Utah State Code, as enacted by the Utah Land Use Management and Development Act:

Municipal Governments: UCA 10-9a-401 through UCA 10-9a-408

County Governments: UCA 17-27a-101 through UCA 17-27a-108

Completion of this form only satisfies part of each city or county's moderate income housing responsibilities. It is incumbent upon each city and county to stay apprised of pertinent state and federal legislation, administrative rules, and current regulatory procedures—including reporting periods.

INSTRUCTIONS:

The legislative body of each city or county is to review the pertinent sections of Utah Code and respond to the corresponding questions in the following pages of this form. Cities and counties submitting their biennial moderate income housing review report by email may respond directly to each question using the fillable boxes beneath each question. PLEASE only save this form in its original "fillable" PDF format to avoid the truncation of responses. Cities and counties submitting their report by fax or conventional mail should attach separate pages for each question to avoid the truncation of responses.

UCA 10-9a-103(34) and UCA 17-27a-103(36)

"Moderate Income Housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the [city/housing] is located.

RECOMMENDATIONS:

Please note that all calculations should account for moderate income housing affordability for the full range of incomes between 0% and 80% of the Area Median Income (AMI). An affordable housing is any housing unit whose gross monthly rent or mortgage payment plus utilities is equal to 30% or less than a household's gross monthly income at a particular income threshold. It is strongly recommended that cities and counties also estimate housing affordability separately for homeowners and renters at each of the following income thresholds: 0% to 30% AMI, 30% to 50% AMI, and 50% to 80% AMI.

Please also note that both UCA 10-9a-103(41)(b) and UCA 17-27a-103(44)(b) require cities and counties to revise projections of their five year moderate income housing needs every two years. At a minimum this requirement includes: 1) A current estimate of the moderate income population, 2) An estimate of the existing moderate income housing supply, 3) an estimated rate of growth of both the population and the housing supply over the next five years. In addition to considering the affordable housing needs of homeowners and renters with household incomes between 0% and 80% AMI, cities and counties should also consider the housing needs of vulnerable populations which may include the elderly, the disabled, racial and ethnic minorities, the homeless, ex-offenders, refugees, households living in poverty, minimum wage workers, and any other population identified as having a need for moderate income housing.

Recommended data for estimates may be found at:

www.factfinder.census.gov

UCA 10-9a-103(41) and UCA 17-27a-103(44)

"Plan for moderate income housing" means a written document adopted by a [city/county] legislative body that includes:

- (a) an estimate of the existing supply of moderate income housing located within the city;
- (b) an estimate of the need for moderate income housing in the [city/county] for the next five years as revised biennially;
- (c) a survey of total residential land use;
- (d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (e) a description of the city's program to encourage an adequate supply of moderate income housing.

UCA 10-9a-103(41)(b) and UCA 17-27a-103(44)(b)

In the section below, or on a separate sheet, please estimate the need for moderate income housing in your city or county for the next five years.

RECOMMENDATIONS:

A thorough review of the moderate income housing element of a comprehensive general plan must evaluate each the **five** items specified in UCA 10-9a-103(41)(a-e) and UCA 17-27a-103(44)(a-e) as outlined in the previous section. It is strongly recommended that cities and counties utilize generally accepted best practices and methods of evaluation in their biennial assessments.

UCA 10-9a-403(2)(b)(ii) and UCA 17-27a-403(2)(b)(ii) provide some suggested methods of assessment for the moderate income housing element of the general plan. These sections of Utah Code describe the preparation of the moderate income housing element of the general plan:

UCA 10-9a-403(2)(b)(ii) and UCA 17-27a-403(2)(b)(ii)

- (ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:
- (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;
 - (E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
 - (G) consider utilization of affordable housing programs administered by the Department of Workforce Services.
-

UCA 10-9a-408 and UCA 17-27a-408

- (1) The legislative body of each [city/county] shall biennially:
 - (a) review the moderate income housing plan element of its general plan and its implementation; and
 - (b) prepare a report setting forth the findings of the review.
- (2) Each report under Subsection (1) shall include a description of:
 - (a) efforts made by the [city/county] to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
 - (b) actions taken by the [city/county] to encourage preservation of existing moderate income housing and development of new moderate income housing;
 - (c) progress made within the [city/county] to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
 - (d) efforts made by the [city/county] to coordinate moderate income housing plans and actions with neighboring municipalities.

UCA 10-9a-408(1)(b) and UCA 17-27a-408(1)(b)

In the section below, or on a separate sheet, please report the findings of the biennial review of the moderate income housing element of your city or county's comprehensive plan. Please also describe the methods used in your assessment.

UCA 10-9a-408(2)(a) and UCA 17-27a-408(2)(a)

In the section below, or on a separate sheet, please describe the efforts made by your city or county to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.

UCA 10-9a-408(2)(b) and UCA 17-27a-408(2)(b)

In the section below, or on a separate sheet, please describe the actions taken by your city or county to encourage preservation of existing moderate income housing and development of new moderate income housing.

UCA 10-9a-408(2)(c) and UCA 17-27a-408(2)(c)

In the section below, or on a separate sheet, please describe the progress made within your city or county to provide moderate income housing, as measured by permits issued for new units of moderate income housing.

UCA 10-9a-408(2)(d) and UCA 17-27a-408(2)(d)

In the section below, or on a separate sheet, please describe the efforts made by your city or county to coordinate moderate income housing plans and actions with neighboring local governments.

FOLLOWING THE BIENNIAL REVIEW

The city or county's legislative body should adopt amendments to the moderate income housing element of the general plan every two years. According to UCA 10-9a-404 and UCA 17-27a-404, a city or county's legislative body is to adopt a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur. Once the city or county's legislative body has revised five year housing needs estimates and has conducted a biennial review of the moderate income housing element of the city or county's comprehensive general plan, the city or county's planning commission should prepare appropriate amendments to the moderate income housing element. Appropriate amendments should reflect the housing needs estimates and projections produced as part of the biennial review. The planning commission's recommended amendments should include valid strategies for resolving the housing issues identified through in the biennial review process. The city or county's legislative body should then adopt the recommended amendments proposed by the city or county planning commission by resolution after a public hearing. *It is imperative that the legislative body work closely with its planning commission to ensure that amendments to the moderate income housing element clearly state measurable goals and outline well-specified objectives that achieve those goals.*

Additionally, the city or county's legislative body should adopt a new moderate income housing element every 5 to 6 years, as prepared by the planning commission. Adopting a new moderate income housing element every five to six years will ensure that the city or county's goals and objectives address changing housing needs. The city or county's legislative body should provide a period of public notice and comment prior to a public hearing, once the planning commission has prepared a new moderate income housing element. After considering public input and making appropriate revisions, the legislative body should then adopt the new moderate income housing element by resolution.

Utah's Government Records Access and Management Act requires all local government plans be publicly accessible. Local governments should publicly post a newly adopted moderate income housing plan element and its subsequent amendments as soon as possible. Posting revisions to the moderate income housing element of the general plan on the city or county's website every two years will significantly increase the public's access.

Anytime a city or county amends or adopts a moderate income housing element of their general plan, it should immediately send a copy of it to the Housing and Community Development Division of the Utah Department of Workforce Services and to the regional Association of Governments to which it belongs. A newly adopted or amended version of the moderate income housing element must be submitted with the biennial moderate income housing review report.

EMAIL SUBMISSION GUIDELINES:

1. Biennial moderate income housing review reports are due December 31st of each year
 - a. Community Driven Housing Program submission deadline: August 31st of each year
2. Emails should include the following separate attachments:
 - a. A biennial moderate income housing review report
 - b. A current version of the moderate income housing element
 - c. A dated resolution adopting amendments to the general plan
3. Acceptable electronic document formats include:
 - a. DOC, DOCX, RTF, OTD, and PDF
4. Emails must be addressed to: rkohutek@utah.gov
 - a. "Biennial Moderate Income Housing Review Report" must be in the email's subject line

ALTERNATIVE SUBMISSION GUIDELINES:

1. Biennial moderate income housing review reports are due December 31st of each year
 - a. Community Driven Housing Program submission deadline: August 31st of each year
2. Mailed submissions should include the following:
 - a. A biennial moderate income housing review report
 - b. A current version of the moderate income housing element
 - c. A dated resolution adopting amendments to the general plan
3. Mailed submissions must be addressed to:
Olene Walker Housing Loan Fund
Housing & Community Development Division
1385 South State Street, 4th Floor
Salt Lake City, UT 84115

For additional resources, please visit: <https://goo.gl/6PC62y>



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Recommended Moderate Income Housing Plan Outline

Introduction

- ☐ purpose of the plan
- ☐ description of how the moderate-income housing plan fits within the context of the community's general plan and how the cooperation of community departments will facilitate the accomplishment of goals outlined in the plan
- ☐ discussion of how the community's planning efforts fit within the context of regional planning efforts and the coordination that has taken place between the community and other entities in the development of the moderate-income housing plan
- ☐ background information about the community (growth patterns, community sentiments towards housing, local economy, etc.)

Current Population

- ☐ demographic data from the most recent U.S. Census or American Community Survey
- ☐ summary of how the population has changed over the past five to ten years
- ☐ number of households within targeted income groups ($\leq 80\%$ AMI, $\leq 50\%$ AMI, and $\leq 30\%$ AMI)

Current Housing Stock

- ☐ total number of housing units
- ☐ breakdown of housing units by:
 - occupancy (renter-occupied or owner-occupied)
 - size (number of bedrooms)
 - quality ("new," "dilapidated," etc.)
- ☐ affordability of existing housing stock for targeted income groups

Current Affordable Housing Availability and Need

- ☐ availability of existing housing stock for targeted income groups ($\leq 80\%$ AMI, $\leq 50\%$ AMI, and $\leq 30\%$ AMI) and number of additional units needed
- ☐ availability of affordable housing for different races and ethnic groups and number of additional units needed
- ☐ availability of affordable housing for different special needs groups (homeless, disabled, veterans, elderly, youth aging out of foster care, victims of domestic violence, etc.) and number of additional units needed
- ☐ availability of a variety of housing sizes and number of additional units needed

5-Year and 10-Year Population Projections

- ☐ low, medium, and high population projections for the next five and ten years
- ☐ estimate of the percentage of the population that will fall within targeted income levels and special needs groups over the next five and ten years

Forecast of Affordable Housing Need

- ☐ comparison of projected population growth and expected housing construction for the next five and ten years
- ☐ estimate of the number of housing units needed by residents within targeted income levels and special needs groups for the next five and ten years

Regulatory Environment

- ☐ analysis of how current zoning regulations impact the availability of affordable housing
- ☐ discussion of any potential barriers to affordable housing or Fair Housing

Plans to Meet the Affordable Housing Need

- ☐ goals, policies, and plans designed to strategically meet current and forecasted affordable housing needs
- ☐ goals, policies, and plans to eliminate regulatory barriers to affordable housing
- ☐ goals, policies, and plans should discuss the following:
 - a timeline
 - the responsible party (or parties)
 - the number of affordable housing units to be built
 - possible locations for new affordable housing units
 - community resources that can be used to support development (RDA/EDA housing set-aside funds, fee waivers, local CDBG funds, donated land, etc.)

COMMUNITY-DRIVEN HOUSING PROGRAM:

The Housing and Community Development Division's (HCDD) Community-Driven Housing Program (CDHP) encourages affordable housing development that serves a community's unique affordable housing needs. Participating communities gain access to set-aside funding for community-initiated projects that fulfill goals established in the moderate-income housing element of their general plan.

How it Works:

Each year, HCDD invites cities and counties with high-quality moderate-income housing plans to participate in the Community-Driven Housing Program. Invited communities that elect to participate in the program nominate affordable, multi-family housing projects that align with needs identified in their moderate-income housing plans. HCDD then helps participating communities form partnerships with project developers, who work out the logistics of the projects and apply for CDHP funding through the Olene Walker Housing Loan Fund Board.

Eligibility:

Eligible communities are those cities and counties that have (1) adopted moderate-income housing plans that score 5.5 or higher on HCDD's scoring rubric, (2) submitted biennial reports within the last two years, and (3) updated their moderate-income housing plans within the past five years.

Who to Contact:

If you have questions regarding the program or the eligibility of a specific city or county, please contact:

Robert Kohutek
rkohutek@utah.gov | 801.468.0141



Step-by-Step Process:

- 1** HCDD completes its review of moderate-income housing plans, identifies potential participants, and mails invitations.
- 2** Communities that elect to participate in the program nominate a qualifying project and select a developer partner.
- 3** Developers finalize the logistics of the project.
- 4** Developers apply for CDHP funding through the Olene Walker Housing Loan Fund.
- 5** The Olene Walker Housing Loan Fund Board makes final funding decisions at its quarterly board meeting.



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**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 12.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:10

SUBJECT

RECOMMENDATION

No topics are shown at this time under this heading.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 13.

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

Initiated By:

Scheduled Time: 9:15

SUBJECT

RECOMMENDATION

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

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/17/2017**

Item No. 14.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND