



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 May 3, 2016 Council Meetings
date: April 29, 2016

5:30 Work Session – The City Council will meet first in a work session at 5:30 p.m. to discuss the employee health insurance renewal options and, if time permits, other issues relating to the FY 2017 Proposed Budget. Brad Bennett of GBS, the City's employee health insurance broker, will attend the work session to explain the renewal options, including a Health Savings Account option. Dinner will be available beginning about 5:15 p.m.

7:00 Regular City Council Meeting

E.1. Minutes Review -- The minutes to be approved are available in the NovusAgenda online meeting documents.

E.2. Summary Action Calendar

- a. **Audit Contract** – In an earlier meeting, the City Council reviewed proposals for audit services and directed staff to bring back a contract with Keddington & Christensen. The audit fee will be \$18,000 per year for a five-year period.
- b. **Miscellaneous Water Lateral Project** – Each year the City hires a contractor to replace a number of water service laterals and perform other miscellaneous work. Merlin Daines, Inc. was the low bidder this year for the labor portion. The agenda also shows bid awards to three suppliers for materials.
- c. **Personnel Policies Amendment** – This is a simple amendment to update the list of positions designated as exempt from the overtime requirements of the Fair Labor Standards Act. This will bring the written policy into harmony with actual practice.

E.3. Public Hearing—Zoning Ordinance Amendments re Deuel Creek Historic District – Late in 2015 the prior City Council approved the creation of the Deuel Creek Historic District in the original Townsite area of the City. However, since then, the Council has requested the Landmarks Commission clarify the incentives for structures along South Main Street and consider enlarging the District boundaries to include properties along the east side of 400 East between Parrish and 400 South. The Landmark Commission's recommendations have now been through the Planning



Commission and are ready for the City Council's consideration. The ordinance offers financial incentives in the form of reduced building permit fees for new construction or remodeling consistent with the standards in the ordinance, but compliance with the standards is completely voluntary.

- E.4. Accessory Dwelling Units** – At their April 19 meeting several Councilmembers expressed reservations about proceeding with adoption of an ordinance allowing accessory dwelling units, a matter that has been under consideration by the City Council for the past year. They agreed to schedule the matter for discussion again in their May 3 meeting and decide whether to abandon or continue the process. The agenda refers to ordinance amendments that were the subject of an earlier public hearing but no action was taken.
- E.5. Discussion re Accessory Building Setbacks and Flag Lot Ordinance Amendments** – In their work session in March, the City Council agreed that two of their short-term goals would be to discuss potential amendments to the accessory building setback standards and the flag lot ordinance. Cory Snyder, Community Development Director, has requested the opportunity to make an educational presentation about accessory building setbacks before the Council begins its discussion.
- E.6. FY 2017 Budget** – State law requires that I present my Proposed Budget to the City Council each year no later than the first regular Council meeting in May. I will complete this document on Monday, May 2, including a Budget Message that will provide the Council and public a summary of the Proposed Budget. The actions I recommend on Tuesday night include adopting the Proposed Budget as the "Tentative Budget" and setting a date for a public hearing, which I recommend be held on June 7. I also recommend the Council set the dates for one or more work sessions to discuss the Tentative Budget. They can make any desired changes to the Tentative Budget before a Final Budget is adopted on June 21. Upon adoption of the Tentative Budget, it will be made available on the City website and at City Hall for public review before the public hearing.
- E.7. RDA Meeting** – Immediately following the adoption of the Tentative Budget, I recommend the Council adjourn into a Redevelopment Agency (RDA) meeting to take similar action with the RDA Proposed Budget—i.e. adopt it as the RDA Tentative Budget and set a public hearing for June 7.
- E.8. Closed Meeting** -- The City Attorney recommends a closed meeting to discuss "pending or reasonably imminent litigation". Heather White of Snow Christensen & Martineau, special counsel for the City in a current lawsuit, and Libby Lowther representing URMMA (the City's insurer), will attend. They have been invited to arrive at 9 p.m. for the closed meeting.
- E.9. Mayor's Report** – Mayor Cutler would like to report on UTA's plan for spending its share of Proposition One money in Davis County over the next few years, drawing upon a presentation by UTA at a recent Davis COG meeting.
- E.10. City Manager's Report** – City staff met this week with County staff to discuss again the County's property on 100 South Street. The outcome of this discussion is a compromise for the Council and County Commissioners to consider—i.e. develop the south half into home sites but leave the north half as open space, conditioned upon waiver of some development-related City fees. I will report further at the meeting.

I will also report on staff's request that UDOT perform a comprehensive traffic study of the Parrish Lane corridor.

- E.11. Miscellaneous Business** – Councilmembers Ince and Fillmore have been invited by the Mayor to report on the recent ULCT Conference in St. George.

E.12. Appointments to City Boards/Committees – Mayor Cutler may recommend appointments.

Potential Agenda Items for May 17, 2016 City Council or RDA meetings (subject to change):

- Report from Youth Mayor and recognition of outgoing Youth City Council members
- Public Hearing – Rohletter Rezone & Subdivision waiver/lot split
- Monthly Financial Report
- Long-Term Sick Leave buy out/buy down funding
- Animal Control Agreement with Davis County
- Update re wild animals in residential area
- CLG grant contract and funding match
- Court prosecutors contracts
- Public hearing re transfer of fire station property to Fire Service Area
- Council Liaison Report by Councilwoman Mecham

ST/mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, MAY 3, 2016 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

5:30 Work Session: a) Employee health insurance renewal options; b) Discuss other FY 2017 Budget issues (as time permits)

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT
Mayor Cutler

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

E. BUSINESS

7:10 1. MINUTES REVIEW AND ACCEPTANCE
April 19, 2016 work session and regular Council meeting minutes

(OVER)

- 7:10 2. Summary Action Calendar
- a. Approve Audit Contract with Keddington & Christensen
 - b. Award bid for Miscellaneous Water Lateral Project 2016 for materials to Ferguson in the amount of \$27,187.61 plus tax for waterline parts (Component One), Waterford Systems in the amount of \$25,061.60 for mag meters (Component Two), and Mountainland in the amount of \$8,521.87 for water meters; and to Merlin Daines, Inc. in the amount of \$118,446 for labor
 - c. Amend Section 4.040 of the Centerville City Personnel Policies and Procedures to Designate City Attorney and Assistant Police Chief as Exempt Positions under Fair Labor Standards Act – Resolution No. 2016-12
- 7:10 3. Public Hearing - Zoning Map Amendment and Zoning Ordinance Text Amendment - Centerville Deuel Creek Historic District - Chapter 12-49 – Ordinance No. 2016-12 and Ordinance No. 2016-13
- a. Public Hearing - Zoning Ordinance Text Amendment - Amendments to Centerville Deuel Creek Historic District - Chapter 12-49 - Ordinance No. 2016-12
 - b. Public Hearing - Zoning Map Amendment - Amendments to Centerville Deuel Creek Historic District Overlay - Ordinance No. 2016-13
- 7:30 4. Zoning Ordinance Text Amendments - Chapter 12-60 – Accessory Dwelling Units (ADUs)
Consider Zoning Ordinance Text Amendments regarding Accessory Dwelling Units (ADUs), including amendments to Section 12-12-040 regarding definitions for ADUs, amending Table 12-36 regarding Table of Uses, and enacting Chapter 12-60 regarding ADUs - Consider Ordinance No. 2016-04
- 8:00 5. Discuss and provide direction to staff re the following:
- a. Accessory building setbacks
 - b. Flag Lot Ordinance amendments
- 8:45 6. FY 2017 Budget
- a. Presentation of City Manager's Proposed Budget
 - b. Adopt Tentative Budget and set dates for work sessions and public hearing
- 8:55 7. **Adjourn to RDA meeting**
- 9:00 8. Closed meeting 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.
The City Attorney recommends the Council go into closed session to discuss pending or reasonable imminent litigation
- 9:30 9. Mayor's Report
- a. UTA's plan for use of Proposition 1 revenues
- 9:40 10. City Manager's Report
- a. Update re County-owned property on 100 South Street
 - b. UDOT traffic study of Parrish Lane corridor

- 9:50 11. Miscellaneous Business
 a. ULCT Conference Report
- 10:05 12. 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

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- C. PRAYER OR THOUGHT**
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Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No.

Short Title: Work Session: a) Employee health insurance renewal options; b) Discuss other FY 2017 Budget issues (as time permits)

Initiated By: City Manager

Scheduled Time: 5:30

SUBJECT

RECOMMENDATION

- a. Review proposed renewal for employee health insurance and discuss option of converting to HSA/High Deductible Plan.
- b. If time permits, discuss other issues relating to FY 2017 Proposed Budget.

BACKGROUND

a. Staff met recently with the City's health insurance broker, GBS, to review the renewal offers for medical, dental, life and disability insurance coverage. The brokers secured renewal offers for life and disability with no increase in premiums. The renewal for dental insurance would be a 3% increase and the renewal for medical insurance would be a 4.54% increase. The brokers represent these as very good renewal rates for the City compared to the trend they are seeing for their other Utah clients. However, in response to interest expressed by several Council members, the brokers have also submitted an option for an Health Savings Account/High Deductible (HSA) medical plan.

The attachment includes renewal details for all of the current employee insurance benefit plans, as well as the HSA option for medical insurance. Brad Bennett of GBS will attend the work session to explain the renewal information and discuss the HSA option with the Council.

b. If time permits in the work session, the City Manager would like to address other budget issues with the Council. In particular, he has received a letter from the three attorneys used as prosecutors in the Justice Court, asking for an increase in their hourly pay rate from \$75 to \$100. These attorneys are full-time prosecutors in the Davis County Attorney's Office and work for Centerville City on an hourly basis to prosecute cases in the City's Justice Court. This arrangement has worked well for many years. Since receiving the letter in March, the City Manager and City Attorney have met with two of the three attorneys to discuss their request. The City Manager and City Attorney will express their opinions about the request and seek the Council's direction. Any increase in hourly rate would require the Council to approve a new or amended agreement with these attorneys in a future meeting. The attorneys are not expecting an increase until July, to coincide with the beginning of the next fiscal year.

The attachment titled "Court Prosecutor Documents" includes the letter from the three attorneys, some comparative information about prosecutor services in other Davis County justice courts, and the current

agreement for prosecutor services from Ryan Perkins. The agreements with the other two--Brandon Poll and Richard Larsen--are identical to this one. The total amounts paid in 2013, 2014 and 2015 for the services of all three attorneys averaged \$19,081 per year.

ATTACHMENTS:

Description

- ▣ Health Insurance Renewal Data
- ▣ Court Prosecutor Documents



CENTERVILLE CITY

July 2016 Renewal Comparison of Benefits

Laura Peifer
Senior Employee Benefits Broker
Tel: (801) 364-7233 x7777
Fax: (801) 364-7859
laura.peifer@gsbenefits.com

GBS 
BENEFITS, INC.
Benefit from our Experience
www.gsbenefits.com

Marcie Gentry
Client Manager
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marcie.gentry@gsbenefits.com



FULLY INSURED MEDICAL COVERAGE

Comparison of Benefits

GBS 
BENEFITS, INC.

Centerville City
Medical Summary

Carrier	Plan	Monthly Premium	Annual Premium	Annual Increase	Percent of Increase
SelectHealth	CURRENT	\$58,586.70	\$703,040.40	—	—
	RENEWAL	\$61,247.50	\$734,970.00	\$31,929.60	4.54%
	OPTION 2	\$52,541.50	\$630,498.00	-\$72,542.40	-10.32%

Centerville City
Medical Comparison

		SelectHealth				SelectHealth				SelectHealth			
		Select:Care+ \$750 Ded.		Select:Med+ \$750 Ded.		Select:Care+ \$750 Ded.		Select:Med+ \$750 Ded.		Select:Care+ Healthsave \$1,500 Ded.		Select:Med+ Healthsave \$1,500 Ded.	
		In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Deductible		\$750/\$1,500	\$1,000/\$2,000	\$750/\$1,500	\$1,000/\$2,000	\$750/\$1,500	\$1,000/\$2,000	\$750/\$1,500	\$1,000/\$2,000	\$1,500/\$3,000	\$1,750/\$3,500	\$1,500/\$3,000	\$1,750/\$3,500
Out of Pocket Maximum		\$2,500/\$5,000	\$5,000/\$10,000	\$2,500/\$5,000	\$5,000/\$10,000	\$2,500/\$5,000	\$5,000/\$10,000	\$2,500/\$5,000	\$5,000/\$10,000	\$3,000/\$6,000	\$4,500/\$9,000	\$3,000/\$6,000	\$4,500/\$9,000
Deductible Included in OOP Maximum		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ded / OOP Embedded		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Professional Services													
Office Visits	Primary Care Physicians	\$20	40% AD	\$20	40% AD	\$20	40% AD	\$20	40% AD	\$15 AD	40% AD	\$15 AD	40% AD
	Specialists	\$25	40% AD	\$25	40% AD	\$25	40% AD	\$25	40% AD	\$25 AD	40% AD	\$25 AD	40% AD
	Mental Health & Chemical Dependency	\$20	40% AD	\$20	40% AD	\$20	40% AD	\$20	40% AD	\$15 AD	40% AD	\$15 AD	40% AD
	Urgent Care	\$25	40% AD	\$25	40% AD	\$25	40% AD	\$25	40% AD	\$35 AD	40% AD	\$35 AD	40% AD
	Emergency Room	\$100 AD	\$100 AD	\$100 AD	\$100 AD	\$100 AD	\$100 AD	\$100 AD	\$100 AD	\$75 AD	\$75 AD	\$75 AD	\$75 AD
Minor Lab / X-Ray		0%	40% AD	0%	40% AD	0%	40% AD	0%	40% AD	0%	40% AD	0%	40% AD
Major Lab / X-Ray		20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD
Hospital Outpatient Surgery		20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD
Preventive Care		0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered
Inpatient Services													
Hospital / Physicians		20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD
Mental Health & Chemical Dependency		20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD	20% AD	40% AD
Additional Benefits													
Chiropractic/Manipulations		\$15	Not Covered	\$15	Not Covered	\$15	Not Covered	\$15	Not Covered	\$15 AD	40% AD	\$15 AD	40% AD
Routine Eye Exam		0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered	0%	Not Covered
Prescription Drugs													
Retail	Deductible	\$50		\$50		\$50		\$50		Medical Deductible Applies		Medical Deductible Applies	
	Tier 1	\$15		\$15		\$15		\$15		\$7 AD		\$7 AD	
	Tier 2	\$30 APD		\$30 APD		\$30 APD		\$30 APD		\$21 AD		\$21 AD	
	Tier 3	\$50 APD		\$50 APD		\$50 APD		\$50 APD		\$42 AD		\$42 AD	
	Tier 4	\$100 APD		\$100 APD		\$100 APD		\$100 APD		\$100 AD		\$100 AD	
	Mail Order	\$15/\$60 APD/\$150 APD		\$15/\$60 APD/\$150 APD		\$15/\$60 APD/\$150 APD		\$15/\$60 APD/\$150 APD		\$7 AD/\$42 AD/\$126 AD		\$7 AD/\$42 AD/\$126 AD	
Monthly Rates		CURRENT				RENEWAL				OPTION 2*			
10	Employee	1	\$510.50	9	\$485.10	1	\$533.70	9	\$507.10	1	\$457.90	9	\$435.00
14	Employee + Spouse	3	\$1,062.00	11	\$1,008.70	3	\$1,110.20	11	\$1,054.50	3	\$952.40	11	\$904.80
30	Family	2	\$1,378.50	28	\$1,309.70	2	\$1,441.10	28	\$1,369.20	2	\$1,236.30	28	\$1,174.50
54	TOTAL BY PLAN	6	\$6,453.50	48	\$52,133.20	6	\$6,746.50	48	\$54,501.00	6	\$5,787.70	48	\$46,753.80
TOTAL ALL EMPLOYEES		\$58,586.70				\$61,247.50				\$52,541.50			
Percent of Increase						4.54%				-10.32%			

*Rates are based on a decrement sent by SelectHealth and are subject to change slightly
**HSA cannot be offered as a dual option with current plan



DENTAL COVERAGE

Comparison of Benefits

GBS 
BENEFITS, INC.

Centerville City
Dental Comparison

		Dental Select - Platinum		
		Indemnity Choice		
		In-Network		Out-of-Network
Deductible		None		None
Annual Maximum			\$1,500	
Preventive / Diagnostic		100%		100%
Basic		80%		80%
Major		50%		50%
Oral Surgery		80%		80%
Periodontics		80%		80%
Endodontics		80%		80%
Orthodontics				
Deductible		None		None
Lifetime Maximum			\$1,500	
Child (under 19)		50%		50%
Adult		20% Discount		None
Waiting Periods				
Preventive			None	
Basic			None	
Major			12 Months	
Orthodontics			12 Months	
UCR Percentile			80%	
Number of Utah Providers			2,591	
Number of National Providers				
Provider Directory Website			www.dentalselect.com	
Administrative Fees			\$20 Monthly Billing Fee	
Voluntary / Employer Paid			Employer Paid	
Participation Requirements			75%	
Rate Guarantee			Until 6/30/2015	
Monthly Rates		CURRENT	RENEWAL	RENEWAL
9	Employee	\$40.52	\$42.87	\$41.74
15	Employee + Spouse	\$70.64	\$74.74	\$72.76
30	Family	\$125.94	\$133.24	\$129.71
54	TOTAL	\$5,202.48	\$5,504.13	\$5,358.36
Percent of Increase			5.80%	3.00%



LIFE, AD&D AND DEPENDENT LIFE

Comparison of Benefits

GBS 
BENEFITS, INC.

Centerville City

Basic Life, AD&D and Dependent Life Comparison

		Cigna	Cigna
Eligibility	All Full-Time	X	X
	All Full-Time Who Elect Management		
Number of Eligible Employees		54	54
Eligible Employees with Family Status		44	44
Rate Guarantee		Until 7/1/2016	Until 7/1/2018
Benefit			
Life Insurance		\$50,000	\$50,000
AD&D Insurance		\$50,000	\$50,000
Conversion		Included	Included
Portability		Not Included	Not Included
Dependent Life			
Spouse		\$5,000	\$5,000
Child (birth - 14 days)		\$250	\$250
Child (14 days - 6 months)		\$250	\$250
Child (6 months - 19 years)		\$2,500	\$2,500
Monthly Rates		CURRENT	RENEWAL
Basic Life (per \$1,000)		\$0.145	\$0.145
AD&D (per \$1,000)		\$0.020	\$0.020
Dependent Life		\$2.410	\$2.410
MONTHLY TOTAL		\$551.54	\$551.54
ANNUAL TOTAL		\$6,618.48	\$6,618.48
Percent of Increase			0.0%

Centerville City
Supplemental Life

	Cigna	
Employee Benefit		
Increments	\$10,000	
Minimum Benefit	\$10,000	
Maximum Benefit	5X Salary up to \$500,000	
Spouse Benefit		
Increments	\$5,000	
Minimum Benefit	\$5,000	
Maximum Benefit	\$200,000	
Child Benefit		
Increments	\$5,000	
Minimum Benefit	\$5,000	
Maximum Benefit	\$10,000	
Guarantee Issue		
Employee	\$100,000	
Spouse	\$10,000	
Additional Benefits		
Waiver of Premium	Included	
Conversion	Included	
Portability	Included	
Rate Guarantee	Until 7/1/2018	
Rates Per \$1,000		
	Non-Tobacco	Tobacco
<25	\$0.040	\$0.090
25-29	\$0.040	\$0.090
30-34	\$0.050	\$0.110
35-39	\$0.060	\$0.140
40-44	\$0.100	\$0.230
45-49	\$0.160	\$0.370
50-54	\$0.250	\$0.550
55-59	\$0.360	\$0.740
60-64	\$0.610	\$1.180
65-69	\$1.220	\$2.160
70-74	\$2.550	\$3.860
75+	\$4.670	\$6.540
Dependent Rates	\$0.24	



DISABILITY

Comparison of Benefits

GBS 
BENEFITS, INC.

Centerville City
Long Term Disability

		Cigna	Cigna
Eligibility	All Full-Time	X	X
	All Full-Time Who Elect Management		
Number of Eligible Employees		52	52
Monthly Covered Payroll		230,844	230,844
Benefit			
Elimination Period		90 Days	90 Days
Benefit Percentage		67%	67%
Maximum Monthly Benefit		\$10,000	\$10,000
Duration of Benefit		SSNRA	SSNRA
Definition of Disability		2 Year Own Occ.	2 Year Own Occ.
Employer Contribution		100%	100%
Participation Required		100%	100%
Rate Guarantee		Until 7/1/2016	Until 7/1/2018
Rates		CURRENT	RENEWAL
Per \$100 of Covered Payroll		\$0.45	\$0.45
MONTHLY TOTAL		\$1,038.80	\$1,038.80
ANNUAL TOTAL		\$12,465.58	\$12,465.58
Percent of Increase			0.00%

Centerville City Prosecutors
Ryan T. Perkins
Brandon L. Poll
Richard L. Larsen

March 23, 2016

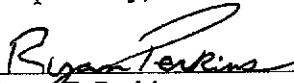
Centerville City
C/O Steve Thacker, City Manager
250 N. Main Street
Centerville, UT 84014

As Centerville City Prosecutors we have enjoyed several years of partnered service with Centerville City. Centerville City provides a unique service to its citizens by maintaining a court with evening hours. We look forward to maintaining our relationship with the City by providing continued prosecution services and working to foster a safe and orderly community.

The City is currently paying for prosecution services at rate of \$75 per hour. In 2011 we proposed to the City that the hourly rate be increased to \$90 per hour. The City approved an increase to the current \$75 per hour rate but suggested that we return in a year or two with another request. Five years have passed and we have reviewed the compensation rate of other contractual city prosecutors in the surrounding area and found the average going rate to be no less than \$100 per hour. Many of the cities pay a flat rate for their prosecution services; therefore, an hourly rate is difficult to determine in those instances. However, pro tem prosecutors routinely receive \$100 per hour for conflict coverage. If the City would prefer a monthly flat rate for prosecution services, we would be happy to put forth a proposal.

We are happy to discuss this request further if desired. We appreciate our continued relationship with Centerville City.

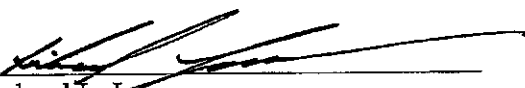
Respectfully,



Ryan T. Perkins



Brandon L. Poll



Richard L. Larsen

City	Pay	Amount	Yearly Case Load
Centerville	Hourly	\$75.00/hour \$20,062.50/2015	3,133 traffic cases for 2015 318 criminal cases for 2015 (Source: Tamara Smith) *Court-liason assists prosecutors
North Salt Lake	Flat Rate	\$3,200/month \$38,400/year	3,021 traffic cases for 2015 191 Criminal cases for 2015 (Source: Jodi Fielding) * No secretary provided
West Bountiful	Flat Rate	\$2,000/month \$24,000/year	1073 traffic cases for 2014 76 criminal cases for 2014 (Source: Davis County Justice Court) *No secretary provided
Woods Cross	Flat Rate	\$2,000/month \$24,00/year	2,312 traffic cases for 2015 142 criminal cases for 2015 (Source: Michelle Rowley) *Court clerk assists
Farmington	Flat Rate	\$5500/month (Uncertain)	3,474 total cases for 2014 (Source: Davis County Justice Court) * Unsure of secretary status
Kaysville	Unknown	City budgets 150K for atty services	1,850 traffic cases for 2014 181 criminal cases for 2014
South Weber	Flat Rate	\$500/month	656 Traffic cases for 2015 43 criminal cases for 2015 (Source: Laurie Sorenson) *Unsure of secretary status
Clinton	Flat Rate	\$1,425/Month Plus additional when Court adds days. In state of flux...	1,787 traffic cases for 2015 278 criminal cases *Secretary provided by city

Pro Tem or Conflict Rates

South Ogden	Flat Rate	\$200/each court (Est. 1 to 2 hours) (Source: Joan Toone)
Clearfield City	Hourly	\$100/hour
Bountiful City	Hourly	\$100/hour

Add effective date

AGREEMENT FOR PROSECUTING ATTORNEY

THIS AGREEMENT is made and entered into this 21st day of June, 2011, by and between Centerville City, a municipal corporation, 250 North Main Street, Centerville, Utah, 84014, hereinafter the "City," and ~~Kevin~~ Perkins, an individual, hereinafter "Attorney."

WITNESSETH:

WHEREAS, the City desires to retain the legal services of Attorney as a prosecuting attorney for the City in prosecuting criminal actions brought by the City upon the terms and conditions set forth herein; and

WHEREAS, Attorney desires to perform legal services for the City as a prosecuting attorney upon the terms and conditions set forth herein; and

WHEREAS, the parties desire to reduce their agreement regarding services to be provided the City by Attorney to writing;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the adequacy of which is hereby acknowledged, the parties agree as follows:

1. Compensation. Compensation shall be based upon necessary in-court time at the rate of seventy-five dollars (\$75.00) per hour or fifteen dollars (\$15.00) per twelve (12) minute increment. The Attorney shall maintain an accurate record of in-court time. In-court time means the time necessary for Attorney to be at the building where proceedings in the City Justice Court are conducted, and includes time waiting for witnesses and defendants. Compensable time shall be measured in hours and twelve (12) minute increments. Time devoted by the Attorney to advising and training City peace officers, which is not in-court time, shall not be compensable. Likewise, Attorney agrees to donate time at crime scenes, riding with officers, telephone calls related to prosecution of City cases, and such other out-of-court service rendered. Time devoted to appellate work shall be compensable. However, Attorney shall not charge and the City shall not pay for time devoted to appellate work, excluding De Novo appeals, unless approved in advance by the City Manager.

2. Independent Contractor. Attorney is licensed to practice law in the state of Utah and holds himself out as a professional provider of legal services, capable in all respects of performing the work specified in this Agreement. Attorney is retained as an independent contractor and is responsible for withholding taxes, FICA and other payments as required by law.

3. Conflict of Interest. Attorney represents that he has undertaken a thorough inquiry as to whether he has any conflict of interest that causes or may foreseeably cause a conflict which would prohibit or impair Attorney's ability to represent the City under this Agreement. Attorney assures the City that Attorney will undertake representation of the City in accordance with the ethical considerations of the Utah Rules of Professional Conduct. Attorney may make arrangements, on occasion, for substitute counsel in case of conflict of interest or scheduling, as approved by the City.

4. Ownership of Materials. It is agreed that the City shall own all documents, memoranda, briefs, pleadings, files, etc., which Attorney prepares pursuant to performance of services under this Agreement. Attorney shall turn over to the City all such documents upon termination of services. However, Attorney shall be permitted to keep copies of said materials for his own office file and use which does not deviate from Attorney's professional responsibility to the City or the Utah Government Records Access and Management Act.

5. Confidentiality of Information. Information obtained and prepared by the Attorney under this Agreement shall be considered to be confidential and shall not be made available to any individual or organization by the Attorney without prior approval of the City.

6. Non-Assignability. The parties have entered into this Agreement on the basis of Attorney's qualifications and the particular nature of the services to be rendered by Attorney. Unless otherwise provided herein, neither party may assign any right or delegate any duty arising under this Agreement.

7. Termination of Agreement. This Agreement may be terminated at any time by the City or the Attorney. In the event of termination, the City will be obligated to compensate only for services actually rendered according to the terms of this Agreement.

8. Entire Agreement. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter contained in this Agreement. Except as provided herein, all prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are superseded by and merged in this Agreement. No supplement, modification or amendment of this Agreement shall be binding unless it is in writing and executed by both parties.

9. Severability. If any section, clause, sentence or portion of this Agreement is declared for any reason to be invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

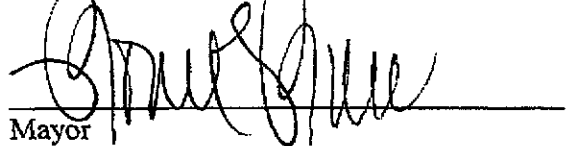
IN WITNESS WHEREOF, the parties sign the foregoing Agreement through appropriate and authorized representatives on the date first noted above.

ATTEST:


City Recorder

"CITY"

CENTERVILLE CITY


Mayor

"ATTORNEY"

Ryan Perkins

Ryan Perkins

ATTORNEY'S ACKNOWLEDGMENT

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On this 6th day of July, 2011, personally appeared before me, Ryan Perkins, who being duly sworn by me did say he signed the foregoing Agreement in his individual capacity and executed the same.

Suzanne S. Canning

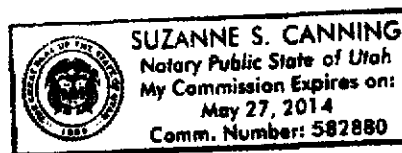
Notary Public

My Commission Expires:

5-27-2014

Residing at:

Farmington, UT



CENTERVILLE

**Staff Backup Report
5/3/2016**

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 May 3, 2016 Council meetings

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No.

Short Title: Mayor Cutler

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 1

Short Title: Minutes Review and Acceptance

Initiated By: City Recorder

Scheduled Time: 7:10

SUBJECT

April 19, 2015 work session and regular Council meeting

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ April 19, 2016 work session minutes
- ☐ April 19, 2016 Council meeting

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, April 19, 2016 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

STAFF PRESENT

Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Randy Randall, Public Works Director
Kevin Campbell, City Engineer
Jacob Smith, Assistant to the City Manager
Katie Rust, Recording Secretary

MASTER PLANS AND FUNDING FOR STREETS AND WATER MAINS

Steve Thacker, City Manager, presented five water rate increase scenarios designed to provide funding for the next five years of water main replacement projects listed in the capital project list prepared by the Public Works Department and ESI Engineering.

- Scenario 1: One time increase of 30%, no other increases
- Scenario 2: First year increase of 24%, with 2% increase over the subsequent 4 years
- Scenario 3: First year increase of 15%, 2nd year increase of 10%, and 3% increases in the subsequent 3 years
- Scenario 4: First year increase of 10%, 2nd and 3rd year increases of 10%, and 3% increases in subsequent years
- Scenario 5: debt financing. A \$1.2 million bond issue in 2017 to cover construction costs for the 2018-2019 construction projects. The first year would still require an initial 10% increase and 4% increases in subsequent years.

Mr. Thacker stated that staff have discussed these scenarios and appear to prefer one of the multi-year scenarios. Kevin Campbell, City Engineer, explained that staff looked at the City streets and culinary water system as potentially having a 100-year lifecycle to put together the project list. Replacement of the water lines was prioritized, with replacement of cast iron and asbestos-cement (AC) lines having top priority. Current street condition was also considered, as well as scheduled UDOT projects on Main Street. Councilman McEwan asked if a 50-year model would be possible. Mr. Thacker responded that staff anticipates funding for the first five years being available largely due to the ability to coordinate with two UDOT projects on Main Street. It is not anticipated that funding would be available for a 50-year street lifecycle. Randy Randall, Public Works Director, commented that ideally the City will find a way to fund closer to a 75-year lifespan, since it will be difficult to keep roads in working condition for 100 years. Councilwoman Fillmore pointed out the need to encourage Deuel Creek Irrigation to replace and update irrigation lines. Mr. Campbell stated that, with current funding, street work is at a 200-year level; an additional \$1.4 - \$1.7 million will be needed to reach the 100-year level.

1 Councilman McEwan stated it would be helpful to know how much was included in the
2 water main replacement estimates for street patching. Mr. Campbell responded that
3 approximately 15-20% of the estimates are for patching. Councilman McEwan said he would
4 not want a large one-time rate increase to result in the City collecting more than necessary from
5 residents due to poor planning. Mr. Randall confirmed that, even if the City is not able to keep
6 up with the street portion of the plan, it is important to ensure that water main replacement is
7 funded – especially the cast iron lines. The current plan is to replace cast iron lines within the
8 next 20 years. Mayor Cutler pointed out that, while improvements are needed, Centerville has
9 an outstanding water system compared to surrounding communities. The Mayor stated it would
10 be his preference to implement smaller, consistent rate increases approximating the cost of
11 operational inflation rather than larger increases every few years. Mr. Randall commented that
12 he expects to see a lot of emphasis placed on infrastructure at the State level in the next few
13 years.
14

15 Councilwoman Fillmore stated she is most comfortable with scenarios three or four. Mr.
16 Thacker recommended the Council adopt multi-step rate increases by ordinance. He also
17 recommended an aggressive public education outreach approach to explain the City's
18 infrastructure needs and plans. Mayor Cutler asked if it would be cost effective to implement a
19 small rate increase this year and issue a bond next year in time for the 2018 projects. Mr.
20 Randall stated he does not feel the cost of bonding would be worth it. Councilwoman Fillmore
21 suggested the Council consider implementing steady increases for more than the proposed few
22 years as an inflationary measure. Mr. Thacker cautioned the Council against implementing rate
23 increases for more than 3-5 years at a time. He suggested the Council state in the ordinance
24 that the rate will be reevaluated at the end of the 3-5 year period. Councilman McEwan stated
25 he prefers scenarios three or four, and repeated that he would like the cost of patching the
26 streets separated from the estimates. Councilwoman Mechem stated that she prefers scenario
27 four over scenario three since she would not want the increase to exceed 10%. The Council
28 discussed the various rate increases that citizens will experience between last year and this
29 year. Councilman Ince suggested that a 6-6.5% increase over five years would give the City the
30 same ending amount. Mr. Lutz pointed out that a lot of the funds need to be available for 2018
31 projects. The Council seemed to be in agreement that they are not interested in scenarios one
32 or five.
33

LONG-TERM SICK LEAVE POLICY

34
35
36 Mr. Thacker reviewed again the proposed changes to the City's Long-Term Sick Leave
37 Policy to reduce financial liability, including an annual cap of 800 hours with a pay-out
38 conversion rate of four-to-one at the current pay rate of each eligible employee. Councilman
39 Ince asked Mr. Thacker how accurate the reporting of sick days is among City employees, and
40 whether or not employees are aware of how many sick days they currently have. Mr. Thacker
41 responded that sick leave balance is reported on each pay stub. He reviewed time-keeping
42 policies and practices with the Council, and expressed confidence in payroll oversight. Mr.
43 Randall agreed that department heads do a good job of auditing and verifying time sheets.
44

45 Mayor Cutler commented that data collected by staff shows City employee benefits are,
46 for the most part, on par with cities of comparable size. He suggested the City could reduce
47 particular benefits and offer a trade-off of a more tangible, useable benefit that would result in
48 net savings for the City long-term. Councilman McEwan pointed out that employee response
49 would depend on the tangible benefit offered. He said he would be interested in what staff
50 members would consider a meaningful tangible benefit.
51

1 Mr. Thacker mentioned that the pay-out amount from the annual conversion of long-term
2 sick leave can be placed in a retirement account by employees. Staff calculated that employees
3 would need to work for the City at least 14.2 years to accumulate 800 hours of long-term sick
4 leave. Mayor Cutler said he hopes the Council will adopt the proposed changes to cap liability
5 now, and continue to look at additional changes later if desired. Mr. Thacker suggested funding
6 sources for the initial pay-out.

7
8 **ADJOURNMENT**

9
10 Mayor Cutler adjourned the work session at 6:53 p.m.

11
12
13
14
15
16 _____
17 Marsha L. Morrow, City Recorder

Date Approved

18
19
20
21 _____
22 Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville City Council meeting held Tuesday, April 19, 2016 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
Lisa Romney, City Attorney
Randy Randall, Public Works Director
Cory Snyder, Community Development Director
Kevin Campbell, City Engineer
Jacob Smith, Assistant to the City Manager
Kathy Streadbeck, Recording Secretary

VISITORS Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Steve Thacker, City Manager

OPEN SESSION

Kyle Green said he sides with those who want to preserve the current state and feel of their neighborhoods. He encouraged the Council to keep Centerville as it is by not rezoning the property on Lund Lane. He also mentioned the debris basin on 100 South stating it should be preserved. He suggested the Council encourage the County not to sell this property but rather keep it to ensure that future storms cannot devastate the city.

Mila Cutler said she sent a letter to the Council last night but also wanted to voice publicly that she is grateful for the Council and their service.

Jennifer Beckstrand expressed concern with the plans to remove trees on 1825 North in order to reconstruct the roadway, curb, gutter, and sidewalk. She encouraged the City to keep as many trees as possible or at least replace those trees that are removed.

1 Ann Linton agreed the trees on 1825 North should remain. She said she has contacted
2 arborists from around the State who have stated the existing trees are on a preferred list for street
3 trees. She agreed those trees that have raised the sidewalk could be removed but encouraged the
4 City to keep those trees that are not currently causing a problem. She said Centerville has a tree
5 friendly status and suggested the City consider all options before accepting a bid for full
6 removal.

7
8 Justin Atwater said he represents the property owner for the rezone on Lund Lane. He said he
9 understands the emotions associated with a rezone and is sympathetic. He said the proposal is for
10 no more than 12 lots, including the existing residence. He said this is not an extreme density
11 change and they have no intention of seeking any additional density. He discussed the reasonably
12 debatable standard and said typically city council decisions are not contested in the courts under
13 this standard but of all cases that he has researched that seems to be because there was an
14 extreme density change requested. In this case, he is curious to see how a court of appeals would
15 view a denial.

16
17 Ivan Cutler said Centerville is moving away from its hometown feel. He said Lund Lane is
18 one of the last agricultural zones in Centerville, and should remain. He also said the debris basin
19 on 100 South should be preserved.

20
21 **SUMMARY ACTION CALENDAR**

- 22
23 a. Amendment No. 2 to Agreement with ACE Disposal for solid waste,
24 recycling and green waste collection services
25 b. Fee Schedule Amendment regarding Green Waste Collection Services and
26 Garbage Container Costs - Resolution No. 2016-09

27
28 Councilman McEwan made a **motion** to approve both items on the Summary Action
29 Calendar as listed above. The motion was seconded by Councilwoman Fillmore and passed by
30 unanimous vote (5-0).

31
32 **ZONE MAP AMENDMENT (REZONE) - Tabled from April 5, 2016 - Consider Zone**
33 **Map Amendment (rezone) for approximately 4.85 acres of property located at 77 West**
34 **Lund Lane from Agricultural-Low (A-L) to Residential-Low (R-L), Ordinance No. 2016-8.**
35

36 Mayor Cutler disclosed that he considers the property owner a close friend. In addition, he is
37 related to an adjacent property owner. However, he is not a voting member and will remain in his
38 seat.

1 Lisa Romney, City Attorney, reviewed some of the additional information provided to the
2 Council regarding the Standards of Review and the Reasonably Debatable Standards. She
3 reminded the Council that an appeal would go directly to the courts.
4

5 Councilwoman Fillmore said this is an important property rights issue. She said the proposed
6 rezone is supported by the General Plan and is harmonious with the general feeling of the city.
7 She said the intent of the General Plan is to move to Residential-Low (R-L) eventually. She said
8 there was a time when a past City Council considered rezoning this entire area to R-L because of
9 the intent of the General Plan, but ultimately decided to let it happen on a piece by piece basis,
10 which in her opinion is more difficult as this application has shown. She said the City Planner
11 has also made it clear that true agricultural uses require much larger parcels than the ½ acre lots
12 allowed in an A-L Zone.
13

14 Councilwoman Fillmore made a **motion** to adopt Ordinance No. 2016-08 amending the
15 Centerville City Zoning Map by changing the zoning of approximately 4.85 acres of real
16 property located at 77 West Lund Lane from Agricultural-Low (A-L) to Residential-Low (R-L)
17 based on the findings and recommendation of the Planning Commission. The motion was
18 seconded by Councilman Ince.
19

20 Councilman McEwan disagreed. He said the "harmonious" standard has to do with
21 surrounding uses and development, not with the general feeling of the city as a whole. He said
22 the proposed rezone is not harmonious with adjacent properties. In addition, he said the rezone
23 will adversely affect current surrounding property owners as the two uses/zones will conflict. He
24 said this Council cannot be burdened with a previous Council's logic. He said every decision has
25 its own merits and this rezone decision should be based on the four standards of review only. In
26 his opinion, this proposed rezone does not meet standards #2 and #3.
27

28 Councilman Ince said some recent development within this area has occurred which is not
29 harmonious with the surrounding area. He is not in favor of another rezone that will bring
30 additional development to this area.
31

32 Councilwoman Ivie said she drove this area again today and was shocked at how incongruent
33 the Woods Park Subdivision is in this area. She does not want to see even more density
34 introduced in this area. She said the Council is supposed to consider a rezone independent of any
35 conceptual development plan and the Council is to listen to the voice of the people. She said this
36 rezone is not desired. She agreed the property owner has rights, but does not believe a denial will
37 reduce the property owner's opportunity to sell his property. The property owner can still
38 subdivide with larger lots and sell each lot. She does not believe this proposed rezone is
39 compatible with the area.
40

1 Councilwoman Mecham agreed that rezoning this property would open the door to more
2 density, which is not desired.

3
4 Mayor Cutler called for a vote on Councilwoman Fillmore's motion. The *motion failed* with
5 a roll-call vote (1-4). Council members Ince, Ivie, Mecham, and McEwan opposed.

6
7 Councilman McEwan made a **motion** to deny Ordinance No. 2016-08 amending the
8 Centerville City Zoning Map changing the zoning of approximately 4.85 acres of real property
9 located at 77 West Lund Lane from Agricultural-Low (A-L) to Residential-Low (R-L) because
10 the rezone is not harmonious with the overall character of existing development in the vicinity
11 [Section 12-21-080(e)(2)] and the rezone will adversely affect adjacent property [Section 12-21-
12 080(e)(3)]. Councilman McEwan said an R-L Zone directly adjacent to an A-L Zone will
13 produce conflicting uses. The motion was seconded by Councilwoman Ivie and passed by roll-
14 call vote (4-1). Councilwoman Fillmore opposed.

15
16 **BID AWARD - Award bid for street reconstruction and overlays to Advanced Paving**
17 **in the amount of \$410,977.53**

18
19 Kevin Campbell, City Engineer, reviewed the plan and bids for removal and reconstruction
20 of the roadway, storm drain, curb, gutter and sidewalk on 1825 North. Advanced Paving was the
21 low bidder for this project. He explained the current plan is to remove all trees as they have not
22 been maintained, are in poor condition, and are causing several issues with raising concrete and
23 asphalt and mixing with utility lines below. The plan is to reconstruct the roadway as it currently
24 exists with 4-foot park strips. Mr. Campbell does not recommend replacing trees in a 4-foot park
25 strip. He said the park strip should be widened if the Council desires to re-install trees, which
26 would require a narrower roadway. He said there are some smaller trees that could work in a 4-
27 foot park strip but the preference would be to move trees behind the sidewalk.

28
29 Scott Zeidler, State Arborist, explained many cities do not allow trees in park strips less than
30 6-feet wide. He said banning trees in park strips is becoming the norm for municipalities. He
31 provided a list of trees that can be accommodated in a 4-foot park strip but said this is not ideal.
32 He explained these trees are smaller caliper and will not provide an ideal shade canopy. In
33 addition, regular maintenance is still required for any tree. He explained the root systems for
34 these smaller trees remain shallow (18" or less) in order to get water and give off oxygen. He
35 said soil compaction, which is likely with road construction, will limit tree maturity. He said
36 street trees are also inhibited by water conservation needs. As water conservation becomes a
37 bigger issue, street trees will be the first to go. Mr. Zeidler said he has heard of a practice that
38 removes and preserves the park strip soil until a project is completed, then the native soil is
39 loosely replaced and trees planted. This loose soil allows for better water penetration and root
40 growth. However, he recommends a wider park strip be constructed if park strip trees are desired
41 on 1825 North. He agreed the locust trees that currently exist on 1825 North are too large for the

1 area in which they are planted and should be removed. He agreed trees behind the sidewalk may
2 be a better option. He said trees in front yards can be larger, have a better root system, have
3 greater access to water, and can provide an appropriate canopy. Mr. Zeidler discussed cost vs.
4 benefit. He said there is cost for installation, maintenance, and removal but there is also benefits
5 of aesthetics and real estate value. He said Grantsville City has been successful in providing tree
6 purchases at a discount to encourage trees on private property rather than in park strips.

7
8 Councilwoman Fillmore said for every pro there is a con and vice versa. The City needs to
9 decide what value they give street trees. She agrees they are aesthetically pleasing and do
10 provide value to the city. She said the trees on 1825 North are part of the infrastructure and she
11 believes these property owners bought into this neighborhood because of this infrastructure. She
12 is inclined to replace the trees that are being removed and she would like to look at all options to
13 replace these trees. She would like staff to look at options to include loose soils so that the trees
14 can be replaced.

15
16 Randy Randall, Public Works Director, said all utilities that are placed in park strips are
17 generally between 12-32" deep. He said 1825 North has several utilities running under the park
18 strips. He said loosening the soil is not ideal for the utilities located in the park strip. In addition,
19 there is a problem with tree roots intertwining with utility lines. He said park strips are built for
20 utility easements. He also reminded the Council that park strip trees are to be maintained by the
21 property owner, which is also a struggle.

22
23 Councilman McEwan said this is not an issue that will be resolved tonight and believes the
24 project can move forward. He suggested the Council discuss street trees further at a future
25 meeting. Councilwoman Fillmore agreed this issue should be put on a future agenda. She would
26 like to look at all options to replace the trees on 1825 North before the project is complete.

27
28 Steve Thacker, City Manager, asked Kevin Campbell and Randy Randall if the location of
29 the utility lines in the park strips could be easily documented as the project moves forward; then
30 perhaps trees could be placed in the future to avoid the utilities. He said staff does have a goal to
31 inventory all street trees throughout the city. Once this is complete the Council may choose to
32 revisit this issue and make an informed decision for street trees throughout the city. Mr. Thacker
33 reviewed the cost of the project and the budget explaining how this project is to be funded,
34 noting that if the project is completed in the current fiscal year, a budget amendment will be
35 needed to appropriate new gasoline tax and Proposition One revenues for this project.

36
37 Councilman McEwan made a **motion** to award the contract to Advanced Paving for the
38 Street Rebuild and Overlay Project 2016 in the amount of \$410,977.53. The motion was
39 seconded by Councilwoman Ivie and passed by unanimous roll-call vote (5-0).

COUNTY PROPERTY - Direction regarding County property on 100 South

Kevin Campbell, City Engineer, reviewed the history of the debris basin on 100 South and the purposes for the debris basin. When another debris basin upstream was constructed later it took approximately 200 home sites out of the flood plain. He explained there is a need for the 100 South debris basin but it does not need to remain as large as it is. The volume of the basin could be diminished and still remain adequately functional. He recommended the basin be cleaned out yearly to preserve function. He explained the typical construction standards for a debris basin with cement floor and walls. He also reviewed fencing and other safety protocols that should be implemented. The City is working with the County to discuss all plans for the basin. The County has offered to construct and maintain the basin but would like to sell the excess property.

Mayor Cutler asked staff to prepare a written recommendation for the basin to be submitted to the County so that Centerville has an official position on the record. He said he is not inclined to purchase the property but would like to specify the City's desire for the area.

Councilwoman Ivie said she cannot justify paying what the County is asking for this parcel, but she is concerned with any development in this area. She would like to preserve as much of the property as possible as a safe guard against a major weather event. She also said this area is often used for recreation and would love to see it remain as open space.

Councilwoman Mecham expressed concern over a major weather event. She too would like to pursue options that would keep this area undeveloped.

Randy Randall, Public Works Director, said the debris basin would be constructed to manage a 100-year storm. He explained the bigger issue is the stream bed below the basin. This stream bed has not been properly maintained because it runs through private property and in many cases has been filled, shifted, narrowed, or otherwise compromised. He said it is the stream channel that will likely flood in a major event. He agreed the basin needs to be properly constructed and maintained with an adequate stream bed. Mr. Randall agreed to prepare a written statement as suggested by the Mayor explaining the City's desires and recommendations for the basin and the site as a whole.

Councilwoman Mecham made a **motion** to direct staff to prepare a written statement outlining the City's recommendations and desires for the debris basin and the area as a whole. The motion was seconded by Councilman Ince and passed by unanimous vote (5-0).

MAVERIK COST SHARING - Cost-sharing agreement with Maverik regarding Trailhead improvements at 1250 West Parrish Lane

1 Steve Thacker, City Manager, reported staff recently met with Maverik to review the
2 trailhead design plans and agreements. The City is still awaiting a formal response from
3 Maverik's attorney on the "Trailhead Cost Sharing, Maintenance and Easement Agreement". It
4 seems Maverik is accepting of the cost-sharing proposal and staff recommends approval. Any
5 requested changes from Maverik can be done through an amendment process. Mr. Thacker
6 reviewed and explained the revised estimated cost sharing. The new estimated amount is
7 approximately \$87,000 of which the City would be responsible for half. Mr. Thacker reminded
8 the Council that the colored concrete installed in connection with the traffic signal has already
9 been paid for by the City, which will be credited as part of the City's 50% cost share. In addition,
10 he explained the remaining balance of the City's share is to be funded by the RDA.

11
12 Lisa Romney, City Attorney, recommended the following five (5) conditions for approval.

- 13
14 1. The amended plat for the Legacy Trail Subdivision shall be completed and recorded.
15 2. A Standards and Specification reference be included stating that all concrete work shall
16 meet all applicable City standards.
17 3. A revised cost estimate of \$87,000.
18 4. A one-year warranty for all work shall be required.
19 5. Maverik shall provide a legal description for the easement to be reviewed and accepted
20 by the City Attorney and the City Engineer.
21

22 Mr. Thacker recommended a sixth (#6) condition stating the approval is contingent on
23 funding approval from the Redevelopment Agency.
24

25 Councilwoman Ivie made a **motion** to approve the Trailhead Cost Sharing, Maintenance and
26 Easement Agreement with Maverik regarding trailhead improvements at 1250 West Parrish Lane
27 with conditions 1-6 as listed above. The motion was seconded by Councilman McEwan and
28 passed by unanimous vote (5-0).
29

30 **MUNICIPAL CODE AMENDMENTS - Title 14 - Traffic Code - Tabled from April 5,**
31 **2016 - Consider Ordinance No. 2016-10 amending various provisions of Title 14 of the**
32 **Centerville Municipal Code regarding the Traffic Code**
33

34 Lisa Romney, City Attorney, reported that as part of the City Council's approval and
35 direction to staff to transition the Centerville Municipal Code to an online electronic code,
36 various amendments to Title 14 regarding the Traffic Code are proposed. The suggested
37 amendments to Title 14 have been reviewed by the Police Chief. The majority of the revisions
38 are reformatting, renumbering, and updating to conform with State Law.
39

40 The Council discussed on street parking during winter months and overnight hours. This is a
41 complaint that is frequently made by citizens. Ms. Romney said the proposed amendments

1 provide a narrower window than in the past. She said there is a balance between the need of the
2 Public Works Department and the Police Department taxed with the enforcement of this
3 provision. She said the Police Department does not actively seek to ticket vehicles that may be
4 parked on the street during these times, but if there is a problem this provision allows for
5 enforcement. The Council discussed weather events and considered the possibility of a provision
6 that limits parking when a storm is predicted and not just during a block of time.

7
8 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2016-10 amending
9 various provisions of Title 14 of the Centerville Municipal Code regarding the Traffic Code,
10 allowing any other non-substantive changes as deemed necessary by the City Attorney. The
11 motion was seconded by Councilwoman Ivie and passed by unanimous vote (5-0).

12
13 **MUNICIPAL CODE AND FEE SCHEDULE - Consider Amendments Regarding**
14 **Franchise Application Fees**

15
16 Lisa Romney, City Attorney, reviewed the proposed amendments and fee schedule. She
17 explained the proposed amendments clean up all franchise agreement ordinances. The proposed
18 amendments clarify standards and apply appropriate fees for the work involved.

19
20 Councilman Fillmore made a **motion** to approve Ordinance No. 2016-11 enacting Section
21 11-01-057 of the Centerville Municipal Code regarding Franchise Application Fees and
22 Resolution No. 2016-10 amending the City Fee Schedule regarding Franchise Application Fees.
23 The motion was seconded by Councilman McEwan and passed by unanimous vote (5-0).

24
25 **AUDIT CONTRACT - Award bid for audit contract**

26
27 Steve Thacker, City Manager, reported the contract for auditing and advisory accounting
28 services with Hansen, Bradshaw, Malmrose and Erickson (HBME) is expiring. Staff has gone
29 through the RFP process and obtained five (5) proposals of which staff suggests two (2) for
30 consideration (HBME and Keddington & Christensen). He explained the City has used the
31 current firm for the past 13 years. There is no recommendation from the State Auditor's Office or
32 the GFOA regarding how often a city should change auditors. Mr. Thacker mentioned that
33 staying with the current firm would require less work from staff. In addition, HBME provided
34 the lowest bid for services.

35
36 The Council discussed the need for transparency that perhaps a new pair of eyes could
37 provide. Several Council members agreed that thirteen (13) years may be too long to remain with
38 the same auditing firm. The Council also discussed the possibility of keeping the current firm as
39 long as a different auditor within the firm was used. It was mentioned that the experience of the
40 proposed firms is significant and their ratings are good, both of which should limit the burden on
41 staff.

1 Mr. Thacker said HBME uses an auditing team and that some members will be different but
2 not all. Mayor Cutler suggested the current firm remain in place as they are the low bid and he
3 would prefer to save the \$7,000 for other budget items. Lisa Romney, City Attorney, reminded
4 the Council to state for the record why a low bidder may not be chosen.

5
6 Councilwoman Ivie made a **motion** to award the audit contract to Keddington & Christensen
7 to perform the audit and prepare the Comprehensive Annual Financial Report (CAFR) for FY
8 2016 through FY 2020. Although Centerville has enjoyed a long and successful relationship with
9 HBME is it time for a new pair of eyes. The motion was seconded by Councilman McEwan and
10 passed by roll-call vote (4-1). Councilman Ince opposed.

11
12 **PERSONNEL POLICIES AND PROCEDURES AMENDMENTS - Consider**
13 **Resolution No. 2016-11 amending Section 4.150 of the Personnel Policies and Procedures**
14 **regarding Long-Term Sick Leave and amending Section 4.140 of the same regarding All-**
15 **Purpose Leave**

- 16
17 a. Approve Resolution No. 2016-11 amending Section 4.150 of the Personnel Policies and
18 Procedures regarding Long-Term Sick Leave (LTSL) and amending Section 4.140 of the
19 same regarding All-Purpose Leave.
20 b. Authorize buy-out of the pre-1986 sick leave liability.
21 c. Consider buying down the current Long-Term Sick Leave liability before June 30, 2016,
22 in accordance with the proposed amendment to the LTSL policy--i.e. buying down to the
23 proposed 800-hour cap after converting the excess hours at a 4 to 1 ratio.

24
25 Mayor Cutler suggested the funding for the portions of the above options that would impact
26 the General Fund be taken from the General Fund balance. Steve Thacker, City Manager, agreed
27 and reviewed the proposed costs for the initial buy-out/buy-down (i.e. b and c above): \$35,483
28 from General Fund and \$27,417 from Water Fund – as of April 2, 2016. He also suggested the
29 Council table items b & c until May when a full 10-month financial report is available for
30 review.

31
32 Councilman Ince made a **motion** to approve the item (a) as listed above. The motion was
33 seconded by Councilman McEwan and passed by unanimous vote (5-0).

34
35 Councilman McEwan made a **motion** to table items b & c as listed above until the May 17,
36 2016 City Council meeting. The motion was seconded by Councilwoman Mecham and passed by
37 unanimous vote (5-0).

38
39 **FINANCIAL REPORT - Financial Report for period ending March 31, 2016**
40

1 A financial report for the period ending March 31, 2016 was reviewed. Steve Thacker, City
2 Manager, explained portions of the financial report, and answered questions from the Council.

3
4 **MAYOR's REPORT**

5
6 The Mayor used this time to update the City Council on a few items including the Fire
7 Agency, UTOPIA/UIA, and the Lunch with the Mayor Program for elementary school students.

8
9 **CITY MANAGER's REPORT**

10
11 Steve Thacker, City Manager, used this time to update the City Council on several items. He
12 updated the Council on the Parrish Lane/Pedestrian Bridge fencing project explaining the project
13 will not be completed by the June 1, 2016 deadline and that a 30-day extension has been
14 requested. Second, he suggested the City Council hold a public hearing on Accessory Dwelling
15 Units at the May 17, 2016 City Council meeting. This time frame will allow for adequate
16 noticing of the hearing. The Council, however, directed staff to put this issue on the May 3, 2016
17 City Council agenda for discussion again before deciding whether to proceed with a public
18 hearing. Finally, Mr. Thacker briefly discussed the upcoming Health Insurance Renewal and the
19 differences between the projected increased rates and a change over to a Health Savings Account
20 option. The Council requested an analysis of the proposed increased rates vs. a change to a
21 Health Saving Account option to be reviewed and discussed at a future meeting.

22
23 **MINUTES REVIEW AND ACCEPTANCE**

24
25 The minutes of the March 23, 2016 joint work session (amended from 4-5-2016 meeting)
26 were reviewed and amended. Councilman Ince made a **motion** to approve the minutes as
27 amended. The motion was seconded by Councilman Ivie and passed by unanimous vote (5-0).

28
29 The minutes of the April 5, 2016 work session and regular City Council meeting were
30 reviewed and amended. Councilman Ince made a **motion** to approve the minutes as amended.
31 The motion was seconded by Councilman Fillmore and passed by unanimous vote (5-0).

32
33 The minutes of the April 5, 2016 Centerville City closed meeting were reviewed.
34 Councilwoman Ivie made a **motion** to approve the minutes as written. The motion was seconded
35 by Councilwoman Mecham and passed by unanimous vote (5-0).

36
37 **GOAL SETTING - Clarify goal-setting process outcome**

38
39 Steve Thacker, City Manager, used this time to review the City Councils goals as discussed
40 in the March 23, 2016 City Council meeting minutes. The Council clarified several of the goals
41 and the proposed timing.

MISCELLANEOUS BUSINESS

Councilman Ince and Councilwoman Fillmore recently attended a ULCT Conference. Due to a lack of time, they will report on this conference at a future meeting.

ADJOURNMENT & REDEVELOPMENT AGENCY MEETING

At 10:58 p.m. Councilman McEwan made a **motion** to adjourn the City Council meeting and go into a Redevelopment Agency meeting. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Kathleen Streadbeck, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 2

Short Title: Summary Action Calendar

Initiated By:

Scheduled Time: 7:10

SUBJECT

- a. Approve Audit Contract with Keddington and Christensen
- b. Award bid for Miscellaneous Water Lateral Project 2016 for materials to Ferguson in the amount of \$27,187.61 plus tax for waterline parts (Component One), Waterford Systems in the amount of \$25,061.60 for mag meters (Component Two), and Mountainland in the amount of \$8,521.87 for water meters; and to Merlin Daines in the amount of \$118,446 for labor
- c. Amend Section 4.040 of the Centerville City Personnel Policies and Procedures to Designate City Attorney and Assistant Police Chief as Exempt Positions under Fair Labor Standards Act - Resolution No. 2016-12

RECOMMENDATION

- a. Approve the Audit Contract with Keddington & Christensen, LLC.
- b. Award bid for Miscellaneous Water Lateral Project 2016 for materials to Ferguson in the amount of \$27,187.61 plus tax for waterline parts (Component One), Waterford Systems in the amount of \$25,061.60 for mag meters (Component Two), and Mountainland in the amount of \$8,521.87 for water meters; and to Merlin Daines, Inc. in the amount of \$118,446 for labor.
- c. Approve Resolution No. 2016-12 amending Section 4.040 of the Centerville Personnel Policies and Procedures to Designate City Attorney and Assistant Police Chief as Exempt Positions under Fair Labor Standards Act.

BACKGROUND

- a. At their April 19 meeting, the City Council reviewed proposals for audit services and directed staff to bring back a contract with Keddington & Christensen, LLC.
- b. Bids for the Miscellaneous Water Lateral 2016 project were solicited by ESI Engineering for labor and Centerville Water Department for materials. See attached bid tabulations from Kevin Campbell and Mike Carlson. The City Manager will be reviewing with the Public Works Director the status of the Water Fund Budget to determine if the full scope of work should be awarded by the City Council.
- c. The Fair Labor Standards Act (FLSA) requires most employees be paid at least the federal minimum wage

for all hours worked and overtime pay at time and one-half the regular rate of pay for all hours worked over 40 hours in a workweek. However, certain executive, administrative and professional employees may be exempt from both the minimum wage and overtime pay requirements under Section 13(a)(1) of the FLSA. The position of City Attorney qualifies as an exempt position under the FLSA and hours worked over 40 hours in a workweek are not eligible for overtime pay. The position of City Attorney has been treated as exempt from FLSA overtime requirements and this amendment to Section 4.040 of the Personnel Policies and Procedures is merely to reflect this designation in our written policies. The additional designation of Assistant Police Chief is to address the possible combining or creation of this position in the future. Staff recommends approval of Resolution No. 2016-12.

ATTACHMENTS:

Description

- ☐ Audit Contract
- ☐ Recommendation for Bid Award for Materials for Waterline Lateral Replacement
- ☐ Bid Tabulations Water Lateral Project 2016
- ☐ City Engineer Bid Award Recommendation
- ☐ Resolution No. 2016-12-Exempt Employees

AGREEMENT FOR AUDIT SERVICES

THIS AGREEMENT is made and entered into as of the ____ day of May, 2016, by and between **CENTERVILLE CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **Keddington & Christensen LLC**, a Utah professional corporation, hereinafter referred to as the "Auditor."

RECITALS:

WHEREAS, the City is required by law to provide periodic audits of the City's financial dealings; and

WHEREAS, the Auditor is qualified to provide municipal audits and to undertake all duties required by law in connection therewith and desires to enter into a contract with the City to provide audit services for the City; and

WHEREAS, the City desires to enter into a contract for audit services with the Auditor to provide such services for a period of five (5) financial years upon the terms and conditions set forth herein; and

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

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

Section 1. Audit Services. The Auditor shall conduct annual financial and compliance audits and other audit services for the City, including, but not limited to the following services: preparation of General Purpose Financial Statements and supporting documents and schedules; review and evaluation of internal control, state and federal compliance; single audit, when required; preparation of CAFR and assistance to management to obtain the Government Finance Officers Certificate of Achievement of Excellence in financial reporting; management letter including findings and recommendations relative to internal accounting and administrative controls, compliance with laws and regulations and adherence to generally accepted accounting principles.

Section 2. Standards. All audits and auditing services provided for herein shall be conducted in accordance with generally accepted auditing standards as adopted by the American Institute of Certified Public Accountants (AICPA) and in accordance with the standards for financial and compliance audits of the General Accounting Office (GAO) "Standards for Audit of Governmental Organizations, Programs, Activities, and Functions," and the Utah Uniform Fiscal Procedures Act. Audits shall include tests to determine that the provisions of each revenue bond, bond ordinance or indenture agreement of the City have been complied with. When applicable, audits will meet the requirements of "Circular A-133," issued by the Federal Office of Management and Budget (OMB) and/or "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards". All reports required herein shall be submitted to the City in writing.

Section 3. Notice of Irregularities. If material irregularities are discovered in the City's financial records or procedures by the Auditor at any time during the term of this Agreement, the Auditor shall notify the Mayor and City Council immediately in writing.

Section 4. Term. Auditor shall provide auditing services for the City for the fiscal years ending on June 30th of 2016, 2017, 2018, 2019 and 2020.

Section 5. Compensation. In consideration of the faithful performance of this Agreement, the City shall pay the Auditor for the audit work on the basis of a set fee, which fee shall not exceed:

FY 2016 Financial Audit - \$18,000.00
FY 2017 Financial Audit - \$18,000.00
FY 2018 Financial Audit - \$18,000.00
FY 2019 Financial Audit - \$18,000.00
FY 2020 Financial Audit - \$18,000.00

The total cost of the annual audit services as set forth above includes all of Auditor's out-of-pocket expenses and routine phone calls and meetings with the City during the year, but does not include such additional work as might be required in the event of the discovery of a defalcation, material irregularities, or as requested by the City. If a single audit is required fees may be adjusted by a written amendment to this agreement.

Section 6. Additional Services. The City may request Auditor to provide additional accounting and consulting services for the City outside the scope of the audit services described herein. Auditor shall notify and provide the City with a cost estimate and obtain written approval of the same from the City before performing any additional services or before commencing work on any special projects. Compensation for such additional services or special projects shall be the Auditor's hourly rates as set forth below. Said rates shall be binding for the term of this Agreement.

Partner	\$100 per hour
Manager	\$80 per hour
Staff	\$65 per hour

Section 7. Billing. The Auditor may submit interim bills to the City each month, based upon the estimated percentage of completion of the work or services. Such bills shall describe in detail the work completed.

Section 8. Trial Balance of Accounts. The City shall prepare its annual trial balance of accounts not later than October 15th of each year.

Section 9. General Purpose Financial Statements. The Auditor shall prepare all required General Purpose Financial Statements for the City for the relevant fiscal years. The General Purpose Financial Statements prepared by the Auditor shall include, but are not limited to, the following:

(a) Financial statements that conform with the financial statement format requirements as set out in the codification of Governmental Accounting and Financial Reporting Standards (GASB).

(b) Other financial statements and/or supporting schedules and information as agreed upon by the City and the Auditor.

(c) A report by the Auditor stating that the audit of the statements described herein has been performed in accordance with generally accepted auditing standards and audits of governmental organizations, programs, activities, and functions issued by the U.S. General Accounting Office, the Single Audit Act Amendments of 1996 and OMB Circular A-133, if applicable, setting forth any limitations on the scope of the audit, and expressing an opinion (with qualifications or exceptions as appropriate) or disclaiming an opinion on such statements, schedules or information. Such report shall comply with the reporting requirements of the statements on auditing standards published by the American Institute of Certified Public Accountants (AICPA).

(d) If a single audit is performed, a communication on the Auditor's study and evaluation of internal accounting controls and administrative controls together with the Auditor's recommendations for improvement. Such report shall comply with AICPA's Statement on Auditing Standards No. 60, "Reporting on Internal Control."

(e) After each audit, a statement that previously noted deficiencies or recommendations contained in prior audit reports have been acted upon by adoption as recommended, adoption with modifications, or rejection.

(f) A disclosure of any lack of material compliance with State or Federal statutes, regulations, and/or ordinances.

(g) Any material findings relative to economy, efficiency or effectiveness of operations that may be noted along with the Auditor's recommendations for improvements, and any other recommendations or comments for improvement deemed pertinent.

(h) Any other such matters as shall be mutually agreed upon by the Auditor and the City.

Section 10. Audit Reports. Within sixty (60) days after the completion of the fieldwork the Auditor shall deliver the final audit report to the City. In the event that the audit report cannot be delivered by the Auditor on the date specified, the Auditor must notify the City in writing of the date on which the report will be delivered, which shall be no later than December 31 of each year. The Auditor will review the audit findings and recommendations with the appropriate City officials and employees before submission of the final audit report. The Auditor further agrees that prior to final report submission, Auditor will not discuss the audit findings with anyone other than the City. However, once the final audit report is delivered by the Auditor, it is then deemed to be public record.

Section 11. Contracting Services. The Auditor shall obtain the written approval of the City prior to the engagement of correspondent auditors or consultants to provide services in connection with the services contracted herein.

Section 12. Representation of Independence. The Auditor represents itself as being independent in all matters with respect to this engagement, as required by generally accepted auditing standards.

Section 13. Non-Discrimination Clause. In the performance of this Agreement, the Auditor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin.

Section 14. Accommodation. The City shall afford the Auditor all reasonable space for conducting the audit, and respond promptly to requests for information as well as all necessary books and records. Auditor shall provide for all clerical, equipment, and reproduction services.

Section 15. Amendments. This Agreement and the attached exhibit contains the entire understanding and agreement of the parties. No modifications hereto shall be valid unless the same is reduced to writing, signed by the parties, and made a part of this Agreement.

Section 16. Representation Letters. At the end of the audit, Auditor shall request representation letters of attorneys and management.

Section 17. Termination. The City reserves the right to terminate this Agreement at any given time during the term of this Agreement by giving sixty (60) days' written notice to the Auditor. At all times material hereto, the auditor shall be duly licensed as a "Certified Public Accountant" in accordance with the laws of the State of Utah. If the Auditor fails to do so, the City reserves the right to automatically suspend or terminate this agreement.

Section 18. Extreme Circumstances. City and Auditor agree that the established fees for the current year and subsequent years are based on current facts and circumstances. Both parties accept that future events not presently known or contemplated might arise which could impact the extent to which the audit services would be needed, examples of which are: natural disasters, changes in key personnel, creation of additional taxing districts, additional component unit organizations, additional audit requirements imposed by new legislation, etc. Both parties recognize that should such circumstance occur, an adjustment to the fixed fee is justified and would be negotiated based upon the nature of the circumstances involved and the degree to which the additional work is required.

Section 19. Work Papers. The Auditor shall agree to make available all working papers, audit programs, and time control records associated with the audit of the City during performance of the audit or after the completion of the audit upon the request of the City. The same documents will be made available to state and federal agencies as required. Working papers and reports shall be retained by the Auditor for a minimum of three (3) years from the date of the audit report, and as otherwise required by law or City ordinance.

Water Line for Miscellaneous Lateral Replacement Project # 15-219

BID RESULTS FOR Miscellaneous Waterline parts

Date 4/28/2016

Component one: Water line parts

1.	Ferguson	\$27,187.61
2.	Mountain States Supply	\$28,538.24
3.	Western Water Works Supply	\$30,533.45
4.	HD Supply	\$36,739.80

Component Two: Mag Meters

1.	Waterford Systems	\$25,061.60
2.	SCI	\$30,687.50
.3	Miro Motion	\$36,226.82

Note: to complete the job we would have to buy a water meters to be installed.

We have gotten a price for the water meters from Mountainland who are the sole provider

'Mountainland	<u>\$8,521.87</u>
---------------	-------------------

Total for project's parts	\$60,771.08
---------------------------	-------------

Component One

We have reviewed the bid for materials from Ferguson Supply for \$27,187.61 plus tax. We recommend awarding this bid to Ferguson Supply and find they meet all of the specifications.

Component Two

We have reviewed the bid for materials from Waterford for \$25,061.60.

We recommend awarding this bid to Waterford Systems and find they meet all of the specifications

Respectfully submitted,

Michael Carlson
Water Department Supervisor

MC/sd



BID TABULATION FOR CENTERVILLE CITY

Street Rebuild and Overlay Project 2016 - #15-209				Merlin Daines, Inc.		Kapp Construction		Ormond Construction		Engineers Estimate	
Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
650 North - Lateral Replacements											
1	Sawcut, remove and replace asphalt (5" thick)	1,200	SF	\$10.00	\$12,000.00	\$4.75	\$5,700.00	\$14.50	\$17,400.00	\$10.00	\$12,000.00
2	Install 3/4" copper water service	400	LF	\$8.00	\$3,200.00	\$8.10	\$3,240.00	\$39.00	\$15,600.00	\$10.00	\$4,000.00
3	Install 3/4" meter box and yoke assembly	13	EA	\$300.00	\$3,900.00	\$220.00	\$2,860.00	\$425.00	\$5,525.00	\$400.00	\$5,200.00
4	Connect new 3/4" copper lateral to existing lateral with 3/4" coupling	13	EA	\$100.00	\$1,300.00	\$145.00	\$1,885.00	\$125.00	\$1,625.00	\$150.00	\$1,950.00
5	Remove and replace 6" x 3/4" saddle on existing 6" PVC	13	EA	\$300.00	\$3,900.00	\$500.00	\$6,500.00	\$300.00	\$3,900.00	\$400.00	\$5,200.00
6	Excavate and haul away native material	160	CY	\$25.00	\$4,000.00	\$26.25	\$4,200.00	\$2.00	\$320.00	\$17.00	\$2,720.00
7	Excavate, stockpile and backfill w/ native material	80	CY	\$30.00	\$2,400.00	\$1.50	\$120.00	\$2.00	\$160.00	\$10.00	\$800.00
8	Import sand bedding including compaction	145	TN	\$20.00	\$2,900.00	\$14.75	\$2,138.75	\$32.00	\$4,640.00	\$20.00	\$2,900.00
9	Import roadbase including compaction	100	TN	\$20.00	\$2,000.00	\$16.65	\$1,665.00	\$32.00	\$3,200.00	\$20.00	\$2,000.00
10	Tunnel new lateral under curb and gutter and sidewalk	13	EA	\$300.00	\$3,900.00	\$55.00	\$715.00	\$200.00	\$2,600.00	\$250.00	\$3,250.00
11	Restore landscaping including new sod and sprinkler repair	1	Lump Sum	\$3,900.00	\$3,900.00	\$2,770.00	\$2,770.00	\$9,250.00	\$9,250.00	\$2,000.00	\$2,000.00
Subtotal (Items 1-11)					\$43,400.00		\$31,793.75		\$64,220.00		\$42,020.00
1825 North - New Water Meter in Park-Strip											
12	Install 3/4" meter box and yoke assembly. Connect new 3/4" copper lateral to existing lateral with 3/4" couplings as needed.	14	EA	\$425.00	\$5,950.00	\$760.00	\$10,640.00	\$1,100.00	\$15,400.00	\$500.00	\$7,000.00
13	Excavate, stockpile and backfill w/ native material (approx. 30 CY)	1	Lump Sum	\$900.00	\$900.00	\$360.00	\$360.00	\$50.00	\$50.00	\$300.00	\$300.00
Subtotal (Items 12 & 13)					\$6,850.00		\$11,000.00		\$15,450.00		\$7,300.00
200 South - Water Line Disconnect											

Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
14	Sawcut, remove and replace asphalt (6" thick)	275	SF	\$10.00	\$2,750.00	\$8.30	\$2,282.50	\$14.50	\$3,987.50	\$12.00	\$3,300.00
15	Pothole 10" cast iron waterline. Disconnect, install fitting plate, and cap 10" line with concrete. Remove gate valve	1	EA	\$1,500.00	\$1,500.00	\$2,860.00	\$2,860.00	\$2,400.00	\$2,400.00	\$500.00	\$500.00
16	Remove and replace concrete waterway	100	SF	\$23.00	\$2,300.00	\$18.15	\$1,815.00	\$24.00	\$2,400.00	\$20.00	\$2,000.00
17	Install new 10" gate valve	2	EA	\$420.00	\$840.00	\$125.00	\$250.00	\$950.00	\$950.00	\$500.00	\$500.00
18	Install 10" 45° bend with thrust block	2	EA	\$500.00	\$1,000.00	\$180.00	\$360.00	\$650.00	\$1,300.00	\$300.00	\$600.00
19	Install 10" 90° bend with thrust block	1	EA	\$500.00	\$500.00	\$180.00	\$180.00	\$650.00	\$650.00	\$300.00	\$300.00
20	Install 10" x 14" tapping tee with thrust block	1	EA	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$2,100.00	\$2,100.00	\$1,000.00	\$1,000.00
21	Disconnect 10" AC pipe inside pump house building, remove 20' pipe, and cap with concrete	1	Lump Sum	\$600.00	\$600.00	\$3,234.00	\$3,234.00	\$1,900.00	\$1,900.00	\$500.00	\$500.00
22	Install 10" PVC culinary waterline	110	LF	\$15.00	\$1,650.00	\$34.50	\$3,795.00	\$45.00	\$4,950.00	\$12.00	\$1,320.00
23	Excavate, stockpile and backfill w/ native material	65	CY	\$30.00	\$1,950.00	\$1.50	\$97.50	\$2.00	\$130.00	\$10.00	\$650.00
24	Import sand bedding including compaction	40	TN	\$20.00	\$800.00	\$14.75	\$590.00	\$32.00	\$1,280.00	\$20.00	\$800.00
25	Import roadbase including compaction	25	TN	\$20.00	\$500.00	\$16.65	\$416.25	\$32.00	\$800.00	\$20.00	\$500.00
26	Restore landscaping including new sod and sprinkler repair	1	Lump Sum	\$1,000.00	\$1,000.00	\$2,220.00	\$2,220.00	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00
	Subtotal (Items 14-26)				\$16,890.00		\$21,600.25		\$24,247.50		\$12,970.00
Deerfield Drive Lateral Replacements											
27	Sawcut, remove and replace asphalt (5" thick)	500	SF	\$10.00	\$5,000.00	\$6.00	\$3,000.00	\$14.50	\$7,250.00	\$8.00	\$4,000.00
28	Install 3/4" copper water service	145	LF	\$8.00	\$1,160.00	\$8.10	\$1,174.50	\$39.00	\$5,655.00	\$10.00	\$1,450.00
29	Install 3/4" meter box and yoke assembly	2	EA	\$300.00	\$600.00	\$312.00	\$624.00	\$425.00	\$850.00	\$500.00	\$1,000.00
30	Connect new 3/4" copper lateral to existing lateral with 3/4" couplings as needed	5	EA	\$100.00	\$500.00	\$195.00	\$975.00	\$125.00	\$625.00	\$150.00	\$750.00
31	Remove and replace 6" x 3/4" saddle on existing 6" PVC	5	EA	\$300.00	\$1,500.00	\$500.00	\$2,500.00	\$300.00	\$1,500.00	\$400.00	\$2,000.00
32	Excavate and haul away native material	40	CY	\$25.00	\$1,000.00	\$42.00	\$1,680.00	\$2.00	\$80.00	\$17.00	\$680.00
33	Excavate, stockpile and backfill w/ native material	40	CY	\$30.00	\$1,200.00	\$1.50	\$60.00	\$2.00	\$80.00	\$10.00	\$400.00

Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
34	Import sand bedding including compaction	55	TN	\$20.00	\$1,100.00	\$14.75	\$811.25	\$32.00	\$1,760.00	\$20.00	\$1,100.00
35	Import roadbase including compaction	40	TN	\$20.00	\$800.00	\$16.65	\$666.00	\$32.00	\$1,280.00	\$20.00	\$800.00
36	Tunnel new lateral under curb and gutter and sidewalk	5	EA	\$300.00	\$1,500.00	\$55.00	\$275.00	\$200.00	\$1,000.00	\$150.00	\$750.00
37	Restore landscaping including new sod and sprinkler repair	1	Lump Sum	\$900.00	\$900.00	\$1,650.00	\$1,650.00	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00
	Subtotal (Items 27-37)				\$15,260.00		\$13,415.75		\$21,330.00		\$13,930.00
Culinary Water Pump House Meter / Miscellaneous											
38	Rick Creek Well - Rip out concrete floor in 48" manhole and replace with 6" gravel. Cut 10" PVC and install 10" mag meter with 2 flange hub adapters. (City will supply adapters and mag meter)	1	Lump Sum	\$2,000.00	\$2,000.00	\$2,965.00	\$2,965.00	\$2,250.00	\$2,250.00	\$5,000.00	\$5,000.00
39	Carrington Well - Remove 6" of dirt floor in 48" manhole and replace with 6" gravel. Cut 10" PVC and install 10" mag meter with 2 flange hub adapters. (city will supply adapters and mag meter)	1	Lump Sum	\$2,000.00	\$2,000.00	\$3,838.00	\$3,838.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00
40	City Hall Well - Saw-cut remove and replace 125 sf of concrete driveway 6" thick. Remove and replace 4'x4' box. Remove floor and install 6" gravel. Cut 10" PVC and install 10" mag meter with 2 flange hub adapters. (city will supply new box, adapters, and mag meter)	1	Lump Sum	\$5,500.00	\$5,500.00	\$5,925.00	\$5,925.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
41	Lyons Well - Remove ADS manhole and install new 48" concrete manhole. Install 6" of gravel. Replace bark and fabric. Cut 6" PBC and install 6" mag meter with 2 flange hub adapters. (City will supply new manhole, adapters, and mag meter)	1	Lump Sum	\$3,600.00	\$3,600.00	\$4,641.00	\$4,641.00	\$2,100.00	\$2,100.00	\$5,000.00	\$5,000.00
42	Church Well - Move 48" meter manhole and lid 5' south. Remove floor and install 6" gravel. Install 8" raparound repair clamp. Extend 10 LF of 1" PVC pipe. (City will supply adapters, mag meter, PVC pipe, and rap-around clamp)	1	Lump Sum	\$4,500.00	\$4,500.00	\$4,641.00	\$4,641.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00
43	Cedar Springs - Remove and replace 4" culinary water meter inside existing 48" manhole vault. Install 4" sleeve, flange x plain end, and 4" gate valve.	1	Lump Sum	\$1,200.00	\$1,200.00	\$1,650.00	\$1,650.00	\$1,250.00	\$1,250.00	\$3,000.00	\$3,000.00
44	Remove and replace concrete collars	4	EA	\$250.00	\$1,000.00	\$500.00	\$2,000.00	\$325.00	\$1,300.00	\$300.00	\$1,200.00
45	Remove and replace 6" or 8" gate valve, including new valve box and concrete collar	5	EA	\$800.00	\$4,000.00	\$3,736.00	\$18,680.00	\$2,100.00	\$10,500.00	\$500.00	\$2,500.00
46	Mobilization and Traffic Control (for items 1-45)	1	Lump Sum	\$4,500.00	\$4,500.00	\$7,135.00	\$7,135.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
	Subtotal (Items 38-46)				\$28,300.00		\$51,475.00		\$30,900.00		\$39,700.00
Sunset Heights Lot 3 Lateral (#16-032)											

Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
47	Saw-cut, remove and replace asphalt - 4" thick	125	SF	\$10.00	\$1,250.00	\$10.00	\$1,250.00	\$14.50	\$1,812.50	\$10.00	\$1,250.00
48	Install new 10" x 1" saddle and corp. stop	1	EA	\$150.00	\$150.00	\$1,340.00	\$1,340.00	\$300.00	\$300.00	\$500.00	\$500.00
49	Install 1" copper water service line. Stub 5' to back of sidewalk	45	LF	\$8.00	\$360.00	\$8.10	\$364.50	\$39.00	\$1,755.00	\$15.00	\$675.00
50	Replace 3/4" meter box and yoke assembly with new 1" assembly	1	EA	\$300.00	\$300.00	\$382.00	\$382.00	\$425.00	\$425.00	\$500.00	\$500.00
51	Tunnel new copper services under existing curb and gutter and sidewalk	1	Lump Sum	\$300.00	\$300.00	\$110.00	\$110.00	\$200.00	\$200.00	\$300.00	\$300.00
52	Excavate and backfill with existing material	9	CY	\$30.00	\$270.00	\$1.50	\$13.50	\$2.00	\$18.00	\$9.50	\$83.04
53	Import roadbase	8	TN	\$20.00	\$160.00	\$16.65	\$133.20	\$32.00	\$256.00	\$17.00	\$142.97
54	Import sand bedding	12	TN	\$20.00	\$240.00	\$14.75	\$177.00	\$32.00	\$384.00	\$15.00	\$182.25
55	Mobilization & Traffic Control (for items 47-55)	1	Lump Sum	\$1,500.00	\$1,500.00	\$1,100.00	\$1,100.00	\$4,500.00	\$4,500.00		\$1,000.00
	Subtotal (Items 47-55)				\$4,530.00		\$4,870.20		\$9,650.50		\$4,633.26
1100 West 650 North Lateral (#16-069)											
56	Saw-cut, remove and replace asphalt - 4" thick	60	SF	\$10.00	\$600.00	\$20.80	\$1,248.00	\$14.50	\$870.00	\$13.00	\$780.00
57	Install new 8" X 1" saddle and corp. stop	1	EA	\$150.00	\$150.00	\$604.00	\$604.00	\$300.00	\$300.00	\$640.00	\$640.00
58	Install 1" copper water service line. Stub 5' to back of sidewalk	22	LF	\$8.00	\$176.00	\$8.10	\$178.20	\$39.00	\$858.00	\$24.00	\$528.00
59	Install new 1" meter box and yoke assembly	1	EA	\$300.00	\$300.00	\$383.00	\$383.00	\$425.00	\$425.00	\$640.00	\$640.00
60	Tunnel new copper service under existing curb and gutter	1	Lump Sum	\$300.00	\$300.00	\$110.00	\$110.00	\$200.00	\$200.00	\$400.00	\$400.00
61	Excavate and haul away native material	10	CY	\$25.00	\$250.00	\$10.50	\$105.00	\$2.00	\$20.00	\$30.00	\$300.00
62	Import roadbase including compaction	5	TN	\$20.00	\$100.00	\$16.65	\$83.25	\$32.00	\$160.00	\$18.00	\$81.00
63	Import sand bedding including compaction	7	TN	\$20.00	\$140.00	\$14.75	\$103.25	\$32.00	\$224.00	\$16.00	\$112.00
64	Mobilization & traffic control (for items 56-63)	1	Lump Sum	\$1,200.00	\$1,200.00	\$1,100.00	\$1,100.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
	Subtotal (Items 56-64)				\$3,216.00		\$3,914.70		\$5,057.00		\$4,481.00
	Total (Items 1-64)				\$118,446.00		\$138,069.65		\$170,855.00		\$125,034.26

Marsha Morrow

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, April 29, 2016 4:19 PM
To: Steve Thacker
Cc: Randy Randall; Marsha Morrow; Mike Carlson; Ryan McLeod
Subject: Fw: Misc. Water Laterals 2016 Bid Tab, NOA, & References
Attachments: #15-219 Bid Tab.pdf; #15-219 NOA.pdf

Steve,

Three bids were received yesterday morning for above referenced project. See attached bit tabulation. We have worked with MDI in the past and we think that they will do a fine job.

It is recommended that the project be awarded to MDI, Inc. in the amount of \$118,446.00.

Let me know of any questions or if additional info is needed.

Kevin

From: Ryan McLeod <Ryan.McLeod@esieng.com>
Sent: Friday, April 29, 2016 1:20 PM
To: Kevin Campbell
Subject: Misc. Water Laterals 2016 Bid Tab, NOA, & References

I have attached a Bid Tabulation and an unsigned Notice of Award for "Miscellaneous Water Lateral Replacements 2016" project #15-219 in Centerville City. I called references of Merlin Daines, Inc:

Jeff McClain (A.O.I.) – Did footings and other miscellaneous site work. No problems, no change orders, and great recommendation.

Mike Riley (Canyon River Electric) – Did on-site utility work, setting vaults, and utility trenches. "Only company I use for dirt work," great recommendation.

Neil Paget (Paget Enterprises) – Worked on commercial projects, churches, cabins, grading, sewer lines, and water lines. Trustworthy, always on schedule, and great recommendation.

Mike Garner (Dynamic Concrete) – Did Excavation, hauling, demolition, and commercial projects. "Top notch, never had a problem." Great recommendation.

RESOLUTION NO. 2016-12

A RESOLUTION AMENDING SECTION 4.040 OF THE CENTERVILLE CITY PERSONNEL POLICIES AND PROCEDURES REGARDING EXEMPT AND NON-EXEMPT EMPLOYEES

WHEREAS, the City Council has previously adopted Section 4.040 of the Personnel Policies and Procedures designating exempt employees who are not eligible for overtime compensation under the Fair Labor Standards Act; and

WHEREAS, City Staff recommend amending Section 4.040 regarding exempt employees to include the position of City Attorney and Assistant Police Chief as an exempt positions under the Fair Labor Standards Act; and

WHEREAS, the City Council has reviewed the recommended changes to Section 4.040 of the Personnel Policies and Procedures regarding exempt employees and desires to amend Section 4.040 as more particularly provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH:

Section 1. Amendment. Section 4.040 of the Centerville City Personnel Policies and Procedures regarding Exempt and Non-Exempt Employees is hereby amended to read in its entirety as follows:

4.040. Exempt and Non-Exempt Employees.

For purposes of overtime compensation under the Fair Labor Standards Act, the following positions are deemed "exempt":

- (a) City Manager;
- (b) Justice Court Judge;
- (c) Public Works Director;
- (d) Community Development Director;
- (e) Police Chief;
- (f) Police Lieutenant or Assistant Police Chief;
- (g) Finance Director / Assistant City Manager;
- (h) Parks and Recreation Director; and
- (i) City Attorney

All other employees of the City are hereby designated as "non-exempt."

Section 2. Severability. If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. Effective Date. This Resolution and the amendment to Section 4.040 of the Personnel Policies and Procedures provided herein shall become effective immediately.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, ON THIS 3rd DAY OF MAY, 2016.**

CENTERVILLE CITY

Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

MARSHA L. MORROW, City Recorder

DATE: _____

EFFECTIVE DATE: ____ day of _____, 2016.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 3.

Short Title: Public Hearing - Zoning Map Amendment and Zoning Ordinance Text Amendment - Centerville Deuel Creek Historic District - Chapter 12-49 - Ordinance No. 2016-12 and Ordinance No. 2016-13

Initiated By:

Scheduled Time: 7:10

SUBJECT

- a. Public Hearing - Zoning Ordinance Text Amendment - Amendments to Centerville Deuel Creek Historic District - Chapter 12-49 - Ordinance No. 2016-12
- b. Public Hearing - Zoning Map Amendment - Amendments to Centerville Deuel Creek Historic District Overlay - Ordinance No. 2016-13

RECOMMENDATION

- a. Adopt Ordinance No. 2016-12 amending Chapter 12-49 of the Centerville Zoning Ordinance regarding incentives for buildings and properties in the Centerville Deuel Creek Historic District Overlay
- b. Adopt Ordinance No. 2016-13 amending the Centerville Zoning Map to expand the boundaries of the Centerville Deuel Creek Historic District Overlay to include the east side of 400 East

BACKGROUND

On January 5, 2016, the City Council ratified Ordinance No. 2015-30 creating the Centerville Deuel Creek Historic District and adopted Ordinance No. 2015-31 rezoning applicable properties to the Centerville Historic District Overlay. On January 5, 2016, the City Council also motioned to reconsider the provisions of Ordinance No. 2015-30 regarding incentives and design standards for commercial buildings and properties in the historic district and directed Staff to refer these matters back to the Landmarks Commission and the Planning Commission for review and recommendation. The Landmarks Commission and the Planning Commission have reviewed the proposed amendments and have forwarded their recommendations as summarized in the attached Staff Report.

ATTACHMENTS:

Description

- ☐ Staff Report re Deuel Creek Historic District Amendment
- ☐ Ordinance No. 2016-12-Deuel Creek Text Amendments
- ☐ Exhibit A-Chapter 12-49-Deuel Creek
- ☐ Ordinance No. 2016-13-Deuel Creek Historic District Rezone
- ☐ Main Street Contributing Properties
- ☐ March 23, 2016 PC Staff Report
- ☐ March 23, 2016 PC minutes re Centerville Deuel Creek Historic District amendment
- ☐ April 13, 2016 PC Staff Report

- April 13, 2016 PC minutes re Duval Creek Historic District amendment - PC recommendation

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

STAFF REPORT

APPLICANT: **CENTERVILLE CITY LANDMARKS COMMISSION**

REVIEW: **ZONE TEXT AMENDMENT TO SECTION 12-49 OF THE
ZONING ORDINANCE, CENTERVILLE DEUEL CREEK
HISTORIC DISTRICT**

**ZONE MAP AMENDMENT TO ADD THE EAST SIDE OF 400
EAST TO THE CENTERVILLE DEUEL CREEK HISTORIC
DISTRICT**

RECOMMENDATION: **APPROVE THE RECOMMENDED AMENDMENTS AND
THE HISTORIC DISTRICT EXPANSION**

BACKGROUND

This amendment sponsored by the Landmarks Commission and recommended by the Planning Commission, is in response to previous concerns by the City Council. The City Council requested that Main Street, as part of the district, be reevaluated to take into consideration the South Main Street Corridor Zone. While addressing the Main Street issue, the Landmarks Commission decided to look at adding the east portion of 400 East within the district. The Landmarks Commission approved a final recommendation to the Planning Commission on February 25, 2016. The Planning Commission then reviewed the amendments in two meetings, and accepted the amendments and recommended approval to the City Council on April 13, 2016.

PROPERTIES ON MAIN STREET

Properties on Main Street		
Category	Total lots	Possible Incentives
Landmarks Register	2	100%
Contributing	6	50%
Non-Contributing	13	0%

Main Street has eight properties that would be considered historically significant. All other properties are subject to the South Main Street Corridor Development Standards.

Specific Concerns by the Planning Commission

1. What are the contributing properties on Main Street?

- **Staff Response:** A list of contributing properties along Main Street has been provided
- 2. Which becomes more important, Section 12-48, the South Main Street Corridor or Section 12-49, the Centerville Deuel Creek Historic District?
 - **Staff Response:** Both are equally as important. If the eight historic properties continue to maintain the properties as to the historic context, they will remain subject to Section 12-49. However, if the property owner alters the structure as to no longer be contributing, they would then be subject to Section 12-48.
- 3. If the contributing properties do not have to meet the South Main Street Corridor Public Space Plan, it appears that gaps will be created
 - **Staff Response:** As long as the property owner keeps their structure as contributing, they would not be required to add the streetscape amenities on their own initiative found in the Public Space Plan. This same concept is not just in place for historic homes, but for noncontributing buildings as well. Upgrades to the new Main Street standards are only applicable when a property owner is redeveloping their site. Therefore, the gaps that are spoken of are inevitable all along Main Street, and could be that way well into the future.

PROPOSED ZONE TEXT AMENDMENT

12-49-100. Incentives for all Properties not Located on Main Street.

(a) Setback reduction. Setback shall be measured from the building line and a property or designated right-of-way line. Actual setback shall be determined by the property owner prior to approval of any setback reductions. Setback standards in relation to decks and patios shall still apply and follow standards found in Section 12-55-130(g) of this Title, except for approved front porches as indicated in this section.

- (1) Front Yard Setback: 20 Feet
- (2) Front Yard Setback from Porch: 15 Feet
- (3) Side Yard Setback (each side yard): 7 Feet
- (4) Street Side Setback: 18 Feet
- (5) Rear Yard Setback: 18 Feet

(b) Building Permit Review Fee Reduction. All applicants who meet the above criteria found in Section 12-49-090 shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows:

(1) 0% reduction for new construction involving the demolition of a Contributing Property or a Historic Landmark Register Property;

(2) 25% reduction for new construction (not involving the demolition of a Contributing Property or an Historic Landmark Register Property) or construction involving a Noncontributing Property;

(3) 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alterations; and

(4) 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration.

(c) **Limitation on Incentives.** This tiered reduction on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouraging and promoting the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.

12-49-110. Incentives for Properties Located on Main Street.

(a) **South Main Street Corridor Overlay Zone.** All properties found on the Landmarks Register or considered Contributing shall not be subject to the South Main Street Corridor Zone as stated in Chapter 12-48. If properties are demolished or altered significantly to the extent they are considered noncontributing, the property owner shall then be subject to all standards and requirements of the South Main Street Corridor Zone as stated in Chapter 12-48.

(b) **Building Permit Review Fee Reduction.** All applicants who meet the property development standards found in Section 12-49-080(a) shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows:

(1) 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration; and

(2) 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alteration.

(c) **Limitation on Incentives.** These tiered reductions on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouraging and promoting the preservation of existing contributing properties.

(d) New Construction. All new construction on Main Street shall follow the guidelines of Chapter 12-48, South Main Street Corridor Zone and shall not receive the incentives found within this section.

PLANNING COMMISSION RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the City Council to approve the Zone Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within the Staff Report dated May 3, 2016.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January 2016 Council Meeting.

ZONE MAP AMENDMENT

BACKGROUND

When the Planning Commission and City Council reviewed the proposed Centerville Deuel Creek Historic District in 2015, the question of the east side of 400 East was discussed. At the February Landmarks Commission meeting, the group decided to amend the boundaries to include the east side of 400 East. They believed the section from Parrish Lane (400 North) to Porter Lane (400 South), had an important place in history and should be formally celebrated.

PROPOSED OVERLAY DISTRICT BONDARIES

The Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



PLANNING COMMISSION RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the City Council to accept the Zone Map Amendment to extend the Centerville Deuel Creek Historic District to the east side of 400 East, as shown in the Staff Report dated May 3, 2016.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendment to the overlay zone will be beneficial to the neighborhood by encouraging further preservation within Centerville.

ORDINANCE NO. 2016-12

AN ORDINANCE AMENDING CHAPTER 12-49 OF THE CENTERVILLE ZONING ORDINANCE REGARDING THE CENTERVILLE DEUEL CREEK HISTORIC DISTRICT AND AMENDING SECTION 12-61-062 OF THE SAME REFERENCING THE NEW BOUNDARIES OF THE HISTORIC DISTRICT

WHEREAS, the Centerville City Council previously adopted Ordinance No. 2015-30 enacting Chapter 12-49 of the Centerville Zoning Ordinance creating the Centerville Deuel Creek Historic District and enacting Section 12-61-062 of the same referencing the newly created Centerville Deuel Creek Historic District as adopted on December 15, 2015 and ratified on January 5, 2016; and

WHEREAS, the City Council requested further revisions to the newly created Centerville Deuel Creek Historic District provisions regarding incentives and design standards for commercial buildings and properties in the Historic District and directed Staff to refer such matters back to the Landmarks Commission and Planning Commission for review and recommendations; and

WHEREAS, the proposed amendments and revisions to the newly created Centerville Deuel Creek Historic District provisions regarding incentives and design standards for commercial buildings and properties in the Historic District have been reviewed by the Landmark Commission and Planning Commission with recommendations forward to the City Council as more particularly provided herein; and

WHEREAS, City Council has determined that the proposed amendments to the Zoning Ordinance regarding the newly created Centerville Deuel Creek Historic District provisions are consistent with the goals, objectives and policies of the Centerville General Plan, are harmonious with the character of existing development within the City, will not adversely affect properties within the City, are in the best interest of the City and the public to provide meaningful incentives for historic preservation and to celebrate the rich historic fabric of Centerville located within the District; and

WHEREAS, the proposed amendments to the Zoning Ordinance 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 Ordinance.

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

Section 1. Amendment. Chapter 12-49 of the Centerville Zoning Ordinance regarding the Centerville Deuel Creek Historic District is hereby amended to read in its entirety as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

Section 2. Amendment. Section 12-61-062 of the Centerville Zoning Ordinance regarding the Centerville Deuel Creek Historic District is hereby amended to read in its entirety as follows:

12-61-062. Centerville Deuel Creek Historic District. The City hereby creates the Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing sides of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street. Refer to Section 12-49, Centerville Deuel Creek Historic District, for further standards and detail.

Section 3. 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 4. 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 5. 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 3RD DAY OF MAY, 2016.

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 _____, 2016.

PUBLISHED OR POSTED this ____ of _____, 2016.

Exhibit A

Amended Chapter 12-49 of the Centerville Zoning Ordinance Centerville Deuel Creek Historic District

Chapter 12-49 – Centerville Deuel Creek Historic District

- 12-49-010. Purpose.
- 12-49-020. Scope.
- 12-49-030. Permitted and Conditional Uses.
- 12-49-040. General Requirements of Applicability.
- 12-49-050. Property Classification.
- 12-49-060. Property Owner Obligation.
- 12-49-070. Procedures.
- 12-49-080. Property Development Standards.
- 12-49-090. Incentive Criteria.
- 12-49-100. Incentives.

12-49-010. Purpose.

The purpose of creating the Centerville Deuel Creek Historic District, voluntary overlay, is to preserve the integrity and characteristics of the original townsite, while educating the community concerning Centerville's past.

12-49-020. Scope.

The Centerville Deuel Creek Historic District shall consist of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



12-49-030. Permitted and Conditional Uses.

All permitted and conditional uses as allowed within the respective underlying zones stated within Chapter 12-36 of this Title shall still apply to all real property within the Centerville Deuel Creek Historic District.

12-49-040. General Requirements of Applicability.

Development standards as pertaining to the individual underlying zone as stated within this Title, the Centerville City Code, or other laws and standards as set forth by the governing body, shall apply to all real property found within the Centerville Deuel Creek Historic District except to the extent such provisions are altered within this Chapter.

12-49-050. Property Classification.

(a) Historic Landmark Register. Highest recognition of an historic resource found within the Centerville Deuel Creek Historic Districts. Properties listed on the Official Historic Landmark Register shall be found on the National Register of Historic Places and are subject to the standards found in Section 12-61-050 of this Title in relation to additions, alterations and demolition criteria.

(b) Contributing Property. Any structure constructed 50 years in the past found within the Centerville Deuel Creek Historic District and that contributes to the historic character of the district. This shall include all properties listed on the significant Historic Sites List as defined in Section 12-61-040 of this Title.

(c) Non-Contributing Property. This shall include all properties that do not contribute to the historic character of the district, structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past, and future development on vacant ground.

12-49-060. Property Owner Obligation.

The Historic Preservation Program within Centerville is considered voluntary. Nothing in this section shall be construed to prevent a property owner of record within the Centerville Deuel Creek Historic District from developing his or her property as allowed by the underlying Ordinances found in this Title. Properties as listed on the Historic Landmark Register shall be subject to Section 12-61-100 of this Title in relation to modifications and alterations, which shall be satisfied to participate in the incentives found in 12-49-100.

12-49-070. Procedures.

The Zoning Administrator, or designee, shall contact the applicant to ensure they are aware of the Centerville Deuel Creek Historic District Standards and Incentives as part of the review process for an exterior building permit.

12-49-080. Property Development Standards

These standards have been created to enhance the district area and generate continuity between contributing properties, non-contributing properties and new development. The standards are desirable, yet they are not mandatory. Property owners who do not wish to follow these guidelines shall not receive any incentives as stated within Section 12-49-100 or Section 12-49-110, and shall be subject to all applicable Zoning Standards, fees and governing laws found within this Title for standard development.

(a) Contributing Properties:

(1) Owner of a property considered Contributing as stated in Section 12-49-050, desiring to participate in the Incentive Program shall be subject to the approval standards found in Section 12-61-100(e) of this Title and may also participate within the incentive program as stated herein.

(2) This review shall take place at the time of exterior building permit review with final incentive approval being made by the Zoning Administrator.

(b) Non-Contributing Properties and/or New Development:

(1) Owner of a property considered Non-Contributing as stated in Section 12-49-050, desiring to participate in the Incentive Program shall choose at least four of the following:

Design Standards:

- Façade material consisting of 80% of one of the following: brick, rock, wood, cement fiberboard. The remaining 20% shall consist of like material that is consistent with contributing properties
- Detached Garage *or*
- Garage setback from the front facing building line of the main structure at 18 feet
- Construction of a two-car garage, instead of 3-car garage or larger
- Front porch of at least 25 square feet
- Gable accents consistent with those found within the district

- A driveway curb cut no larger than 18 feet and driveway at its widest point at 20 feet
- Traditional exterior details (such as pillars, shutters, ornamental designs, etc.)
- Bay window
- Dormer windows
- Historic paint colors
- Other architectural features as found throughout the district (this criteria must include a photograph of the inspirational feature)

(2) This review shall take place at the time of exterior building permit review with final incentive approval being made by the Zoning Administrator.

12-49-090. Incentive Criteria.

These incentives shall apply to all property owners of record that have met the above Property Development Standards for those properties designated under Property Classification as found within Section 12-49-050. Property owners who choose not to participate in the development standards shall not receive these incentives and shall be subject to all required Zoning Regulations and Standards as set forth in this Title and all other applicable standards and fees as set forth by the City.

~~(a) All incentives are for residential projects on residentially zoned property only. Commercial projects or commercially zoned properties are not eligible for incentives.~~

~~(a)~~ All incentives are for exterior projects only, such as:

- (1) New development
- (2) Alterations/additions
- (3) General exterior repairs or rehabilitation that requires a building permit

~~(b)~~ All incentives shall be reviewed and approved by the Zoning Administrator.

~~(c)~~ A certificate shall be given to the property owner stating that the property has been allowed incentives based on the approved standards as stated in Section 12-49-080 and placed with the building permit.

~~(d)~~ These incentives shall only be for those residential properties found within the Centerville Deuel Creek Historic District as specified in Section 12-49-020.

~~(e)~~ These incentives shall only apply to residential properties within the Centerville Deuel Creek District from the date this Chapter was approved by the City Council and shall not be retroactive.

(f) No incentives shall be given to property owners that have not completed all the required obligations as stated within this Section.

12-49-100. Incentives for all Properties Not Located on Main Street.

(a) Setback reduction. Setback shall be measured from the building line and a property or designated right-of-way line. Actual setback shall be determined by the property owner prior to approval of any setback reductions. Setback standards in relation to decks and patios shall still apply and follow standards found in Section 12-55-130(g) of this Title, except for approved front porches as indicated in this section.

- (1) Front Yard Setback: 20 Feet
- (2) Front Yard Setback from Porch: 15 Feet
- (3) Side Yard Setback (each side yard): 7 Feet
- (4) Street Side Setback: 18 Feet
- (5) Rear Yard Setback: 18 Feet

(b) Building Permit Review Fee Reduction. All applicants who meet the above criteria found in ~~this Section~~ Section 12-49-090 shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows:

(14) 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration;

(23) 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alterations; and

(32) 25% reduction for new construction (not involving the demolition of a Contributing Property or an Historic Landmark Register Property) or construction involving a Noncontributing Property; and

(44) 0% reduction for new construction involving the demolition of a Contributing Property or an Historic Landmark Register Property;

(c) Limitation on Incentives. This tiered reduction on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouraging and encouragement of ~~promoting~~ the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.

12-49-110. Incentives for Properties Located on Main Street.

(a) South Main Street Corridor Overlay Zone. All properties found on the Landmarks Register or considered Contributing shall not be subject to the South Main Street Corridor Zone as stated in Chapter 12-48. If properties are demolished or altered significantly to the extent they are considered non-contributing, the property owner shall then be subject to all standards and requirements of the South Main Street Corridor Zone as stated in Chapter 12-48.

(b) Building Permit Review Fee Reduction. All applicants who meet the property development standards found in Section 12-49-080(a) shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows:

(1) 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration;

(2) 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alteration.

(c) Limitation on Incentives. These tiered reductions on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouraging and promoting the preservation of existing contributing properties.

(d) New Construction. All new construction on Main Street shall follow the guidelines of Chapter 12-48, South Main Street Corridor Zone and shall not receive the incentives found within this section.

ORDINANCE NO. 2016-13

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP TO REZONE CERTAIN REAL PROPERTY DESCRIBED HEREIN TO THE CENTERVILLE DEUEL CREEK HISTORIC DISTRICT OVERLAY

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, the City Council previously zoned certain properties within the Centerville Deuel Creek Historic District, as described in Chapter 12-49 of the Centerville Zoning Code, to the Centerville Deuel Creek Historic District Overlay as more particularly set forth in Ordinance No. 2015-31; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan, the City Council desires to amend the boundaries of the Centerville Deuel Creek Historic District to include properties on the east side of 400 East and the south side of Porter Lane, and to zone such properties to the Centerville Deuel Creek Historic District Overlay as more particularly set forth herein; and

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

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

Section 1. Zone Map Amendment. All real property located within the Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing sides of 400 East from Porter Lane (400 South) to Parrish Lane (400 North), and the south facing side of Parrish Lane (400 North) from 400 East to Main Street, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby zoned to the Centerville Deuel Creek Historic District Overlay and the Centerville City Zoning Map is correspondingly amended as described herein.

Section 2. Findings. The rezone of the subject property to the Centerville Deuel Creek Historic District Overlay and corresponding amendment to the Centerville City Zoning Map is based on the following findings:

1. The proposed Zoning Map amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].

3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendments to the overlay zone will be beneficial to the neighborhood by encouraging further preservation within Centerville.

Section 3. 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 4. Effective Date. 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 3rd DAY OF MAY, 2016.

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 _____, 2016.

PUBLISHED OR POSTED this ____ of _____, 2016.

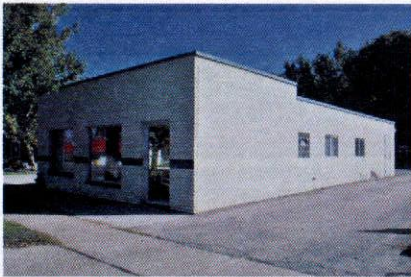
EXHIBIT A

Centerville Deuel Creek Historic District Rezone Boundaries





149 South Main Street
Contributing Property



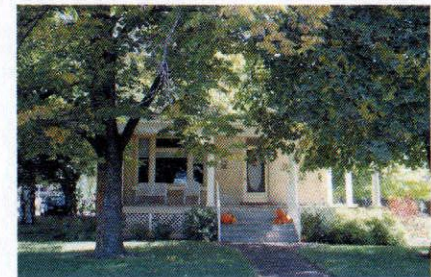
221 South Main Street
Contributing Property



249 South Main Street
Contributing Property



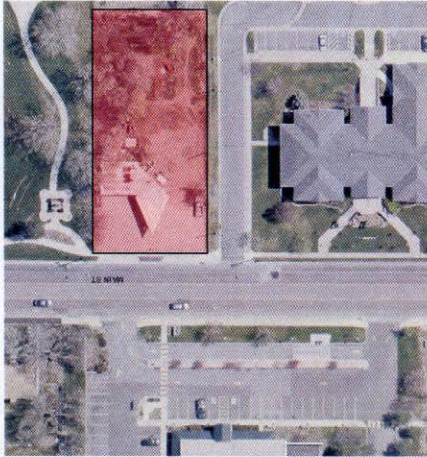
415 South Main Street
Landmarks Register
National Register Listed



445 South Main Street
Contributing Property
(Outside of the district boundary)



Main Street Contributing Properties



284 North Main Street
Contributing Property
Eligible for the National Register

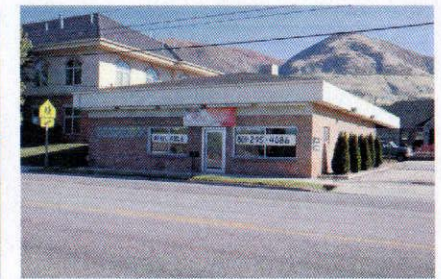
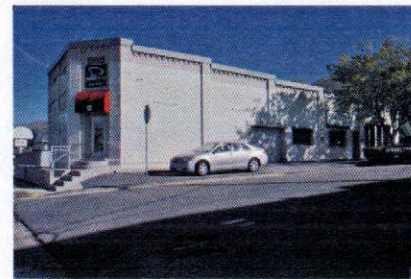
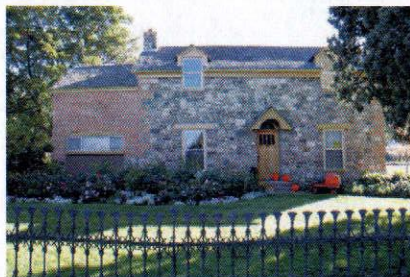
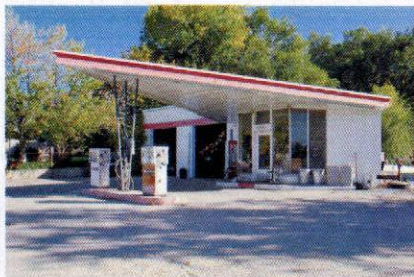


168 North Main Street
Landmarks Register
National Register Listed



12 North Main Street
Contributing Property

55 South Main Street
Contributing Property



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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: CENTERVILLE CITY LANDMARKS COMMISSION

**APPLICATION: ZONE TEXT AMENDMENT FOR CHAPTER 12-49, DEUEL
CREEK HISTORIC DISTRICT**

**ZONE MAP AMENDMENT FOR THE EAST SIDE OF 400 EAST
FROM PARRISH LANE (400 NORTH) TO PORTER LANE (400
SOUTH) TO BE INCORPORATED INTO THE CENTERVILLE
DEUEL CREEK HISTORIC DISTRICT OVERLAY**

**RECOMMENDATION: ACCEPT THE ZONE TEXT/MAP AMENDMENT AND
RECOMMEND APPROVAL TO THE CITY COUNCIL**

BACKGROUND

In December of 2015, the City Council reviewed an amendment to the Zoning Ordinance to include Chapter 12-49 which established the Centerville Deuel Creek Historic District. In addition, they approved an amendment to the zoning map that established the geographic boundaries of the historic district. In January of 2016, the City Council reviewed the district Ordinance again and requested staff and the Landmarks Commission to clarify the incentive program. The Council also wanted clarity on the properties within the district that were located on Main Street and how the incentive program would affect current and future development.

While the Landmarks Commission was working on the City Council's requests, the idea of including the east side of 400 East within the district was discussed. This concept was brought up during the preliminary stages of the district by the Landmarks Commission, and also by the Planning Commission and City Council. The Landmarks Commission believes that now would be the perfect time to include the amendment, since Chapter 12-49 was also being amended.

This report will first review the requested Zone Text Amendment with emphasis on the financial impact to the Community, as requested by the City Council. Secondly, a new section of the Ordinance will be discussed that reviews the properties on Main Street. Finally, the Zone Map Amendment will be reviewed that includes the east side of 400 East from Parrish Lane (400 North) to Porter Lane (400 South) as part of the Centerville Deuel Creek Historic District.

ZONE TEXT AMENDMENT REVIEW

INCENTIVES

The following is a reminder of the classification system used for incentives within the Centerville Deuel Creek Historic District:

Classification

- 1) Historic Landmark Register. Highest recognition of an historic resource found within the Centerville Deuel Creek Historic District. Properties listed on the Official Historic Landmark Register shall be found on the National Register of Historic Places and are subject to the standards found in Section 12-61-050 of this Chapter in relation to additions, alterations and demolition criteria.
- 2) Contributing Property. Any structure constructed 50 years in the past found within the Centerville Deuel Creek Historic District that contributes to the historic character of the district. This shall include all properties listed on the Significant Historic Sites List as defined in Section 12-61-040 of this Chapter.
- 3) Non-Contributing Property. This shall include all properties that do not contribute to the historic character of the district: structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past and future development on vacant ground.

Total Number of Homes

Number of Properties within the Centerville Deuel Creek Historic District	
Categories	Number of Properties
Historic Landmark Register	14
Contributing Properties	100
Non-Contributing Properties	150
Demolition and New Construction	1
Government, School, Place of Worship	5
Total	270

Financial Impact

The following chart is for exterior building permits within the Centerville Deuel Creek Historic District for 2015 and only include the following:

- Addition
- Detached Garage
- Roof Replacement
- Deck/Porch Replacement
- New Dwelling

Financial Impact from the Incentives				
Categories	Number of building permits 2015	Cost	Possible Incentive	Financial loss to the City
Historic Landmark Register	0	0	100%	0
Contributing Properties	4	\$1,768.51	50%	884.25
Non-Contributing Properties	5	\$3,603.31	25%	900.82
Demolition and New Construction	0		0%	0
Total	9	\$5,371.82		\$1,785.07

Additional Notes

- The proposed reduction does not apply to impact fees, bonds, state fees, water connection fees, etc.
- The complete total for a building permit is approximately 1½% to 3% of the total valuation of the project
- The plan check is approximately 2% to 3% of the complete total

Within the year 2015, Centerville had 240 building permits. The overall total revenue for the year was \$771,008.16 with 199,963.35 of this amount being categorized under Building Review Fees. The amount of financial loss to the City for exterior building permits within the Centerville Deuel Creek Historic District would only be approximately \$1,785.07 or .2% of the total revenue.

MAIN STREET

From Parrish Lane (400 North) to Porter Lane (400 South) an overlay zone known as the South Main Street Corridor exists, and must be followed by all new development. The Centerville Deuel Creek Historic District extends along Main Street from Porter Lane to Parrish Lane, on the east side only. This small section within the South Main Street Corridor is zoned C-M (Commercial-Medium) and a small portion within PF-M (Public Facility-Medium), Founders Park, City Hall, and the Whitaker Museum.

The following chart indicates the properties on Main Street:

Properties on Main Street		
Category	Total lots	Possible Incentives
Landmarks Register	2	100%
Contributing	9	50%
Non-Contributing	10	0%

Main Street has 11 properties that would be considered historically significant. The Landmarks Commission should do everything possible to encourage property owners to maintain and save these important structures. All 11 properties should be subject to review by the Landmarks Commission, and if repairs or construction were deemed appropriate, they would be allowed

financial incentives. All new construction on raw ground or after a demolition has taken place would be subject to the South Main Street Corridor Development Standards. Since these required standards already discuss building location, height, and architectural features, the Landmarks Commission believes it would not be appropriate to include additional standards on Main Street. Furthermore, many of the development standards within the South Main Street Corridor promote a more traditional-style of development, which would blend well with the rest of the Centerville Deuel Creek Historic District.

PROPOSED AMENDMENTS (All amendments are shown in red)

12-49-100. INCENTIVES FOR ALL PROPERTIES NOT LOCATED ON MAIN STREET

- (a) Setback Reduction. Setback shall be measured from the building line and a property or designated right-of-way line. Actual setback shall be determined by the property owner prior to approval of any setback reductions. Setback standards in relation to decks and patios shall still apply and follow standards found in Section 12-55-130(g) of this Title, except for approved front porches as indicated in this section.

1. Front Yard Setback: 20 Feet
2. Front Yard Setback from Porch: 15 Feet
3. Side Yard Setback (each side yard): 7 Feet
4. Street Side Setback: 18 Feet
5. Rear Yard Setback: 18 Feet

- (b) Building Permit Review Fee Reduction. All applicants who meet the above criteria found in this Section shall be allowed the following reductions on the building permit review fees:

- | | |
|-----------------------|------|
| 1) Landmarks Register | 100% |
| 2) Contributing | 50% |
| 3) Non-Contributing | 25% |

These reductions shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouragement of promoting the preservation of existing contributing properties and encourage harmony between new and historic architectural and property designs.

12-49-110. INCENTIVES FOR PROPERTIES LOCATED ON MAIN STREET

- (a) All properties found on the Landmarks Register or considered Contributing shall not be subject to the South Main Street Corridor Zone as stated in Chapter 12-48. Properties that are demolished or altered significantly to the extent they are considered non-contributing the property owner shall then be subject to all standards and requirements of the South Main Street Corridor Zone as stated in Chapter 12-48.

- **Staff Comment:** The above statement is a staff requested addition and was not reviewed by the Landmarks Commission.

- (b) **Building Permit Review Fee Reduction.** All applicants who meet the property development standards found in Section 12-49-080(a), found in this Section shall be allowed the following reductions on the building permit review fees:

- | | |
|-----------------------|------|
| 1) Landmarks Register | 100% |
| 2) Contributing | 50% |

These reductions shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouragement of promoting the preservation of existing contributing properties.

- (b) All new construction on Main Street shall follow the guidelines of Chapter 12-48, South Main Street Corridor Zone and shall not receive the incentives as found within this section.

- **Staff Comment:** In the proposed Section 12-49-110(b), it refers to Section 12-49-080(a) and the following is a reminder of that criteria:

Owner of a property considered Contributing as stated in Section 12-49-050, desiring to participate in the Incentive Program shall be subject to the approval standards found in Section 12-61-100(e) of this Title and may also participate in the incentive program as stated herein.

Section 12-61-100(e) of the Zoning Ordinance requires the Landmarks Commission to review any alterations to a Landmarks Register property, and in this case a contributing property. The standards used for this review are known as the Secretary of the Interior Standards for Rehabilitation. They ensure that a property retains its historic appearance or is restored to its original appearance. It also ensures that any additions are appropriate to the context of the historic structure.

REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

- **Staff Response:** Section 12-480-8(3), encourages the creation of historic districts. The objectives state this process is to be completed with input from property owners in order to create guiding principles of what the community desires. The Landmarks Commission has used this input and the goals and objectives found in the general plan to create an ordinance for the district.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

- **Staff Response:** The citizens who participated believed that each property owner should have a choice and not be obligated to follow strict regulations for each home. Yet, they were also concerned that historic homes could be demolished. Finally, they believed that instead of restrictions, incentives might be more beneficial.

The original document, reviewed in 2015, clearly indicated the program is voluntary and that all uses currently allowed by Ordinance would still apply. If a property owner wishes to participate, a list of requirements have been created along with incentives. The City Council desired the incentives be expanded and clarified by the Landmarks Commission prior to enactment of the program. The proposed amendments help to encourage preservation of the overall historic harmony of the neighborhood.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff's Response:** The Landmarks Commission desired to create the Centerville Deuel Creek Historic District to reduce adverse effects. Historic properties within Centerville may be considered fragile and in need of protection. If no program of preservation is in place, the historic fabric of the original Centerville Town-Site could be lost. Yet, with these amendments, it has placed even more of an incentive for citizens to help preserve the historic fabric.

4. What is the adequacy of facilities and services intended to serve the subject property?

- **Staff Response:** The area is located within an already developed neighborhood with adequate facilities and services. Any future development would be reviewed by City staff to ensure that proper public utilities have been set forth and other zoning concerns have been satisfied.

CONCLUSION

The Landmarks Commission believe they have adequately answered the concerns of the City Council and have created amendments that strengthen the incentive program and further the cause of local preservation. In addition, it appears the proposal is also in harmony with all applicable goals and objectives found within the General Plan and is consistent with previously approved sections within Chapter 12-49 of the Zoning Ordinance.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within the Staff Report dated March 23, 2016 and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January, 2016 Council Meeting.

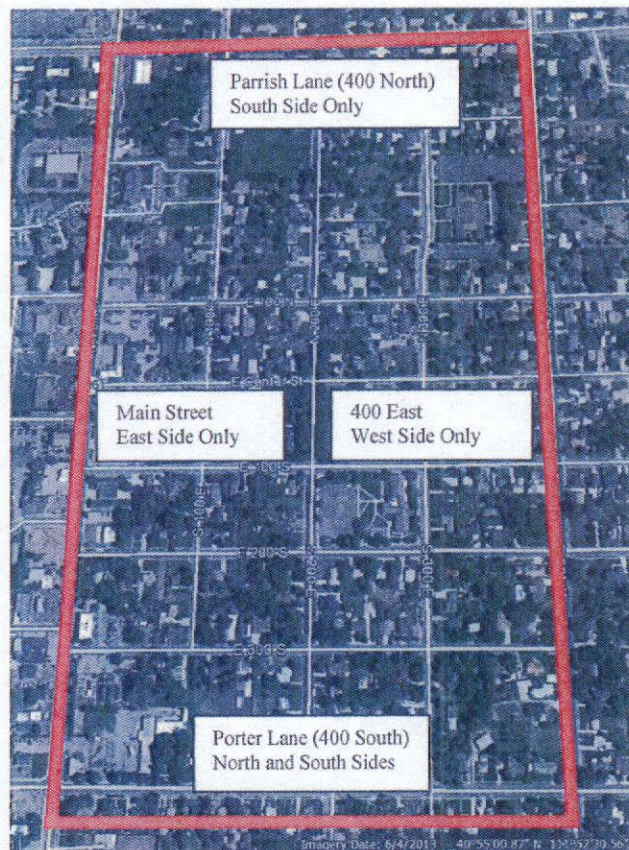
ZONE MAP AMENDMENT REVIEW

BACKGROUND

As stated previously, the idea of expanding the Centerville Deuel Creek Historic District to the east side of 400 East is not a new concept. From the beginning stages, the Landmarks Commission discussed this option, yet in the end decided to keep the district at its current boundaries. When the Planning Commission and City Council reviewed the proposed Centerville Deuel Creek Historic District, this question came up with both bodies. At the February Landmarks Commission meeting, the group decided to amend the boundaries to include the east side of 400 East. They believed the section from Parrish Lane (400 North) to Porter Lane (400 South), had an important place in history and should be formally celebrated.

PREVIOUS OVERLAY DISTRICT BOUNDARIES

The Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



PROPOSED OVERLAY DISTRICT BONDARIES

The Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing sides of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

➤ **Staff Response:** Section 12-480-8(3) of the General Plan, encourages the creation of historic districts. In addition, one of the objectives encourages the updating of the zoning map to establish historic districts. In December of 2015, the Centerville Deuel Creek Historic District Overlay Zone was approved by the City Council. This amendment incorporates additional lots located on the east side of 400 East. Therefore, the proposed map amendment is consistent with the goals and objectives of the General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

➤ **Staff Response:** The standards created by the Landmarks Commission for the district area, reflect the overall characteristics of the historic neighborhood. These same characteristics can be found on the east side of 400 East. By expanding the district to both sides of 400 East, it will encourage the overall harmony with the surrounding area.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

➤ **Staff's Response:** The Landmarks Commission has created the Centerville Deuel Creek Historic District to reduce adverse effects. By expanding the overlay zone to the east side of 400 East, this increases the reduction of adverse effects.

4. What is the adequacy of facilities and services intended to serve the subject property?

➤ **Staff Response:** The area is located within an already developed neighborhood with adequate facilities and services. Any future development would be reviewed by City staff to ensure that proper public utilities have been set forth and other zoning concerns have been satisfied.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment to extend the Centerville Deuel Creek Historic District to the east side of 400 East as shown in the Staff Report dated March 23, 2016, and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendment to the overlay zone and will be beneficial to the neighborhood by encouraging further preservation within Centerville.

1 The motion was seconded by Commissioner Daly.

2
3 Commissioner Kjar said this is a good opportunity to improve this site. He said Bartile
4 has been a part of Centerville for a long time and he is happy to see the City work with the
5 applicant to bring this site into conformance.

6
7 Chair Hirschi expressed concern with the parking. He said it makes sense to upgrade the
8 parking and improve the circulation according to current ordinances. Mr. Snyder explained the
9 parking is an ongoing discussion to determine what is actually feasible.

10
11 Chair Hirschi called for vote on the motion. The motion passed by unanimous roll-call
12 vote (7-0).

13
14 **PUBLIC HEARING | CENTERVILLE DEUEL CREEK HISTORIC DISTRICT -**
15 **Consider the proposed Zone Map and Code Text Amendment for the Centerville Deuel**
16 **Creek Historic District (Chapter 12-49), which includes boundary modifications (400 East**
17 **from Parrish Lane to Porter Lane, east side only) and addressing commercial building**
18 **incentives. Centerville City, Applicant.**

19
20 Brandon Toponce, Assistant Planner, reported the Planning Commission previously
21 reviewed and recommended approval of the Deuel Creek Historic District. The City Council
22 reviewed the matter as well and requested several changes to the Ordinance including increased
23 incentives, expansion of the District, and clarification on the relationship between the Historic
24 District and the South Main Street Corridor Overlay (SMSC). The Landmarks Commission
25 reviewed the City Council request and recommends approval of the proposed amendments. The
26 Planning Commission is now being asked to review these proposed amendments and forward a
27 recommendation onto the City Council for final approval.

28
29 Mr. Toponce reviewed the Historic Landmark Register, contributing properties, and non-
30 contributing properties. He reviewed the proposed incentive program explaining the potential
31 loss in revenue to the City, which is insignificant (only 0.2%). The proposed incentives will
32 hopefully encourage property owners to maintain the historic value of their homes and the
33 historic nature of this area. He reminded the Commission that participation in the Historic
34 District is strictly voluntary. He said there are eleven (11) properties on Main Street that could
35 contribute to the Historic District. He explained these homes would have the option to participate
36 in the Historic District or upgrade to the South Main Street Corridor (SMSC) standards. He said
37 the SMSC District and the Historic District standards are similar in style and would blend well.

38
39 Mr. Toponce reviewed the proposed boundary modification. It is proposed the Historic
40 District be expanded to include the east side of 400 East. The rear boundary will follow the rear
41 property lines of each of the homes along this street. This is not a new concept, but rather an idea
42 that has been discussed and/or raised by all bodies that have reviewed this Ordinance. He said

1 the proposed amendments are consistent with the General Plan and clarifies the incentive
2 program and the District boundary.

3
4 Commissioner Daly asked for clarification regarding contributing properties on Main
5 Street, the Historic District and the SMSC plan. He is concerned there may be confusion on
6 which ordinance trumps which. He wants to make sure there is coordination between the SMSC
7 Overlay and the Historic District program. Mr. Toponce explained that if a contributing property
8 chooses to maintain the historic nature of their home and participate in the incentive program
9 then they are not required to upgrade to the SMSC Overlay standards. If a contributing property
10 on Main Street chooses not to participate in the Historic District then they will be required to
11 comply with the SMSC Overlay standards. He said Section 12-49-110(a) was created to clarify
12 this point. Lisa Romney, City Attorney, suggested this point also be highlighted in the SMSC
13 Overlay language for further clarification.

14
15 Chair Hirschi asked how the proposed SMSC Public Space Plan may be affected by
16 contributing properties within the Historic District. Cory Snyder, Community Development
17 Director, said the Landmarks Commission is not concerned about maintaining the SMSC public
18 space plan if a contributing property chooses to participate in the Historic District. In fact, the
19 Landmarks Commission believes the SMSC public space plan may be a burden and a
20 disincentive to maintaining a historic structure. He explained this idea would leave "gaps" in the
21 SMSC public space plan unless the City chooses to make these improvements themselves within
22 their own public right-of-way.

23
24 Commissioner Wright said there may be other contributing properties just outside the
25 proposed Historic District boundary, (e.g. west side of Main Street, south of Porter Lane, and the
26 north side of Parrish Lane). She questioned why the boundary is not expanded even further to
27 allow some of these homes an opportunity for incentive. Mr. Toponce agreed there are other
28 homes that may be contributing but the original idea was to create a walkable Historic District
29 near the original town site, i.e., Deuel Creek area. He said this is a good start. It may be
30 beneficial to see how the proposed amendment is utilized and perhaps an expansion can be
31 considered in the future.

32
33 Chair Hirschi opened the public hearing. Seeing no one wishing to comment, he closed
34 the public hearing.

35
36 Commissioner Hirst made a **motion** for the Planning Commission to accept the Zone
37 Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within
38 the Staff Report dated March 23, 2016 and to recommend approval to the City Council.
39

Reasons for the Action:

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January 5, 2016 Council Meeting.

The motion was seconded Commissioner Hayman.

The Commission discussed at length the possible conflicts between the Historic District and the SMSC Overlay. Several Commission members expressed concern with the potential “gaps” that could be created by contributing properties. The Commission questioned which properties exactly are considered contributing on Main Street, discussing whether there is a string of homes that could leave a significant “gap” within the public space. The Commission agreed a closer look at the Historic District and the SMSC public space plan together may be beneficial to understand the relationship. It was suggested that staff bring back the proposed Deuel Creek Historic District ordinance in its entirety with red-lines. It was also suggested a map showing all contributing properties would also be beneficial. Several Commission members agreed the historic incentive program is appropriate and has value but they would like to review these issues further.

Chair Hirschi made a **motion** to table the previous motion until the next Planning Commission meeting and requested staff bring back the full Deuel Creek Historic District ordinance with redlines and additional information regarding how this historic district and the South Main Street Corridor Plan mix. In addition, staff was requested to bring back a map showing all contributing properties. The motion was seconded by Commissioner Daly and passed by roll-call vote (6-1). Commissioner Johnson opposed stating he believes the Historic District could be passed and these issues could be resolved during the pending SMSC public space plan review.

Chair Hirschi made a **motion** to table the Zone Map Amendment to extend the Deuel Creek Historic District until the next Planning Commission meeting. The motion was seconded by Commissioner Daly and passed by roll-call vote (6-1). Commissioner Johnson opposed.

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: CENTERVILLE CITY LANDMARKS COMMISSION

**APPLICATION: ZONE TEXT AMENDMENT FOR CHAPTER 12-49, DEUEL
CREEK HISTORIC DISTRICT**

**ZONE MAP AMENDMENT FOR THE EAST SIDE OF 400 EAST
FROM PARRISH LANE (400 NORTH) TO PORTER LANE (400
SOUTH) TO BE INCORPORATED INTO THE CENTERVILLE
DEUEL CREEK HISTORIC DISTRICT OVERLAY**

**RECOMMENDATION: ACCEPT THE ZONE TEXT/MAP AMENDMENT AND
RECOMMEND APPROVAL TO THE CITY COUNCIL**

BACKGROUND

On March 23, 2016, the Planning Commission reviewed the amendments to Chapter 12-49 concerning the Centerville Deuel Creek Historic District. The Commission tabled the item and requested more clarity on the impact the district would have on the South Main Street Corridor Zone. In previous meetings the City Council shared this same concern, along with how the incentives would financially affect the city.

While the Landmarks Commission was working on the City Council's requests, the idea of including the east side of 400 East within the district was discussed. This concept was brought up during the preliminary stages of the district by the Landmarks Commission, and also by the Planning Commission and City Council. The Landmarks Commission believes that now would be the perfect time to include the amendment, since Chapter 12-49 was also being amended. At the March 23, 2016 Planning Commission Meeting, the Commissioners did not seem to have a concern with increasing the size of the district, only the impact the district had along Main Street.

This report will first review the financial impact to the community, as requested by the City Council. Secondly, a new section of the Ordinance will be discussed that reviews the properties on Main Street. Finally, the Zone Map Amendment will be reviewed that includes the east side of 400 East from Parrish Lane (400 North) to Porter Lane (400 South) as part of the Centerville Deuel Creek Historic District.

See page 9 for the full text and changes of Chapter 12-49

ZONE TEXT AMENDMENT REVIEW

FINANCIAL IMPACT OF INCENTIVES

The following is a reminder of the classification system used for incentives within the Centerville Deuel Creek Historic District:

Classification

- 1) **Historic Landmark Register.** Highest recognition of an historic resource found within the Centerville Deuel Creek Historic District. Properties listed on the Official Historic Landmark Register shall be found on the National Register of Historic Places and are subject to the standards found in Section 12-61-050 of this Chapter in relation to additions, alterations and demolition criteria.
- 2) **Contributing Property.** Any structure constructed 50 years in the past found within the Centerville Deuel Creek Historic District that contributes to the historic character of the district. This shall include all properties listed on the Significant Historic Sites List as defined in Section 12-61-040 of this Chapter.
- 3) **Non-Contributing Property.** This shall include all properties that do not contribute to the historic character of the district: structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past and future development on vacant ground.

Total Number of Homes

Number of Properties within the Centerville Deuel Creek Historic District	
Categories	Number of Properties
Historic Landmark Register	14
Contributing Properties	100
Non-Contributing Properties	150
Demolition and New Construction	1
Government, School, Place of Worship	5
Total	270

Financial Impact

The following chart is for exterior building permits within the Centerville Deuel Creek Historic District for 2015 and only include the following:

- Addition
- Detached Garage
- Roof Replacement
- Deck/Porch Replacement
- New Dwelling

Financial Impact from the Incentives				
Categories	Number of building permits 2015	Cost	Possible Incentive	Financial loss to the City
Historic Landmark Register	0	0	100%	0
Contributing Properties	4	\$1,768.51	50%	884.25
Non-Contributing Properties	5	\$3,603.31	25%	900.82
Demolition and New Construction	0		0%	0
Total	9	\$5,371.82		\$1,785.07

Additional Notes

- The proposed reduction does not apply to impact fees, bonds, state fees, water connection fees, etc.
- The complete total for a building permit is approximately 1% to 3% of the total valuation of the project
- The plan check is approximately 2% to 3% of the complete total

Within the year 2015, Centerville had 240 building permits. The overall total revenue for the year was \$771,008.16 with 199,963.35 of this amount being categorized under Building Review Fees. The amount of financial loss to the City for exterior building permits within the Centerville Deuel Creek Historic District would only be approximately \$1,785.07 or .2% of the total revenue.

PROPERTIES ON MAIN STREET

From Parrish Lane (400 North) to Porter Lane (400 South) an overlay zone known as the South Main Street Corridor exists, and must be followed by all new development. The Centerville Deuel Creek Historic District extends along Main Street from Porter Lane to Parrish Lane, on the east side only. This small section within the South Main Street Corridor is zoned C-M (Commercial-Medium) and a small portion within PF-M (Public Facility-Medium), Founders Park, City Hall, and the Whitaker Museum.

The following chart indicates the properties on Main Street:

Properties on Main Street		
Category	Total lots	Possible Incentives
Landmarks Register	2	100%
Contributing	6	50%
Non-Contributing	13	0%

Main Street has 8 properties that would be considered historically significant. The Landmarks Commission should do everything possible to encourage property owners to maintain and save these important structures. All 8 properties should be subject to review by the Landmarks Commission, and if repairs or construction were deemed appropriate, they would be allowed

financial incentives. All new construction on raw ground or after a demolition has taken place would be subject to the South Main Street Corridor Development Standards. Since these required standards already discuss building location, height, and architectural features, the Landmarks Commission believes it would not be appropriate to include additional standards on Main Street. Furthermore, many of the development standards within the South Main Street Corridor promote a more traditional-style of development, which would blend well with the rest of the Centerville Deuel Creek Historic District.

Specific Concerns by the Planning Commission

1. What are the contributing properties on Main Street?
 - **Staff Response:** A list of contributing properties has been provided to the Planning Commission for review. This list identifies those six homes that are considered contributing to the historic integrity of the neighborhood and also the two homes that are found on the National Register of Historic Places.
2. Which becomes more important, Section 12-48, the South Main Street Corridor or Section 12-49, the Centerville Deuel Creek Historic District?
 - **Staff Response:** Both are equally as important. If the eight historic properties continue to maintain the properties as to the historic context, they will remain subject to Section 12-49. However, if the property owner alters the structure such as a front remodel, altering rooflines, removal of key features, or demolish the structure, the building would no longer be considered contributing. When a structure is found to no longer be contributing they would then be subject to Section 12-48. Staff does not believe there is confusion with which ordinance would need to be followed, the structure is only considered contributing or non contributing.
3. If the contributing properties do not have to meet the South Main Street Corridor Public Space Plan, it appears that gaps will be created
 - **Staff Response:** Gaps are not necessarily a bad thing. They would give variety to the street and allow the passerby to recognize the property as unique and important from the rest of the street. As long as the property owner keeps their structure as contributing, they would not be required to add the streetscape amenities on their own initiative found in the Public Space Plan. Yet, this same concept is not just in place for historic homes, but for non contributing buildings as well. If a property owner desires to retain their property as it currently sits today, regardless of historic or not, they would also not be required to upgrade to the Public Space Plan. Upgrades to the new Main Street standards are only applicable when a property owner is redeveloping their site. So, the gaps that are spoken of are inevitable all along Maine Street and could be that way well into the future.

However, the City could choose to put in the amenities for the Public Space Plan at anytime at their own expense and desire.

PROPOSED AMENDMENTS (All amendments are shown in blue and red)**Chapter 12-49 – Centerville Deuel Creek Historic District**

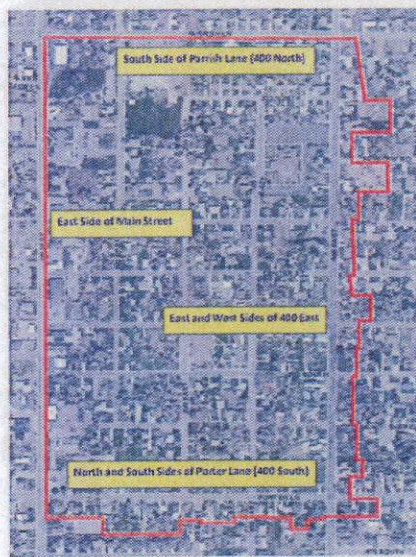
- 12-49-010. Purpose.
- 12-49-020. Scope.
- 12-49-030. Permitted and Conditional Uses.
- 12-49-040. General Requirements of Applicability.
- 12-49-050. Property Classification.
- 12-49-060. Property Owner Obligation.
- 12-49-070. Procedures.
- 12-49-080. Property Development Standards.
- 12-49-090. Incentive Criteria.
- 12-49-100. Incentives.

12-49-010. Purpose.

The purpose of creating the Centerville Deuel Creek Historic District, voluntary overlay, is to preserve the integrity and characteristics of the original town site, while educating the community concerning Centerville's past.

12-49-020. Scope.

The Centerville Deuel Creek Historic District shall consist of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, east and west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



12-49-030. Permitted and Conditional Uses.

All permitted and conditional uses as allowed within the respective underlying zones stated within Chapter 12-36 of this Title shall still apply to all real property within the Centerville Deuel Creek Historic District.

12-49-040. General Requirements of Applicability.

Development standards as pertaining to the individual underlying zone as stated within this Title, the Centerville City Code, or other laws and standards as set forth by the governing body, shall apply to all real property found within the Centerville Deuel Creek Historic District except to the extent such provisions are altered within this Chapter.

12-49-050. Property Classification.

(a) Historic Landmark Register. Highest recognition of an historic resource found within the Centerville Deuel Creek Historic Districts. Properties listed on the Official Historic Landmark Register shall be found on the National Register of Historic Places and are subject to the standards found in Section 12-61-050 of this Title in relation to additions, alterations and demolition criteria.

(b) Contributing Property. Any structure constructed 50 years in the past found within the Centerville Deuel Creek Historic District and that contributes to the historic character of the district. This shall include all properties listed on the significant Historic Sites List as defined in Section 12-61-040 of this Title.

(c) Non-Contributing Property. This shall include all properties that do not contribute to the historic character of the district, structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past, and future development on vacant ground.

12-49-060. Property Owner Obligation.

The Historic Preservation Program within Centerville is considered voluntary. Nothing in this section shall be construed to prevent a property owner of record within the Centerville Deuel Creek Historic District from developing his or her property as allowed by the underlying Ordinances found in this Title. Properties as listed on the Historic Landmark Register shall be subject to Section 12-61-100 of this Title in relation to modifications and alterations, which shall be satisfied to participate in the incentives found in 12-49-100.

12-49-070. Procedures.

The Zoning Administrator, or designee, shall contact the applicant to ensure they are aware of the Centerville Deuel Creek Historic District Standards and Incentives as part of the review process for an exterior building permit.

12-49-080. Property Development Standards

These standards have been created to enhance the district area and generate continuity between contributing properties, non-contributing properties and new development. The standards are desirable, yet they are not mandatory. Property owners who do not wish to follow these guidelines shall not receive any incentives as stated within Section 12-49-100 or Section 12-49-110, and shall be subject to all applicable Zoning Standards, fees and governing laws found within this Title for standard development.

(a) Contributing Properties:

(1) Owner of a property considered Contributing as stated in Section 12-49-050, desiring to participate in the Incentive Program shall be subject to the approval standards found in Section 12-61-100(e) of this Title and may also participate within the incentive program as stated herein.

(2) This review shall take place at the time of exterior building permit review with final incentive approval being made by the Zoning Administrator.

(b) Non-Contributing Properties and/or New Development:

(1) Owner of a property considered Non-Contributing as stated in Section 12-49-050, desiring to participate in the Incentive Program shall choose at least four of the following:

Design Standards:

- Façade material consisting of 80% of one of the following: brick, rock, wood, cement fiberboard. The remaining 20% shall consist of like material that is consistent with contributing properties
- Detached Garage *or*
- Garage setback from the front facing building line of the main structure at 18 feet
- Construction of a two-car garage, instead of 3-car garage or larger
- Front porch of at least 25 square feet
- Gable accents consistent with those found within the district

- A driveway curb cut no larger than 18 feet and driveway at its widest point at 20 feet
- Traditional exterior details (such as pillars, shutters, ornamental designs, etc.)
- Bay window
- Dormer windows
- Historic paint colors
- Other architectural features as found throughout the district (this criteria must include a photograph of the inspirational feature)

(2) This review shall take place at the time of exterior building permit review with final incentive approval being made by the Zoning Administrator.

12-49-090. Incentive Criteria.

These incentives shall apply to all property owners of record that have met the above Property Development Standards for those properties designated under Property Classification as found within Section 12-49-050. Property owners who choose not to participate in the development standards shall not receive these incentives and shall be subject to all required Zoning Regulations and Standards as set forth in this Title and all other applicable standards and fees as set forth by the City.

| (a) All incentives are for exterior projects only, such as:

- (1) New development
- (2) Alterations/additions
- (3) General exterior repairs or rehabilitation that requires a building permit

| (b) All incentives shall be reviewed and approved by the Zoning Administrator.

| (c) A certificate shall be given to the property owner stating that the property has been allowed incentives based on the approved standards as stated in Section 12-49-080 and placed with the building permit.

(d) These incentives shall only be for those properties found within the Centerville Deuel Creek Historic District as specified in Section 12-49-020.

(e) These incentives shall only apply to properties within the Centerville Deuel Creek District from the date this Chapter was approved by the City Council and shall not be retroactive.

(f) No incentives shall be given to property owners that have not completed all the required obligations as stated within this Section.

12-49-100. Incentives for all Properties not Located on Main Street

(a) Setback reduction. Setback shall be measured from the building line and a property or designated right-of-way line. Actual setback shall be determined by the property owner prior to approval of any setback reductions. Setback standards in relation to decks and patios shall still apply and follow standards found in Section 12-55-130(g) of this Title, except for approved front porches as indicated in this section.

- (1) Front Yard Setback: 20 Feet
- (2) Front Yard Setback from Porch: 15 Feet
- (3) Side Yard Setback (each side yard): 7 Feet
- (4) Street Side Setback: 18 Feet
- (5) Rear Yard Setback: 18 Feet

(b) Building Permit Review Fee Reduction. All applicants who meet the above criteria found in this Section shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows: (1) 0% reduction for new construction involving the demolition of a Contributing Property or an Historic Landmark Register Property; (2) 25% reduction for new construction (not involving the demolition of a Contributing Property or an Historic Landmark Register Property) or construction involving a Noncontributing Property; (3) 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alterations; and (4) 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration. This tiered reduction on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouragement of promoting the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.

12-49-110. Incentives for Properties Located on Main Street

(a) All properties found on the Landmarks Register or considered Contributing shall not be subject to the South Main Street Corridor Zone as stated in Chapter 12-48. Properties that are demolished or altered significantly to the extent they are considered non-contributing the property owner shall then be subject to all standards and requirements of the South Main Street Corridor Zone as stated in Chapter 12-48.

(b) Building Permit Review Fee Reduction. All applicants who meet the property development standards found in Section 12-49-080(a), found in this Section shall be allowed the following reductions on the building permit review fees:

- | | |
|------------------------------|-------------|
| <u>1) Landmarks Register</u> | <u>100%</u> |
|------------------------------|-------------|

2) Contributing 50%

These reductions shall only be allowed within the Centerville Deuel Creek Historic District for the purpose of encouragement of promoting the preservation of existing contributing properties.

(b) All new construction on Main Street shall follow the guidelines of Chapter 12-48, South Main Street Corridor Zone and shall not receive the incentives as found within this section.

REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

- **Staff Response:** Section 12-480-8(3), encourages the creation of historic districts. The objectives state this process is to be completed with input from property owners in order to create guiding principles of what the community desires. The Landmarks Commission has used this input and the goals and objectives found in the general plan to create an ordinance for the district.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

- **Staff Response:** The citizens who participated believed that each property owner should have a choice and not be obligated to follow strict regulations for each home. Yet, they were also concerned that historic homes could be demolished. Finally, they believed that instead of restrictions, incentives might be more beneficial.

The original document, reviewed in 2015, clearly indicated the program is voluntary and that all uses currently allowed by Ordinance would still apply. If a property owner wishes to participate, a list of requirements have been created along with incentives. The City Council desired the incentives be expanded and clarified by the Landmarks Commission prior to enactment of the program. The proposed amendments help to encourage preservation of the overall historic harmony of the neighborhood.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff's Response:** The Landmarks Commission desired to create the Centerville Deuel Creek Historic District to reduce adverse effects. Historic properties within

Centerville may be considered fragile and in need of protection. If no program of preservation is in place, the historic fabric of the original Centerville Town-Site could be lost. Yet, with these amendments, it has placed even more of an incentive for citizens to help preserve the historic fabric.

4. What is the adequacy of facilities and services intended to serve the subject property?

- *Staff Response:* The area is located within an already developed neighborhood with adequate facilities and services. Any future development would be reviewed by City staff to ensure that proper public utilities have been set forth and other zoning concerns have been satisfied.

CONCLUSION

The Landmarks Commission believes they have adequately answered the concerns of the City Council and have created amendments that strengthen the incentive program and further the cause of local preservation. In addition, it appears the proposal is also in harmony with all applicable goals and objectives found within the General Plan and is consistent with previously approved sections within Chapter 12-49 of the Zoning Ordinance.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within the Staff Report dated March 23, 2016 and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January 2016 Council Meeting.

ZONE MAP AMENDMENT REVIEW

BACKGROUND

As stated previously, the idea of expanding the Centerville Deuel Creek Historic District to the east side of 400 East is not a new concept. From the beginning stages, the Landmarks

Commission discussed this option, yet in the end decided to keep the district at its current boundaries. When the Planning Commission and City Council reviewed the proposed Centerville Deuel Creek Historic District, this question came up with both bodies. At the February Landmarks Commission meeting, the group decided to amend the boundaries to include the east side of 400 East. They believed the section from Parrish Lane (400 North) to Porter Lane (400 South), had an important place in history and should be formally celebrated.

PREVIOUS OVERLAY DISTRICT BOUNDARIES

The Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



PROPOSED OVERLAY DISTRICT BONDARIES

The Centerville Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, **east and west**

facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

- **Staff Response:** Section 12-480-8(3) of the General Plan, encourages the creation of historic districts. In addition, one of the objectives encourages the updating of the zoning map to establish historic districts. In December of 2015, the Centerville Deuel Creek Historic District Overlay Zone was approved by the City Council. This amendment incorporates additional lots located on the east side of 400 East. Therefore, the proposed map amendment is consistent with the goals and objectives of the General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

- **Staff Response:** The standards created by the Landmarks Commission for the district area, reflect the overall characteristics of the historic neighborhood. These same characteristics can be found on the east side of 400 East. By expanding the district to both sides of 400 East, it will encourage the overall harmony with the surrounding area.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff's Response:** The Landmarks Commission has created the Centerville Deuel Creek Historic District to reduce adverse effects. By expanding the overlay zone to the east side of 400 East, this increases the reduction of adverse effects.

4. What is the adequacy of facilities and services intended to serve the subject property?

- **Staff Response:** The area is located within an already developed neighborhood with adequate facilities and services. Any future development would be reviewed by City staff to ensure that proper public utilities have been set forth and other zoning concerns have been satisfied.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment to extend the Centerville Deuel Creek Historic District to the east side of 400 East, as shown in the Staff Report dated March 23, 2016, and to recommend approval to the City Council.

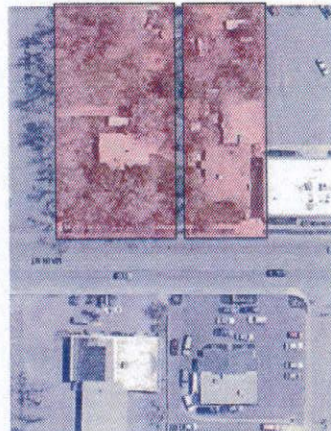
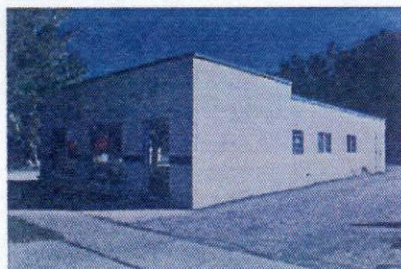
SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].

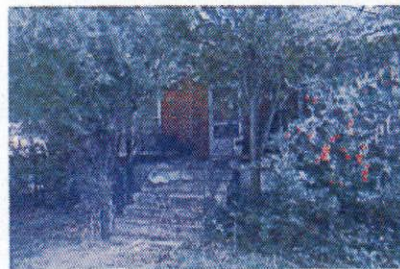
3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendment to the overlay zone and will be beneficial to the neighborhood by encouraging further preservation within Centerville.



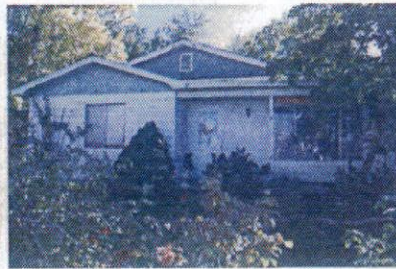
149 South Main Street
Contributing Property



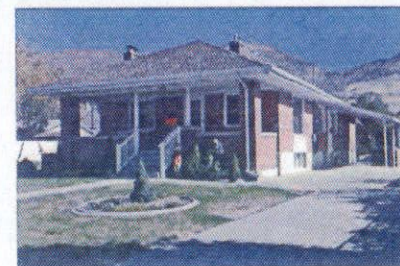
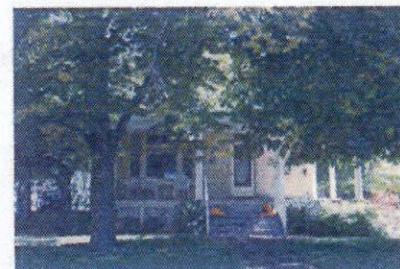
221 South Main Street
Contributing Property



249 South Main Street
Contributing Property

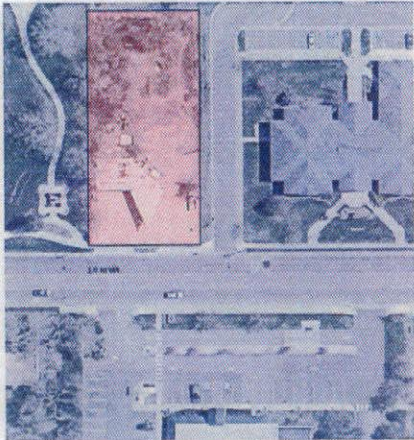


415 South Main Street
Landmarks Register
National Register Listed

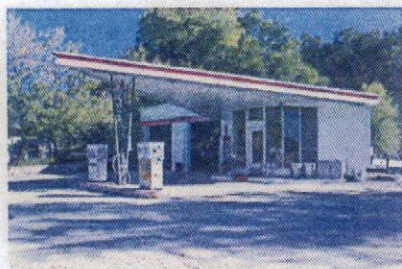


445 South Main Street
Contributing Property
(Outside of the district boundary)

Main Street Contributing Properties



284 North Main Street
Contributing Property
Eligible for the National Register



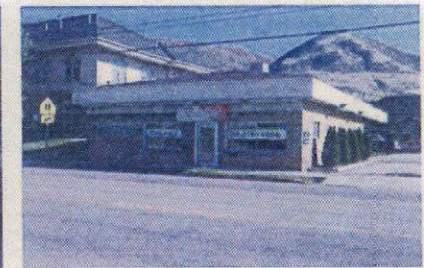
168 North Main Street
Landmarks Register
National Register Listed



12 North Main Street
Contributing Property



55 South Main Street
Contributing Property



1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, April 13, 2016**

4 **7:00 p.m.**

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

8
9 **MEMBERS PRESENT**

10 Kevin Daly

11 Becki Wright

12 Cheylynn Hayman

13 David Hirschi, Chair

14 Gina Hirst

15 Logan Johnson

16
17 **MEMBERS ABSENT**

18 Scott Kjar

19
20 **STAFF PRESENT**

21 Corvin Snyder, Community Development Director

22 Lisa Romney, City Attorney

23 Bruce Cox, Parks and Recreation Director

24 Kathy Streadbeck, Recording Secretary

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER**

Kevin Daly

29
30 **MINUTES REVIEW AND APPROVAL**

31
32 The minutes of the Planning Commission meeting held March 23, 2016 were reviewed
33 and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The
34 motion was seconded by Commissioner Hayman and passed by unanimous vote (6-0).

35
36 **PUBLIC HEARING | CENTERVILLE DEUEL CREEK HISTORIC DISTRICT**

37 **[Postponed from March 23, 2016 meeting] - Consider the proposed Zone Map and Code**
38 **Text Amendment for the Centerville Deuel Creek Historic District (Chapter 12-49), which**
39 **includes boundary modifications (400 East from Parrish Lane to Porter Lane, east side**
40 **only) and addressing commercial building incentives. Centerville City, Applicant.**

41
42 Brandon Toponce, Assistant Planner, reviewed the number of homes within the Deuel
43 Creek Historic District explaining how many homes are contributing, non-contributing, and
44 currently on the National Historic Register. He also reviewed how many of these homes are on

1 Main Street. He reviewed the financial impact the incentives program would have on Centerville
2 City, which is insignificant. Mr. Toponce explained participation in the Deuel Creek Historic
3 District is completely voluntary. If a property owner chooses to participate then the historic
4 district standards would be followed, if not then the South Main Street Corridor Overlay (SMSC)
5 standards would be followed. Both options are equally important. At a previous meeting, the
6 Commission expressed concern with the "gaps" that could potentially be created along the Main
7 Street public space if some neighboring homes chose different options. Mr. Toponce said this is
8 true, but explained this will create variety and allow the passerby to recognize the historical
9 property as unique and important. As long as the property owner keeps their structure as
10 contributing, they would not be required to add the public space amenities of the SMSC. This
11 same concept holds true for non-contributing structures. If a non-contributing property desires to
12 maintain their site as it currently exists, they would also not be required to upgrade to the SMSC.
13 Upgrades to the new SMSC are only applicable when a property owner is redeveloping their site.
14 So, the gaps that are spoken of are inevitable all along Main Street and could remain that way
15 well into the future. However, Mr. Toponce said the City could choose to put in the public space
16 amenities at anytime at their own expense and desire.

17
18 Mr. Toponce reviewed the proposed changes to the Deuel Creek Historic District
19 ordinance. Lisa Romney, City Attorney, suggested some minor language changes for
20 consistency. The Commission suggested some minor language changes as well. Overall, staff
21 recommends approval of the proposed zone text amendments.

22
23 The Commission asked who is responsible for making the judgment call on what is
24 considered appropriate to maintain a contributing status. Mr. Toponce explained the Landmarks
25 Commission reviews each permit individually and determines its status according to the
26 Secretary of the Interior standards. If a permit does not meet those standards then the property
27 owner can choose to follow the SMSC standards or choose to alter their plans in order to remain
28 as a contributing property.

29
30 Several Commission members expressed their appreciation for the additional information
31 provided. Commission members expressed that this information was helpful in clarifying that the
32 gaps are likely to happen because of redevelopment and construction timing and not necessarily
33 because of the historic district option. In addition, there are other options for installing public
34 amenities within the public easement.

35
36 Chair Hirschi opened the public hearing. Seeing no one wishing to comment, he closed
37 the public hearing.

38
39 Commissioner Johnson made a **motion** for the Planning Commission to accept the Zone
40 Text Amendment for Section 12-49-100, and the creation of Section 12-49-110, as stated within

the Staff Report dated March 23, 2016 as amended this evening and to recommend approval to the City Council.

Reasons for the Action (findings):

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed Zoning Text Amendments meet the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Proposed amendments to Chapter 12-49, Centerville Deuel Creek Historic District, will be consistent with other objectives found in this Section.
4. The proposed amendments will not have a negative impact on the surrounding community.
5. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives.
6. The Landmarks Commission believes the proposed district and subsequent created documents will be beneficial to the neighborhood.
7. The proposed amendments meet the requested clarification by the City Council, which was stated at the January 2016 Council Meeting.

The motion was seconded by Commissioner Daly and passed by unanimous roll-call vote (6-0).

Commissioner Daly made a **motion** for the Planning Commission to accept the Zone Map Amendment to extend the Centerville Deuel Creek Historic District to the east side of 400 East, as shown in the Staff Report dated March 23, 2016, and to recommend approval to the City Council.

Reasons for the Action (findings):

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning a historic district [Section 12-480-8(3)].
3. Expanding the Centerville Deuel Creek Historic District to include the east side of 400 East will not have a negative impact on the surrounding community.
4. The Landmarks Commission believes the proposed amendment to the overlay zone and will be beneficial to the neighborhood by encouraging further preservation within Centerville.

The motion was seconded by Commissioner Hirst and passed by unanimous roll-call vote (6-0).

**PUBLIC HEARING | CODE TEXT AMENDMENTS FOR THE SOUTH
MAINSTREET CORRIDOR (SMSC) OVERLAY ORDINANCE (CHAPTER 12-48)
[Postponed from March 23, 2016 meeting] - Consider the Code Text Amendments for the
South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council**

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 4

Short Title: Zoning Ordinance Text Amendments - Chapter 12-60 - Accessory Dwelling Units (ADUs)

Initiated By: City Council and Planning Commission

Scheduled Time: 7:30

SUBJECT

Consider Zoning Ordinance Text Amendments regarding Accessory Dwelling Units (ADUs), including amendments to Section 12-12-040 regarding definitions for ADUs, amending Table 12-36 regarding Table of Uses, and enacting Chapter 12-60 regarding ADUs - Consider Ordinance No. 2016-04

RECOMMENDATION

The City Council directed Staff to place this matter on the Agenda for City Council discussion and possible action on the proposed ADU Ordinance. As directed at the last City Council meeting, a number of the City Council members have concerns with the ordinance and are inclined to deny the proposed Zoning Ordinance Text Amendments regarding ADUs. If the City Council desires to deny Ordinance No. 2016-04, the Council may vote to do so at this meeting. If the City Council desires to adopt the Ordinance with amendments or needs further information, Staff recommends the Council table action on Ordinance No. 2016-04 and direct Staff as to what amendments are desired, what additional information is needed and whether to schedule and notice another public hearing.

BACKGROUND

Previous Background: In 2014, the City Council asked the Planning Commission to consider the possibility of amending the zoning code to allow accessory dwelling units (ADUs) in single-family residential areas.

After a public outreach effort and numerous public hearings before the Planning Commission, the Planning Commission forwarded a recommended ordinance to the City Council on March 25, 2015. By way of history, the Planning Commission reviewed this matter at public meetings held on January 28, 2015, February 25, 2015, and March 25, 2015. The City Council reviewed the proposed ordinance and held a public hearing on the matter on May 5, 2015 and July 7, 2015. After some discussion about this ordinance, the City Council agreed to suspend further consideration of the ordinance until after they completed revisions to the South Main Street Corridor (SMSC) Overlay Zone. In their November 17, 2015 meeting, during which they adopted amendments to the SMSC Overlay Zone, the City Council agreed to discuss the ADU ordinance again on December 1, 2015 and directed Staff to advertise a public hearing on the matter for the City Council meeting on December 15, 2015. On December 1, 2015, the City Council directed Staff to postpone the public hearing scheduled for December 15, 2015 until January 19, 2016. On January 19, 2016, the City Council held a public hearing on the proposed ADU ordinance and tabled action on the matter. On April 5, 2016, the City Council discussed the matter and tabled action with direction to Staff for additional information. On April 19, 2016, the Council directed Staff to put this matter on the Agenda for May 3, 2016.

ATTACHMENTS:

Description

- D 03-26-15 Staff Transmittal Report

- ▢ Ordinance No. 2016-04-ADUs
- ▢ Exhibit A-Chapter 12-60-ADUs
- ▢ 03-25-15 PC Staff Report
- ▢ 03-25-2015 PC minutes re recommendation on ADUs
- ▢ 02-25-2015 PC Minutes re discussion on ADUs
- ▢ 01-28-2015 PC minutes re discussion on ADUs
- ▢ May 5, 2015 CC minutes re ADUs
- ▢ July 7, 2015 CC minutes re ADUs
- ▢ ADU Summary Brief

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

STAFF TRANSMITTAL REPORT

DATE: MARCH 26, 2015

**APPLICANT: CENTERVILLE CITY PLANNING COMMISSION
C/O DAVID HIRSCHI, CHAIR
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014**

APPLICATION: ZONING CODE TEXT AMENDMENTS

**APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING ORDINANCES
TO ALLOW FOR THE DEVELOPMENT AND USE OF
ACCESSORY DWELLING UNITS (ADUs)**

**PC RECOMMENDATION: RECOMMEND APPROVAL OF THE ZONING
CODE TEXT AMENDMENTS**

BACKGROUND

Over the past several months of 2014 and early 2015, the Planning Commission held a few public discussion meetings to assess the possibility of allowing accessory dwelling units as part of the housing options within the City. The Commission hosted both general feedback and roundtable discussion meetings, where dates and times were posted on the City's website and in the City newsletters and/or utility billings.

Generally, these meetings indicated that allowing such housing type might be appropriate, provided sufficient use regulations could be developed. However, there were some concerns about allowing detached ADUs, or units constructed separately from the primary dwelling. Additionally, the Commission also questioned whether some aesthetic design standards were actually needful. Due to consensus that allowing ADUs might be appropriate, the Commission asked staff to prepare a draft Ordinance to review and discuss. Consequently on March 25, 2015, the Planning Commission recommended APPROVAL of a new ordinance that allows for the possibility of ADUs in the Agricultural-Low and Residential-Low Zoning Districts.

Nonetheless, two (2) Commissioners did cast dissenting votes. However, each Commissioner dissenting explained that their vote was not centered on opposing ADUs, but rather on a desire to allow a larger percentage or size for ADUS, specifically desiring allowing a range greater than the proposed 25% and possibly up to 50% of the floor area of a home.

PLANNING COMMISSION RECOMMENDATION

On March 25, 2015, the Planning Commission forwarded to the City a **recommendation of APPROVAL** of the proposed text amendments for allowing ADUs, as follows:

1. *Amend Title 12-Zoning by adding Chapter 12-60-Accessory Dwelling Units, as submitted, or modified by the Planning Commission.*
2. *Amend 12-12-Definitions regarding ADUs, as submitted to the Commission.*
3. *Amend 12-36-Table of Uses to allow ADUs as a conditional use in the A-L and R-L Zones, as submitted to the Commission.*

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that the proposed Ordinance is consistent with the City's Moderate Income Housing Element concerning the use of ADUs.*
- b. *The Planning Commission finds that the proposed Ordinance includes several compatibly elements to maintain expected neighborhood characteristics.*
- c. *The Planning Commission finds that the proposed Ordinance also includes parameters, restrictions or limitations to prevent or mitigate impacts to adjacent properties.*

Planning Commission Vote (4-2):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson			X
Kjar		X	
Merrill	X		
Randall	X		
Ince		X	

LIST OF PREVIOUS PLANNING COMMISSION MEETINGS

- ✓ *January 28, 2015*
- ✓ *February 25, 2015*

ORDINANCE NO. 2016-04

AN ORDINANCE AMENDING SECTION 12-12-040 OF THE CENTERVILLE ZONING ORDINANCE REGARDING THE DEFINITION OF ACCESSORY DWELLING UNITS, AMENDING TABLE 12-36 OF THE SAME REGARDING TABLE OF USES TO ALLOW ACCESSORY DWELLING UNITS AS CONDITIONAL USE IN AGRICULTURAL-LOW (A-L) AND RESIDENTIAL-LOW (R-L) ZONES, AND ENACTING CHAPTER 12-60 OF THE SAME REGARDING ACCESSORY DWELLING UNITS

WHEREAS, the City Council directed Staff along with the Planning Commission to research and prepare possible ordinance amendments regarding accessory dwelling units within the City in accordance with the goals and objectives of the City's moderate income housing plan adopted in the Centerville General Plan; and

WHEREAS, as directed by the City Council, the Planning Commission held a number of public meetings and roundtable discussions to engage the public in the discussion of allowing accessory dwelling units as part of the housing options within the City; and

WHEREAS, based on such meetings and discussions and direction from the Planning Commission, Staff prepared a draft ordinance regarding accessory dwelling units for review and consideration by the Planning Commission; and

WHEREAS, the Planning Commission, after a number of public hearings on the matter, reviewed the proposed ordinance amendments regarding accessory dwelling units and recommends approval of the Zoning Ordinance amendments as more particularly provided herein; and

WHEREAS, City Council has determined that the proposed revisions to the Zoning Ordinance regarding accessory dwelling units, as more particularly set forth herein, are consistent with the goals, objectives and policies of the Centerville General Plan, are harmonious with the character of existing development within the City, will not adversely affect properties within the City, are in the best interest of the City and the public health, safety and welfare, and will provide additional housing options within the City; and

WHEREAS, the proposed amendments to the Zoning Ordinance 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 Ordinance.

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 Ordinance regarding Definitions is hereby amended to amend the definition of accessory dwelling units as more particularly set forth as follows:

12-12-040. Definitions.

As used in this Title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

* * *

Accessory Dwelling Unit (ADU)Apartment: A habitable living area located within or as accessory to a detached single family dwelling and which has its own kitchen, living/sleeping areas, and sanitation facilities which meets the requirements of Chapter 12-60 of this Title.

* * *

Dwelling, Single-Family with Accessory Dwelling Unit: A building having only one (1) dwelling unit and one (1) accessory dwelling unit.

* * *

Section 2. Amendment. Table 12-36 of the Centerville Zoning Ordinance regarding the Table of Uses is hereby amended to add accessory dwelling units as conditional use in the A-L and R-L Zones, as more particularly set forth as follows:

Residential 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
Dwelling, single-family with accessory dwelling unit (ADU) apartment	<u>CN</u>	N	<u>CN</u>	N	N	N	N	N	N	N	N	N	N	N	N

Section 3. Enactment. Chapter 12-60 of the Centerville Zoning Ordinance adopting provisions regarding Accessory Dwelling Units is hereby enacted to read in its entirety as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

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, THIS _____ DAY OF JANUARY, 2016.**

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 _____, 20__.

PUBLISHED OR POSTED this ____ of _____, 20__.

Exhibit A

**Chapter 12-60 of the Centerville Zoning Ordinance
Accessory Dwelling Units**

Chapter 12-60-Accessory Dwelling Units

12-60-010.	Purpose
12-60-020.	Scope
12-60-030.	Definitions
12-60-040.	Use Allowed
12-60-050.	Limitations, Termination, and Exemptions
12-60-060.	General Development Standards
12-60-070.	Design Standards
12-60-080.	Occupancy Requirements
12-60-090.	Other Applicable Regulations and Codes
12-60-100.	Conditional Use Required

12-60-010. Purpose

The purpose of this Chapter is to establish the use and development regulations for the allowance of accessory dwelling units (ADUs) within the City. These regulations are intended to provide opportunity for secondary separated living quarters (i.e. dwelling unit) for the elderly to be taken care of by family members, or permit alternative housing options for newly married couples or the return of adult children, or even perhaps for those who are on a fixed income to supplement a mortgage payment. Provided however, that the ADU is to be clearly and distinctly an accessory use to the approved primary building use located on the property and must not disrupt the residential environment and character of single-family neighborhoods.

12-60-020. Scope

The requirements of this Chapter shall apply to any ADU created or established within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws.

12-60-030. Definitions

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

12-60-040. Use Allowed

- (a) *Permitted.* ADUs are to be allowed in residential zones as set forth on the Table of Uses Allowed in Chapter 12-36 of this Title. Permitted and conditional uses are indicated by "P" or "C," respectively. Uses not permitted are indicated by "N."

12-60-050. Limitations, Termination, and Exemptions

- (a) *Use in Combination.* An ADU shall be established as a secondary accessory dwelling unit in both use and size and shall only be established in combination with a primary single-family dwelling unit.
- (b) *Owner Occupancy Required.* An ADU shall only be established for single-family dwellings that are occupied by an owner in accordance with the "Owner Occupancy" requirements of subsection 12-60-080.
- (c) *Number allowed.* Only one (1) ADU is allowed for a:
 - (1) Lot, parcel, or tract of land; and
 - (2) Main building or structure of a primary single-family dwelling.
- (d) *Location or Placement.* The ADU may be integrated within or a part of the primary use structure; or may be separated or detached from the primary structure provided its building or structure is located entirely within the yard area that is present behind (*rear portion*) the primary building of the lot or parcel.
- (e) *Separate Dwelling Units.* Any portion of a single-family dwelling that has been sectioned off, mechanically, physically, or by other means, so that any occupant in the single family dwelling does not have full and free access to the separated portion of the dwelling and such separated area contains living quarters which provide sleeping, sanitary, and fixed kitchen facilities, or any separate accessory building or structure containing the same, shall be subject to the provisions of this Chapter, regardless of the relationship of the occupants.
- (f) *Termination of ADU use.* The approval permit for an ADU shall become null and void if the occupancy requirements of this Chapter are not satisfied, or the owner declares termination through writing or through neglect or any other action violates the provisions of this Chapter. Upon such termination of ADU use, the owner shall remove one or more features that make up an ADU including but not limited to living, sleeping, or kitchen facilities-including electrical, gas, or plumbing, as deemed acceptable to the City to render the ADU removed or unusable.
- (g) *Exemptions.* The following exemptions shall apply to the use of ADUs:
 - (1) Accessory dwelling units shall not be included in the gross density calculations for single-family zoning districts (i.e. A-L and R-L Zones).
 - (2) Except as provided in this Chapter regarding establishing a separate

dwelling unit, the provisions of this Chapter do not apply if a single family dwelling is wholly occupied by a family, as defined in Chapter 12-12-Definitions, or other laws.

12-60-060. General Development Standards

The development standards set forth in this section shall apply to any ADU that is created or established within the City. The purposes of these development standards are to ensure that the ADU is clearly and distinctly an accessory use to the approved primary building use located on the property.

(a) *Creation.* An ADU shall only be established through the following methods:

- (1) Converting existing living area, attic, basement, other area of a main dwelling. The conversion of the primary dwelling's garage space is prohibited without providing the required parking stalls in another appropriately City approved location.
- (2) Adding floor area to the main building.
- (3) Integration of an ADU into the design plan for new construction of a single family dwelling.
- (4) Constructing or converting a detached accessory building (e.g. guest house) for use as an ADU.

(b) *Habitable Space and Size.* ADUs shall meet the following parameters for habitable space:

- (1) Every ADU shall have a minimum habitable space of 200 square feet for each person occupying the ADU, or as amended by applicable state and local construction codes.
- (2) The maximum area or size of the ADU dwelling shall not exceed 25% of the gross floor area of the primary dwelling unit (*for all types, conversion, additions, integrated or detached*) or 800 square feet, whichever is less.
- (3) The primary dwelling unit shall maintain at least 900 square feet of habitable space separate from the ADU, if it is constructed or converted within the primary or main building.

(c) *Setbacks.* ADUs shall meet the following:

- (1) An ADU created within or attached to the primary or main building of a single-family dwelling shall meet the applicable front, side, and rear yard setbacks for “main buildings” as listed in the development standards of its respective residential zone.
- (2) Detached ADUs shall be setback as follows:
 - i. A minimum of 60 feet from the front lot line of a lot or parcel, or six (6) feet behind the primary or main building of the lot or parcel.
 - ii. A minimum of six (6) feet from any perimeter side or rear line of the lot or parcel.
 1. *Exception.* For conversion of an existing accessory structure on a lot or parcel, the minimum six (6) foot setback may be reduced to the standard accessory building three (3) foot setback, provided there is sufficient emergency ingress/egress from all habitable space areas within the structure and the structure meets the applicable building and fire regulations.

(d) *Heights.* ADUs shall meet the following:

- (1) An ADU created within or attached to the primary or main building of a single-family dwelling shall meet the applicable height requirement for primary or main buildings as listed in the development standards of its respective residential zone.
- (2) Detached ADUs shall be limited to a height of 20 feet, as measured by the average of all four (4) sides of the building’s elevation using the mid-point between the lowest eave and the highest ridge line.

(e) *Parking.* At least one (1) additional parking space shall be provided for an ADU, provided however that the existing parking requirements for the primary dwelling are in place or restored if missing. The ADU parking space may be located in tandem with other required parking spaces. All required parking spaces must be located behind the front yard setback line of the lot.

(f) *Yard Space.* Every ADU shall be provided yard space using one (1) of the following methods:

- (1) *Common Space*. The ADU and primary or main building may equally share yard areas for use by all occupants.
- (2) *Private Space*. At least 200 square feet (25% if the maximum allowed ADU size) of yard area shall be provided for exclusive use by the ADU, regardless of its size.
- (g) **Bulk Rear Yard Area Limitation**. For detached ADUs, the combined building foot print coverage of the required rear yard area (*i.e. rear yard setback area*) for all accessory buildings, including the ADU, shall not exceed 20%.

12-60-070. Design Standards

The design standards set forth in this section are to apply to any ADU that is created or established within the City. The purposes of these design standards are to ensure ADU compatibility with the general pattern, character, and livability of Centerville's typical low density single-family neighborhoods.

- (a) *Exterior Finish Materials*. The exterior finish materials should be compatible with, or visually appear to be harmonious with the type, size, and colors, as the finish materials utilized on the primary or main building of the lot or parcel.
- (b) *Location of Entrances*. Only one (1) entrance may be located on the wall facade that can be viewed from the public street directly adjacent to the same lot or parcel in which the ADU is located. All other entrances must be located on wall facades facing interior to the lot.
 - (1) *Ground Entrance Restrictions*. Ground entrances are prohibited on a wall facade facing a perimeter lot line, unless such wall facade is at least 6 feet from a perimeter lot line.
 - (2) *Upper Story Entrance Restrictions*. Upper story entrances (*e.g. access from balconies and decks*) having no other ground entrance are prohibited on a wall facade facing a perimeter lot line unless such wall facade is located 20 feet from the perimeter lot line.
- (c) *Roof Pitch*. The roof pitch should be the compatible or visually appear to be harmonious with the roof pitch style of the primary or main building of the lot or parcel in which the ADU is located.

(d) *Windows.* Windows should be compatible or visually appear to be harmonious in proportion (i.e. width to height) and orientation (i.e. horizontal or vertical) to windows used for the main or primary building.

(e) *Eaves.* Building eaves for ADUs should meet one of the following designs:

(1) The eaves are to project from the walls the same distance as the eaves on the primary or main building.

(2) The eaves are to project from the walls at least one (1) foot on all elevations.

(3) If the primary or main building style has no eaves, then eaves are not required for the ADU.

(f) *Exceptions.* If there is a conflict between these design standards and the adopted construction codes of the City, then the applicable construction code shall govern that particular design element.

12-60-080. Occupancy Requirements

The occupancy requirements set forth in this section shall apply to any ADU that is created or established within the City. The purposes of these occupancy requirements are to accommodate secondary separated living quarters (*i.e. dwelling unit*) with reasonable limitations on their use and to minimize the impact on neighboring properties and to the desired setting of the City's single-family neighborhoods.

(a) *Definitions and Terms.* The following definitions or terms are applicable to the creation and use of ADUs:

(1) *Owner.* An owner is defined as a person having at least 50% or greater interest in the property.

(2) *Full-time Residency.* Full-time residency means the owner must live in a dwelling for at least six (6) months of each calendar year.

(3) *Owner Occupancy Covenant.* A signed and notarized owner-occupancy agreement that is recorded on the property title for sanctioning an ADU.

(4) *Temporary Owner Absence Waiver.* An approval granting a waiver of the occupancy requirement due to specific short term or temporary absences.

(b) *Full Time Owner Residency.* Either the primary dwelling or the ADU is to be occupied by a full time resident property owner, as shown on the Davis County Tax Assessment rolls.

(c) *Owner Occupancy Covenant.* ADU owners must sign and record an "owner occupancy covenant" with the City and have it recorded with the Davis County Recorder prior to receiving an ADU permit. The covenant shall at minimum establish the following:

- (1) That he/she/ they are owner(s) of the property located in Centerville, Utah.
- (2) That he/she/they applied and received approval to construct or use an accessory dwelling pursuant to Centerville City ordinances.
- (3) That the owner(s) of the property will restrict the use of the principal dwelling and ADU in compliance with Centerville City ordinances.
- (4) That an owner with at least a 50% interest in the property will occupy either the primary dwelling or ADU for six months of each calendar year, except where a "temporary owner absence waiver" is granted by Centerville City ordinances.
- (5) That if the owner(s) of property are unable or unwilling to fulfill the requirements for use of an ADU, then the owners agree to remove one or more features that make it an ADU, including but not limited to living areas, sleeping areas, or kitchen facilities-including electrical, gas, or plumbing and further agree to terminate, in writing, the ADU permit and approval.
- (6) That the covenant shall run with the land and be binding upon the owners, heirs, and assigns, and upon any parties acquiring any right, title, or interest in the property.
- (7) That the owners and their heirs, successors, and assigns will inform all prospective purchasers of the property of the terms and conditions of the covenant.

(d) *Temporary Owner Absence Waiver.* The owner(s) shall comply with the Full-time Owner Residency Requirements or shall terminate, in writing, the ADU permit, as

deemed acceptable to the City. Nonetheless, an owner may receive a waiver of the occupancy requirement upon submitting in writing evidence showing good cause such as:

- (1) Temporary job dislocation,
- (2) Sabbatical leave,
- (3) Educational pursuits, or
- (4) Illness

A waiver of the occupancy requirement may be granted, by the City's Zoning Administrator, up to a maximum of three (3) years. Thereafter, if not re-occupied, then ADU permit shall be deemed null and void and one or more features shall be removed immediately, upon notice from Centerville City, or the property will subject to applicable enforcement measures.

12-60-090. Other Applicable Regulations and Codes

The creation and use of ADUs are subject to other pertinent codes, restrictions, and regulations that address applicable life, safety, and welfare concerns. Any ADU shall comply with the following:

- (a) *Construction and Fire Codes.* An ADU shall be subject to all related regulations regarding the construction and fire codes, as adopted by the City and State.
- (b) *Utilities and Charges.* An ADU shall provide the necessary utilities and services such as, but not limited to, sewer, water, gas, electricity, and garbage collection. All City provided utilities shall be in the property owner(s) name and the owner shall be responsible for the payment of such services.
- (c) *Addressing.* An ADU will not be given a new distinct address by the City. Such ADUs may refer mail to be delivered separately by the same address as the primary building using with a subsidiary numerical or alphabetical reference (*e.g. 1390 West #A*), as approved by the local postmaster and/or emergency service agencies.

12-60-100. Conditional Use Permit Required

The creation and use of ADUs are subject to the issuance of a conditional use permit pursuant to the requirements of Section 12-21-100 of this Title and the standards and requirements of this Chapter.

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **CENTERVILLE CITY PLANNING COMMISSION
C/O DAVID HIRSCHI, CHAIR
250 NORTH MAIN STREET
CENTERVILLE, UTAH 84014**

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES TO
ALLOW FOR THE DEVELOPMENT AND USE OF
ACCESSORY DWELLING UNITS (ADUs)**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL OF THE
ZONING CODE TEXT AMENDMENTS TO THE CITY
COUNCIL**

BACKGROUND

Over the past months of 2014, the Planning Commission has held some public discussion meetings to assess the possibility of allowing accessory dwelling units as part of the housing options within the City. The Commission hosted both general feedback and a roundtable discussion meeting, where dates and times were posted on the City's website and in the City newsletters and/or utility billings.

Generally, these meetings indicated that allowing such a housing type might be appropriate, provided sufficient use regulations could be developed. However, there were some concerns regarding allowing detached ADUs, or units constructed separately from the primary dwelling. Additionally, the Commission also questioned whether some aesthetic design standards were actually needful. Due to consensus that allowing ADUs might be appropriate, the Commission asked staff to prepare a draft Ordinance to review and discuss.

DRAFT ADU ORDINANCE SUMMARY

The draft Ordinance is compiled using typical standards found throughout many Utah cities. However, such provisions have been modified or altered to reflect Centerville's Zoning Ordinance style; as well as elements that attempt to reflect the characteristics of using ADUs in Centerville City. Each section contains a brief description of the issues described in the

Ordinance section. Additionally, staff has performed several edits as discussed in the previous meetings held by the Commission.

Purpose – General Ordinance language describing the “why” of the Ordinance.

Scope – General Ordinance language setting the “who” of the Ordinance.

Definitions – General Ordinance language referencing the use of terms and locations for further understanding.

Use Allowed – General Ordinance language describing the allowance and zoning districts regarding ADUs. Ordinance currently only proposes ADU use in (A-L) and (R-L) Zones.

Limitations, Termination, and Exemptions – Specific Ordinance language addressing the parameters for ADU use. ADU use fundamentals such as occupancy, density, location, measurement, termination, and exceptions are identified.

General Development Standards – Specific Ordinance language setting terms and conditions of ADU use with regards to ensuring that the dwelling is subordinate to the primary home. The regulations address establishment, space and size, setbacks, heights, parking, etc.

Design Standards (Optional Consideration) – Specific Ordinance language addressing visual aesthetics for additions or detached structures. Elements identified include use of exterior materials, entrance locations, roof pitch, window treatment, etc.

Occupancy Requirements – Specific Ordinance language establishing an owner occupancy requirement and/or when a termination is warranted. The regulations also allow a temporary leave of absence before any cessation is required. A written recorded agreement with specific terms and conditions is required as part of establishing an ADU.

Other Applicable Regulations and Codes – General Ordinance language referencing other applicable codes and requirements such as building and fire codes.

Conditional Use Required – General Ordinance language indicating the requirement to obtain a conditional use permit to allow an ADU use.

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a zone text amendment. These required factors are found in Section 12-21-080(e) of Centerville City’s Zoning Ordinance. Staff’s review and conclusions for these factors are provided below:

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

- ✓ *[Moderate Income Housing Plan Statement] Goal 6-D – “Consider Adopting Basic or Flexible Design Standards for Small-Lot or Underutilized Land Parcels Within Existing Developed Areas of the City”*

- *City Objective 6-D.4 – “Consider Adopting an ‘Accessory Dwelling’ Ordinance with design standards. Such allowances may also be considered ‘conditional uses’ in single family zones...”*
- *City Objective 6-D.5 – “Consider adopting additional design and layout standards with any objectives mentioned above to ensure compatibility with the surrounding context and appearance of the neighborhood.”*

Staff’s Conclusion – The objective is to consider the use of ADUs. Additionally, the concept of also including design standards was to be considered. Thus, staff concludes that the proposed Ordinance is consistent with the City’s Moderate Income Housing Element concerning both the use of ADUs and of implementing design standards.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Staff Response: The proposed Ordinance includes several compatibility elements to maintain neighborhood characteristics, such as:

- ADUs are to be clearly and distinctly subordinate to the primary use
- Owner Occupancy Requirements
- Location & Size Limitations
- Design Expectations

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff’s Response:** The proposed Ordinance also includes parameters, restrictions or limitations to prevent or mitigate impacts to adjacent properties. Such elements provide self-contained on-site needs to minimize off-site conflicts with adjoining properties. Additionally, an ADU use is deemed a conditional use (CUP). A CUP allows the approving authority (i.e. Planning Commission) to review each case to assess the potential impacts and set conditions to mitigate concerns or potential problems. The listed parameters, restrictions or limitations include:

- Size & Location
- Minimum and Maximum Habitable Space Area for ADU
- Provision of Parking Spaces for Both House and ADU
- Provision of Yard Areas for Both House and ADU
- Design Standards (*optional considerations*)
 - Exterior Finishes
 - Location of Entrances
 - Roof Pitch & Eave Expectations

ADDITIONAL CONSIDERATIONS – IMPACT FEES

As part of any development proposal, from single-family subdivisions to large commercial development, the City has adopted “impact fees.” Impact fees are charged to cover the costs of expanding or sizing utility service infrastructure. Such fees cover items such as water lines and meters, storm drains, fire service, and even for providing parks. Since ADUs may create added demands for some services, it may not always be the case for other such services. The concept of ADUs are to capitalize an opportunity to use existing single-family style developments and associated infrastructure to keep costs down, but increase the opportunity to find housing options. Charging a full service impact fee to an ADU may be a dis-incentive and may not be a flawless balance between the actual impact and the end user of an ADU. The Commission and Council need to consider this as part of any decision to allow ADUs in the City.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action #1 – REOPEN the Public Hearing to allow for comment regarding the other sections mentioned (i.e. Definitions & Table of Uses) mentioned in the draft regulations and then close the public hearing and discuss the matter.

Staff Suggested Action #2 - I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the proposed text amendments for allowance of Accessory Dwelling Units (ADUs), as follows:

1. *Amend Title 12-Zoning by adding Chapter 12-60-Accessory Dwelling Units, as submitted, or modified by the Planning Commission.*
2. *Amend 12-12-Definitions regarding ADUs, as submitted to the Commission.*
3. *Amend 12-36-Table of Uses to allow ADUs as a conditional use in the A-L and R-L Zones, as submitted to the Commission.*

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that the proposed Ordinance is consistent with the City's Moderate Income Housing Element concerning the use of ADUs.*
- b. *The Planning Commission finds that the proposed Ordinance includes several compatibly elements to maintain expected neighborhood characteristics.*
- c. *The Planning Commission finds that the proposed Ordinance also includes parameters, restrictions or limitations to prevent or mitigate impacts to adjacent properties.*

1. The acceptance of this conceptual site plan is not intended to permit actual development of property and such review does not create a vested right (e.g. City authorization) to develop.
2. The acceptance of this conceptual site plan is intended to represent how the property could be developed so that the applicant can receive feedback from the Planning Commission.
3. The acceptance of this conceptual site plan does NOT indicate that the proposed plan meets the current relevant City Codes and Ordinances. Furthermore, several significant steps would need to happen to make the current proposed layout even feasible, such as, but not limited to, the following:
 - Lot Frontage Width Regulations – Obtain an amendment to the Subdivision Ordinance to allow flag lots to be used in the multi-family zoning districts, or amend the “lot frontage width” requirements for the residential zones.
 - Site Plan Amendment – Obtain a site plan amendment for the commercial use and address the applicable Zoning Ordinance requirements, including but not limited to, parking, landscaping, and buffers.
 - Subdivision of Land - Secure a subdivision approval to facilitate establishment of a zone boundary opportunity between the area of the Traditional Main Street District and the area for the duplex to be zoned multi-family.
 - Rezone of Duplex Site – If the subdivision and site plan amendments are secured, obtain a rezone for the duplex site to a multi-family zoning district (e.g. R-M Zone).
4. The acceptance of this conceptual site plan does NOT indicate the City’s commitment or the future probability of making the current proposed layout even feasible.

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (5-0).

Commissioner Hirst recused herself as she is a personal acquaintance of both the applicant and the property owner.

PUBLIC HEARING | ZONING CODE TEXT AMENDMENTS, CHAPTER 12-60 - ACCESSORY DWELLING UNITS (ADUs) - [Continuation from February 25, 2015 Meeting] - Consider proposed zoning code text amendments for Chapter 12-60-Accessory Dwelling Units, Chapter 12-12-Definitions and Table 12-36-Tables of Uses for the new Accessory Dwelling Units (ADUs) Ordinance. Centerville City, Applicant

Cory Snyder, Community Development Director, reviewed the proposed Accessory Dwelling Unit (ADU) ordinance draft. The Planning Commission has been working toward the proposed draft for the past year. After much research, meetings, public input, and discussion it

PRELIMINARY DRAFT

Planning Commission Meeting
March 25, 2015

Page 6

1 was evident such a housing type might be appropriate, provided sufficient use regulations could
2 be developed. The proposed draft Ordinance was compiled using typical standards found
3 throughout many Utah cities. The draft ordinance also includes modifications to reflect
4 Centerville's Zoning Ordinance style and characteristics. Mr. Snyder reviewed each section of
5 the proposed Ordinance and responded to questions from the Commission. The Commission
6 reviewed the draft ordinance making non-substantive changes. The Commission discussed
7 impact fees and agreed with the proposed language.

8
9 Chair Hirschi opened the public hearing. Seeing there was no one wishing to comment,
10 he closed the public hearing.

11
12 Commissioner Ince said he does not agree with the maximum floor area of 25% (Section
13 12-60-060[b][2]). He said if he were to rent his basement it would be closer to 35%. He said for
14 many homes that calculation could jump as high as 50% for a basement. He believes 25% is too
15 restrictive. Commissioner Kjar agreed that 25% may be too limiting. He said if he were to rent
16 his basement and keep to this restriction it would require significant remodeling and cost.

17
18 Chair Hirschi said over this past year it has been determined there is value in allowing
19 ADUs, but cautiously. He believes the 25% is cautious and appropriate. He said this number will
20 help ensure that Centerville does not become a city of duplexes, which is possible with a 50%
21 allowance. Commissioner Randall said 25% is plenty if you consider a separate structure may be
22 used as an ADU. Mr. Snyder agreed that 50% is too great and no longer considered accessory,
23 but rather creates two (2) primary dwellings or a duplex.

24
25 Commission Merrill made a **motion** for the Planning Commission to recommend
26 approval of the proposed text amendments for allowance of Accessory Dwelling Units (ADUs),
27 as follows:

- 28
29 1. Amend Title 12-Zoning by adding Chapter 12-60-Accessory Dwelling Units, as
30 submitted, or modified by the Planning Commission.
31 2. Amend 12-12-Definitions regarding ADUs, as submitted to the Commission.
32 3. Amend 12-36-Table of Uses to allow ADUs as a conditional use in the A-L and R-L
33 Zones, as submitted to the Commission.

34 35 ***Reasons for Action (findings):***

- 36 a. The Planning Commission finds that the proposed Ordinance is consistent with the
37 City's Moderate Income Housing Element concerning the use of ADUs.
38 b. The Planning Commission finds that the proposed Ordinance includes several
39 compatibly elements to maintain expected neighborhood characteristics.

PRELIMINARY DRAFT

Planning Commission Meeting
March 25, 2015

Page 7

- 1 c. The Planning Commission finds that the proposed Ordinance also includes
2 parameters, restrictions or limitations to prevent or mitigate impacts to adjacent
3 properties.

4
5 The motion was seconded by Commissioner Hirst and passed by roll-call vote (4-2).
6

7 Commissioner Kjar and Commissioner Ince opposed. Commissioner Kjar said he agrees
8 with the concept of ADUs and believes they should be allowed. He is uncomfortable with the
9 25% limitation. He said 50% may be too great, but perhaps somewhere in between is
10 appropriate. Commissioner Ince agreed. He too believes ADUs are appropriate but believes a
11 greater percentage may be best.
12

13 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- 14
15 1. The next Planning Commission meeting will be Wednesday, April 8, 2015.
16 2. Upcoming Agenda Items
17 • Maverick Convenience Store, conceptual site plan
18

19
20 The meeting was adjourned at 8:28 p.m.
21
22

23
24 _____
25 David Hirschi, Chair
26

Date Approved

27
28 _____
Kathleen Streadbeck, Recording Secretary

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, February 25, 2015**
3 **7:00 p.m.**

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

7
8 **MEMBERS PRESENT**

9 David P. Hirschi, Chair
10 Gina Hirst
11 William Ince (arrived at 7:07 p.m.)
12 Logan Johnson
13 Scott Kjar (arrived at 7:04 p.m.)
14 Kevin Merrill
15 Debra Randall

16
17 **STAFF PRESENT**

18 Corvin Snyder, Community Development Director
19 Lisa Romney, City Attorney
20 Katie Rust, Recording Secretary

21
22 **VISITORS**

23 Interested citizens (see attached sign-in sheet)

24
25 **OPENING COMMENT/PRAYER** Commissioner Randall

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **MINUTES REVIEW AND APPROVAL**

30
31 The minutes of the February 11, 2015 Planning Commission meeting were reviewed.
32 Chair Hirschi and Commissioners Merrill and Kjar requested amendments. Commissioner Kjar
33 made a **motion** to approve the minutes as amended. Chair Hirschi seconded the motion, which
34 passed by unanimous vote (7-0).

35
36 **PUBLIC HEARINGS | ZONING CODE TEXT AMENDMENT, CHAPTER 12-60 -**
37 **ACCESSORY DWELLING UNITS (ADUs)**

38
39 During 2014 the Planning Commission held some public discussion meetings to assess
40 the possibility of allowing accessory dwelling units as part of the housing options within the city.
41 Generally, these meetings indicated that allowing such a housing type might be appropriate,
42 provided sufficient use regulations could be developed. However, there were some concerns
43 regarding allowing detached ADUs, or units constructed separately from the primary dwelling.
44 The Commission also questioned whether some aesthetic design standards were actually
45 needful. Staff was asked to prepare a draft Ordinance to review and discuss.

46
47 At 7:14 p.m. Chair Hirschi made a **motion** to reopen the public hearing to receive a letter
48 from Linda Harrison into the public record for consideration, and for further public comment.
49 Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

50
51 **Dale Engberson** – Mr. Engberson owns a home and property in Centerville that he thinks
52 would work well with the addition of an ADU. He said he thinks the draft Ordinance is well

1 written. Mr. Engberson referred to the size limit of 200 square feet per resident and the
2 maximum limit of 800 square feet per ADU, which equals a proposed maximum ADU occupancy
3 of four residents. The State has an occupancy limit of 200 square feet per person, but Mr.
4 Snyder stated that he is not aware of occupancy levels being enforced in the State of Utah
5 during his career. Mr. Engberson said he assumes inspections would be required to make sure
6 everything is up to code. He added that he thinks it would be a good idea for the City to
7 maintain a list of ADU occupants for emergency situations. He also suggested that the City
8 provide an instructive packet for ADU property owners that could include ways to screen
9 potential occupants. Mr. Engberson mentioned the limitations imposed by required setbacks.
10 He suggested that it would be fair to charge a percentage of some of the impact fees rather than
11 the full amount.

12
13 At 7:24 p.m. Chair Hirschi closed the public hearing. Chair Hirschi said he knows there
14 are some citizens who could benefit from the Ordinance, but he is not sensing a huge amount of
15 support or need right now. Mr. Snyder reported that three or four citizens call him regularly in
16 support, and he regularly hears from one citizen against. Mr. Snyder said he personally
17 believes that an ADU ordinance would be low-key in Centerville to begin with, but the General
18 Plan states that the option should be considered. Commissioner Randall said she believes
19 there are quite a few ADUs already in operation.

20
21 Mr. Snyder mentioned several concerns brought to him by Commissioner Merrill,
22 including placement of ADUs, and the question of whether or not the City should address
23 existing ADUs. Chair Hirschi referred to the issue of "free access" on page two, item (e) of the
24 draft Ordinance. Mr. Snyder responded that access is a distinguishing factor between a duplex
25 and an ADU. An ADU is intended to be subsequent to the main residence, with a proposed size
26 allowance of 25% of the main residence, which would avoid a duplex situation. The
27 Commission discussed the proposed requirement of owner occupancy of at least six months of
28 the year. Mr. Snyder explained that a provision is included for "sabbatical leave" if the City is
29 given notice.

30
31 As written, the draft Ordinance restricts detached ADUs to the backyard of a residential
32 property. Through the conditional use permit process the Commission will have an opportunity
33 to check the location of any detached ADU and analyze potential impact on neighboring
34 properties. Mr. Snyder responded to a question from Chair Hirschi that he is not aware of any
35 study related to ADU impact fees. Chair Hirschi brought up a potential scenario involving
36 homeowners who pay impact fees when they purchase a home, raise a family, and years later
37 decide to rent out a portion of their home, with the rental situation causing less impact on the
38 community than the family did when the home was purchased and the family was young. He
39 asked if the homeowners would be required to pay impact fees again if they decide to rent out a
40 portion of the home. Commissioner Randall stated that charging impact fees twice in that
41 situation would not seem right. Chair Hirschi suggested that one solution might be to assess a
42 different impact fee for a detached dwelling than for a converted portion of an existing home.
43 Impact fees are determined, in part, by the number of fixtures in a dwelling. The Planning
44 Commission indicated that some type of tiering might be preferable for ADU impact fees,
45 depending on potential added impact. Chair Hirschi asked staff for further education regarding
46 how flexible the City can be with impact fees. Lisa Romney, City Attorney, responded that
47 impact fees are intended to pay a fair share for services in a community, not to increase level of
48 service. She commented that the City does not charge impact fees based on family size or
49 number of residents, and stated that the final decision should be defensible with analysis. Chair
50 Hirschi agreed that the City needs to be clear and consistent. Ms. Romney added that the City

1 includes an exception in all of its impact fee ordinances that allows residents to provide proof of
2 lesser impact and apply for a reduction.
3

4 Chair Hirschi commented that some of the City's residential roads are narrow, and
5 additional need for parking might exacerbate an already difficult parking situation, especially in
6 winter months. Mr. Snyder stated that the draft Ordinance allows a maximum of 800 square
7 feet, with four occupants and one required parking spot. City Code requires two parking spaces
8 for a primary residence, and the Commission could recommend requiring two parking spaces
9 for ADUs as well.

10
11 Commissioner Ince asked how strictly the City enforces exact setbacks and design
12 requirements. Mr. Snyder responded that enforcement of design require is disciplined
13 approach. Enforcement of behavior is on a complaint basis. Chair Hirschi added that through
14 the conditional use process the Commission will have the ability to look closely at individual
15 situations. He stated that the provision regarding location of entrances was confusing. Mr.
16 Snyder responded that character of the neighborhood and privacy are factors considered in
17 determining location of entrances. Mr. Snyder confirmed that the draft Ordinance requires at
18 least six feet between a main residence and a detached ADU for emergency personnel access.
19

20 Commissioner Johnson referred to the letter sent by Linda Harrison that cites Orem as a
21 negative example of ADU occurrence, and asked Mr. Snyder if he knows the difference in the
22 number of single family units in Orem compared to Centerville. Mr. Snyder responded that he
23 imagines Orem has significantly more single family homes than Centerville. Commissioner
24 Johnson said he felt the letter centered around the topic of expectations, and asked how the
25 Planning Commission should balance people's expectations with the needs of the City. Mr.
26 Snyder stated that Centerville was originally organized with the idea of varying single-family lot
27 sizes. In 2003 the City instituted completely different parameters based on gross density.
28 Cities change through time and zoning, creating differences in expectations. Chair Hirschi
29 added that the demographics in Centerville have changed significantly. Commissioner Merrill
30 commented that the city has changed since he bought his first home 40 years ago, but he still
31 loves Centerville. He feels the city still has a small-town feel, but provides what people need
32 and want within the city. Commissioner Merrill stated he has embraced the change that has
33 taken place, and he thinks the younger generation in the community will want to stay.
34 Commissioner Johnson stated that he would personally tend to disregard expectations that
35 things remain the same, and asked how much the expectations should affect decisions made by
36 the Commission.
37

38 Commissioner Randall commented that if all the properties on her block built detached
39 ADUs in the backyard, there would be a big impact on the neighborhood. She said she is fine
40 with existing structures being converted to ADUs, but the detached concept makes her nervous.
41 She would not want the neighborhood to become a different place. Chair Hirschi added that
42 there are parts of the city where separate structures would be possible, but many
43 neighborhoods in the city where it would not be possible. Commissioner Randall agreed that it
44 would increase what some citizens are able to do with their property. Commissioner Hirst
45 stated she agrees with some of the concerns voiced in Ms. Harrison's letter, but at the same
46 time, Centerville is not Orem City. Commissioner Hirst said she cannot imagine that many
47 homeowners will be interested in adding ADUs, and she does not think the City will see an
48 entire block of properties add detached structures. Commissioner Merrill seconded what
49 Commissioner Hirst said, and added that he does not anticipate a clamor to add ADUs.

Commissioner Ince asked about enforcement against existing ADUs. Mr. Snyder repeated that the City enforces on a complaint basis. If a report were to come in on a pending ordinance, he would not take action until a decision is made. The proposed draft Ordinance may not make all existing ADU situations legal. Some would benefit from the draft Ordinance, some would not. Commissioner Ince said he has an issue with things seeming to be arbitrary in government, and stated that the 25% and 800 square foot limitations seem to him to be arbitrary. He suggested there should be some latitude or tolerance for different circumstances. Mr. Snyder stated that the 25% and 800 square foot limit is consistent with other communities with ADU ordinances. ADUs are a limited use opportunity. Mr. Snyder clarified that an owner could live in either the primary residence or the ADU to satisfy the occupancy requirement. Chair Hirschi suggested clarifying the definition of "the dwelling" on page 6 Section (a)(2) of the draft Ordinance.

Commissioner Randall made a motion to table the issue, which was seconded by Commissioner Merrill. Mr. Snyder asked the Commission for direction regarding design standards. Chair Hirschi stated that he personally thinks design standards make a lot of sense because appearance reflects the character of a neighborhood. Commissioners Merrill, Kjar, and Randall indicated support for leaving design standards in the Ordinance. Chair Hirschi voiced support for requiring that exterior finishes must be compatible with the primary residence, and that entrances remain non-intrusive. Chair Hirschi suggested changing the word "must" to "should" with regards to matching windows on the main home. Commissioner Ince suggested requiring that exteriors be "complimentary" to the main home. Mr. Snyder agreed to continue working on the design standards portion of the Ordinance.

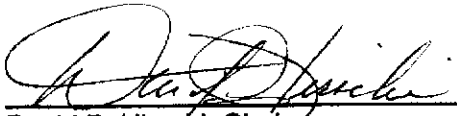
The motion to table passed by unanimous vote (7-0). Commissioner Ince asked what constitutes the definition of a family in a residential situation. Mr. Snyder responded that State law states that family/guardianship situations constitute family, as well as four unrelated individuals sharing a dwelling. The City Codes include related individuals, plus two additional individuals in the definition of a family.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission will meet next on March 11, 2015, beginning with a work session before the regular Planning Commission meeting. The Planning Commission will also participate in a planning priorities work session with the City Council on March 17, 2015

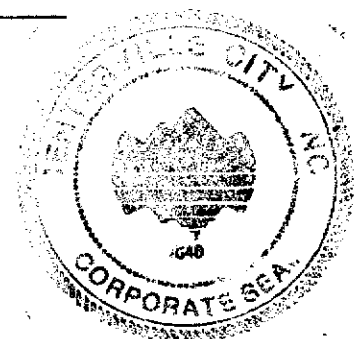
ADJOURNMENT

At 8:59 p.m. Chair Hirschi made a motion to adjourn. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).


David P. Hirschi, Chair

3-11-2015
Date Approved


Katie Rust, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday,

7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Lilla Samuelsen

Ken + Robin Neville

Dale E. Wagners

Caden Campbell

Spencer McKee

Cutter

С. 40, 190. С. 40, 190.

Oliver Joseph Ditzes

Wilfred Adams

GARY HART

Scott Langer

Bruce Cox

Lee Skabelund

114 Bradley Dr. Cent

415 South Main C'off

696 E Cedar St

1480N 50W Oakcrest circle

1443 North Syncrest Circle

1361 М. иван сорокину

1361 N. Main centerville Utah.

345 ~ 1400 AD

383w 1400w

364W-1375N

**** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.**

3. It appears all applicable development standards for development within an R-L Zone have be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a preliminary subdivision application have been satisfied [Chapter 15-3].

The motion was seconded by Chair Hirschi and passed by unanimous vote (6-0).

**PUBLIC HEARING | ZONING CODE TEXT AMENDMENT, CHAPTER 12-60 –
ACCESSORY DWELLING UNITS (ADUs) - Consider a proposed zoning code text
amendment to Chapter 12-60-Accessory Dwelling Units (ADUs), by adding new regulations
to this chapter. Centerville City, Applicant.**

Mr. Snyder, Community Development Director, reported the Planning Commission has held some public discussion meetings to assess the possibility of allowing accessory dwelling units (ADUs) as part of the housing options within the city. Generally, these meetings indicated that allowing such housing type might be appropriate, provided sufficient use regulations could be developed. Concerns discussed have included allowing detached ADUs (units constructed separately from the primary dwelling) and aesthetic design standards.

Staff has prepared a draft ordinance using typical standards found throughout many Utah cities. Some provisions have been modified or altered to reflect Centerville's Zoning Ordinance style; as well as elements that attempt to reflect the characteristics of using ADUs in Centerville City. Mr. Snyder reviewed each section of the draft ordinance with the Commission including termination, design, parking, exemptions, occupancy, etc. Staff believes the proposed draft is consistent with the City's Moderate Income Housing Element concerning both the use of ADUs and of implementing design standards. The proposed draft includes compatibly elements to maintain neighborhood characteristics including ADUs as subordinate to the primary use, owner occupancy requirements, location and size limitations, and design expectations. The proposed draft also includes parameters, restrictions or limitations to prevent or mitigate impacts to adjacent properties. Such elements provide self-contained on-site needs to minimize off-site conflicts with adjoining properties. Additionally, an ADU use is deemed a conditional use (CUP). A CUP allows the approving authority (i.e. Planning Commission) to review each case to assess the potential impacts and set conditions to mitigate concerns or potential problems.

Mr. Snyder explained as part of any development proposal, from single-family subdivisions to large commercial development, the City has adopted "impact fees." Impact fees are charged to cover the costs of expanding or sizing utility service infrastructure. Such fees

1 cover items such as water lines and meters, storm drains, fire service, and even for providing
2 parks. Since ADUs may create added demands for some services, it may not always be the case
3 for other such services. The concept of ADUs are to capitalize an opportunity to use existing
4 single-family style developments and associated infrastructure to keep costs down but increase
5 the opportunity to find housing options. Charging a full service impact fee to an ADU may be a
6 dis-incentive and may not be a flawless balance between the actual impact and the end user of an
7 ADU. The Commission and Council need to consider this as part of any decision to allow ADUs
8 in the City.

9
10 Commissioner Randall said her biggest concern is parking. This is often the reason a
11 neighbor will report an illegal ADU. She questioned if one additional parking space was
12 adequate for an ADU. Mr. Snyder said the Commission could increase the required parking to 2
13 spaces, but staff believes it may not be necessary for a maximum 800 square feet dwelling.

14
15 Chair Hirschi opened the public hearing.

16
17 Dale Engberson said he has read the proposed ADU draft and is accepting of the
18 document. He likes that the parking is behind the setback and believes this will help with
19 alleviate parking concerns. He likes that the draft requires ADUs to have their own meters but
20 that both meters must be in the property owner's name. He believes if ADUs are done right they
21 are a benefit to the community.

22
23 Stephanie Ivie, City Councilwoman, said she is glad to see the ADU issue come to this
24 point. She agrees ADUs should be legal with set parameters. She is concerned the proposed draft
25 may be a bit more restrictive than she would like. She does appreciate the owner occupancy
26 requirement.

27
28 Lee Skabelund said legalizing ADUs has been a long time coming. He said ADUs can
29 work out nicely for a community and provide cohesiveness when done right. He said ADUs
30 provide housing options for citizens who do not want to leave their large homes but need
31 supplemental income to keep it and citizens who would like a smaller more reasonable place to
32 live or elderly who do not want to live in a facility. He said ADUs need to have their own
33 parking and entrance and separate heating, bathroom, kitchen and fire protection. He said ADUs
34 increase diversity which keeps a community healthy.

35
36 Chair Hirschi made a motion for the Planning Commission to **TABLE** this matter and the
37 public hearing until the Planning Commission meeting to be held on February 25, 2015. The
38 motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).
39

1 **SUMMARY ACTION CALENDAR**

- 2
3 a. Award bid for re-roofing City Hall
4 b. Award bid for the 2015 Street Overlay Project
5 c. Accept Public Utility Easements for Island Parcel lot split
6

7 Lisa Romney, City Attorney, explained item (c) on the Summary Action Calendar.
8 Councilman Wright made a motion to approve all three items on the Summary Action Calendar.
9 Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

10
11 **MUNICIPAL CODE AMENDMENT – REPEAL SECTION 2-03-110 – CAMPAIGN**
12 **FINANCE STATEMENT**
13

14 The Council discussed campaign finance requirements with Ms. Romney. Ms. Romney
15 recommended the Council adopt State law in place of the outdated City Ordinance. State law
16 currently requires financial disclosure after a primary election, and no later than seven days
17 prior to a general election. Councilwoman Fillmore stated she understands the benefits of
18 adopting the State Code for uniformity, but stated that the question of financial disclosure prior
19 to a primary election is a valid point. She suggested that those wanting to see the requirement
20 in the State Code for State elections could lobby at the State level.
21

22 Councilman Wright made a motion directing staff to draft an ordinance that adopts State
23 law regarding campaign finance with the addition of a municipal reporting requirement prior to
24 primary elections. Councilwoman Ivie seconded the motion, which passed by unanimous vote
25 (5-0).
26

27 **PUBLIC HEARING – ZONING CODE TEXT AMENDMENT, CHAPTER 12-60,**
28 **ACCESSORY DWELLING UNITS (ADUs)**
29

30 On March 25, 2015, the Planning Commission reviewed and recommended approval of
31 proposed amendments to the Centerville Zoning Ordinance regarding Accessory Dwelling Units
32 (ADUs) by majority vote. Cory Snyder, Community Development Director, briefly explained the
33 proposed amendments. The size and occupancy component is based on the International
34 Building Code occupancy limit of 200 square feet per resident. The owner occupancy
35 component would allow the homeowner to occupy either the primary residence or the ADU.
36 The Council discussed whether ADUs should be a conditional use, with Planning Commission
37 review, or a permitted use. Impact fees are an unresolved matter. Mr. Snyder explained
38 Planning Commission recommendations, and Ms. Romney recommended the Council direct
39 staff to review impact fee studies before making changes.
40

41 Mayor Cutler opened a public hearing at 8:27 p.m.

42
43 Nancy Smith – Ms. Smith asked if ADUs could also be allowed on single-family
44 dwellings in Residential-Medium Zones, rather than restricting to Agricultural and Residential-
45 Low Zones.
46

47 Kyle Green – Regarding impact fees, Mr. Green stated that increased use of services
48 would be offset by increased utility fees. He also suggested that all parking should take place
49 off the street to maintain the appearance of single-family neighborhoods.
50

51 William Ince – As a member of the Planning Commission, Commissioner Ince voted
52 against the 25% size restriction because he believes more flexibility should be given – i.e.
53 allowing more than 25% of floor area to be used for an ADU.

1 Lee Skabelund – Mr. Skabelund stated he is in favor of ADUs. He said he feels the 25%
2 limit is too restrictive. He agreed that off-street parking should be provided. He is not in favor of
3 impact fees, because increased use is paid for with increased utility fees. Mr. Skabelund
4 cautioned against micromanaging, and added that there is no better landlord than an owner-
5 occupant.

6
7 At 8:39 p.m. the Mayor closed the public hearing.

8
9 Steve Thacker, City Manager, stated that the different impact fees should be considered
10 separately, giving thought to the rationale behind each impact fee. Responding to Ms. Smith's
11 comment, Mr. Snyder stated that Residential-Medium Zones are already multi-family zones.
12 ADUs are meant for single-family neighborhoods. The 25% size restriction is the controlling unit
13 for occupancy and parking. Councilman Averett stated that parking is the biggest issue. Mr.
14 Snyder added that the proposed ordinance is not intended to put all existing units in compliance.
15 Councilwoman Fillmore suggested the size restrictions could be different for attached units and
16 detached units. Mr. Snyder responded that different size allowances would add complications.
17 The Mayor invited two additional public comments.

18
19 Kyle Green – Mr. Green mentioned that in Logan up to three unrelated individuals are
20 allowed to live in the same unit. He said he believes parking restrictions would be the easiest
21 way to mitigate the occupancy issue.

22
23 Nancy Smith – Ms. Smith asked if an ADU would be allowed on a duplex or a fourplex
24 property.

25
26 The Council and staff discussed impact fees. Councilman Wright made a **motion** to
27 table the issue and schedule a work session for staff to make a report and recommendation
28 within the next two months. Councilwoman Ivie seconded the motion, and requested an
29 additional public hearing following the work session. The motion passed by unanimous vote (5-
30 0). Mayor Cutler expressed appreciation for the time spent by the Planning Commission on this
31 issue.

32
33 At 9:06 p.m. the Council took a break, returning at 9:11 p.m.

34
35 **FY 2016 BUDGET**

36
37 Mr. Thacker presented the City Manager's Proposed Budget for FY 2016. Councilman
38 Wright made a **motion** to adopt the Proposed Budget as the FY 2016 Tentative Budget, and
39 allow the Mayor and City Manager to recommend a meeting schedule and public hearing date
40 at the May 19th meeting. Councilman Higginson seconded the motion, which passed by
41 unanimous vote (5-0).

42
43 **RDA MEETING**

44
45 At 9:20 p.m. Councilman Wright made a **motion** to adjourn to a meeting of the
46 Redevelopment Agency of Centerville. Councilwoman Ivie seconded the motion, which passed
47 by unanimous vote (5-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson, Vice
48 Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, Executive Director; Blaine
49 Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

1 Travis Davis – Mr. Davis thanked the Council for taking the time to listen to the public.
2 He said it is not a good idea to lower the acreage requirement for a PDO. He stated that
3 residential works better than anything else on Main Street. He asked that the Council maintain
4 the density cap at 1-4 units per acre if they do decide in favor of the PDO, possibly allowing 5-6
5 units per acre if they are going to incent. Mr. Davis expressed the opinion that the SMSC Plan
6 needs to be completely reworked, or at least put a density cap in place that would maintain the
7 integrity of the community.

8
9 Robyn Mecham – Ms. Mecham agreed with Mr. Snyder that a PDO is a bonus to
10 density, and would be going the wrong direction. A vote for reducing the acreage for PDO
11 would be going against 99% of the residents who have stated they do not want higher density.
12 She said it would also be sending the wrong message to builders, because residents do not
13 want higher density.

14
15 At 9:30 p.m. Mayor Cutler closed the public hearing. Councilman Wright made a motion
16 to reject Ordinance No. 2015-15 reducing the minimum acreage required for planned
17 developments. Councilwoman Ivie seconded the motion. Councilwoman Fillmore said that, at
18 face value, reducing the acreage requirement for a PDO city-wide is fine, because a PDO is a
19 good tool to ensure a quality product. However, in the Main Street Corridor it could be
20 problematic and she has reservations. Councilwoman Fillmore stated she would vote against
21 taking action to reduce at this time because it has been mixed up in the SMSC issue. The
22 motion to reject Ordinance No. 2015-15 passed by unanimous vote (5-0).

23
24 At 9:33 p.m. the Council took a break, returning at 9:41 p.m.

25
26 **CONTINUE PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT,**
27 **CHAPTER 12-60, ACCESSORY DWELLING UNITS (ADUs)**

28
29 Jake Smith, Management Assistant, reported on the varied impact fee policies regarding
30 ADUs in other cities. Mr. Snyder recommended separating any ADU impact fee from the
31 ordinance with a reference to the City Fee Schedule. He commented that an ADU is intended
32 to be secondary to the primary dwelling unit. Councilwoman Fillmore stated that her greatest
33 concern about the proposed ordinance is the setbacks and how they affect neighboring
34 properties. She said she would want the ordinance to clarify that a detached ADU must be built
35 within the remaining buildable area of the lot. The Council and staff discussed setbacks and
36 ADU size, and it was suggested that setbacks could vary based on the square feet of the
37 structure.

38
39 At 9:56 p.m. Mayor Cutler opened a public hearing regarding ADUs.

40
41 Spencer Summerhays – Mr. Summerhays showed photographs of a large accessory
42 structure that has been constructed on the property adjacent to his backyard. He stated that the
43 definition of ADU is ambiguous regarding whether an accessory dwelling unit can be part of a
44 larger accessory building, and expressed the opinion that the two should not be mingled. He
45 said the ordinance needs clarification regarding size and height of structure. The ordinance is
46 close to what it needs to be, but there are still pieces that remain to be figured out. He asked
47 the Council to be careful with setbacks in terms of relationships with other buildings.

48
49 Mr. Snyder clarified that the ordinance allows an existing accessory building to be
50 converted to an ADU. Councilman Wright said it sounds like the accessory building ordinance
51 is a companion to the ADU ordinance. Councilwoman Fillmore agreed that the ordinances are
52 related, and suggested the Council discuss general concerns to direct back to Planning staff or
53 the Planning Commission. Mr. Summerhays recommended the Council ensure that an ADU,

1 whether stand-alone or part of another structure, meet some measure of size restriction in
2 relationship to nearby structures. He suggested increasing setback with increasing height.

3
4 Mark Briggs – Mr. Briggs said one of his neighbors built an ADU on top of their garage,
5 which does not work in his type of neighborhood. The deck of the ADU can look down on
6 everyone's backyard taking away privacy. He suggested the Council restrict the height of ADUs
7 to be level with the existing primary dwelling.

8
9 William Ince, Planning Commission – Commissioner Ince strongly encouraged the
10 Council to reconsider the restriction that an ADU cannot exceed 25% of the size of the primary
11 dwelling. He said he suspects most citizens who take advantage of the ADU ordinance will
12 convert their basement, which could easily exceed 25% of the primary living area.
13 Commissioner Ince stated he supports the 25% restriction for a separate structure, but equal
14 size allowance for upstairs and downstairs makes sense to him. He recommended the Council
15 send the ordinance back to the Planning Commission for further consideration.

16
17 At 10:14 p.m. the Mayor closed the public hearing. Councilman Wright stated he is in
18 favor of ADUs. The Council needs to look at balancing one person's property rights against
19 another's. He said the Council needs to look at the accessory building ordinance again, and
20 pointed out that changes can be made as issues arise. Councilwoman Fillmore and Mayor
21 Cutler expressed a desire to refer the ordinance back to the Planning Commission with clear
22 guidance. Councilman Wright suggested eliminating the 25% size restriction. Mayor Cutler
23 expressed the concern that equal size opens up the possibility for duplex situations.
24 Councilman Wright stated he is resistant to sending the ordinance back to the Planning
25 Commission. Councilwoman Fillmore said she feels there should be more clear distinction
26 between ADUs in an existing home versus a separate structure, and said she would like to see
27 a dual-track ordinance. Mr. Snyder cautioned the Council that it is more difficult to decrease
28 than to increase size allowance, and said he feels it would be a mistake to try to accommodate
29 individual scenarios with an ordinance that would apply city-wide. He added that the size
30 restriction is related to density – 800 square feet can accommodate up to four residents, with an
31 additional resident allowed with each additional 200 square feet.

32
33 Mr. Snyder explained the complications involved in calculating building height.
34 Councilwoman Fillmore agreed with Mr. Summerhays' suggestion that the relation to other
35 buildings needs to be considered. She said the basement ADU issue could be solved easily if
36 the two types of ADUs are separated in the ordinance. Mr. Snyder said the separate structure
37 issues could probably be solved with the accessory building ordinance. Mayor Cutler and
38 Council members Higginson, Ivie, and Fillmore indicated support for separating the two types of
39 ADUs in the ordinance. Councilman Averett stated that he does not personally like ADUs, and
40 has been asked by some of his constituents to not support ADUs. He said it is a density issue
41 that deteriorates a single-family neighborhood, and he will not vote in favor of ADUs.
42 Councilman Wright said he understands Councilman Averett's point of view, but pointed out that
43 ADUs can be appropriate, and can be an opportunity to provide accommodations for an aging
44 population.

45
46 Councilwoman Fillmore made a **motion** to separate the ADU use in existing structures
47 from detached ADU structures, table the ADU use in existing structures to another Council
48 meeting, and direct Planning staff and the Planning Commission to revisit separate accessory
49 buildings when they have time on their schedule. Councilwoman Ivie seconded the motion.
50 Councilman Wright made a **substitute motion** to table discussion of the proposed ordinance to
51 a Council meeting in August, and ask staff to make a recommendation that reconciles some of
52 the issues. Mr. Snyder pointed out that the Council has made the Main Street issue a priority.
53 Councilman Wright amended his substitute motion to table discussion of the property ordinance

1 until the TZRO on the SMSC is lifted or expires. Councilwoman Ivie seconded the substitute
2 motion, which passed by majority vote (4-1), with Councilwoman Fillmore dissenting.
3

4 **MAYOR'S REPORT**
5

- 6 • Mayor Cutler reported that the Chair of the UIA called a special meeting to discuss
7 starting the process of issuing the remaining authorized UIA bonds for the purpose of
8 continuing construction. The Mayor said he sent a letter stating he thinks they
9 should wait until the Macquarie situation is ended and a new executive director is
10 hired. It has been recommended that the bonds be issued in two tranches. He
11 reported that a vigorous discussion occurred regarding whether assessments should
12 continue to be levied for a couple more months to provide a financial buffer and
13 avoid assessments in the future. Mayor Cutler said he argued that assessments
14 should end if cash flow is positive. He expressed a desire for Centerville to be
15 current with the assessments. The Council discussed UTOPIA's construction goals
16 moving forward. Mayor Cutler expressed the opinion that Centerville may have been
17 able to influence ending the Macquarie situation sooner if the City were current with
18 assessments. Councilman Higginson stated that Centerville agreed to be a partner,
19 and UTOPIA needs to be whole at some point. He added now that UTOPIA is cash
20 flow positive it should never go back to levying an assessment. Councilman
21 Higginson said he believes a lot of Centerville residents really don't know about
22 UTOPIA. Mayor Cutler said he would like to have a flier included in the utility bill
23 notifying residents what is available (without advocating any specific service
24 provider).
25

26 **CITY COUNCIL LIAISON REPORT**
27

28 Councilwoman Ivie reported that the Landmarks Commission is scheduled to host a
29 social in September, and is eagerly waiting time on the Council agenda to discuss the historic
30 district. She reported on the success of the historic home tour held on June 6th. She also
31 reported that the June community hike scheduled by the Trails Committee was postponed to
32 July 8th.
33

34 **CITY MANAGER'S REPORT**
35

36 Mr. Lutz explained the calculation of property tax valuation, and explained his frustration
37 with the values determined by the County. Mayor Cutler suggested he meet with the County
38 Assessor and County Clerk.
39

40 **MISCELLANEOUS BUSINESS**
41

42 Councilman Wright made a **motion** to approve commencement of the warranty period
43 for The Pasture commercial project, effective July 7, 2015. Councilwoman Ivie seconded the
44 motion, which passed by unanimous vote (5-0).
45

46 **RDA MEETING**
47

48 At 11:08 p.m. Councilman Wight made a **motion** to move to a meeting of the
49 Redevelopment Agency of Centerville. Councilman Higginson seconded the motion, which
50 passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson,
51 Vice Chair; Directors Averett, Fillmore, Ivie, and Wright; Blaine Lutz, Finance Director; Lisa
52 Romney, City Attorney; Jacob Smith, Management Assistant; and Katie Rust, Recording
53 Secretary.



ADU's Summary Brief

♦ ACCESSORY DWELLING UNIT ♦

Accessory Dwelling Units (ADU's)

Accessory Dwelling Units (ADU's) are an additional, self-contained housing unit that are secondary to a main residence. ADU's are sometimes referred to as "mother-in-law" apartments or "granny flats," since their origins were to provide space for extended family members.

ADU's can take many forms such as attachments or additions to the main home, use of basement areas, a second-story over an detached garage, or separate backyard building.

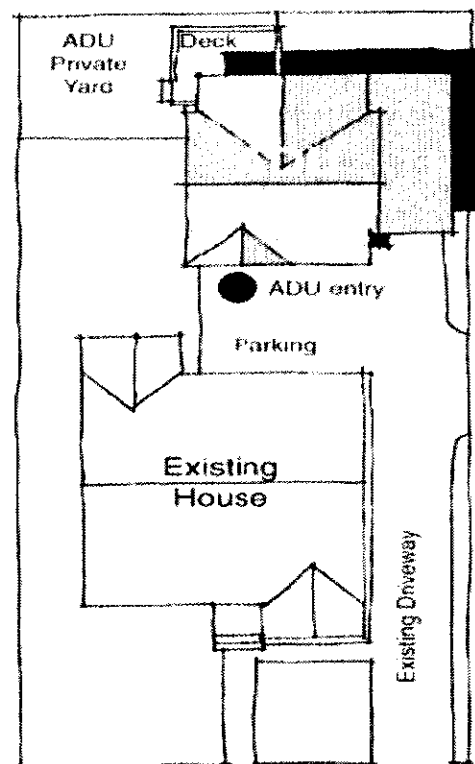
Purpose of ADU's

The intent or use of ADU's is often to provide places for the elderly to be taken care of by family members, places for newly married or return of adult children, or even perhaps to supplement a mortgage payment. ADU's are typically used in single-family areas when the following conditions exist:

- Excess space within the primary dwelling or above a garage exists that can be conveniently converted into living quarters.
- An under-utilized or odd lot exists and further division of land is not feasible or is prohibited.
- The housing stock is located near a college or educational institution.
- A shortage and/or demand for affordable housing exists in a particular area.

Typical ADU Regulations

- Ownership and occupancy restrictions
- Maximum dwelling sizes
- Setback modifications



- Maximum lot area coverage
- Parking space and location requirements
- Building orientation standards
- Building exterior standards

Potential Drawbacks of ADU's

- Establishing acceptable densities
- ADU's building compatibility and aesthetics
- Excessive parking of vehicles
- Introduction of excessive rental properties within a stable neighborhood.
- ADU's construction costs & fees
- Zoning Enforcement problems

CENTERVILLE CITY UTAH — COMMUNITY DEVELOPMENT



Considering ADU's

♦ ACCESSORY DWELLING UNIT ♦

Why Consider Allowing ADU's

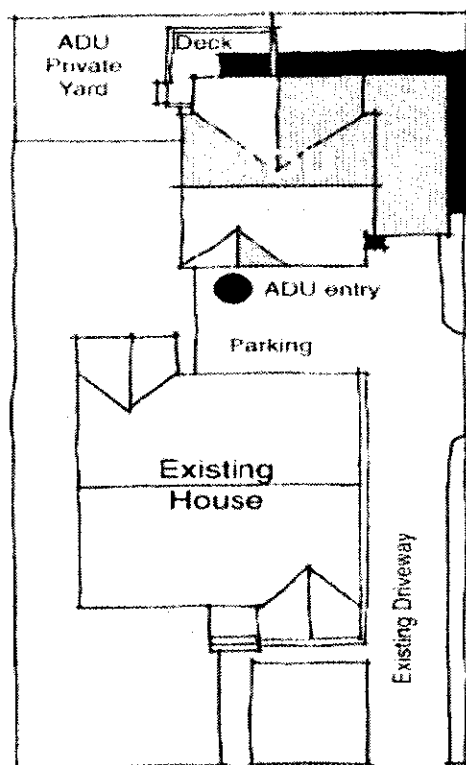
- Provide opportunities for people moving through life's stages to be able to live and/or grow up in the same community.
- Increase opportunities for redevelopment to reduce the demand for new extensions of utility lines and services.
- Encourage the development of sustainable and/or walkable neighborhoods, where employment, goods, and services can be obtained with less driving distances.
- Encourage opportunities for establishing a variety of housing types in keeping with the income ranges of more families.

Who Typically Chooses to Build ADU's

- Older Singles/Couples
- Younger Singles/Couples
- Middle-aged Empty Nesters
- Single Person Households
- People that Travel Often/Extended Periods

Who Benefits From ADU's

- *Home Owners* — creating a "home based" supplemental income
- *Aging Persons* — ability to prolong their normal living arrangements
- *Local Businesses* — provides a larger client base to provide needed services
- *Local Contractors* — provides opportunities to construct significant home improvements
- *Lending Institutions* — provides a base for home improvement loans
- *Real Estate Firms* — potentially provides slightly higher priced housing resale stock



Utah Counties/Cities Currently Allowing ADU's*

- | | |
|------------------|------------------|
| • Orem City | • Centerfield |
| • Draper City | • Salt Lake City |
| • Lindon City | • Grand County |
| • Sandy City | • Summit County |
| • Mapleton City | • Toole County |
| • Eagle Mountain | • Weber County |
| • Murray City | |
| • Alpine City | |
| • Bountiful City | |
| • West Point | |
| • Provo City | |
| • Payson City | |
| • Taylorsville | |

* As found using internet search engines



Types Guide to ADU's

♦ ACCESSORY DWELLING UNIT ♦

Types of ADU's

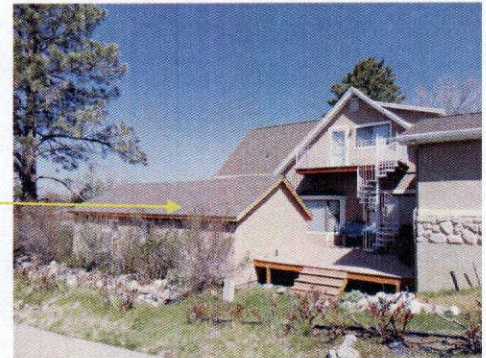
There are five (5) main types of ADU's.

These types are:

- Dwelling created in a portion of an existing single family (e.g. basements, attics)
- Dwelling created as a dedicated addition to an existing single family home
- Dwelling created as a free-standing accessory building (e.g. guest house, or cottage)
- Dwelling created from by converting the garage into livable space
- Dwelling purposely designed into the layout of new construction.

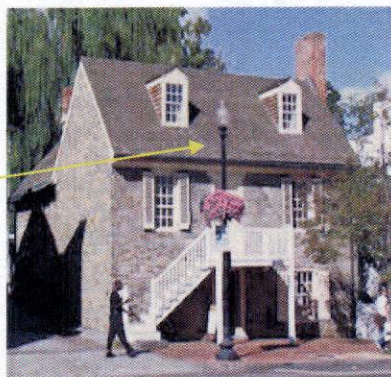
ADU Guest House/Cottage — (example)

Potential Location of ADU



Existing Home Renovation — (example)

Potential Location of ADU



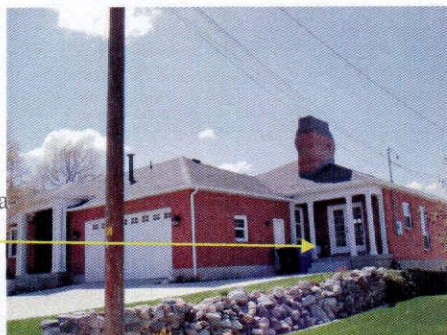
Garage Conversion — (example)

Potential Location of ADU



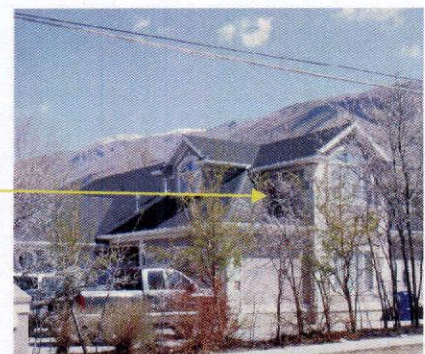
Dedicated ADU Additions — (example)

Potential Location of ADU



Integrated New Construction — (example)

Potential Location of ADU





Typical Regulations for ADU's

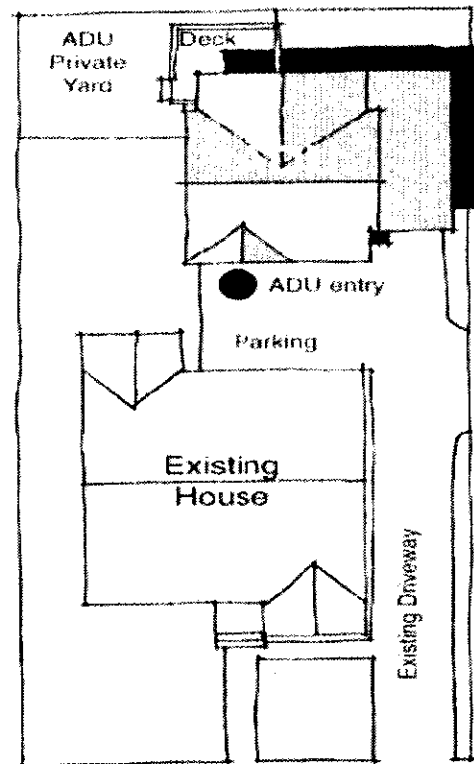
♦ ACCESSORY DWELLING UNIT ♦

Requirements for Allowing ADU's

- Owner occupancy (at least 6 months) of either the home or the ADU. Owner is defined as a person with at least 50% or greater interest in the property
- Owner must sign a owner-occupancy covenant in order to construct or use an ADU
- Occupancy limit for unrelated persons for both units
- Limit one (1) ADU within single family zones
- Limitation of ADU unit sizes (minimums/maximums) based on lot sizes of a residential zone.
- Detached ADU setback/height restrictions
- Entry Door Orientations for ADU's
- Providing for additional parking stalls
- Minimum pervious surface requirements for entire property.
- Building & safety regulations for sleeping areas, kitchens, etc. for the use of ADU's

Ordinance Enforcement for ADU's

- Receiving some type of official City approval for construction and use of ADU's
- Recordation of ADU covenants for the property.
- Establishing procedures for the sale or transfer of ownership for properties containing ADU's
- Removal of select features (e.g. kitchen) within ADU's, if no longer desired or abandoned.
- Establishing legalizing procedures for existing illegally developed ADU's or their



removal

- Requirements for submittal, approval, and permit issuance to establish ADU's

Ordinance Exceptions For ADU's

- Waiver of parking requirements based on location in relation to mass transit, goods & services, historic preservation, etc.
- Temporary Owner Absence Allowance due to job dislocation, sabbatical leave, educational pursuits, illness, etc.
- Encouraging affordability through exemptions or reductions of approval fees, building permit fees, and/or impact fees.

CENTERVILLE CITY UTAH — COMMUNITY DEVELOPMENT



Additional Information about ADU's

♦ ACCESSORY DWELLING UNIT ♦

State & Local Planning Policies (examples)

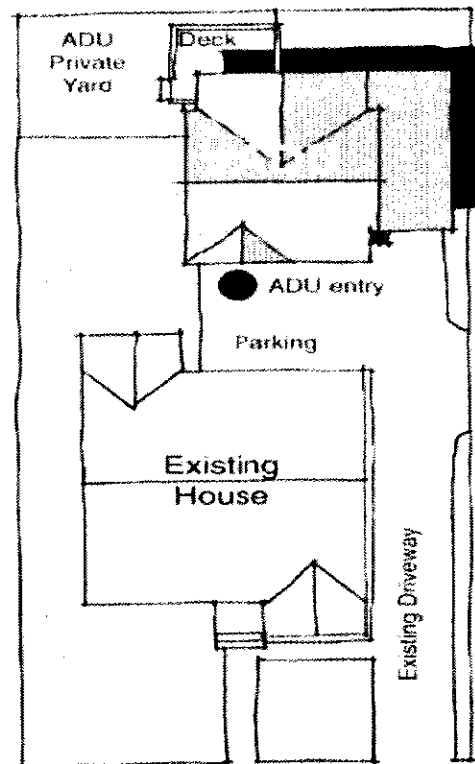
- UCA 10-9a-403, "in drafting the moderate income housing element [cities] shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing types"
- Centerville City General Plan, Moderate Income Housing, See Strategy 6-D.4

Planning Toolkits About ADU's (examples)

- Urban Planning Tools for Quality Growth, Chapter 2, Page 36, an Envision Utah Publication (www.envisionutah.org/Urban%20Planning%20Tools%20for%20QG_ch2_1.pdf)
- Getting to Smart Growth, 100 Policies for Implementation, Chapter 3, Section 3, a ICMA Smart Growth Publication (www.smartgrowth.org/pdf/gettosg.pdf)
- Smart Growth/Smart Energy Toolkit, Accessory Dwelling Units (www.mass.gov/envir/smart_growth_toolkit/pages/mod-adu.html)

ADU Publications & Studies (examples)

- Accessory Dwelling Units: Case Study, by the US. Department of Housing and Urban Development (<http://www.huduser.org/portal/publications/adu.pdf>)
- Granny Flats Add Flexibility and Affordability, Better Cities & Towns (<http://bettercities.net/article/granny-flats-add-flexibility-and-affordability>)
- Missouri Gerontology Institute, Accessory Apartments (<http://extension.missouri.edu/publications/DisplayPub.aspx?P=GG14>)



Local Newspaper Articles (examples)

- Salt Lake Tribune, Mother-in-law apartments back in fashion?, 03-10-2013
- Daily Herald, Poll—Should Utah valley cities allow accessory apartments?, 02-10-2013
- Ezine @articles, Orem Utah Accessory Apartment 2012 Update, Denise C. Martin, 07-18-2012
- Daily Herald, Pleasant Grove says no to accessory apartments, Laura Giles, 04-20-2010
- Deseret News, Check zoning laws on building apartment in family's house, 05-09-1993

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 5

Short Title: Discuss and provide direction to staff regarding the following:

Initiated By: City Council

Scheduled Time: 8:00

SUBJECT

- a. Accessory building setback
- b. Flag Lot Ordinance amendments

RECOMMENDATION

- a. Allow Cory Snyder, Community Development Director, to make an educational presentation about building setbacks before the Council discusses potential revisions to the Accessory Building setback standards.
- b. Discuss concerns of Council members about the current Flag Lot ordinance and give staff direction regarding desired amendments, if any.

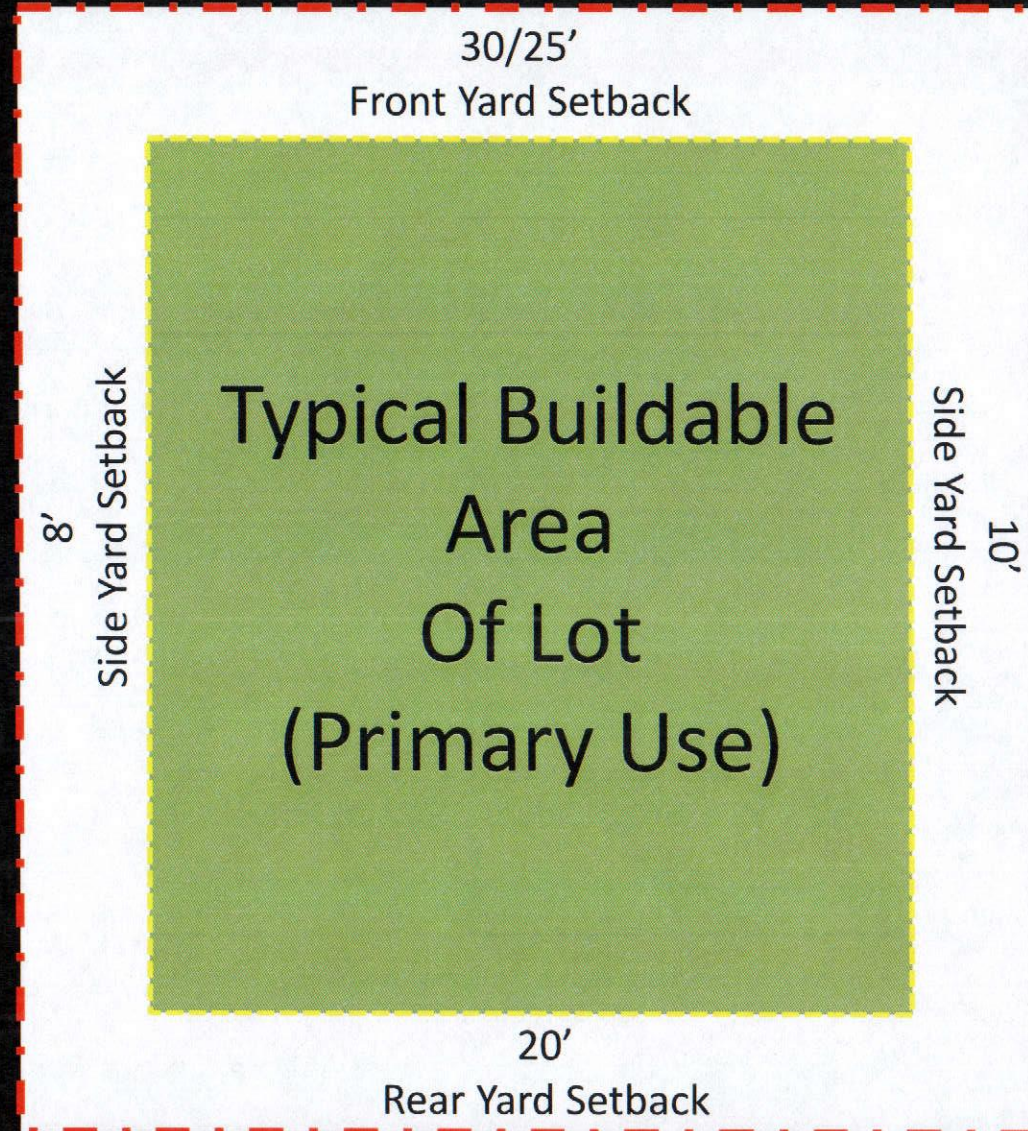
BACKGROUND

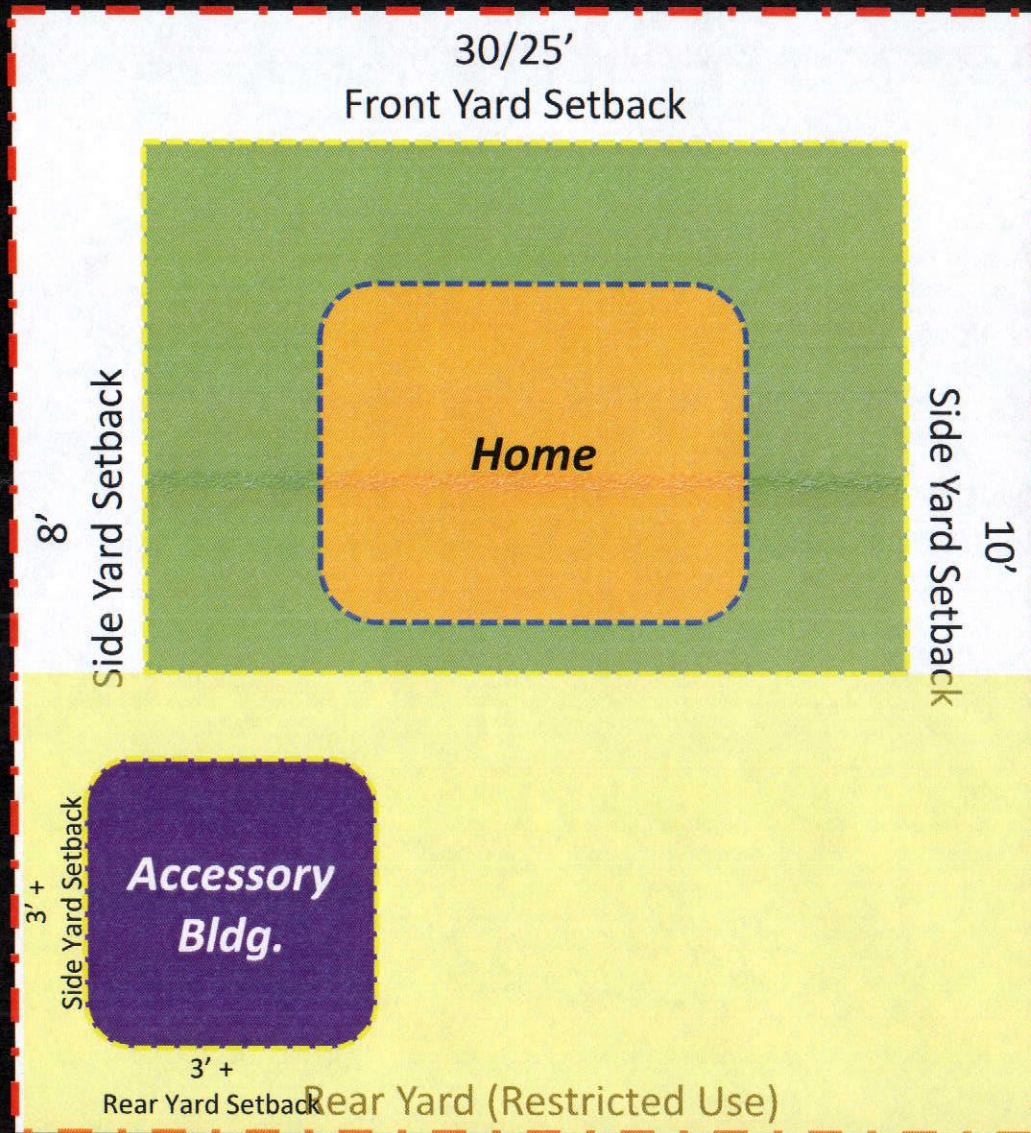
The discussion of these two topics—and potential code amendments—are among the short-term goals the Council agreed upon in their March goal-setting work session. Since these topics are addressed in the Zoning Ordinance, any amendments would have to be considered by the Planning Commission before coming back to the City Council for formal approval.

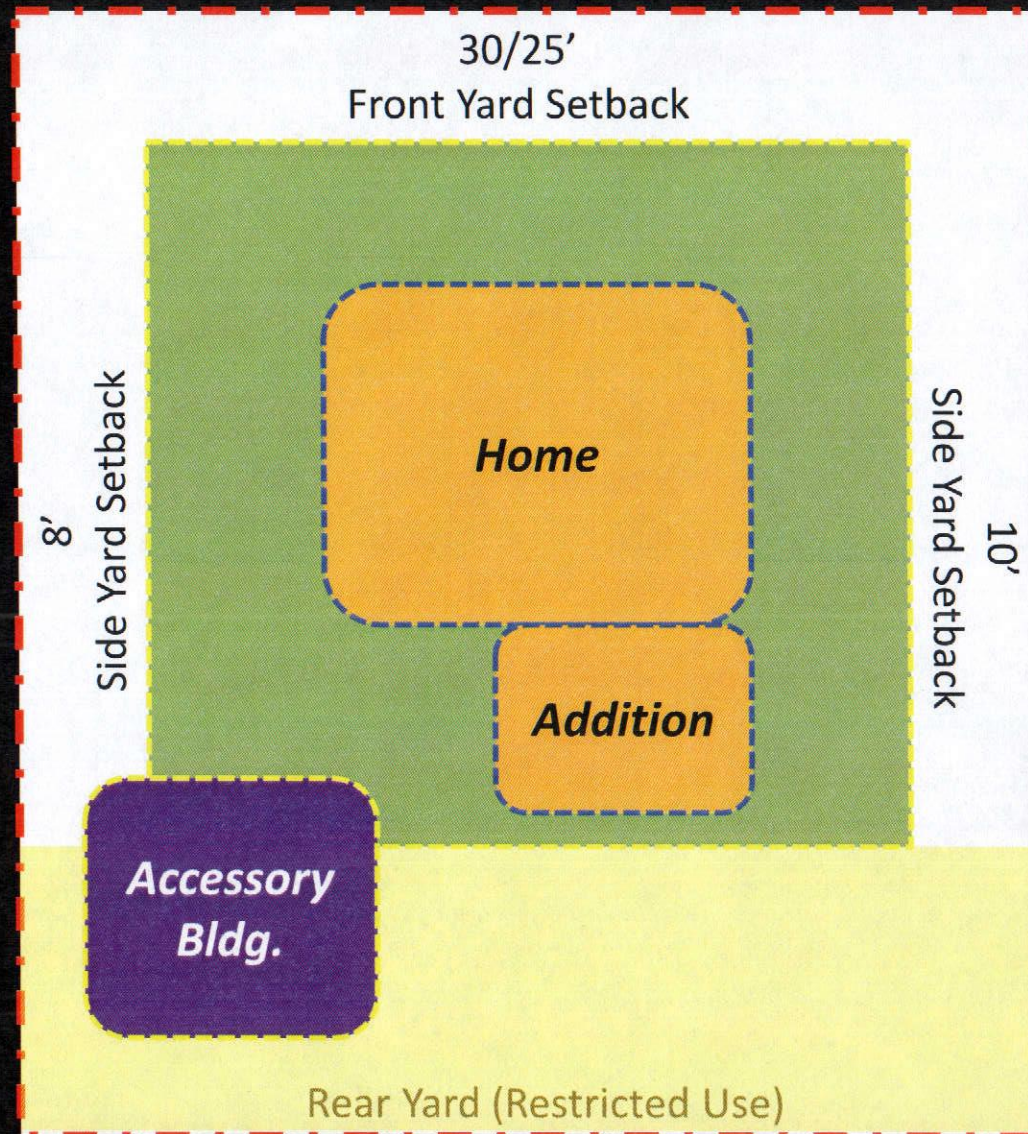
ATTACHMENTS:

Description

- ☐ Accessory Building Setbacks--Council Presentation







**Typical Example Two-Story
Accessory Size :**

bldg. width = 24 Feet

bldg. wall height = 16 feet

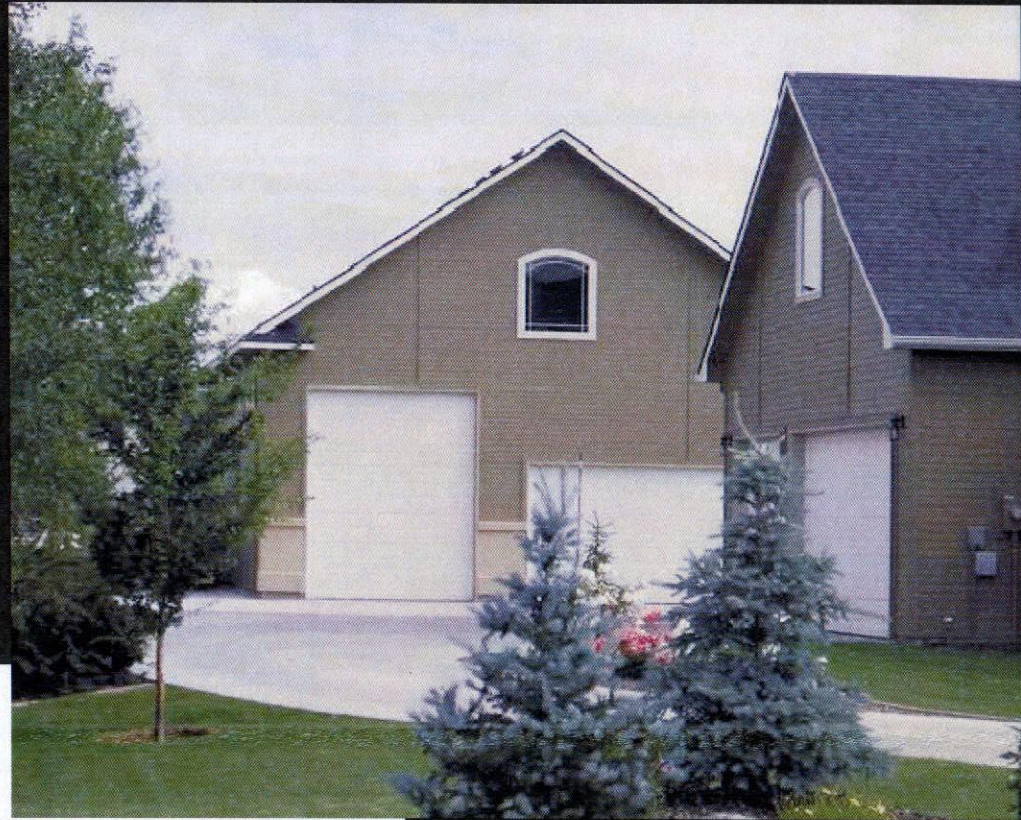
Roof Pitch vs. Height:

4/12 roof peak = 20 feet

6/12 roof peak = 22 feet

8/12 roof peak = 24 feet

12/12 roof peak = 28 feet



Subject Accessory Bldg:

Setback South Side = 14 feet

Setback West Side = 6 feet

Required Setbacks:

Both Sides: 5 feet (A-L Zone)

Building Height:

Avg. Height Approved: 20 feet/grade

Avg. Height Permitted: 20 feet/grade

A-L Height Increase: Allowed with a CUP approval





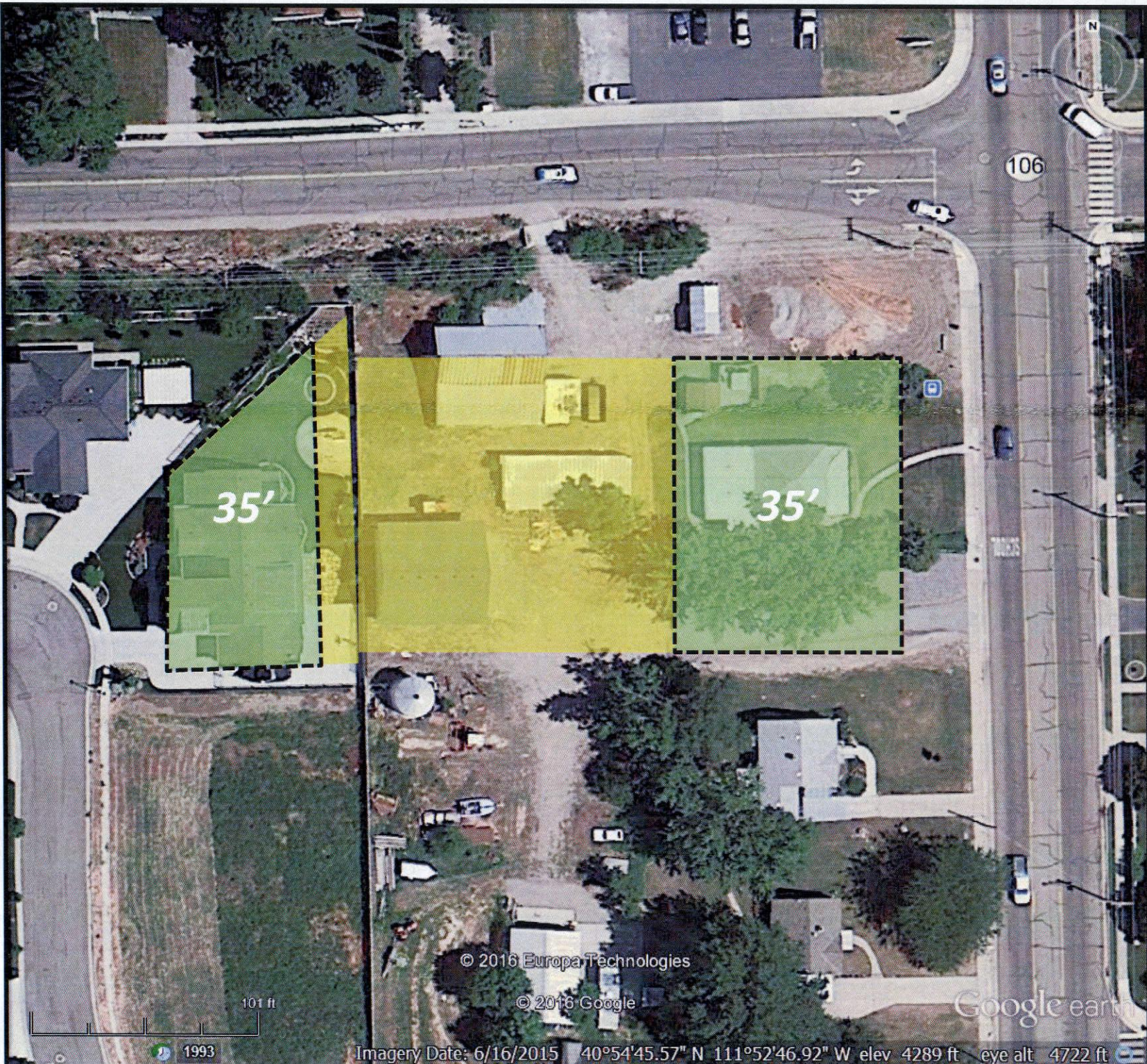
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1993

Imagery Date: 6/16/2015 40°54'45.57" N 111°52'46.92" W elev 4289 ft eye alt 4722 ft

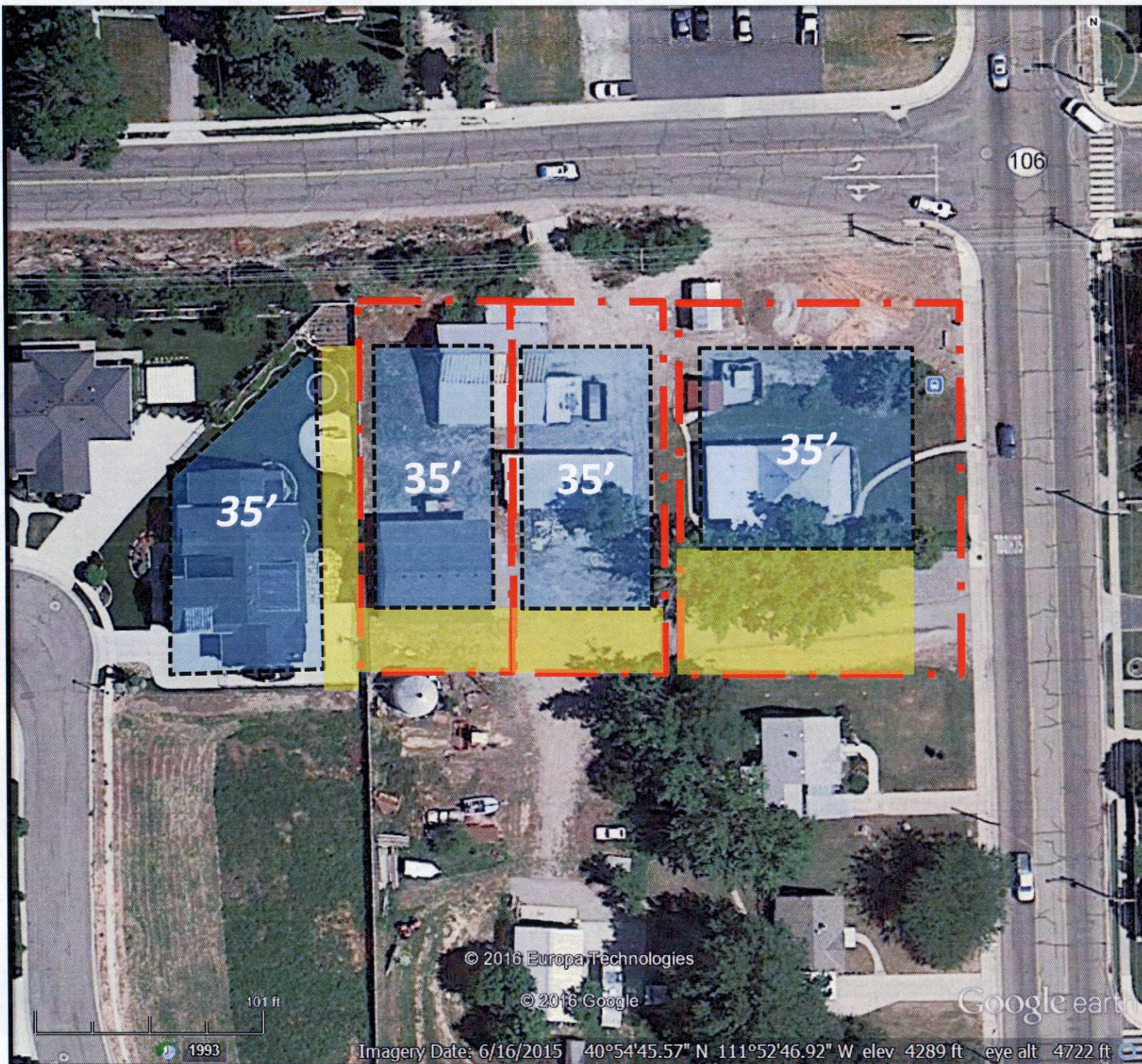


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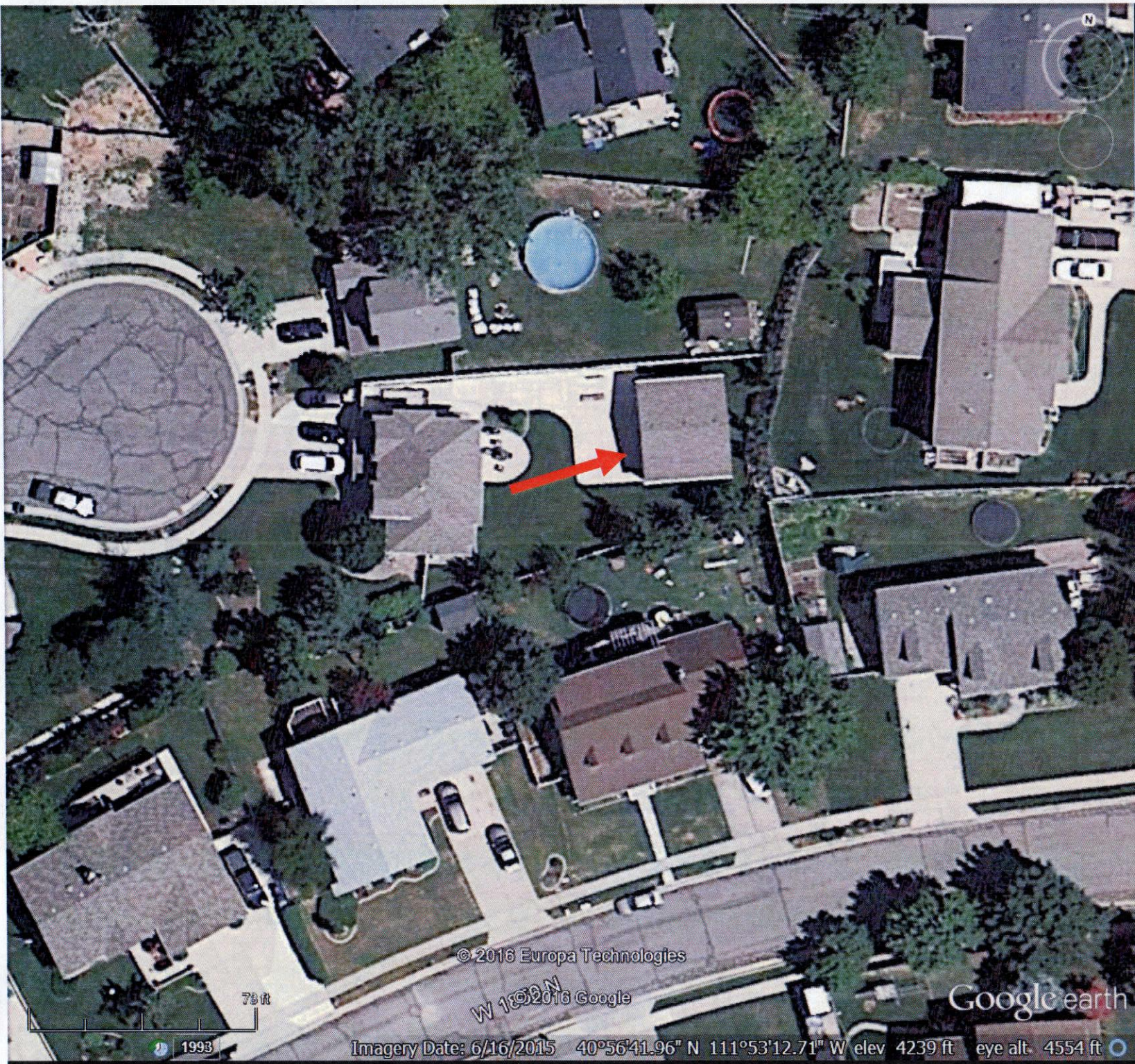


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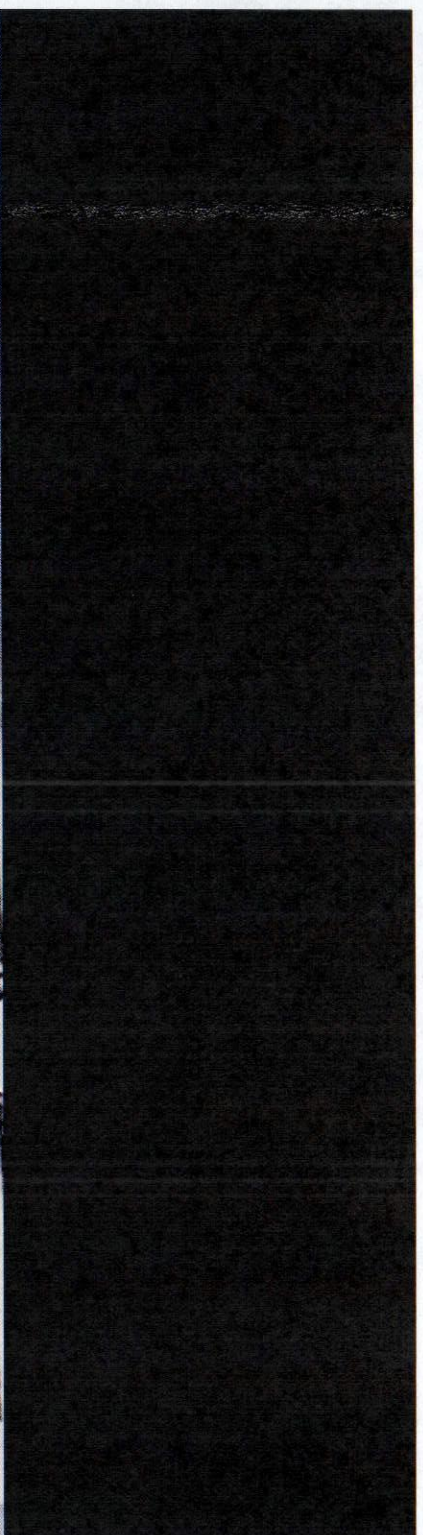
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75 ft

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70 ft

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Imagery Date: 6/16/2015 40°56'48.45" N 111°52'51.67" W elev 4332 ft eye alt 4637 ft



W 1800 N

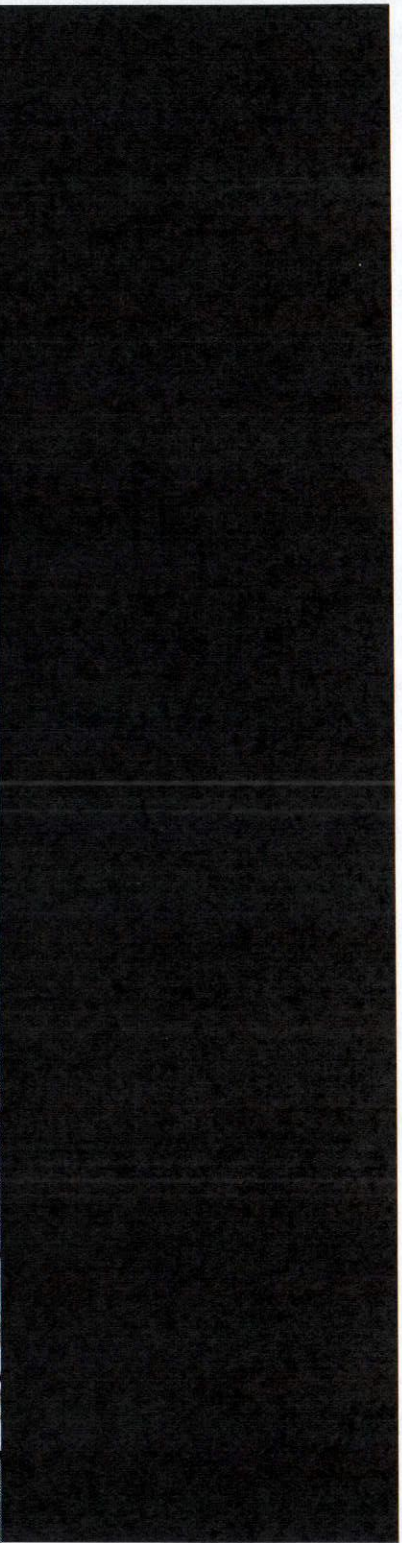
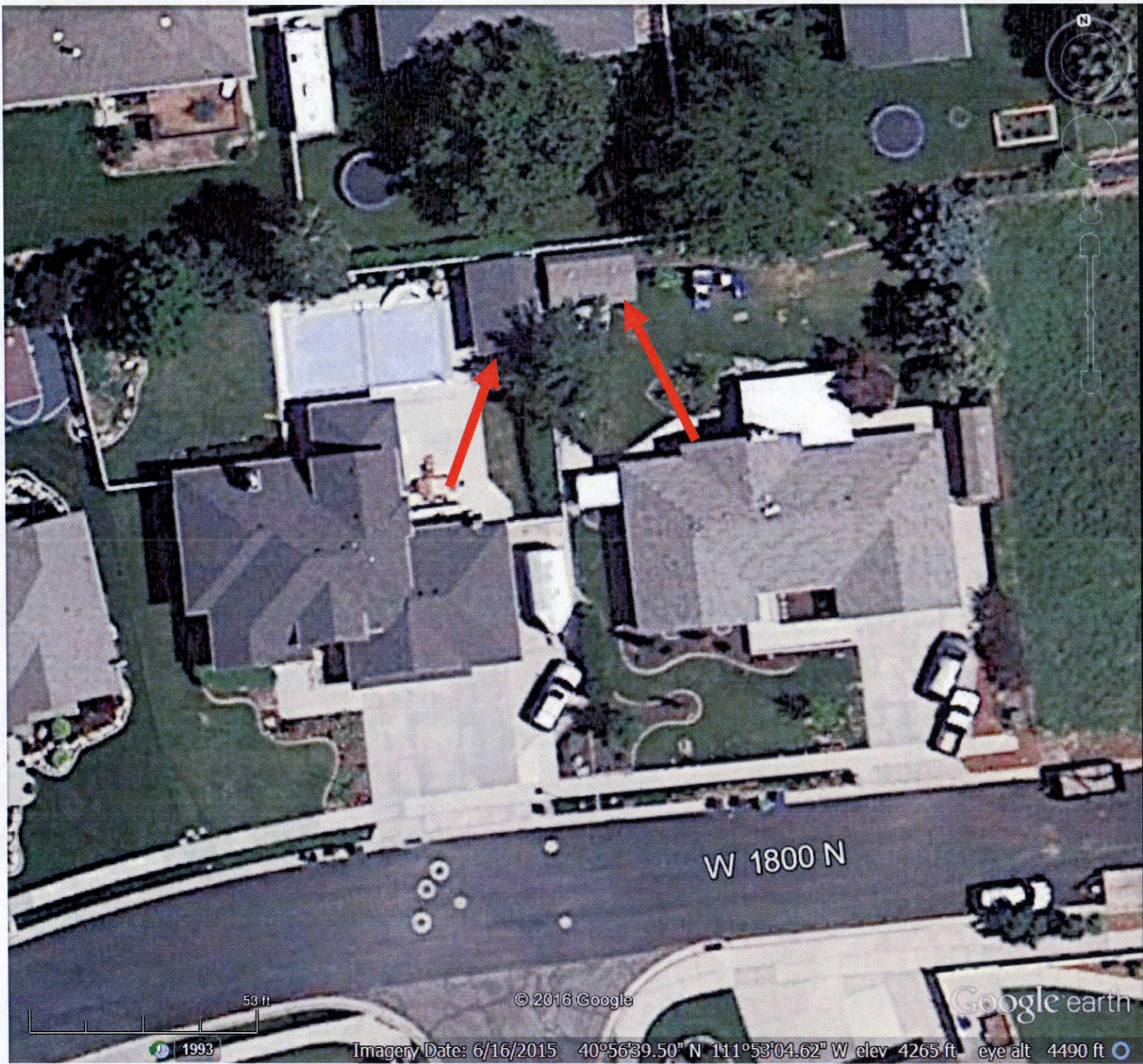
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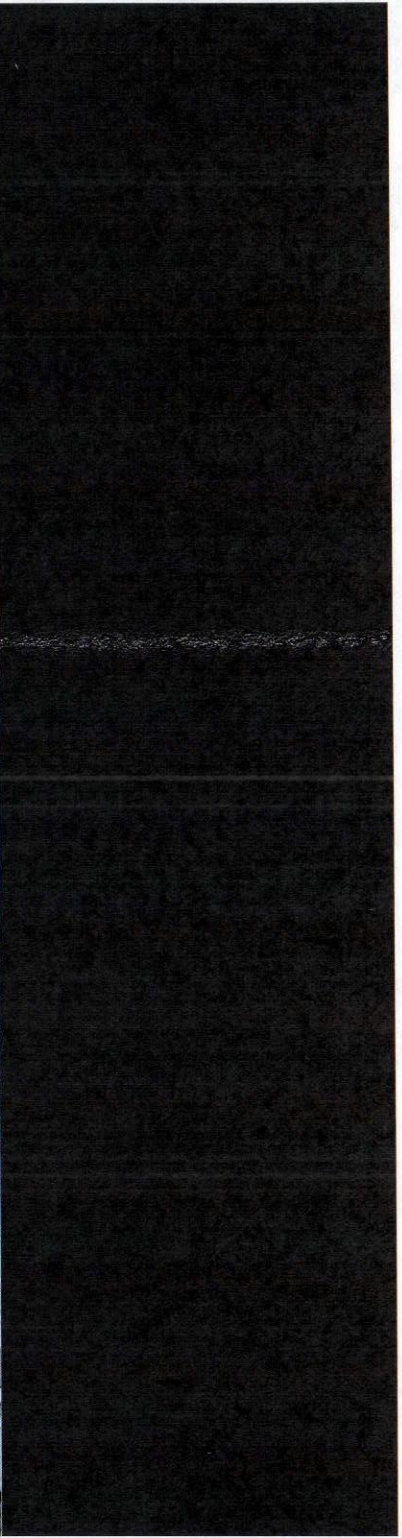
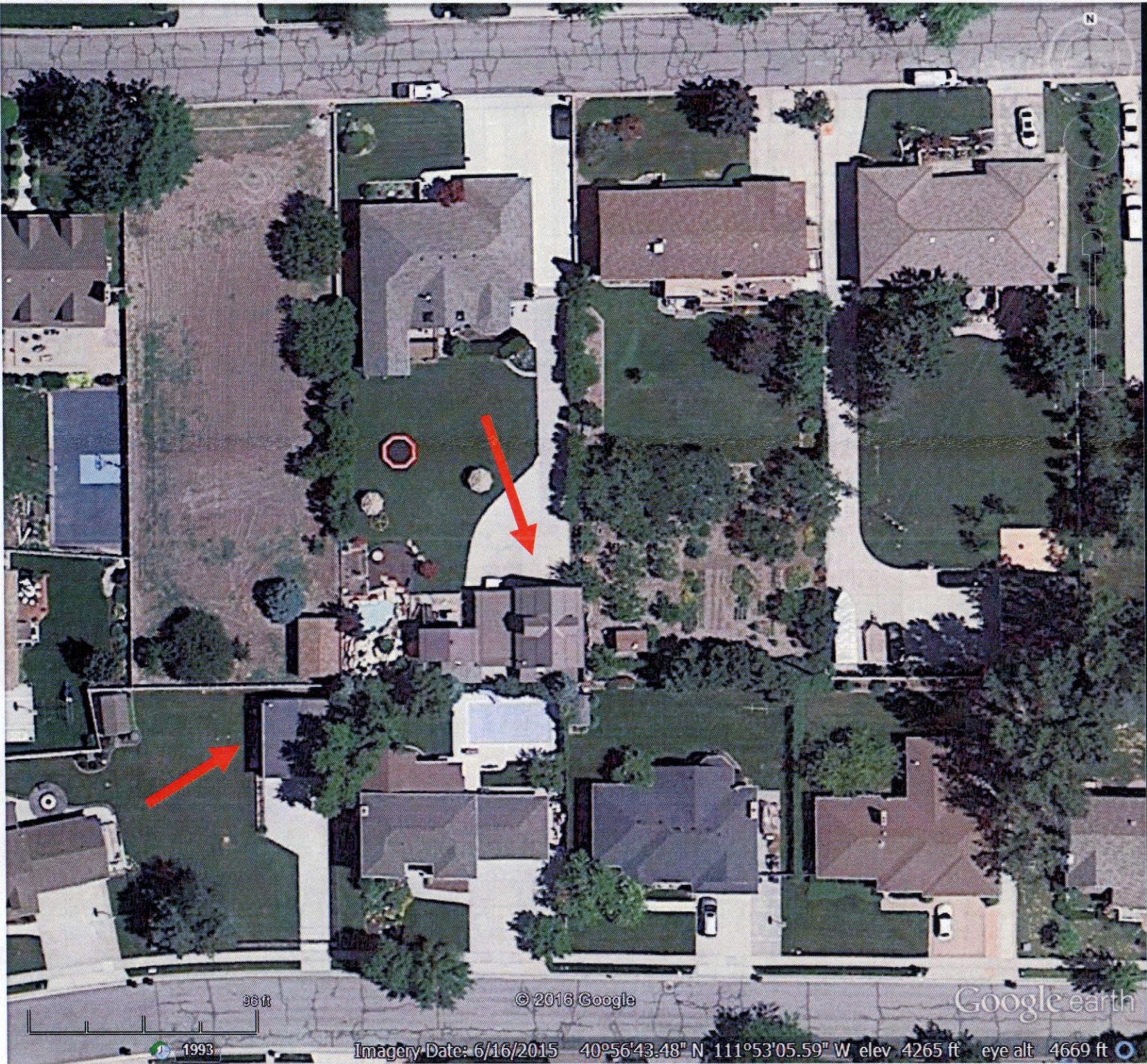
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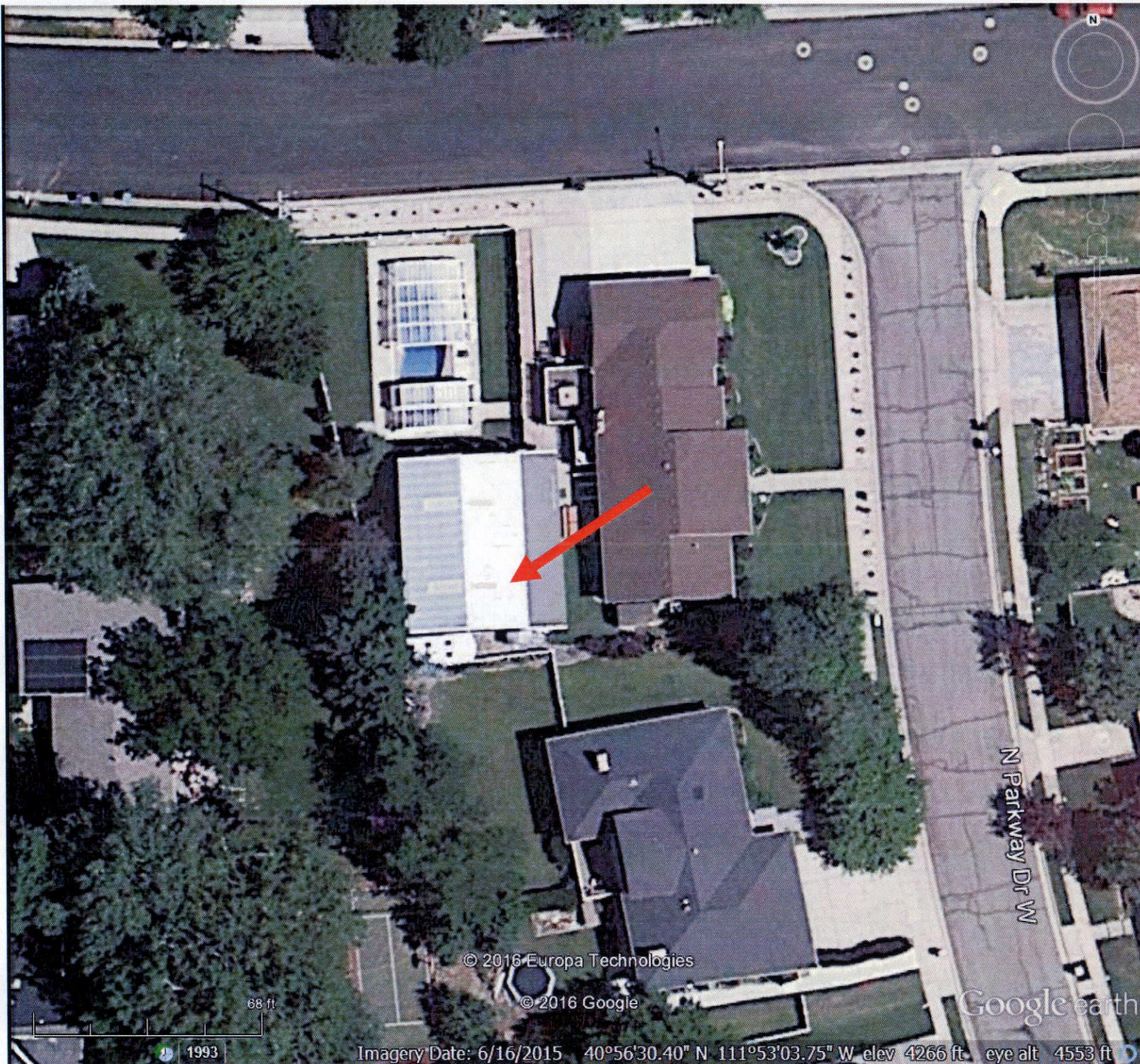
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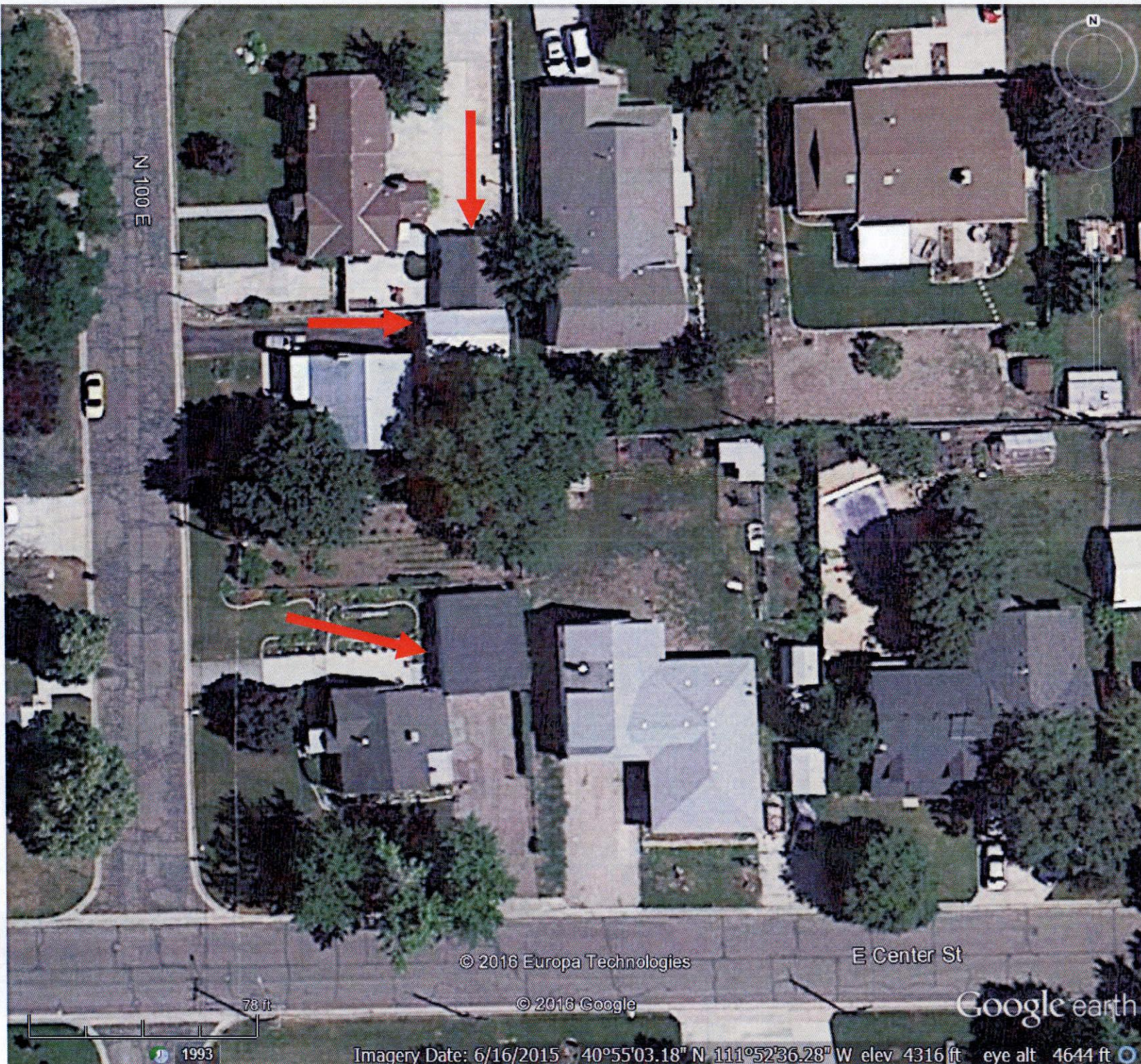
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N 100 E

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E Center St

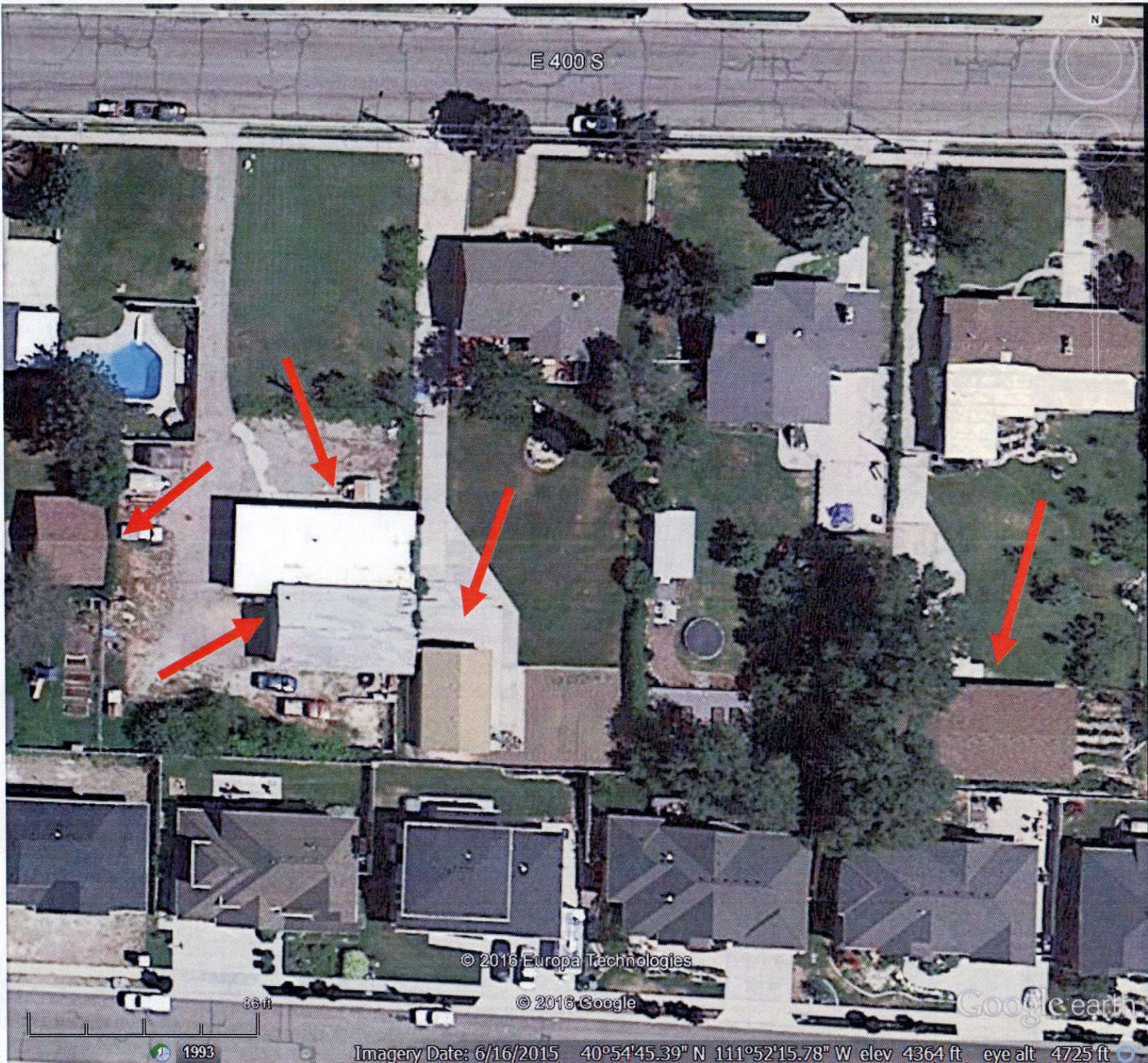
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78 ft

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Imagery Date: 6/16/2015 40°55'03.18" N 111°52'36.28" W elev 4316 ft eye alt 4644 ft



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Imagery Date: 6/16/2015 40°54'45.39" N 111°52'15.78" W elev 4364 ft eye alt 4725 ft

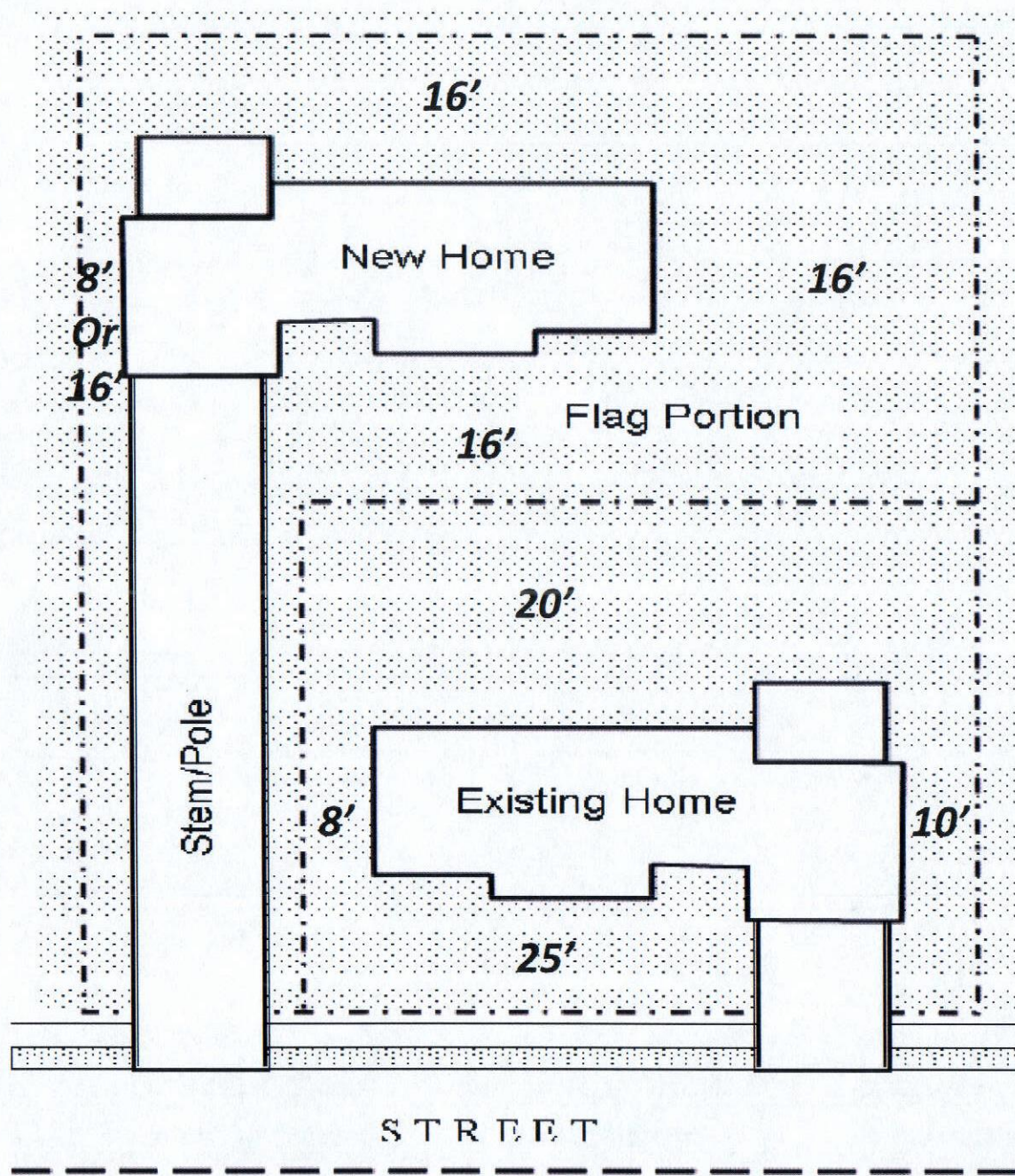
Status of Nonconforming Structures

Any addition or expansion of non-conforming structure (regardless of size) is prohibited, unless the BOA finds the following:

- ✓ Compatible w/ adjoining property
- ✓ Not detrimental to the community
- ✓ Non-effects on traffic, value of adjacent property, and adequate utility & services

Rendering a large number of existing accessory structures would add more work and processing burden for the public, staff, and costs associated with BOA meetings, due to increasing number of cases likely to be submitted to the Board of Adjustment.

Additionally, a BOA decision allows a citizen board and adjoining property owners to fundamentally have a greater say and affect on what is happening in a private back yard, which traditionally is considered wholly a private space most distant from general public interest and scrutiny.



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 6

Short Title: FY 2017 Budget

Initiated By: City Manager

Scheduled Time: 8:45

SUBJECT

- a. Presentation of City Manager's Proposed Budget
- b. Adopt Tentative Budget and set dates for work sessions and public hearing

RECOMMENDATION

Allow City Manager to make brief comments about his Proposed Budget and recommend dates for work sessions and the public hearing. Then the Council could adopt the Proposed Budget as the Tentative Budget--with or without changes before doing so--and set the date for a public hearing.

Upon adoption of the Tentative City Budget, the agenda shows the Council adjourning into an RDA meeting to take the same action--i.e. adopt a Tentative RDA Budget and set a public hearing date.

BACKGROUND

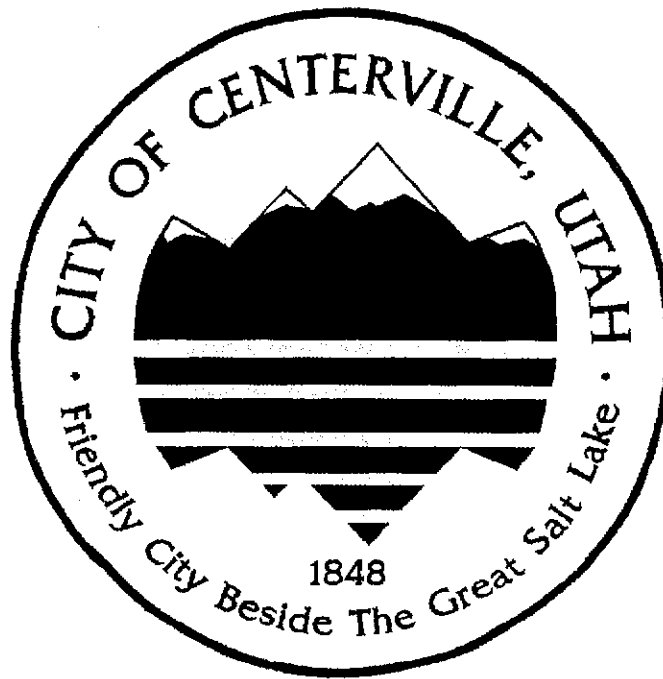
State law requires the Budget Officer (City Manager) to present the Proposed Budget to the City Council by the first regular council meeting in May. The Council may adopt the Proposed Budget as the Tentative Budget or make changes first and then adopt a Tentative Budget. Since the Council has authority to make changes before adopting a Final Budget, adopting a Tentative Budget does not indicate the Council agrees with all of its content. Adopting a Tentative Budget initiates the process of providing the budget document to the public for comment before the Council adopts a Final Budget.

Since State law requires the Final Budget to be adopted no later than June 22--unless the Council intends to go through a "Truth-in-Taxation" process--the City Manager recommends the following calendar:

- May 3 -- adopt Tentative Budget
- May 17 -- budget work session prior to regular Council meeting
- May 24 or 31 -- another budget work session if desired by the Council
- End of May -- send out Budget Newsletter as the utility bill insert
- June 7 -- public hearing
- June 21 -- adopt Final Budget

The Budget document and Budget Message will not be ready until Monday at the earliest. Once the Council adopts a Tentative Budget, it will be made available to the public on the City's website and at City Hall.

CENTERVILLE CITY

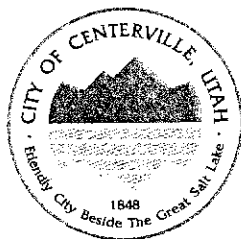


PROPOSED BUDGET FISCAL YEAR 2016 - 2017

TABLE OF CONTENTS

	<u>PAGE #</u>
I. BUDGET MESSAGE	iii
II. SUMMARY OF ALL FUNDS	xiv
III. GENERAL FUND	
Revenues & Expenditures Summary	1
Revenues Detail	2
IV. GOVERNMENT SERVICES EXPENDITURES	
Summary	5
City Council	6
Justice Court	7
Executive	8
Attorney	9
Finance	10
Legal Services	11
Emergency Management	12
Elections	13
Youth Council	14
V. POLICE EXPENDITURES	
Summary	15
Police	16
Liquor Law Enforcement	18
School Crossing Program	19
D.A.R.E.	20
K-9	21
Animal Control	22
VI. FIRE SERVICES EXPENDITURES	
Summary	23
Fire Services	24
VII. PUBLIC WORKS EXPENDITURES	
Summary	25
Public Works Administration	26
Streets	27
GIS Division	29
General Engineering Services	30
VIII. PARKS AND RECREATION EXPENDITURES	
Summary	31
Parks Department	32
Recreation Committees	33
Community Events	34

IX.	PUBLIC BUILDINGS EXPENDITURES	
	Summary	35
	City Hall	36
	Public Works Facility	37
	Public Work Storage	38
	Parks and Recreation Facility	39
X.	COMMUNITY DEVELOPMENT EXPENDITURES	
	Summary	40
	Community Development	41
	Building and Zoning Inspection	43
XI.	TRANSFERS	
	Summary	44
	Transfers to Non-Departmental	45
XII.	RECREATION FUND	
	Summary	46
	Recreation Fund	47
XIII.	RAP TAX FUND	
	Summary	49
	Recreation Fund	50
XIV.	DEBT SERVICE FUND	
	Summary	51
	Sales Tax Bonds - 2009	52
XV.	CAPITAL IMPROVEMENT FUNDS	
	Summary	53
	Storm Drain	54
	Parks	55
	UTOPIA	56
	TRANSPORTATION	57
XVI.	ENTERPRISE FUNDS	
	Summary	58
	Water Fund Revenues	59
	Water Fund Expenditures	60
	Sanitation Fund	62
	Drainage Utility	63
	Telecommunications	65
XVII.	TRUST FUNDS	
	Summary	66
	Whitaker Home Trust	67
XVIII.	RDA	
	Summary	68
	Redevelopment Agency Fund	69



CENTERVILLE CITY

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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
City Council
from: Steve Thacker, City Manager
subject: Budget Message – A Summary of the FY 2017 Proposed Budget
date: May 3, 2016

I am transmitting with this Budget Message my Proposed Budget for Fiscal Year 2017. I recommend the City Council adopt the Proposed Budget as the "Tentative Budget", initiating a period for public comment. The City Council can revise the Tentative Budget before adopting a "Final Budget" at their June 21 meeting. As required by State law, the City Council should hold a public hearing on the Tentative Budget prior to adoption of the "Final Budget". I also recommend the Council meet in one or more work sessions prior to the public hearing to review and discuss budget issues or concerns.

I wish to personally thank Blaine Lutz, Finance Director/Assistant City Manager, for his key role in the preparation of the Proposed Budget, with assistance from Jacob Smith.

Overview of Proposed Budget

My Proposed Budget for the fiscal year beginning July 1, 2016 (known as FY 2017) maintains current operational service levels and increases substantially the funding for infrastructure maintenance and improvement—thanks in part to voter approval of the Transportation Sales Tax and RAP Tax renewal. These voter-approved measures, along with drainage fee increases adopted last year and the State gasoline tax increase, have increased annual funding for streets maintenance, parks improvements and drainage system infrastructure by more than \$1.4 million annually.

My Proposed Budget assumes no property tax increase. In fact, the intent is to decrease the property tax rate slightly to offset a corresponding property tax levy by the newly created South Davis Metro Fire Service Area, which assumes responsibility for fire and EMS services from the South Davis Metro Fire Agency as of July 1, 2016.

In the Enterprise Funds, the City Council has approved a fee increase for green waste curbside collection—effective with the July 2016 billing—but user fees for regular household garbage collection and curbside recycling service do not increase. I have proposed increases in culinary water user fees to pay for the replacement of cast iron water mains, which otherwise will break with greater frequency in years to come. See additional explanation later in this Budget Message.

General Fund Revenues

The three largest sources of tax revenue for the General Fund are sales tax, property tax and the Energy Sales and Use Tax. As represented by the enclosed graph (page ix), the City's **sales tax** revenues decreased dramatically beginning in 2008 due to the recession. The graph shows sales taxes actually

received from FY 2003 through FY 2015. The graph also shows the projection made in 2008 of what staff expected the City would receive in sales tax revenues based on the assumption of a conservative 3% increase per year. The graph depicts the disparity between the projection and actual revenues during that period of time. Sales tax revenue bottomed out and began increasing again in FY 2011. In my FY 2017 Proposed Budget, I am projecting sales tax revenues will increase 6% over FY 2016, based on projections provided by the Utah League of Cities & Towns economist.

Property tax revenue has not kept up with inflation. Centerville City Councils have chosen not to raise the property tax rate through a Truth-in-Taxation process for more than 20 years. This means the total property tax amount received year by year did not increase as property values increased and was not adjusted upward for inflation. Therefore, as property values increased, the property tax rate levied by Centerville City decreased from 0.002582 in 1994 to 0.001088 in 2015. The only increase in the amount of property taxes the City received during that period was attributable to new development.

To illustrate the impact of inflation on this approach to property taxation, Staff analyzed the 10-year period from FY 2003 to FY 2013. If property taxes had been keeping up with the CPI—a generally accepted measure of inflation—during those ten years, the City would have collected an additional \$200,000 in FY 2013 from the tax base that existed in FY 2003. Centerville City's portion of the total property tax rate affecting Centerville residents was only 8% in 2015. On a \$250,000 home, this is about \$150 per year.

The other major tax revenue source in the General Fund—**Energy Sales and Use Tax**—fluctuates from year to year depending on the collective energy usage within the community. This tax is applied to the monthly bills for electric power and natural gas. In 2013, the City Council increased the rate from 5% to 6% (same rate as all Davis County cities except one) to provide more funding for street maintenance.

Transportation Funding

The **Class C Road Fund** revenue is that portion of the gasoline tax collected by the State that is distributed among Utah cities to be used for street maintenance. The amount of Class C revenue received by Centerville City in FY 2015—\$482,916—was similar to the \$476,340 received in FY 2003, yet the cost of asphalt products has doubled. In other words, during that 12-year period, the purchasing power of the City's share of this revenue has been cut in half.

Fortunately, in 2015 the State Legislature passed HB 362, increasing the gasoline tax beginning in January 2016. This will generate an estimated \$90,000 more per year for Centerville. HB 362 also authorized a county to impose a ¼ cent "transportation sales tax"—if approved by the voters—which was approved by Davis County voters in November 2015. This will provide about \$315,000 more per year for Centerville. Although it can be used for a variety of transportation purposes, I am assuming it will be used primarily for streets maintenance. I recommend all of the Class C Road Fund revenue and Transportation Sales Tax revenue be deposited into a new "**Transportation Projects Fund**" where the specific use of these funds can be budgeted and easily tracked over time. In addition, I recommend \$210,000 be transferred from the General Fund into this new Fund, bringing the total funding for FY 2017 transportation projects to \$1.1 million. Funding for daily street maintenance activities—such as pothole patching, snowplowing, streetlights, etc.—continues to be budgeted in the General Fund.

RAP Tax Revenue

In November 2015 Centerville voters approved the renewal of the Recreation, Arts & Parks Tax, a 1/10th cent sales tax. This renewal became effective April 1, 2016. Prior to that date, 90% of the RAP Tax revenue was used to pay debt service for the Davis Center for the Performing Arts (home of CenterPoint Legacy Theatre). The City Council's intent is to use most of this revenue during the next 10-year reauthorization period for parks infrastructure maintenance and improvements.

The City needs to increase its investment in parks infrastructure, both existing and new. The current version of the Parks Capital Improvement Plan totals \$6.3 million. Park improvements related to growth are expected to be funded with park impact fees, which the City Council increased in 2013 in connection

with an update of the Parks Capital Improvement Plan. However, impact fees (from new development) cannot be used to replace existing park facilities, such as walking paths, playgrounds and restrooms, or make other improvements not eligible for the use of impact fees. Funding for these purposes has been essentially non-existent since FY 2008. With voter approval of the RAP Tax renewal, however, the City Council has a revenue source to budget specifically for parks infrastructure maintenance/improvements or other eligible uses defined in State law.

I recommend a new “**RAP Tax Fund**” be created for budgeting and tracking the specific uses of this revenue over time. The RAP Tax revenue estimate for FY 2017 is about \$375,000. The last three months of FY 2016 (April – June) will generate another \$80,000 that can be used in FY 2017. Considering the magnitude of the need identified in the Parks Capital Improvement Plan, I anticipate the City Council will allocate most of this funding towards that Plan—which prioritizes the completion of the Community Park expansion, renovation of Island View Park, and replacement/repair of existing amenities in several City parks. However, I do recommend in my Proposed Budget that \$8,800 be used to provide the match for a State grant for improvements to the Whitaker Museum building, which is an eligible use. Maintenance of the Davis Center for the Performing Arts or support for its tenant, CenterPoint Legacy Theatre, are also eligible uses. At this time, other than the \$8,800 mentioned above, the RAP Tax revenues estimated for the last three months of FY 2016 and all of FY 2017 are shown in a lump sum in the Proposed Budget, to be allocated at some point by the City Council.

New Funding Source for Fire/EMS Services

Funding for Fire & Emergency Medical Services deserves some explanation in this Budget Message. The South Davis Metro Fire Agency (SDMFA) provides these services to Centerville. The City’s annual assessment for these services continues to increase yearly and is now about \$900,000 per year. This is the equivalent of about 90% of the property tax revenues in the General Fund. In 2016 the City Council recognized the need to convert the SDMFA to a taxing entity and supported the creation of a new governmental entity with its own taxing authority—the South Davis Metro Fire Service Area—which takes over the fire and EMS operations as of July 1, 2016. The impetus for creating a new taxing entity was to provide a means of financing significant capital needs that could not otherwise be funded without substantial increases in assessments to member entities. The largest of these capital needs is the replacement of the Centerville fire station. The intent is for the member entities (five cities and Davis County) to continue funding the operational budget with member assessments, ambulance fees and County paramedic funding, but to shift the burden of future capital expenditures to the property tax that will be levied by the new Fire Service Area Board.

The Board is expected to establish the initial property tax levy at 0.00001 and then increase it in subsequent years, as needed, to fund capital needs and pay for current debt that cannot be retired with fire impact fees. To offset this initial tax levy by the Fire Service Area, **I recommend the Centerville City tax levy be reduced as needed to offset the impact to Centerville’s taxpayers.** In subsequent years, the Fire Service Area Board of Directors will have to hold “Truth-in-Taxation” hearings before increasing their tax levy. In addition to funding capital needs and retiring debt, as mentioned above, the tax levy could also be used to fund staffing level increases in the future so that member assessments increase only incrementally each year.

Enterprise Services and Funding

The City provides drainage utility, solid waste collection and culinary water services using the enterprise approach. In other words, these services are fully funded with user fees. The Proposed Budget includes two user fee increases in FY 2017—one for green waste curbside collection and the other for culinary water.

Drainage Utility – Monthly user fees to maintain the City’s drainage system are known as “drainage utility” and “subsurface drain” fees. The increases adopted in 2015 are providing approximately \$650,000 per year to fund an ambitious capital improvement/replacement program recommended in the latest update of the Drainage Master Plan. More than \$6 million in drainage projects—mostly replacement of

existing drainage infrastructure—will be funded over the next 10 years using a pay-as-you-go approach. The replacement of drainage pipes will be coordinated with street repaving work as much as reasonably possible. Beginning in FY 2017, I recommend the portion of the drainage utility revenue earmarked for capital projects be transferred into the Storm Drain Capital Improvement Fund (SDCIF) where its use can be more easily tracked along with storm drain impact fees.

\$140,000 is earmarked in the SDCIF for construction of a “washout” or “decant” building. Tougher Federal and State stormwater regulations now require cities to prevent the pollutants from washing vehicles and equipment to enter the drainage system. These pollutants (debris) must be collected and disposed of properly. A 2015 State audit of the City’s compliance with these regulations is the basis for including the decant building in the Proposed Budget.

Solid Waste Collection – The City has extended its contract with Ace Disposal for two more years for curbside pickup of household garbage, recyclables and green waste. There will be no increase in user fees for household garbage and recyclables. However, **customers using the green waste pickup service (i.e. green container) will pay \$7.40 per month (beginning in July) instead of the current rate of \$6.16.**

Culinary Water -- Over the past year, the Public Works Director and City Engineer updated the water system capital plan, focusing particularly on the replacement of water mains. The older area of the City has many miles of cast iron water mains that are coming to the end of their expected life. Breaks in these pipes cause costly damage to roads and interrupt water service to customers. Staff have coordinated these water main replacements with street repaving/reconstruction plans over the next 20 years so that, as much as practical, cast iron pipes are replaced at the same time as the street work is done, thereby reducing overall project costs as well as the road damage caused by breaks in cast iron pipes. As mentioned above, storm drain replacements are also being coordinated with street projects. In addition, staff are working with other utility providers (irrigation, natural gas, etc.) to persuade them to replace their facilities, if needed, at the same time road work is done.

Funding the replacement of water mains over the next 20 years—and to keep up with the impact of inflation on water system O&M costs—will require a cumulative water rate increase of about 35% over the next five years. The City Council is currently studying several rate increase scenarios that would provide the needed funding in a series of smaller annual rate hikes. **The Proposed Budget for FY 2017 assumes a 10% water rate increase in the first year**, but this is subject to change by the City Council.

Personnel Costs

There are **two new full-time positions** in my Proposed Budget. One is a civilian position in the Police Department that would support the Patrol and Investigative Divisions, oversee the Crossing Guards and relieve existing employees of some of their Emergency Management duties. This employee would be the Evidence Custodian, thereby giving detectives more time for investigative activities. This employee would also assist patrol officers with the compiling of reports, videos, evidence and other data needed for felony court cases—thereby allowing officers more time to patrol and answer calls.

I also support the recommendation of the Public Works Director to hire an employee with special skills relating to the City’s water system. This hire would be a key step in “succession planning” for the anticipated retirement of the Director within the next three years. The intent is to hire someone who has the knowledge and skills to learn and understand the complexities of operating, trouble-shooting and repairing the electrical and hydraulic systems associated with wells, pump stations and storage reservoirs. The first year would be a period of intensive training working directly with the Public Works Director. I am hopeful that after the first year—in connection with the retirement of the Streets Division Supervisor—the total workforce size for the Public Works Department can be adjusted back to its current level by rebalancing the workforce between the Streets and Water Divisions. If this can be done, most of the cost impact of this new position will be limited to one year.

The Proposed Budget includes funding for pay raises, to allow employees to progress within their pay ranges. The Utah economy continues to gain strength, putting upward pressure on wages in a more competitive job market. I have not yet conducted the research necessary to make an informed recommendation regarding pay raises. However, to create a placeholder for funding such raises, I have earmarked in the Proposed Budget a sum that would fund an average pay raise of 3%, plus a 0.5% bonus pool to recognize "sustained, outstanding performance". Centerville City's compensation plan does not include "cost-of-living adjustments", or COLAs. There are no step increases within the pay ranges. Pay raises would vary, depending on an employee's performance and placement within the pay range. The City Council needs to approve guidelines for this year's pay raises, which will be one of the subjects in a work session prior to adoption of the Final Budget.

Capital Projects and Equipment

Beginning on page x, I have identified department head requests for equipment and projects (exceeding \$1,000) and which of these requests are included in my Proposed Budget. The total of all capital expenditures funded in the Proposed Budget is about \$3.5 million, excluding the Redevelopment Agency.

Long-Term Financial Obligations

The City has the following long-term financial obligations: 1) repayment of water revenue bonds; 2) an annual pledge for UTOPIA; and 3) repayment of bonds issued for construction of the Davis Center for the Performing Arts. The Proposed Budget includes the payments due in FY 2017 for each of these obligations.

Water Revenue Bonds – The City issued water revenue bonds in 2012 for water system improvements. This bond issue included \$2.1 million in new borrowing and refunded the existing debt of \$2.1 million (relating to water system and drainage projects completed earlier). The debt service requirements will be paid entirely from Water Fund revenue and Drainage Utility fees.

UTOPIA – The City began paying its sales tax pledge for UTOPIA in January 2010. The following funding sources are being used to pay most of the annual pledge:

- **Reimbursement from the RDA to the General Fund for Freedom Hills Park construction.** This park was eligible for funding from the RDA's additional tax increment (i.e., "haircut"), which currently generates about \$195,000 per year. Other City funds, however, were used to complete the park sooner; therefore, the RDA's additional increment is now flowing to the City as repayment and is being used for the UTOPIA obligation.
- **Freed up debt service capacity in the General Fund.** The General Fund had an annual debt service obligation of about \$160,000 for the City Hall building until 2012, when that debt was retired. Therefore, this sum is now being applied towards the UTOPIA obligation.

The FY 2017 pledge amount is \$462,953. After taking into account the sources mentioned above, an additional amount of \$107,953 is allocated from General Fund revenues in FY 2017 to provide this total amount. See Capital Projects Fund for the budget relating to the UTOPIA annual pledge payment (page 56).

Davis Center for the Performing Arts – Construction of this \$14.3 million regional performing arts facility was completed in 2011 and is owned by the Redevelopment Agency of Centerville. Debt service for this facility has been paid from four sources: 1) RAP tax approved by voters in Centerville and Bountiful; 2) RDA tax increment (i.e., property taxes from the businesses in the Redevelopment Project Area); 3) Davis County tourism taxes; and 4) private donations. The payment of this debt is shown in the Debt Service Fund section of the Proposed Budget on page 49 under the category of "Sales Tax Revenue Bonds – 2009". Although sales taxes were pledged as the security for these bonds, debt service has been paid entirely from the sources identified above. As noted earlier in this Budget Message, as of April 1, 2016, RAP Tax revenue is no longer being collected for this purpose. The annual

debt service amount drops dramatically from \$1,657,088 in FY 2016 to \$593,012 in FY 2017 and all remaining debt service will be paid with RDA tax increment until the bonds are fully retired in FY 2021.

Redevelopment Agency

The Centerville Redevelopment Agency (RDA) is a separate legal entity created under State law for the purpose of assisting in the redevelopment of under-developed areas in the City. The City Council serves as the RDA Board of Directors. The RDA's Budget is included in the total Budget document, but is subject to its own public hearing and adoption process.

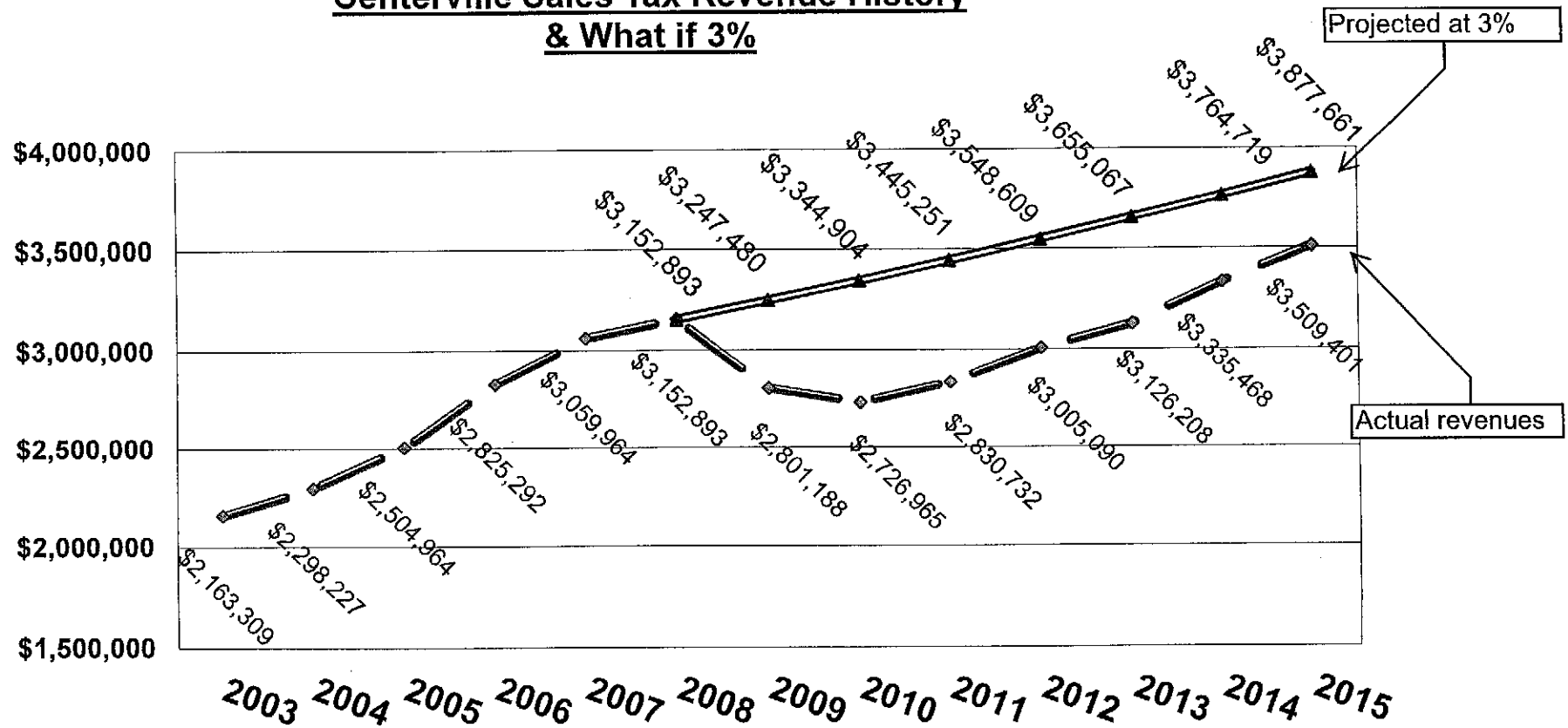
The source of revenue for the RDA Fund is the property tax "increment" (or increase) created by increasing the taxable property value in each "Project Area" through redevelopment activities. The RDA is entitled to use a portion of the new property tax revenues for legitimate purposes identified in State law – such as public infrastructure (roads, utilities, etc.) in the Project Area, public amenities, or financial assistance to developers. Up to 20% can be used for construction or preservation of affordable housing.

The Centerville RDA Proposed Budget is shown on page 68. The RDA currently has three Project Areas: 1) Parrish Lane Gateway Project Area (a traditional Redevelopment Area); 2) Legacy Crossing at Parrish Lane Project Area (a Community Development Area, or CDA); and 3) Barnard Creek Project Area (also a CDA). The biggest current commitment related to the Parrish Lane Gateway Project Area is for debt service for the Davis Center for the Performing Arts, explained earlier in this Budget Message. In the Legacy Crossing and Barnard Creek CDAs, tax increment flows to developers in the project areas to reimburse them for public infrastructure (roads, water mains, storm drains, etc.) and some private on-site improvements. Some tax increment is also paying for upgraded fencing being installed on the pedestrian bridge and pathway recently constructed along the north side of Parrish Lane.

Summary of Revenues and Expenditures

A summary for all funds in the Proposed Budget is shown on page xii. Summaries of revenues and expenditures for the General Fund are shown on pages xiii and xiv.

Centerville Sales Tax Revenue History & What if 3%



**Capital Equipment & Projects, One Time Funding
FY 2016-2017 (over \$1,000)**

	<u>Department</u>	<u>Request</u>	<u>Proposed</u>	<u>Approved</u>	<u>Notes</u>	<u>Page #</u>
<u>City Council</u>						
Mitigation fund (re-appropriation)		\$5,000	\$5,000			6
Deer mitigation (re-appropriation)		\$5,000	\$5,000			6
<u>Attorney</u>						
Laptop & software		\$5,000	\$3,000			9
Subdivision Ordinance (re-appropriation)		\$10,000	\$10,000			9
<u>Finance</u>						
Misc. Replacements -IT		\$7,000	\$7,000			10
Network		\$8,000	\$8,000			10
<u>Police</u>						
4 Replacement vehicles (3 funded)		\$158,000	\$123,000			17
5 Laptops w/printers		\$12,500	\$12,500			17
8 Portable Radios		\$22,500	\$22,500			17
Tasers warranty and replacement plan		\$6,120	\$6,120			17
Evidence camera		\$2,500	\$2,500			17
8 bay carport		\$18,750	\$0			17
Door controller		\$2,500	\$2,500			17
Gun safe replacement		\$3,000	\$0			17
<u>Liquor Law funds</u>						
Emergency equipment		\$2,700	\$2,700			18
3 Radars (replacements)		\$10,000	\$10,000			18
<u>Streets</u>						
Bobtail truck		\$90,000	\$0			25
Plow retrofit		\$10,000	\$0			25
550 4x4 dump truck with plow		\$60,000	\$0			25
Brush chipper		\$38,000	\$38,000			25
Salt storage rack		\$10,000	\$0			25
Backhoe change out		\$1,600	\$1,600			25
Lease payment (10 wheeler)		\$43,626	\$43,626			25
Street projects (transer to Transportation Fund)		\$210,000	\$210,000			43
<u>GIS</u>						
Laptop		\$3,500	\$3,500			27
<u>Parks</u>						
Snow plowing machine		\$30,500	\$30,500			30
Flat bed with plow		\$48,000	\$48,000			30
Lawn sweeper		\$31,000	\$0			30
Riding mowers		\$24,000	\$0			30
Power equipment replacement		\$5,000	\$5,000			30
Chipper (funded in streets)		\$38,000	\$0			30
Banner bracket storage and equipment		\$3,000	\$3,000			30
Backhoe change out		\$5,000	\$5,000			30
<u>City Hall Building</u>						
Carpet extractor/RotoVac		\$6,000	\$6,000			34
Misc. paint carpet repair		\$6,000	\$3,000			34
Exterior LED lighting conversion		\$10,000	\$10,000		\$2,000 grant	34
Digital HVAC controls		\$11,000	\$11,000		\$11,000 WF	34
<u>PW Building</u>						
Shop lift upgrade		\$29,500	\$0			
<u>Community Development</u>						
Consultants		\$10,000	\$10,000			39
Subtotal General Fund		\$1,002,296	\$648,046			
Street projects		\$210,000	\$210,000			
Equipment		\$792,296	\$438,046			

**Capital Equipment & Projects, One Time Funding
FY 2016-2017 (over \$1,000)**

	<u>Department Request</u>	<u>Proposed</u>	<u>Approved</u>	<u>Notes</u>	<u>Page #</u>
<u>RAP Tax</u>					
Whitaker building projects	\$8,800	\$8,800			48
Potential RAP projects	\$446,200	\$446,200			48
<u>Storm Drain Capital Improvement</u>					
Drainage projects	\$513,852	\$513,852			52
Washout building	\$140,000	\$140,000			52
<u>Parks Capital Improvement Fund (Impact fees)</u>					
Misc. projects	\$148,519	\$148,519			53
<u>Transportation Projects Fund</u>					
Projects	\$1,101,000	\$1,101,000			55
<u>Water Fund</u>					
Line locator	\$3,800	\$3,800			59
Tool replacement	\$2,000	\$2,000			59
Battery change out - telemetry system	\$3,500	\$3,500			59
Balloon light	\$2,000	\$2,000			59
Power energy logger 1735	\$4,000	\$0			59
Computer replacement for Randy	\$2,000	\$2,000			59
Telemetry upgrades	\$15,000	\$15,000			59
Backhoe change out	\$1,600	\$1,600			59
New truck (Randy)	\$38,000	\$38,000			59
Generator	\$17,000	\$0			59
Air compressor	\$25,000	\$0			59
Digital HVAC controls (City Hall)	\$11,000	\$11,000		\$11,000 GF	59
<u>Projects</u>					
Moving meters to curb	\$15,000	\$15,000			59
PRV repair	10,000	10,000			59
Energy upgrade	5,000	5,000			59
Mag meters at well and boosters	8,000	8,000			59
Radio read meters for commercial units	45,000	45,000			59
Duncan spring filtration plant	60,000	0			59
Misc. projects - laterals, etc.	150,000	150,000			59
Development projects	150,000	150,000		funded by developers	59
<u>Sanitation Fund</u>					
Can Purchase	\$10,000	\$10,000			60
Spring cleanup	\$30,000	\$30,000			60
<u>Drainage Utility</u>					
Utilisync	\$2,400	\$2,400			61
3/4 ton truck	\$35,000	\$0			61
Grate retrofits	\$4,500	\$4,500			61
<u>Whitaker</u>					
Laptop	\$1,000	\$1,000			65
Story begins here DVD (\$3,000 fund raising)	\$6,000	\$6,000		\$3,000 fund raising	65
Archival digitization	\$5,000	\$5,000		\$3,000 grant	65
Building projects	\$15,150	\$15,150		\$6,350 in grants/\$8,800 RAP tax	65
Subtotal Other Funds	\$3,035,321	\$2,894,321	\$0		
Total (excluding RDA)	\$4,037,617	\$3,542,367	\$0		

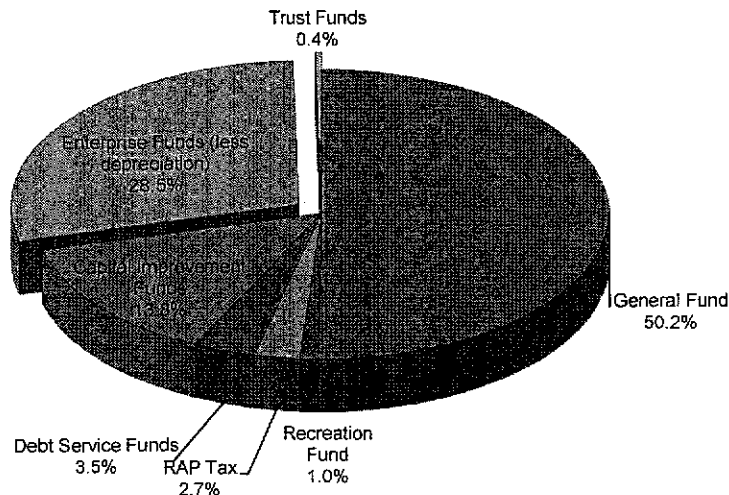
**Fiscal Year 2016-2017
Budget Summary
All Funds
(excluding RDA)**

Fund Type	Department Request	Proposed	Adopted
Revenues			
General Fund	\$8,616,870	\$8,616,870	\$0
Recreation Fund	\$176,000	\$176,000	\$0
RAP Tax	\$455,000	\$455,000	\$0
Debt Service Funds	\$593,012	\$593,012	\$0
Capital Improvement Funds	\$2,331,324	\$2,366,324	\$0
Enterprise Funds	\$5,008,250	\$5,008,250	\$0
Trust Funds	\$60,331	\$60,331	\$0
Total Sources	\$17,240,787	\$17,275,787	\$0

Expenditures

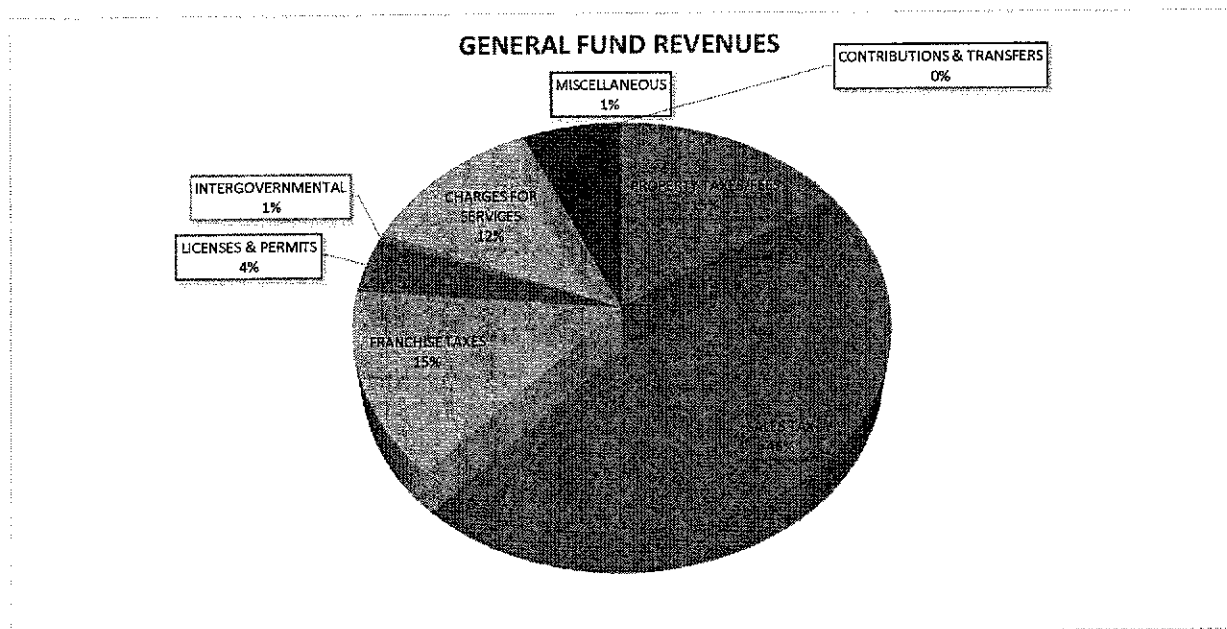
General Fund	\$8,953,986	\$8,616,870	\$0
Recreation Fund	\$176,000	\$176,000	\$0
RAP Tax	\$455,000	\$455,000	\$0
Debt Service Funds	\$593,012	\$593,012	\$0
Capital Improvement Funds	\$2,331,324	\$2,366,324	\$0
Enterprise Funds (less depreciation)	\$5,004,192	\$4,896,692	\$0
Trust Funds	\$60,331	\$60,331	\$0
Total Expenditures	\$17,573,845	\$17,164,229	\$0
Revenue over/under expenditures	-\$333,058	\$111,558	\$0

**FY 2016/17
Expenditures by Fund
(includes transfers)**



**General Fund Revenues
Summary By Category
FY 2016-2017 Budget**

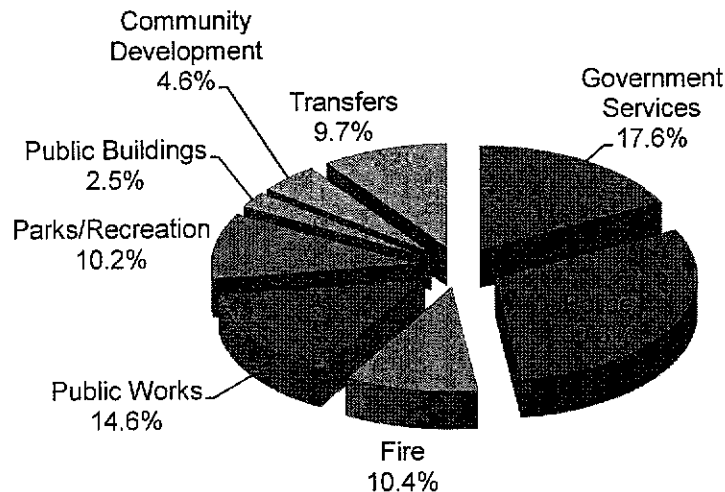
			2015-16		2016-17		
	2013-14	2014-15	6 MONTH	12 MONTH	BUDGET	PROPOSED	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE			
PROPERTY TAXES/FEES	\$1,079,671	\$1,071,400	\$883,051	\$1,150,826	\$1,291,238	\$1,330,750	\$0
SALES TAX	\$3,335,468	\$3,509,401	\$1,815,735	\$3,725,995	\$3,750,500	\$3,977,500	\$0
FRANCHISE TAXES	\$1,177,551	\$1,170,033	\$551,744	\$1,263,650	\$1,368,850	\$1,266,000	\$0
LICENSES & PERMITS	\$338,970	\$246,072	\$282,695	\$441,400	\$358,075	\$360,875	\$0
INTERGOVERNMENTAL	\$523,258	\$650,671	\$309,069	\$602,070	\$549,800	\$46,250	\$0
CHARGES FOR SERVICES	\$887,959	\$962,808	\$408,881	\$971,925	\$997,175	\$1,050,175	\$0
FINES	\$468,323	\$493,568	\$295,039	\$515,000	\$535,000	\$515,000	\$0
MISCELLANEOUS	\$73,773	\$32,956	\$13,416	\$79,000	\$50,250	\$43,250	\$0
CONTRIBUTIONS & TRANSFERS	\$179,352	\$20,651	\$0	\$1,500	\$2,000	\$2,000	\$0
TOTAL REVENUES	\$8,064,325	\$8,157,560	\$4,559,630	\$8,751,366	\$8,902,888	\$8,591,800	\$0
BOND PROCEEDS							
DESIGNATED FUND BALANCE							
USE OF FUND BALANCE/OTHER	\$0	\$0	\$0	\$0	\$152,000	\$25,070	\$0
TOTAL SOURCES OF REVENUE	\$8,064,325	\$8,157,560	\$4,559,630	\$8,751,366	\$9,054,888	\$8,616,870	\$0



**GENERAL FUND
EXPENDITURES
FY 2016-2017**

	2013/14 Actual	2014/15 Actual	2015/16 Budget	Department Request	2016/17 Proposed	Approved Budget
Government Services	\$1,330,015	\$1,379,526	\$1,520,159	\$1,482,466	\$1,517,375	\$0
Police	\$2,380,292	\$2,483,733	\$2,612,441	\$2,672,967	\$2,613,092	\$0
Fire	\$813,604	\$821,730	\$878,460	\$900,000	\$900,000	\$0
Public Works	\$2,238,519	\$2,043,805	\$1,969,754	\$1,438,521	\$1,254,371	\$0
Parks/Recreation	\$750,442	\$852,688	\$880,794	\$974,474	\$880,474	\$0
Public Buildings	\$223,711	\$207,479	\$284,465	\$247,776	\$215,276	\$0
Community Development	\$339,019	\$341,671	\$390,179	\$399,879	\$398,379	\$0
Transfers	\$335,361	\$367,526	\$518,602	\$837,903	\$837,903	\$0
Total General Fund Expenditures	\$8,410,963	\$8,498,158	\$9,054,854	\$8,953,986	\$8,616,870	\$0

General Fund Expenditures



General Fund
Revenues & Expenditures
Summary by Category
Fiscal Year 2016-2017

	2013/14 Actual	2014/15 Actual	2015/16 Estimate	2015/16 Budget	2016/17 Department Request	2016/17 Proposed	2016/17 Adopted
Revenues							
Taxes	\$5,592,690	\$5,915,246	\$6,304,883	\$6,410,588	\$6,574,250	\$6,574,250	\$0
Licenses & Permits	\$338,970	\$246,072	\$441,400	\$358,075	\$360,875	\$360,875	\$0
Intergovernmental	\$523,258	\$650,671	\$602,070	\$549,800	\$46,250	\$46,250	\$0
Charges for Services	\$887,959	\$962,808	\$971,925	\$997,175	\$1,050,175	\$1,050,175	\$0
Fines	\$468,323	\$493,568	\$515,000	\$535,000	\$515,000	\$515,000	\$0
Miscellaneous	\$73,773	\$32,956	\$79,000	\$50,250	\$43,250	\$43,250	\$0
Contributions & Transfers	\$179,352	\$20,651	\$1,500	\$2,000	\$2,000	\$2,000	\$0
Total General Fund Revenues	\$8,064,325	\$8,321,972	\$8,915,778	\$8,902,888	\$8,591,800	\$8,591,800	\$0
Use of Designated Fund Balance							
Use of Undesignated Fund Balance/Other Proceeds	\$0	\$0	\$0	\$152,000	\$25,070	\$25,070	\$0
Total Sources of Revenues	\$8,064,325	\$8,321,972	\$8,915,778	\$9,054,888	\$8,616,870	\$8,616,870	\$0
Expenditures							
Government Services	\$1,330,015	\$1,379,526	\$1,373,425	\$1,520,159	\$1,482,466	\$1,517,375	\$0
Police	\$2,380,292	\$2,483,733	\$2,540,253	\$2,612,441	\$2,672,967	\$2,613,092	\$0
Fire	\$813,604	\$821,730	\$878,460	\$878,460	\$900,000	\$900,000	\$0
Public Works	\$2,238,519	\$2,043,805	\$2,077,284	\$1,969,754	\$1,438,521	\$1,254,371	\$0
Parks & Recreation	\$750,442	\$852,688	\$852,688	\$880,794	\$974,474	\$880,474	\$0
Public Buildings	\$223,711	\$207,479	\$277,927	\$284,465	\$247,776	\$215,276	\$0
Community Development	\$339,019	\$341,671	\$341,380	\$390,179	\$399,879	\$398,379	\$0
Transfers/Non-Departmental	\$335,361	\$367,526	\$488,768	\$518,602	\$837,903	\$837,903	\$0
Total General Fund Expenditures	\$8,410,963	\$8,498,158	\$8,830,185	\$9,054,854	\$8,953,986	\$8,616,870	\$0
Contribution to fund balance				\$34	-\$337,116	\$0	\$0
Sources Over (Under) Expenditures	-\$346,638	(\$176,186)	\$85,593	\$34	-\$337,116	\$0	\$0

**General Fund Revenues
Summary By Category
FY 2016-2017 Budget**

			2015-16			2016-17	
	2013-14	2014-15	6 MONTH	12 MONTH		PROPOSED	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET		
PROPERTY TAXES/FEES	\$1,079,671	\$1,071,400	\$883,051	\$1,150,826	\$1,291,238	\$1,330,750	\$0
SALES TAX	\$3,335,468	\$3,509,401	\$1,815,735	\$3,725,995	\$3,750,500	\$3,977,500	\$0
FRANCHISE TAXES	\$1,177,551	\$1,170,033	\$551,744	\$1,263,650	\$1,368,850	\$1,266,000	\$0
LICENSES & PERMITS	\$338,970	\$246,072	\$282,695	\$441,400	\$358,075	\$360,875	\$0
INTERGOVERNMENTAL	\$523,258	\$650,671	\$309,069	\$602,070	\$549,800	\$46,250	\$0
CHARGES FOR SERVICES	\$887,959	\$962,808	\$408,881	\$971,925	\$997,175	\$1,050,175	\$0
FINES	\$468,323	\$493,568	\$295,039	\$515,000	\$535,000	\$515,000	\$0
MISCELLANEOUS	\$73,773	\$32,956	\$13,416	\$79,000	\$50,250	\$43,250	\$0
CONTRIBUTIONS & TRANSFERS	\$179,352	\$20,651	\$0	\$1,500	\$2,000	\$2,000	\$0
TOTAL REVENUES	\$8,064,325	\$8,157,560	\$4,559,630	\$8,751,366	\$8,902,888	\$8,591,800	\$0
BOND PROCEEDS							
DESIGNATED FUND BALANCE							
USE OF FUND BALANCE/OTHER	\$0	\$0	\$0	\$0	\$152,000	\$25,070	\$0
TOTAL SOURCES OF REVENUE	\$8,064,325	\$8,157,560	\$4,559,630	\$8,751,366	\$9,054,888	\$8,616,870	\$0

GENERAL FUND REVENUES
FY 16/17 BUDGET

				2015/16		2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST	PROPOSED	ADOPTED
TAX REVENUES								
3110 PROPERTY TAX	946,897	951,835	836,688	956,826	956,826	980,750	980,750	
PROPERTY TAX RATE ADJUSTMENT		0	0	0	0	0	0	
3112 FEE IN LIEU OF TAXES	82,774	83,829	46,363	101,000	95,000	100,000	100,000	
3120 PROPERTY TAX DELINQUENT	50,000	35,736	0	93,000	75,000	85,000	85,000	
3125 PROPETY TAX - RDA INCREMENT		164,412	0	164,412	164,412	165,000	165,000	
3130 SALES TAX GENERAL	3,335,468	3,509,401	1,815,735	3,725,995	3,750,500	3,977,500	3,977,500	
3141 ENERGY SALES & USE ELECTRIC	555,081	596,980	355,220	635,000	675,000	655,000	655,000	
3142 ENERGY SALES & USE GAS	280,767	261,703	52,957	275,000	295,000	285,000	285,000	
3142 RAP TAX	33,400	37,716	20,245	42,650	38,850	0	0	
3143 FRANCHISE TAX TELECOMM.	223,558	189,563	80,209	225,000	270,000	240,000	240,000	
3144 FRANCHISE TAX CATV	84,745	84,071	43,113	86,000	90,000	86,000	86,000	
TOTAL TAX REVENUE	5,592,690	5,915,246	3,250,530	6,304,883	6,410,588	6,574,250	6,574,250	0
LICENSES AND PERMITS								
3210 BUSINESS LICENSES	63,335	65,405	44,853	66,000	66,000	66,000	66,000	
3211 BUILDING FEES	184,545	123,025	160,246	275,000	205,000	205,000	205,000	
3212 PLAN CHECK FEES	87,945	55,118	75,248	95,000	80,000	85,000	85,000	
3213 ELECTRICAL FEES	330	330	198	750	600	600	600	
3215 MECHANICAL FEES	1,056	528	660	1,200	1,900	1,000	1,000	
3216 STATE SURCHARGE FEE	252	771	460	1,000	1,800	1,000	1,000	
3220 APPROACH FEES	940	625	980	2,100	2,500	2,000	2,000	
3222 OTHER LICENSES	567	270	50	350	275	275	275	
TOTAL LICENSES AND PERMITS	338,970	246,072	282,695	441,400	358,075	360,875	360,875	0
INTERGOVERNMENTAL REVENUE								
3343 STATE GRANTS - CLASS C ROAD	457,788	482,916	238,342	475,000	445,000	0	0	
3345 STATE GRANTS - UDOT SIDEWALK	8,327	0	50,000	50,000	50,000	0	0	
3358 STATE GRANTS - LIQUOR LAW	17,719	20,400	18,680	19,770	20,000	19,300	19,300	
3359 STATE GRANTS (EMPG)	0	100,000	0	10,000	7,500	7,000	7,000	
3360 OTHER GOVERNMENT	0	0	0	7,500	7,500	0	0	
3361 STATE GRANT - HISTORIC	0	0	0	3,500	3,500	3,650	3,650	
3362 SCHOOL RESOURCE OFFICER	16,024	16,025	0	16,300	16,300	16,300	16,300	
3363 PUBLIC SAFETY GRANTS	23,400	31,330	2,047	20,000	0	0	0	
TOTAL INTERGOVERNMENTAL	523,258	650,671	309,069	602,070	549,800	46,250	46,250	0
CHARGES FOR SERVICES								
3412 SUB ENG. INSPECT FEES	28,013	38,406	17,588	19,000	31,000	30,000	30,000	
3414 BUILDING INSPECTION FEES	0	0	0	0	200	0	0	
3413 ZONING SUB FEES	76,867	59,303	19,772	37,000	50,000	50,000	50,000	
3415 SALE OF MAPS & PUBLICATIONS	28	0	0	200	250	250	250	
3419 BOARD OF ADJUSTMENT	0	0	0	0	300	300	300	
3431 STREET EXCAVATION FEES	7,541	7,455	1,005	7,300	7,000	7,500	7,500	
3433 STREET LIGHTING ASSESSMENTS	4,150	4,147	2,075	4,125	4,125	4,125	4,125	
3434 STREET SIGN CHARGES	590	0	0	500	1,000	750	750	
3473 PARK RENTAL FEES	5,690	5,502	1,710	5,700	6,800	5,800	5,800	
3474 PARK USE AGREEMENTS	4,300	4,635	7,701	9,000	4,500	9,000	9,000	
3481 SALE OF CEMETERY LOTS	17,100	600	600	600	1,000	1,000	1,000	
3482 MONUMENT FEE	2,600	2,900	1,300	3,000	3,500	3,500	3,500	
3483 GRAVE OPENING CHARGES	26,580	22,360	6,880	25,000	27,000	27,000	27,000	
3490 ADMIN OVERHEAD - WATER	340,000	370,000	198,000	396,000	396,000	425,000	425,000	
3491 ADMIN OVERHEAD - SANITATION	80,000	80,000	41,000	82,000	82,000	84,050	84,050	
3492 ADMIN OVERHEAD - DRAINAGE	113,000	155,000	75,000	150,000	150,000	165,000	165,000	
3493 ADMIN OVERHEAD - DRAINAGE SWA	45,000	45,000	24,000	48,000	48,000	55,000	55,000	
3492 ADMIN OVERHEAD - RDA Board	0	8,000	4,000	8,000	8,000	8,200	8,200	
3494 ADMIN OVERHEAD - RDA	120,000	143,000	0	160,000	160,000	163,200	163,200	
3495 ADMIN OVERHEAD - TELECOMM	16,500	16,500	8,250	16,500	16,500	10,500	10,500	
TOTAL CHARGES FOR SERVICES	887,959	962,808	408,881	971,925	997,175	1,050,175	1,050,175	0

FINES AND FORFEITURES

3511 CITY COURT	468,323	493,568	295,039	515,000	535,000	515,000	515,000	
TOTAL COURT	468,323	493,568	295,039	515,000	535,000	515,000	515,000	0

MISCELLANEOUS REVENUE

3610 BANK & INVEST INTEREST	5,220	4,286	2,001	5,000	8,000	6,000	6,000	
3620 INTEREST - OTHER	1,900	2,590	1,209	2,500	500	500	500	
3625 RENTAL - COMM. CENTER	145	545	340	550	1,000	500	500	
3627 SECURITY DEP. - COMM. CENTER	0	170	60	200	0	250	250	
3629 SALE OF MAPS	28	22	53		0	250	250	
3635 YOUTH COUNCIL CHECKING	2,663	0	0		0	0	0	
3640 SALE OF FIXED ASSETS	55,811	2,148	646	55,000	20,000	20,000	20,000	
3680 WITNESS FEES	681	607	282	750	750	750	750	
3685 STATE WARRANT SERVICE	0	0	0	0	0	0	0	
3687 INSURANCE REFUND(other)	0	6,238	0	0	0	0	0	
3690 SUNDRY REVENUE	7,325	16,350	8,825	15,000	20,000	15,000	15,000	
TOTAL MISCELLANEOUS	73,773	32,956	13,416	79,000	50,250	43,250	43,250	0

CONTRIBUTIONS AND TRANSFERS

3830 TRANS-SID DEBT SERVICE	7,500	7,500	0	0	0	0	0	
3838 TRANS-STORM DRAIN				0	0	0	0	
3840 CONTRIB - STREET PROJECTS/CP	45,852	0	0	0	0	0	0	
3842 TRANS-WATER PROJECTS		0	0	0	0	0	0	
3844 MISCELLANEOUS	1,000	590	0	1,500	2,000	2,000	2,000	
3856 LOAN REPAYMENT - RDA	125,000	12,561	0	0	0	0	0	
TOTAL CONTRIBUTIONS & TRANS	179,352	20,651	0	1,500	2,000	2,000	2,000	0

TOTAL REVENUES & CONTRIB.	8,064,325	8,321,972	4,559,630	8,915,778	8,902,888	8,591,800	8,591,800	0
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USE OF FUND BALANCE/OTHER

152,000

N/A Mitigation fund						5,000	5,000	
N/A Subdivision ordinance						10,000	10,000	
N/A Emergency Fair						3,070	3,070	
N/A Rocky Mountain Power grant						2,000	2,000	
N/A Deer mitigation						5,000	5,000	
N/A								
N/A								
N/A								
N/A								

BOND PROCEEDS

TOTAL FUND BALANCE /OTHER	0	0	N/A	0	152,000	25,070	25,070	0
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TOTAL GENERAL FUND REVENUE	8,064,325	8,321,972	4,559,630	8,915,778	9,054,888	8,616,870	8,616,870	0
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GOVERNMENT SERVICES
SUMMARY BY DEPARTMENT
FY 2016-2017
BUDGET

	2015/16			2016/17				
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>CITY COUNCIL</u>								
PERSONNEL SERVICES	\$27,993	\$41,152	\$20,552	\$41,104	\$40,995	\$40,995	\$40,995	\$0
OPERATING EXPENDITURES	\$29,123	\$25,078	\$15,011	\$22,415	\$49,207	\$24,505	\$70,414	\$0
CAPITAL OUTLAY/PROJECTS	\$0	\$0	\$0	\$0	\$5,000	\$10,000	\$10,000	\$0
TOTAL	\$57,116	\$66,230	\$35,563	\$63,519	\$95,202	\$75,500	\$121,409	\$0
<u>JUSTICE COURT</u>								
PERSONNEL SERVICES	\$193,357	\$195,593	\$95,858	\$195,185	\$210,589	\$201,382	\$201,382	\$0
OPERATING EXPENDITURES	\$8,507	\$10,041	\$4,093	\$10,154	\$12,200	\$12,950	\$12,950	\$0
CAPITAL OUTLAY	\$8,306	\$1,254	\$0	\$7,500	\$7,500	\$0	\$0	\$0
TOTAL	\$210,170	\$206,888	\$99,951	\$212,839	\$230,289	\$214,332	\$214,332	\$0
<u>EXECUTIVE</u>								
PERSONNEL SERVICES	\$329,181	\$344,989	\$166,312	\$329,010	\$350,954	\$358,086	\$358,086	\$0
OPERATING EXPENDITURES	\$16,007	\$13,867	\$6,318	\$18,525	\$22,000	\$22,600	\$22,600	\$0
EMPLOYEE RECOG./ASST.	\$14,036	\$20,077	\$14,347	\$16,818	\$20,550	\$21,400	\$21,400	\$0
NEWSLETTER	\$13,485	\$13,834	\$4,731	\$16,000	\$18,500	\$18,500	\$18,500	\$0
CAPITAL OUTLAY	\$600	\$0	\$1,036	\$2,300	\$4,500	\$0	\$0	\$0
TOTAL	\$373,309	\$392,767	\$192,744	\$382,653	\$416,504	\$420,586	\$420,586	\$0
<u>ATTORNEY</u>								
PERSONNEL SERVICES	\$132,474	\$138,571	\$68,238	\$140,360	\$144,951	\$143,232	\$143,232	\$0
OPERATING EXPENDITURES	\$942	\$6,016	\$3,159	\$7,250	\$27,750	\$29,156	\$24,156	\$0
CAPITAL OUTLAY	\$453	\$0	\$0	\$0	\$0	\$5,000	\$3,000	\$0
TOTAL	\$133,869	\$144,587	\$71,397	\$147,610	\$172,701	\$177,388	\$170,388	\$0
<u>FINANCE</u>								
PERSONNEL SERVICES	\$393,161	\$405,369	\$195,252	\$390,504	\$414,291	\$421,440	\$421,440	\$0
OPERATING EXPENDITURES	\$66,605	\$66,448	\$28,066	\$62,942	\$65,900	\$69,450	\$69,450	\$0
INSURANCE	\$28,525	\$26,428	\$32,362	\$42,000	\$39,500	\$38,000	\$38,000	\$0
CAPITAL OUTLAY	\$7,769	\$19,952	\$6,448	\$10,000	\$15,500	\$15,000	\$15,000	\$0
TOTAL	\$496,060	\$518,197	\$262,128	\$505,446	\$535,191	\$543,890	\$543,890	\$0
<u>LEGAL SERVICES</u>								
OPERATING EXPENDITURES	\$31,527	\$27,902	\$8,808	\$26,500	\$31,000	\$31,000	\$31,000	\$0
<u>EMERGENCY MANAGEMENT</u>								
OPERATING EXPENDITURES	\$4,020	\$13,793	\$4,995	\$12,422	\$13,050	\$8,170	\$8,170	\$0
CAPITAL OUTLAY	\$4,627	\$2,698	\$0	\$2,950	\$2,950	\$600	\$600	\$0
TOTAL	\$8,647	\$16,491	\$4,995	\$15,372	\$16,000	\$8,770	\$8,770	\$0
<u>ELECTIONS</u>								
OPERATING EXPENDITURES	\$11,881	\$0	\$12,486	\$12,486	\$16,272	\$0	\$0	\$0
TOTAL	\$11,881	\$0	\$12,486	\$12,486	\$16,272	\$0	\$0	\$0
<u>YOUTH COUNCIL</u>								
OPERATING EXPENDITURES	\$7,636	\$6,464	\$2,486	\$7,000	\$7,000	\$11,000	\$7,000	\$0
Total General Government	\$1,330,015	\$1,379,526	\$690,558	\$1,373,425	\$1,520,159	\$1,482,466	\$1,517,375	\$0

CITY COUNCIL
FY 16-17 BUDGET

10-4111			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
120 WAGES	25,500	37,500	18,750	37,500	37,500	37,500	37,500	
130 FICA	1,950	2,876	1,434	2,868	2,870	2,870	2,870	
135 WORKERS COMPENSATION	543	776	368	736	625	625	625	
SUBTOTAL	27,993	41,152	20,552	41,104	40,995	40,995	40,995	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
210 ULCT MEMBERSHIP	8,877	9,421	10,165	10,165	10,165	10,655	10,655	
211 CHAMBER OF COMMERCE	500	500	500	500	500	500	500	
217 OTHER CONTRIBUTIONS	500	500	500	500	500	500	500	
240 OFFICE SUPPLIES	130	38	0	50	50	50	50	
310 RECORDING SECRETARY	4,182	4,284	2,137	4,275	4,500	5,000	5,000	
330 EDUCATION & TRAINING	5,044	2,805	460	5,000	5,000	5,000	5,000	
480 MISC. SUPPLIES	28	36	94	275	200	300	300	
481 MEETING MEALS	1,559	1,720	925	1,650	1,500	2,500	2,500	
*500 CONTINGENCY/COUNCIL APPROVAL	8,303	5,774	230		26,792		45,909	
CERTIFIED RATE ADJUSTMENT (Budget purpose only)					0			
SUBTOTAL	29,123	25,078	15,011	22,415	49,207	24,505	70,414	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL/SPECIAL PROJECTS								
740 CAPITAL EQUIPMENT	0	0	0	0	0			
730 COMMUNITY MITIGATION FUNDS	0	0	0	0	5,000	5,000	5,000	
750 SPECIAL PROJECTS (Deer mitigation)	0	0	0	0	0	5,000	5,000	
SUBTOTAL	0	0	0	0	5,000	10,000	10,000	0
SPECIAL PROJECTS DETAIL								
ITEM 1								
ITEM 2								
TOTAL CITY COUNCIL	57,116	66,230	35,563	63,519	95,202	75,500	121,409	0
*Council Contingency Budget prior years								
FY 99	\$0	FY 07	\$99,928	FY 15	\$28,290			
FY 00	\$30,498	FY 08	\$50,000	FY 16	\$26,792			
FY 01	\$37,011	FY 09	\$116,301					
FY 02	\$37,517	FY 10	\$47,407					
FY 03	\$26,693	FY 11	\$30,000					
FY 04	\$30,000	FY 12	\$32,602					
FY 05	\$30,000	FY 13	\$29,493					
FY 06	\$30,000	FY 14	\$47,379					

JUSTICE COURT
FY 16-17 BUDGET

10-4120			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	66,740	68,390	33,516	67,032	71,018	71,108	71,108	
111 OVERTIME	1,200	2,826	1,038	2,200	3,000	500	500	
120 JUDGE	41,376	42,411	20,482	40,964	43,425	43,425	43,425	
122 TEMPORARY PART-TIME	22,369	17,219	8,513	19,200	28,130	21,000	21,000	
130 FICA	8,214	8,126	4,217	9,900	11,820	10,807	10,807	
131 RETIREMENT	21,716	24,056	12,385	24,770	21,270	21,167	21,167	
132 MEDICAL INSURANCE	30,335	31,217	15,016	30,032	29,550	31,000	31,000	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	371	318	164	32	429	427	427	
135 WORKERS COMPENSATION	1,036	1,030	527	1,055	1,947	1,948	1,948	
SUBTOTAL	193,357	195,593	95,858	195,185	210,589	201,382	201,382	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
210 BOOKS & SUBSCRIPTIONS	513	585	420	420	500	500	500	
211 MEMBERSHIPS	0	0	0	0	0	0	0	
230 MILEAGE REIMBURSEMENT	45	22	30	50	100	100	100	
240 OFFICE SUPPLIES	1,878	2,506	660	2,100	2,500	2,000	2,000	
241 PRINTING	608	817	260	900	1,000	1,000	1,000	
242 POSTAGE	2,420	2,618	1,100	2,500	2,400	2,400	2,400	
260 MISC. EQUIPMENT SUPPLIES	6	0	0	50	100	100	100	
262 COPIER	0	0	142	175	600	600	600	
311 PROF & TECH - JUDGE	422	373	96	425	500	900	900	
314 COMPUTER MAINTENANCE & SUPPLIE	0	208	0	500	500	1,250	1,250	
330 EDUCATION & TRAINING	444	1,175	286	1,000	1,000	1,000	1,000	
350 CONTRACT SERVICES	0	0	0	0	500	500	500	
480 MISC. SUPPLIES	318	163	134	400	500	500	500	
621 WITNESS FEES	222	167	185	275	250	250	250	
623 JURY FEES	0	0	259	259	250	350	350	
624 MISC. SERVICES (interpreter)	1,631	1,407	521	1,100	1,500	1,500	1,500	
SUBTOTAL	8,507	10,041	4,093	10,154	12,200	12,950	12,950	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	8,306	1,254	0	7,500	7,500	0	0	0
SUBTOTAL	8,306	1,254	0	7,500	7,500	0	0	0
CAPITAL EQUIPMENT DETAIL								
ITEM 1								
ITEM 2								
TOTAL JUSTICE COURT	210,170	206,888	99,951	212,839	230,289	214,332	214,332	0

EXECUTIVE
FY 16-17 BUDGET

10-4130	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	210,171	219,344	107,468	214,936	220,603	225,638	225,638	
111 OVERTIME	1,853	1,426	715	1,800	3,000	2,000	2,000	
120 MAYOR	12,000	14,400	6,812	14,400	14,400	14,400	14,400	
130 FICA	17,075	17,579	9,112	16,224	18,100	18,059	18,059	
131 RETIREMENT	37,925	40,068	20,587	41,174	41,484	42,414	42,414	
132 MEDICAL INSURANCE	41,705	43,919	17,551	32,102	44,325	46,500	46,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	1,185	988	512	1,024	1,420	1,450	1,450	
135 WORKERS COMPENSATION	2,810	2,825	1,455	2,910	3,182	3,185	3,185	
141 TRANSP. ALLOWANCE	4,457	4,440	2,100	4,440	4,440	4,440	4,440	
SUBTOTAL	329,181	344,989	166,312	329,010	350,954	358,086	358,086	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
210 BOOKS, SUBSCRIPTIONS	890	21	335	425	400	400	400	
211 MEMBERSHIPS	1,691	1,529	1,123	1,500	1,600	1,700	1,700	
213 MUNICIPAL CODE SERVICES				1,500		1,500	1,500	
220 PUBLIC NOTICES	556	328	64	350	500	500	500	
230 MILEAGE REIMBURSEMENT				650	600	700	700	
231 MAYOR'S YOUTH LUNCHEON	0	0	0	1,000	2,000	1,000	1,000	
240 OFFICE SUPPLIES	2,074	1,743	683	2,000	2,200	2,200	2,200	
241 PRINTING	539	752	0	600	700	700	700	
242 POSTAGE	1,111	1,116	406	1,100	1,500	1,200	1,200	
260 EQUIPMENT MAINTENANCE	1,855	1,975	0	700	2,000	2,200	2,200	
280 TELEPHONE - AIR TIME	0	185	155	400	400	700	700	
310 MISC. PROFESSIONAL SERVICES	1,600	1,650	523	2,000	4,000	4,000	4,000	
330 EDUCATION/TRAINING	5,679	4,169	2,804	6,000	6,000	5,500	5,500	
480 MISC. SUPPLIES	12	399	225	300	100	300	300	
SUBTOTAL	16,007	13,867	6,318	18,525	22,000	22,600	22,600	0
EMPLOYEE RECOGNITION/ASSISTANCE								
481 TUITION	1,055	3,675	2,229	3,500	4,500	4,500	4,500	
482 SERVICE	1,385	3,769	2,076	2,076	2,350	3,500	3,500	
483 DINNER	4,699	5,239	5,470	5,470	5,300	5,500	5,500	
484 FITNESS	3,551	4,165	2,600	3,800	4,400	4,400	4,400	
487 VOLUNTEER	3,346	3,229	1,972	1,972	4,000	3,500	3,500	
SUBTOTAL	14,036	20,077	14,347	16,818	20,550	21,400	21,400	0
CITY NEWSLETTER								
484 PRINTING	9,893	9,995	3,718	12,000	14,500	14,500	14,500	
485 POSTAGE	3,592	3,839	1,013	4,000	4,000	4,000	4,000	
SUBTOTAL NEWSLETTERS	13,485	13,834	4,731	16,000	18,500	18,500	18,500	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIP			1,036	2,300	2,500	0	0	0
750 SPECIAL PROJECT	600	0	0	0	2,000	0	0	0
SUBTOTAL	600	0	1,036	2,300	4,500	0	0	0
CAPITAL EQUIPMENT DETAIL								
ITEM 1	Laptop for recording					0	0	
ITEM 2								
ITEM 3								
TOTAL EXECUTIVE	373,309	392,767	192,744	382,653	416,504	420,586	420,586	0

ATTORNEY
FY 16-17 BUDGET

10-4135	2015/16					2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT	PROPOSED	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST		
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	100,953	105,098	50,992	105,998	107,947	105,998	105,998	
111 OVERTIME	0	0	-	-	-	-	-	
130 FICA	7,589	7,902	4,065	8,000	8,258	8,258	8,258	
131 RETIREMENT	15,703	17,205	8,972	17,944	19,938	19,938	19,938	
132 MEDICAL INSURANCE	5,596	5,785	2,882	5,764	6,000	6,300	6,300	
133 UNEMPLOYMENT	0	0	-	-	-	-	-	
134 L.T. DISABILITY	551	470	242	484	648	648	648	
135 WORKERS COMPENSATION	2,082	2,111	1,085	2,170	2,160	2,090	2,090	
SUBTOTAL	132,474	138,571	68,238	140,360	144,951	143,232	143,232	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
210 MEMBERSHIPS	445	445	0	650	650	6,506	6,506	
211 BOOKS & SUBSCRIPTIONS (Westlaw)	4,266	4,022	2,649	4,950	4,950	5,000	5,000	
213 MUNICIPAL CODE SERVICES	0	0	0	-	-	-	-	
215 FILING FEES AND COSTS	5	10	0	-	50	50	50	
230 MILEAGE REIMBURSEMENT		406	141	250	500	500	500	
240 OFFICE SUPPLIES	76	172	74	150	300	300	300	
330 EDUCATION & TRAINING	786	961	295	1,000	1,200	1,700	1,700	
480 MISC. SUPPLIES	80	0	0	250	100	100	100	
650 SPEC. PROJECT - (subdivision/personnel)			0	-	20,000	15,000	10,000	
SUBTOTAL	942	6,016	3,159	7,250	27,750	29,156	24,156	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL/SPECIAL PROJECTS								
740 CAPITAL EQUIPMENT	453	0	0	0	0	5,000	3,000	0
EQUIPMENT DETAIL								
ITEM 1	New computer and software					3,000	3,000	0
ITEM 2						0	0	0
TOTAL CITY ATTORNEY	133,869	144,587	71,397	147,610	172,701	177,388	170,388	0

FINANCE
FY 16-17 BUDGET

10-4140			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	255,692	262,397	125,160	250,320	261,121	260,478	260,478	
111 OVERTIME	509	0	-	-	1,500	1,500	1,500	
120 PART-TIME	17,787	16,801	9,048	18,096	18,500	18,500	18,500	
130 FICA	19,922	20,369	10,377	20,754	21,140	22,490	22,490	
131 RETIREMENT	44,230	48,247	24,388	48,776	50,468	54,300	54,300	
132 MEDICAL INSURANCE	53,104	55,879	25,430	50,860	59,100	62,000	62,000	
133 UNEMPLOYMENT	0	0	-	-	-	-	-	
134 L.T. DISABILITY	1,407	1,175	594	1,188	1,567	1,572	1,572	
135 WORKERS COMPENSATION	510	501	255	510	895	600	600	
SUBTOTAL	393,161	405,369	195,252	390,504	414,291	421,440	421,440	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	0	272	0	300	300	300	300	
210 BOOKS, SUBSCRIPTION	106	84	38	150	200	150	150	
211 MEMBERSHIPS	917	792	185	900	950	900	900	
220 PUBLIC NOTICES	101	252	0	-	-	-	-	
230 MILEAGE REIMBURSEMENT	574	402	0	510	700	700	700	
240 OFFICE SUPPLIES	3,447	3,001	1,057	3,500	3,500	3,500	3,500	
241 PRINTING	2,106	2,395	1,384	1,752	1,600	1,800	1,800	
242 POSTAGE	1,938	1,966	707	1,800	2,000	2,000	2,000	
255 VEHICLE MAINTENANCE	268	263	95	250	300	300	300	
260 MISC. MAINTENANCE	0	42	690	690	250	250	250	
262 COPIER	3,190	2,826	0	3,000	3,300	3,300	3,300	
264 COMPUTER SUPPLIES	259	50	0	750	1,500	500	500	
280 AIR TIME	1,432	2,472	940	1,800	1,400	2,000	2,000	
282 COMPUTER AIR TIME	1,488	600	320	640	500	650	650	
290 GASOLINE	200	214	135	200	400	400	400	
310 MISC. PROFESSIONAL SERVICES	949	4,002	73	500	1,000	1,000	1,000	
311 MPP ADMINISTRATION FEES	5,892	2,422	652	2,600	3,000	3,000	3,000	
312 C.P.A. SERVICES	90	0	0	-	500	500	500	
313 AUDITOR	18,000	18,700	10,400	18,500	18,500	18,000	18,000	
314 COMPUTER SERVICES	6,076	5,168	2,165	4,100	3,500	4,000	4,000	
315 FLEX SPENDING FEES	1,740	1,060	0	1,200	2,000	1,500	1,500	
318 WEB PAGE	3,074	2,827	1,250	3,500	3,500	3,500	3,500	
319 MEETING VIDEO	0	0	0	0	-	4,200	4,200	
320 BANKING CHARGES AND FEES	12,000	12,013	6,000	12,000	12,000	12,000	12,000	
330 EDUCATION & TRAINING	2,696	3,631	1,896	3,600	4,000	4,000	4,000	
480 MISC. SUPPLIES	62	1,266	79	1,000	1,000	1,000	1,000	
SUBTOTAL	66,605	66,448	28,066	62,942	65,900	69,450	69,450	0
MANAGEMENT CONTROL ACCOUNTS - INSURANCE								
511 LIABILITY	25,387	25,668	30,400	33,000	32,000	33,000	33,000	
515 DEDUCTIBLE	3,138	760	1,962	9,000	7,500	5,000	5,000	
SUBTOTAL	28,525	26,428	32,362	42,000	39,500	38,000	38,000	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL/PROJECTS								
740 CAPITAL EQUIPMENT	5,254	3,533	0	2,000	7,500	7,000	7,000	-
745 COMPUTER NETWORK	2,515	12,219	6,448	8,000	8,000	8,000	8,000	-
750 SPECIAL PROJECTS -	0	4,200	0	0	0	0	0	0
SUBTOTAL	7,769	19,952	6,448	10,000	15,500	15,000	15,000	0
CAPITAL EQUIPMENT DETAIL								
ITEM 1	Replacement reserve					7,000	7,000	
ITEM 2								
ITEM 3								
TOTAL FINANCE	496,060	518,197	262,128	505,446	535,191	543,890	543,890	0

LEGAL SERVICES FY 16-17 BUDGET

10-4145	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS								
310 ATTORNEY CONTRACT SERVICES	6,732	3,309	0	0	5,000	0	0	
315 PROSECUTOR	18,923	18,750	6,018	19,000	20,000	24,000	24,000	
320 PUBLIC DEFENDER	5,872	5,843	2,790	7,500	6,000	7,000	7,000	
TOTAL LEGAL SERVICES	31,527	27,902	8,808	26,500	31,000	31,000	31,000	0

EMERGENCY MANAGEMENT FY 16-17 BUDGET

10-4220	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
261 EQUIPMENT MAINTENANCE	0	140	0	0	0	500	500	
320 EMERGENCY FAIR	0	0	0	500	1,000	3,070	3,070	
330 EDUCATION & TRAINING	1,500	10,276	0	2,300	2,300	1,600	1,600	
350 CITIZEN CORP	0	60	4,995	7,250	7,250	500	500	
480 MISC. SUPPLIES	2,520	3,317	0	2,372	2,500	2,500	2,500	
SUBTOTAL	4,020	13,793	4,995	12,422	13,050	8,170	8,170	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	4,627	2,698	0	2,950	2,950	600	600	0
750 CAPITAL PROJECTS								
SUBTOTAL	4,627	2,698	0	2,950	2,950	600	600	0
CAPITAL OUTLAY DETAIL								
PROJECTS								
ITEM 1	Equipment					600	600	
ITEM 2								
ITEM 3								
TOTAL EMERGENCYMANAGEMENT	8,647	16,491	4,995	15,372	16,000	8,770	8,770	0

ELECTIONS FY 16-17 BUDGET

10-4170	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS								
120 JUDGES					0	0	0	
220 PUBLIC NOTICES	1,184	0	2,278	2,278	0	0	0	
480 SUPPLIES/CONTRACT SERVICES	10,497	0	10,208	10,208	16,272	0	0	
SUBTOTAL	11,681	0	12,486	12,486	16,272	0	0	0
TOTAL ELECTIONS	11,681	0	12,486	12,486	16,272	0	0	0

Budget includes funding for primary and general elections.

YOUTH COUNCIL FY 16-17 BUDGET

10-4180	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS								
480 MISC. EXPENSES	3,636	2,464	2,486	3,000	3,000	7,000	3,000	
486 SPRING CONFERENCE	2,700	2,700	0	2,700	2,700	2,700	2,700	
640 FLOAT	300	300	0	300	300	300	300	
645 EASTER EGG HUNT	1,000	1,000	0	1,000	1,000	1,000	1,000	
TOTAL YOUTH COUNCIL	7,636	6,464	2,486	7,000	7,000	11,000	7,000	0

Police
SUMMARY BY DEPARTMENT
FY 2016-2017
BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>POLICE</u>								
PERSONNEL SERVICES	\$1,806,095	\$1,906,829	\$937,990	\$1,869,823	\$1,929,235	\$1,969,186	\$1,969,186	\$0
OPERATING EXPENDITURES	\$268,085	\$249,439	\$137,764	\$250,644	\$260,198	\$273,515	\$270,390	\$0
CAPITAL OUTLAY	\$122,424	\$135,102	\$94,408	\$233,000	\$233,000	\$225,870	\$169,120	\$0
SUB TOTAL	\$2,196,604	\$2,291,370	\$1,170,162	\$2,353,467	\$2,422,433	\$2,468,571	\$2,408,696	\$0
<u>LIQUOR LAW</u>								
PERSONNEL SERVICES	\$5,514	\$8,066	\$811	\$4,300	\$7,350	\$4,550	\$4,550	\$0
OPERATING EXPENDITURES	\$1,199	\$1,522	\$1,163	\$1,700	\$1,050	\$2,050	\$2,050	\$0
CAPITAL OUTLAY	\$10,627	\$8,226	\$3,049	\$12,000	\$12,000	\$12,700	\$12,700	\$0
SUB TOTAL	\$17,340	\$17,814	\$5,023	\$18,000	\$20,400	\$19,300	\$19,300	\$0
<u>SCHOOL CROSSING</u>								
PERSONNEL SERVICES	\$52,759	\$52,547	\$23,535	\$52,663	\$52,785	\$59,550	\$59,550	\$0
OPERATING EXPENDITURES	\$2,002	\$1,573	\$1,745	\$2,400	\$2,500	\$2,500	\$2,500	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTAL	\$54,761	\$54,120	\$25,280	\$55,063	\$55,285	\$62,050	\$62,050	\$0
<u>D.A.R.E. PROGRAM</u>								
PERSONNEL SERVICES	\$69,186	\$90,709	\$41,837	\$83,673	\$83,673	\$86,793	\$86,793	\$0
OPERATING EXPENDITURES	\$6,331	\$4,807	\$2,304	\$5,850	\$6,400	\$6,400	\$6,400	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTAL	\$75,517	\$95,516	\$44,141	\$89,523	\$90,073	\$93,193	\$93,193	\$0
<u>K-9 PROGRAM</u>								
OPERATING EXPENDITURES	\$12,260	\$3,629	\$1,085	\$2,200	\$2,250	\$2,250	\$2,250	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTAL	\$12,260	\$3,629	\$1,085	\$2,200	\$2,250	\$2,250	\$2,250	\$0
<u>ANIMAL CONTROL</u>								
OPERATING EXPENDITURES	\$23,810	\$21,284	\$8,618	\$22,000	\$22,000	\$27,603	\$27,603	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTAL	\$23,810	\$21,284	\$8,618	\$22,000	\$22,000	\$27,603	\$27,603	\$0
TOTAL POLICE	\$2,380,292	\$2,483,733	\$1,254,309	\$2,540,253	\$2,612,441	\$2,672,967	\$2,613,092	\$0

POLICE DEPARTMENT
FY 16-17 BUDGET

10-4210	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	1,053,343	1,107,530	538,258	1,102,347	1,113,105	1,070,389	1,070,389	
111 OVERTIME	25,811	30,943	9,840	18,000	16,000	16,000	16,000	
112 OVERTIME - WARRANT SERVICE	8,642	9,717	4,304	8,608	10,000	10,000	10,000	
115 OVERTIME - BALIFF	8,901	7,801	4,657	9,314	11,000	11,000	11,000	
122 PART-TIME OFFICE	21,659	24,488	11,128	22,256	17,042	17,042	17,042	
130 FICA	82,313	87,488	45,400	90,800	89,267	86,031	86,031	
131 RETIREMENT	306,199	325,101	172,503	345,006	353,318	345,224	345,224	
132 MEDICAL INSURANCE	270,212	283,002	137,213	243,632	280,725	310,000	310,000	
133 UNEMPLOYMENT	0	0	62	124	0	0	0	
134 L.T. DISABILITY	5,987	6,491	2,680	5,360	6,904	6,644	6,644	
135 WORKERS COMPENSATION	20,028	21,256	10,688	21,376	28,874	27,606	27,606	
142 UNIFORM ALLOWANCE	3,000	3,012	1,257	3,000	3,000	3,000	3,000	
New employee				0	0	66,250	66,250	
SUBTOTAL WITH NEW EMPLOYEE						1,969,186	1,969,186	
SUBTOTAL	1,806,095	1,906,829	937,990	1,869,823	1,929,235	1,902,936	1,902,936	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM PURCHASE	8,775	6,055	7,767	9,600	6,500	11,000	11,000	
201 UNIFORM CLEANING	4,103	4,075	1,728	4,000	6,000	4,500	4,500	
210 BOOKS, SUBSCRIPTIONS	2,113	2,016	1,249	2,100	2,200	2,200	2,200	
211 MEMBERSHIPS	735	1,001	608	1,100	1,500	1,500	1,500	
220 PUBLIC NOTICES	14	361	181	181	500	500	500	
230 TRAVEL REIMBURSEMENT	0	0	0	0	0	0	0	
235 EVIDENCE SUPPLIES	0	0	0	0	0	1,300	1,300	
240 OFFICE SUPPLIES	2,347	5,495	1,611	4,000	4,000	4,500	4,500	
241 PRINTING	2,844	2,132	1,610	2,800	2,800	2,800	2,800	
242 POSTAGE	1,215	1,264	634	1,300	1,300	1,300	1,300	
250 VEHICLE MAINT & SUPPLIES	14,088	4,439	4,716	13,000	11,500	12,000	12,000	
251 BICYCLE REPAIR	889	45	0	500	1,000	500	500	
252 VEHICLEBODY REPAIR	430	193	0	0	2,500	2,500	1,000	
253 TIRES	5,240	4,482	3,689	5,000	5,000	5,000	5,000	
254 VEHICLE - PREVENTATIVE	8,840	6,623	2,767	7,000	7,500	7,500	7,500	
255 RADAR MAINTENANCE & REPAIR	1,200	1,301	1,154	1,154	1,500	1,500	1,500	
260 MISC. EQUIPMNET	7,590	10,742	5,152	11,000	11,000	11,000	11,000	
261 RADIO	1,956	2,565	812	2,400	2,500	2,500	2,500	
262 COPIER	450	450	450	450	800	800	800	
263 OFFICE EQUIPMENT MAINTENANCE	369	880	0	500	1,000	1,000	1,000	
264 COMPUTER MAINTENANCE	4,302	4,988	2,388	6,000	5,000	5,500	5,500	
265 CRIME PREVENTION	0	0	0	0	0	1,000	1,000	
267 WEAPONS MAINTENANCE	417	45	250	400	400	500	500	
268 UCAN MONTHLY FEES	11,475	10,625	3,999	11,450	11,450	11,750	11,750	
270 TELEPHONE AIR-TIME	8,354	8,981	4,564	9,000	11,200	11,875	11,875	
282 AIR TIME - LAPTOPS	6,532	9,076	3,601	9,130	9,130	9,130	9,130	
290 GASOLINE	61,887	54,420	17,469	45,000	53,000	49,000	49,000	
310 PROFESSIONAL SERVICES	6,029	1,942	2,004	3,000	2,500	2,500	2,500	
320 SOFTWARE MAINTENANCE (FATPOT)	16,400	16,400	16,400	16,400	16,400	16,400	16,400	
330 EDUCATION & TRAINING	10,647	11,762	10,750	14,500	12,550	14,500	14,500	
340 LEXIPOL P&P	2,450	2,450	2,450	2,450	2,500	4,500	4,500	
480 MISC. SUPPLES	4,589	3,786	1,239	4,000	4,000	4,000	4,000	
481 PHOTOGRAPHY SUPPLIES	1,622	1,062	1,542	1,600	1,500	1,500	1,500	
482 AMMUNITION	4,560	4,465	717	4,600	4,600	4,600	4,600	
483 INVESITAGATION SUPPLIES	2,417	2,551	1,678	2,900	2,500	1,750	1,750	
484 MEDICAL SUPPLIES	333	217	241	500	500	500	500	
512 INSURANCE - AUTO LIABILITY	6,375	6,750	4,012	4,195	6,400	6,400	4,775	
620 MISCELLANEOUS SERVICE	997	459	74	300	300	300	300	
621 METRO TASK FORCE CONTRIBUTION	11,501	11,501	11,501	11,501	12,000	14,630	14,630	
623 PHYSICAL FITNESS STANDARDS	1,040	647	144	200	500	500	500	
625 DISPATCH SERVICES	42,960	43,193	18,633	37,433	34,668	38,780	38,780	
SUBTOTAL	268,085	249,439	137,764	250,644	260,198	273,515	270,390	0

MANAGEMENT CONTROL ACCOUNTS - CAPITAL

740 CAPITAL EQUIPMENT	122,424	135,102	94,408	233,000	233,000	225,870	169,120	0
SUBTOTAL	122,424	135,102	94,408	233,000	233,000	225,870	169,120	0
EQUIPMENT DETAIL								
ITEM 1	FOUR VEHICLES WITH EQUIPMENT(3)					158,000	123,000	
ITEM 2	PORTABLE RADIOS					22,500	22,500	
ITEM 3	LAPTOPS AND DESK TOP COMPUTERS					12,500	12,500	
ITEM 4	TASERS (2)					6,120	6,120	
ITEM 5	EVIDENCE CAMERA					2,500	2,500	
ITEM 6	8 BAY CARPORT					18,750	0	
ITEM 7	DOOR CONTROL FOR EVIDENCE ROOM					2,500	2,500	
ITEM 8	GUN SAFE					3,000	0	
TOTAL POLICE	2,196,604	2,291,370	1,170,162	2,353,467	2,422,433	2,402,321	2,342,446	0

LIQUOR LAW ENFORCEMENT FY 16-17 BUDGET

10-4218			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES - LIQUOR LAW*	5,023	7,529	461	3,000	5,350	4,150	4,150	
120 SALARY & WAGES - DUI COURT	159	0	271	900	1,300	0	0	
130 FICA	309	505	74	300	500	300	300	
135 WORK COMP	23	32	5	100	200	100	100	
SUBTOTAL	5,514	8,066	811	4,300	7,350	4,550	4,550	0
OPERATING EXPENDITURES								
310 PROFESSIONAL TECH. SERVICES								
330 EDUCATION & TRAINING	647	0	850	1,000	0	750	750	
480 MISC. SUPPLIES	512	1,295	313	600	750	750	750	
621 INFORMANT EXPENSES	40	0	0	100	300	250	250	
622 COMPLIANCE TESTING	0	0	0	0	0	300	300	
623 MISC. SERVICES	0	227	0	0	0	0	0	
SUBTOTAL	1,199	1,522	1,163	1,700	1,050	2,050	2,050	0
CAPITAL OUTLAY								
740 CAPITAL EQUIPMENT	10,627	8,226	3,049	12,000	12,000	12,700	12,700	0
SUBTOTAL	10,627	8,226	3,049	12,000	12,000	12,700	12,700	0
EQUIPMENT DETAIL								
ITEM 1	EMERGENCY EQUIPMENT					2,700	2,700	
ITEM 2	RADARS (3)					10,000	10,000	
ITEM 3								
TOTAL LIQUOR LAW	17,340	17,814	5,023	18,000	20,400	19,300	19,300	0

SCHOOL CROSSING PROGRAM FY 16-17 BUDGET
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10-4219			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
120 WAGES	48,031	47,823	21,427	48,000	48,000	54,500	54,500	
130 FICA	3,675	3,679	1,639	3,725	3,725	3,940	3,940	
135 WOKERS COMPENSATION	1,053	1,045	469	938	1,060	1,110	1,110	
SUBTOTAL	52,759	52,547	23,535	52,663	52,785	59,550	59,550	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
271 UTILITIES - POWER	908	897	372	900	1,000	1,000	1,000	
480 SUPPLIES	1,094	676	1,373	1,500	1,500	1,500	1,500	
SUBTOTAL	2,002	1,573	1,745	2,400	2,500	2,500	2,500	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0
EQUIPMENT DETAIL								
ITEM 1								
TOTAL SCHOOL CROSSING	54,761	54,120	25,280	55,063	55,285	62,050	62,050	0

D.A.R.E. PROGRAM FY 16-17 BUDGET

10-4225	2015/16					2016/17		
	2013/14	2014/15	6 MONTH	2 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	45,940	51,782	23,742	47,484	47,484	49,137	49,137	
130 FICA	3,492	4,369	1,817	3,633	3,633	3,759	3,759	
131 RETIREMENT	11,727	19,440	8,083	16,165	16,165	16,726	16,726	
132 MEDICAL INSURANCE	6,849	14,775	7,388	14,775	14,775	15,500	15,500	
134 L.T. DISABILITY	201	0	143	285	285	295	295	
135 WORKERS COMPENSATION	977	343	666	1,331	1,331	1,376	1,376	
SUBTOTAL	69,186	90,709	41,837	83,673	83,673	86,793	86,793	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
241 PRINTING	717	593	0	600	700	700	700	
330 EDUCATION & TRAINING	609	161	35	250	700	700	700	
480 MISC. SUPPLIES	5,005	4,053	2,269	5,000	5,000	5,000	5,000	
SUBTOTAL	6,331	4,807	2,304	5,850	6,400	6,400	6,400	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0
CAPITAL EQUIPMENT DETAIL								
EQUIPMENT								
ITEM 1								
TOTAL D.A.R.E.	75,517	95,516	44,141	89,523	90,073	93,193	93,193	0

K-9 FY 16-17 BUDGET

10-4223			2015/16		BUDGET	2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
310 PROFESSIONAL SERVICES	1,845	2,230	228	500	750	750	750	
330 EDUCATION & TRAINING	500	0	0	650	500	500	500	
480 SUPPLIES	9,915	1,399	857	1,050	1,000	1,000	1,000	
SUBTOTAL	12,260	3,629	1,085	2,200	2,250	2,250	2,250	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	0	0	0		0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0
CAPITAL EQUIPMENT DETAIL								
EQUIPMENT								
ITEM 1								
TOTAL K-9	12,260	3,629	1,085	2,200	2,250	2,250	2,250	0

ANIMAL CONTROL SERVICES FY 16-17 BUDGET
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10-4253			2015/16			2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS								
310 DAVIS COUNTY CONTRACT	23,810	21,284	8,618	22,000	22,000	27,603	27,603	
480 MISC. SUPPLIES	0	0	0	0	0	0	0	
TOTAL ANIMAL CONTROL	23,810	21,284	8,618	22,000	22,000	27,603	27,603	0

FIRE SUMMARY BY DEPARTMENT FY 2016-2017 BUDGET

	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	2 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
SOUTH DAVIS FIRE	\$813,604	\$821,730	\$439,230	\$878,460	\$878,460	\$900,000	\$900,000	\$0
Total Fire	\$813,604	\$821,730	\$439,230	\$878,460	\$878,460	\$900,000	\$900,000	\$0

FIRE SERVICES 2016/17

10-4155	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
MANAGEMENT CONTROL ACCOUNTS								
323 SDMF ASSESSMENT	813,604	821,730	439,230	878,460	878,460	900,000	900,000	
TOTAL FIRE	813,604	821,730	439,230	878,460	878,460	900,000	900,000	0

PUBLIC WORKS
SUMMARY BY DEPARTMENT
FY 2016-2017 BUDGET

	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
ADMINISTRATION								
PERSONNEL SERVICES	\$260,685	\$267,374	\$131,364	\$271,401	\$277,359	\$287,001	\$287,001	\$0
OPERATING EXPENDITURES	\$9,353	\$14,239	\$6,893	\$15,125	\$17,325	\$19,175	\$19,175	\$0
CAPITAL OUTLAY	\$9,069	\$4,590	\$1,990	\$1,990	\$2,100	\$0	\$0	\$0
SUB TOTAL	\$279,107	\$286,203	\$140,247	\$288,516	\$296,784	\$306,176	\$306,176	\$0
STREETS								
PERSONNEL SERVICES	\$316,830	\$321,992	\$224,421	\$448,856	\$327,340	\$329,604	\$329,604	\$0
OPERATING EXPENDITURES	\$181,518	\$168,816	\$84,151	\$213,289	\$225,285	\$243,410	\$239,260	\$0
STREET LIGHTING	\$109,546	\$99,477	\$39,425	\$103,000	\$107,000	\$108,000	\$108,000	\$0
CAPITAL OUTLAY	\$301,134	\$51,922	\$33,648	\$55,205	\$117,345	\$268,226	\$88,226	\$0
SUB TOTAL	\$909,028	\$642,207	\$381,645	\$820,350	\$776,970	\$949,240	\$765,090	\$0
STREETS PROJECTS								
STREET PROJECTS	\$707,473	\$853,997	\$0	\$655,000	\$655,000	\$0	\$0	\$0
SIDEWALK/OTHER	\$146,947	\$11,000	\$71,825	\$75,241	\$50,000	\$0	\$0	\$0
SUB TOTAL	\$854,420	\$864,997	\$71,825	\$730,241	\$705,000	\$0	\$0	\$0
TOTAL STREETS	\$1,763,448	\$1,507,204	\$453,470	\$1,550,591	\$1,481,970	\$949,240	\$765,090	\$0
GIS								
PERSONNEL SERVICES	\$74,073	\$77,446	\$39,785	\$79,570	\$82,250	\$82,955	\$82,955	\$0
OPERATING EXPENDITURES	\$9,080	\$10,051	\$3,131	\$11,505	\$12,250	\$10,150	\$10,150	\$0
CAPITAL OUTLAY	\$6,494	\$9,234	\$0	\$10,000	\$10,000	\$3,500	\$3,500	\$0
SUB TOTAL	\$89,647	\$96,731	\$42,916	\$101,075	\$104,500	\$96,605	\$96,605	\$0
ENGINEERING								
OPERATING EXPENDITURES	\$106,317	\$153,667	\$81,685	\$137,102	\$86,500	\$86,500	\$86,500	\$0
TOTAL PUBLIC WORKS	\$2,238,519	\$2,043,805	\$718,318	\$2,077,284	\$1,969,754	\$1,438,521	\$1,254,371	\$0

PUBLIC WORKS ADMINISTRATION
FY 2016-17 BUDGET

10-4405			2015/16			2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	180,351	183,035	88,816	186,303	180,529	186,305	186,305	
111 OVERTIME	0	0	0	0	500	500	500	
120 TEMPORARY WAGES	0	495	80	160	0	0	0	
130 FICA	13,398	13,639	6,994	13,988	13,810	14,252	14,252	
131 RETIREMENT	30,525	33,039	16,932	33,864	33,340	34,410	34,410	
132 MEDICAL INSURANCE	32,125	33,090	16,454	32,908	44,325	46,500	46,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	988	820	420	840	1,084	1,117	1,117	
135 WORKERS COMPENSATION	3,238	3,196	1,639	3,278	3,711	3,857	3,857	
142 UNIFORM ALLOWANCE	60	60	29	60	60	60	60	
SUBTOTAL	260,685	267,374	131,364	271,401	277,359	287,001	287,001	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	1,027	755	751	900	1,000	1,200	1,200	
210 BOOKS, SUBSCRIPTIONS	60	0	0	0	200	100	100	
211 MEMBERSHIPS	350	355	0	350	350	350	350	
220 PUBLIC NOTICES	0	0	0	0	200	100	100	
230 MILEAGE REIMBURSEMENT	0	0	0	0	100	100	100	
240 OFFICE SUPPLIES	1,914	1,452	926	1,600	1,800	1,800	1,800	
241 PRINTING	0	0	0	0	200	200	200	
242 POSTAGE	714	839	382	800	800	800	800	
262 OFFICE EQUIPMENT	61	0	0	0	300	300	300	
268 UCAN COMMUNICATION FEES 800	512	1,498	139	500	500	600	600	
280 TELEPHONE - AIR TIME	1,006	852	404	1,100	1,200	1,300	1,300	
310 MISC. PROFESSIONAL SERVICES	2,040	245	200	1,000	1,500	1,550	1,550	
330 EDUCATION AND TRAINING	98	251	0	800	1,000	2,000	2,000	
480 MISC. SUPPLIES	196	759	259	400	500	500	500	
482 TOOLS	0	5,858	3,596	6,300	6,300	6,900	6,900	
512 INSURANCE - AUTO LIABILITY	1,375	1,375	236	1,375	1,375	1,375	1,375	
SUBTOTAL	9,353	14,239	6,893	15,125	17,325	19,175	19,175	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	9,069	4,590	1,990	1,990	2,100	0	0	0
750 CAPITAL PROJECTS	0	0	0	0	0	0	0	0
SUBTOTAL	9,069	4,590	1,990	1,990	2,100	0	0	0
CAPITAL EQUIPMENT DETAIL								
ITEM 1								
ITEM 2								
ITEM 3								
ITEM 5								
ITEM 6								
TOTAL PW ADMINISTRATION	279,107	286,203	140,247	288,516	296,764	306,176	306,176	0

STREETS
FY 2016-17 BUDGET

10-4410	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	198,412	201,678	95,230	190,460	200,168	199,680	199,680	
111 OVERTIME PAY	5,557	3,409	2,625	5,250	7,000	7,000	7,000	
120 TEMPORARY/PART-TIME WAGES	0	0	0	0	0	0	0	
130 FICA	14,739	14,800	75,272	150,544	15,926	15,888	15,888	
131 RETIREMENT	35,110	37,687	19,061	38,122	38,452	38,358	38,358	
132 MEDICAL INSURANCE	56,903	58,586	29,293	58,586	59,100	62,000	62,000	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	1,116	918	465	930	1,249	1,246	1,246	
135 WORKERS COMPENSATION	4,753	4,673	2,362	4,724	5,205	5,192	5,192	
142 UNIFORM ALLOWANCE	240	241	113	240	240	240	240	
SUBTOTAL	316,830	321,992	224,421	448,856	327,340	329,604	329,604	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	1,987	1,630	1,538	1,538	1,760	2,080	2,080	
210 BOOKS, SUBSCRIPTIONS	0	0	0	0	0	0	0	
211 MEMBERSHIPS	0	0	0	0	75	75	75	
256 VEHICLE REPAIRS	38,866	42,064	17,177	40,000	40,000	40,000	40,000	
261 RADIO MAINTENANCE & SUPPLES	149	230	0	150	500	400	250	
265 FIRE EXTINGUISHER	143	163	0	200	200	200	200	
280 TELEPHONE - AIR TIME	1,340	986	730	1,410	1,400	1,400	1,400	
290 GASOLINE & DIESEL FUEL	22,316	19,041	7,596	17,500	21,000	20,000	20,000	
291 PROPANE	0	0	0	0	0	0	0	
330 EDUCATION & TRAINING	1,964	2,752	0	3,000	3,000	3,000	3,000	
479 DISPOSAL OF MATERIALS	8,713	7,385	975	5,000	5,000	5,000	5,000	
480 MISC. SUPPLIES	8,742	5,061	2,640	5,500	12,000	12,000	8,000	
481 SNOW REMOVAL - MATERIALS	34,864	22,024	0	35,000	40,000	40,000	40,000	
482 ASPHALT	12,309	11,940	7,710	20,000	20,000	25,000	25,000	
483 WEED CONTRIL	366	349	0	100	100	100	100	
484 MEDICAL SUPPLIES	50	130	65	65	150	150	150	
485 TOOLS	58	0	0	0	0	0	0	
486 PAINT STRIPING SUPPLIES	2,227	10,650	2,216	15,000	15,000	17,000	17,000	
488 SIGNS	7,666	2,256	3,291	7,500	9,000	9,000	9,000	
489 ROAD BASE	0	2,418	645	3,000	3,000	3,000	3,000	
491 SIDEWALK - CURB REPAIR	7,005	11,165	8,880	15,000	15,000	20,000	20,000	
493 SIDEWALK - ADA RAMP	5,263	0	3,214	3,500	3,500	3,500	3,500	
494 CONTRACT STREET SWEEPING	14,837	15,812	22,236	22,356	20,000	22,000	22,000	
495 SIDEWALK - GRINDING	10,583	11,000	168	12,600	12,600	18,000	18,000	
512 INSURANCE AUTO - LIABILITY	375	1,760	3,180	3,180	2,000	1,505	1,505	
520 MISCELLANEOUS SERVICE	1,695	0	1,690	1,690	0	0	0	
SUBTOTAL	181,518	168,816	84,151	213,289	225,285	243,410	239,260	0
MANAGEMENT CONTROL ACCOUNTS - STREET LIGHTING								
610 STREET LIGHT POWER	87,693	88,934	36,698	86,000	90,000	90,000	90,000	
620 LIGHT REPAIRS	21,853	10,543	2,727	17,000	17,000	18,000	18,000	
630 NEW STREET LIGHTS	0	0	0	0	0	0	0	
SUBTOTAL	109,546	99,477	39,425	103,000	107,000	108,000	108,000	0

MANAGEMENT CONTROL ACCOUNTS - CAPITAL

740 CAPITAL EQUIPMENT	301,029	51,922	33,648	55,205	117,345	253,226	83,226	0
750 CAPITAL PROJECT	105	0	0			15,000	5,000	0
SUBTOTAL	301,134	51,922	33,648	55,205	117,345	268,226	88,226	0

CAPITAL EQUIPMENT DETAIL

ITEM 1	Bobtail dump truck (replace year 2000)	90,000	0
ITEM 2	Plow retrofit	10,000	0
ITEM 3	550 4x4 dump truck w/plow (replace 1997 sold)	60,000	0
ITEM 4	Vener brush chipper	38,000	38,000
ITEM 5	Salt rack storage	10,000	0
ITEM 6	Backhoe change out	1,600	1,600
	Lease payment	43,626	43,626

PROJECTS DETAIL

PROJECT 1	Tree Trimming	15,000	5,000
PROJECT 2			

SUBTOTAL - STREETS	909,028	642,207	381,645	820,350	776,970	949,240	765,090	0
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STREET PROJECTS

PROJECT EXPENSES	707,473	853,997	0	655,000	655,000	0	0	0
SIDEWALK/OTHER PROJECTS	146,947	11,000	71,825	75,241	50,000	0	0	0
SUBTOTAL	854,420	864,997	71,825	730,241	705,000	0	0	0

STREET IMPROVEMENT PROJECTS

Projects

SIDEWALK/OTHER PROJECTS

TOTAL STREETS	1,763,448	1,507,204	453,470	1,550,591	1,481,970	949,240	765,090	0
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GIS DIVISION
FY 2016-17 BUDGET

10-4470	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	46,077	48,458	24,696	49,392	52,119	52,000	52,000	
111 OVERTIME PAY	0	0	0	0	0	0	0	
120 PART TIME WAGES	0	0	0	0	0	0	0	
130 FICA	3,238	3,344	1,831	3,662	3,987	3,978	3,978	
131 RETIREMENT	7,931	8,848	4,809	9,618	8,801	9,605	9,605	
132 MEDICAL INSURANCE	15,618	15,608	7,804	15,608	14,775	15,500	15,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	252	215	117	234	1,110	312	312	
135 WORKERS COMPENSATION	957	973	528	1,056	1,458	1,560	1,560	
SUBTOTAL	74,073	77,446	39,785	79,570	82,250	82,955	82,955	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	161	359	378	378	400	400	400	
211 MEMBERSHIPS	150	114	17	150	150	150	150	
240 OFFICE SUPPLIES	1,235	2,510	556	2,000	2,500	2,500	2,500	
255 VEHICLE MAINTENANCE	67	321	171	500	500	500	500	
262 MISC. EQUIPMENT & SUPPLIES	175	315	0	300	500	500	500	
282 AIR TIME - GPS	535	1,130	908	1,800	1,100	1,100	1,100	
310 PROFESSIONAL SERVICES	450	0	24	300	500	500	500	
320 SOFTWARE SUPPORT	4,000	4,000	0	4,000	4,000	2,000	2,000	
330 EDUCATION AND TRAINING	1,456	962	0	1,000	1,500	1,500	1,500	
480 MISC. SUPPLIES	851	340	1,077	1,077	1,100	1,000	1,000	
SUBTOTAL	9,080	10,051	3,131	11,505	12,250	10,150	10,150	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	6,494	9,234	0	10,000	10,000	3,500	3,500	0
750 CAPITAL PROJECTS						0	0	0
SUBTOTAL	6,494	9,234	0	10,000	10,000	3,500	3,500	0
CAPITAL EQUIPMENT DETAIL								
ITEM 1	Laptop/tablet					3,500	3,500	
ITEM 2								
ITEM 3								
ITEM 4								
ITEM 5								
TOTAL GIS DIVISION	89,647	96,731	42,916	101,075	104,500	96,605	96,605	0

ENGINEERING SERVICES
FY 2016-17 BUDGET

10-4470	2015/16					2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT	TENTATIVE	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST		
MANAGEMENT CONTROL ACCOUNTS								
316 COMMUNITY DEVELOPMENT	37,222	59,549	21,222	75,000	25,000	25,000	25,000	
317 DEVELOPMENT INSPECTION	61,055	61,158	56,496	55,000	45,000	45,000	45,000	
318 BUILDING INSPECTION	0	0	0	0	500	500	500	
319 STREETS	1,530	17,377	1,102	1,102	5,000	5,000	5,000	
320 STORM DRAINAGE	6,510	11,340	2,520	0	0	0	0	
321 PARKS	0	0	45	0	1,000	1,000	1,000	
322 MISCELLANEOUS	0	4,243	300	6,000	10,000	10,000	10,000	
TOTAL ENGINEERING	106,317	153,667	81,685	137,102	86,500	86,500	86,500	0

PARKS & RECREATION SUMMARY BY DEPARTMENT FY 2016-2017 BUDGET

	2015-16					2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
<u>PARKS</u>								
PERSONNEL SERVICES	\$485,120	\$519,489	\$283,274	\$524,514	\$555,144	\$563,076	\$563,076	\$0
PARKS OPERATING	\$179,042	\$175,418	\$87,825	\$186,308	\$183,900	\$188,148	\$188,148	\$0
CAPITAL OUTLAY	\$53,106	\$79,769	\$4,275	\$112,509	\$112,000	\$193,500	\$99,500	\$0
TOTAL	\$717,268	\$774,676	\$375,374	\$823,331	\$851,044	\$944,724	\$850,724	\$0
<u>RECREATION COMMITTEES</u>								
PARKS/TRAILS	\$6,869	\$5,070	\$994	\$5,500	\$6,100	\$6,100	\$6,100	\$0
TOTAL	\$6,869	\$5,070	\$994	\$5,500	\$6,100	\$6,100	\$6,100	\$0
<u>COMMUNITY EVENTS</u>								
COMMUNITY EVENTS	\$26,305	\$60,216	\$678	\$23,857	\$23,650	\$23,650	\$23,650	\$0
TOTAL	\$26,305	\$60,216	\$678	\$23,857	\$23,650	\$23,650	\$23,650	\$0
<u>TOTAL PARKS /RECREATION</u>								
	\$750,442	\$839,962	\$377,046	\$852,688	\$880,794	\$974,474	\$880,474	\$0

PARKS DEPARTMENT
FY 16-17 BUDGET

10-4510			2015-16			2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	231,716	241,950	118,561	237,122	240,651	240,344	240,344	
111 OVERTIME	537	130	1,127	2,254	1,500	1,500	1,500	
120 TEMPORARY & PART TIME WAGES	139,288	142,683	91,627	145,000	150,000	155,000	155,000	
130 FICA	27,583	27,928	16,640	29,500	32,331	32,340	32,340	
131 RETIREMENT	39,970	44,410	23,365	46,730	44,775	44,400	44,400	
132 MEDICAL INSURANCE	36,946	53,457	26,728	53,456	73,875	77,500	77,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISABILITY	1,354	1,240	650	1,300	1,446	1,451	1,451	
135 WORKERS COMPENSATION	7,726	7,691	4,576	9,152	10,566	10,541	10,541	
SUBTOTAL - PERSONNEL	485,120	519,489	283,274	524,514	555,144	563,076	563,076	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	3,254	2,843	0	3,500	3,500	3,500	3,500	
220 PUBLIC NOTICES	0	100	0	100	100	100	100	
240 OFFICE SUPPLIES	346	325	292	500	500	500	500	
242 POSTAGE	27	48	6	50	100	100	100	
250 VEHICLE MAINTENANCE & SUPPLII	11,265	10,742	5,265	10,000	10,000	11,000	11,000	
260 MAINTENANCE	4,891	4,268	3,900	5,000	5,000	5,000	5,000	
268 MOWER SUPPLIES & MAINTENANC	9,935	9,835	11,058	14,000	9,000	10,000	10,000	
270 UTILITIES - WATER WEBER BASIN	12,717	12,905	14,823	14,856	12,800	14,823	14,823	
271 UTILITIES - WATER DEUEL CREEK	7,829	8,953	0	7,900	7,900	9,000	9,000	
274 UTILITIES - POWER	8,833	8,825	4,759	8,850	8,900	8,900	8,900	
277 UTILITIES - SEWER	540	540	270	510	550	550	550	
280 TELEPHONE - AIR TIME	2,756	3,167	1,211	2,910	3,000	3,000	3,000	
290 GASOLINE	24,282	21,388	7,252	21,000	24,000	23,000	23,000	
310 PROFESSIONAL SERVICES	7,615	5,200	3,600	8,000	8,000	8,000	8,000	
330 EDUCATION & TRAINING	3,539	4,688	150	3,500	3,700	4,700	4,700	
480 MISC. SUPPLIES	28,341	27,198	9,019	28,000	29,000	29,000	29,000	
481 FERTILIZER	20,793	21,665	6,500	20,200	20,200	21,200	21,200	
482 PLANTINGS	5,236	8,839	1,533	7,000	7,000	7,000	7,000	
483 SPRINKLER SUPPLIES	13,910	10,697	8,213	13,000	13,000	13,000	13,000	
484 HOLIDAY LIGHTING SUPPLIES	6,348	6,850	6,278	6,961	6,500	7,000	7,000	
485 BALL FIELD PREPARATION SUPPLI	612	1,997	225	2,000	2,000	2,000	2,000	
486 CONCRETE REPAIR	1,852	225	0	5,000	5,000	5,000	5,000	
512 INSURANCE	4,121	4,120	3,471	3,471	4,150	1,775	1,775	
SUBTOTAL	179,042	175,418	87,825	186,308	183,900	188,148	188,148	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	47,878	46,626	0	104,000	104,000	182,500	88,500	0
745 LEGACY MAINTENACE AGREEMEN	200	22,703	0	3,000	3,000	3,000	3,000	0
750 CAPITAL PROJECTS	0	3,434	0	0	0	3,000	3,000	0
752 CITIZEN PARTICIPATION PROJECT.	5,028	7,006	4,275	5,509	5,000	5,000	5,000	0
SUBTOTAL	53,106	79,769	4,275	112,509	112,000	193,500	99,500	0
CAPITAL DETAIL								
EQUIPMENT								
ITEM 1	Snow machine					30,500	30,500	
ITEM 2	Flat bed with plow					48,000	48,000	
ITEM 3	Sweeper					31,000	0	
ITEM 4	Ride-on mowers (2)					24,000	0	
ITEM 5	Power equipment replacement					5,000	5,000	
ITEM 6	Chipper					39,000	0	
ITEM 7	Backhoe trade-out					5,000	5,000	
PROJECTS								
ITEM 1	Banner bracket storage and equipment					3,000	3,000	
ITEM 2								
ITEM 3								
TOTAL PARKS								
	717,268	774,676	375,374	823,331	851,044	944,724	850,724	0

RECREATION COMMITTEES
FY 16-17 BUDGET

10-4590	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>PARKS & RECREATION COMMITTEE</u>								
310 PROFESSIONAL SERVICES	168	339	73	250	200	200	200	
330 EDUCATION & TRAINING	0	0	0	0	0	0	0	
480 MISC. SUPPLIES	11	56	0	100	200	200	200	
SUBTOTAL	179	395	73	350	400	400	400	0
740 CAPITAL EQUIPMENT	927	0			0	0	0	
750 SUMMER PARK SERIES	2,879	4,138	811	4,000	4,000	4,000	4,000	
SUBTOTAL	3,806	4,138	811	4,000	4,000	4,000	4,000	0
<u>TRAILS COMMITTEE</u>								
310 PROFESSIONAL SERVICES	355	328	110	250	600	600	600	
330 EDUCATION & TRAINING	0	0	0	0	200	200	200	
480 MISC. SUPPLIES	0	209	0	900	900	900	900	
SUBTOTAL	355	537	110	1,150	1,700	1,700	1,700	0
<u>CAPITAL</u>								
740 CAPITAL EQUIPMENT	2,529	0	0	0	0	0	0	0
750 CAPITAL PROJECTS	0	0	0	0		0	0	0
SUBTOTAL	2,529	0	0	0	0	0	0	0
TOTAL RECREATION COMMITTEES	6,869	5,070	994	5,500	6,100	6,100	6,100	0

COMMUNITY EVENTS FY 16-17 BUDGET

10-4560			2015-16			2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - COMMUNITY EVENTS								
481 CITY FLOAT	167	484	0	0	0	0	0	
482 X-MAS LIGHTING CEREMONY	529	788	678	857	650	650	650	
484 CENTENNIAL BOOK	280	13,318	0	0	0	0	0	
485 CENTENNIAL CELEBRATION	0	18,290	0	0	0	0	0	
621 JULY 4TH CONTRIBUTION	25,329	27,336	0	23,000	23,000	23,000	23,000	
TOTAL	26,305	60,216	678	23,857	23,650	23,650	23,650	0

PUBLIC BUILDINGS
SUMMARY BY DEPARTMENT
FY 2016-2017 BUDGET

	2015-16					2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
<u>CITY HALL</u>								
PERSONNEL SERVICES	\$41,380	\$42,386	\$20,771	\$41,542	\$38,045	\$42,921	\$42,921	\$0
OPERATING EXPENDITURES	\$97,520	\$96,006	\$40,562	\$92,706	\$91,050	\$88,935	\$88,935	\$0
CAPITAL OUTLAY	\$0	\$3,415	\$75,843	\$75,843	\$85,000	\$33,000	\$30,000	\$0
SUB TOTAL	\$138,900	\$141,807	\$137,176	\$210,091	\$214,095	\$164,856	\$161,856	\$0
<u>PUBLIC WORKS FACILITY</u>								
OPERATING EXPENDITURES	\$51,033	\$47,588	\$11,359	\$32,405	\$34,050	\$34,050	\$34,050	\$0
CAPITAL OUTLAY	\$12,075	\$2,598	\$2,856	\$16,200	\$16,200	\$29,500	\$0	\$0
SUB TOTAL	\$63,108	\$50,186	\$14,215	\$48,605	\$50,250	\$63,550	\$34,050	\$0
<u>PUBLIC WORKS STORAGE</u>								
OPERATING EXPENDITURES	\$6,203	\$7,088	\$1,488	\$6,208	\$6,360	\$7,060	\$7,060	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB TOTAL	\$6,203	\$7,088	\$1,488	\$6,208	\$6,360	\$7,060	\$7,060	\$0
<u>PARKS & REC FACILITY</u>								
OPERATING EXPENDITURES	15,500	8,398	3,934	11,023	11,760	\$12,310	\$12,310	\$0
CAPITAL OUTLAY	0	0	0	2,000	2,000	\$0	\$0	\$0
SUB TOTAL	15,500	8,398	3,934	13,023	13,760	\$12,310	\$12,310	\$0
<u>TOTAL PUBLIC BUILDINGS</u>								
	\$223,711	\$207,479	\$156,813	\$277,927	\$284,465	\$247,776	\$215,276	\$0

CITY HALL 250 NORTH MAIN
FY 16-17 BUDGET

10-4597	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
120 TEMP & PART TIME WAGES	34,016	34,835	16,793	33,586	32,000	35,000	35,000	
130 FICA	2,595	2,650	1,359	2,718	2,295	2,675	2,675	
131 RETIREMENT	4,047	4,177	2,248	4,496	3,000	4,496	4,496	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
135 WORKERS COMPENSATION	722	724	371	742	750	750	750	
SUBTOTAL	41,380	42,386	20,771	41,542	38,045	42,921	42,921	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
230 MILEAGE REIMBURSEMENT	8	0	0	0	25	0	0	
271 UTILITIES - ELECTRIC	35,983	37,217	17,040	36,000	35,000	30,000	30,000	
276 UTILITIES - NATURAL GAS	16,997	16,257	4,572	16,500	14,500	16,500	16,500	
277 UTILITIES - SEWER	371	379	380	380	375	375	375	
280 TELEPHONE SERVICE & EQUIPME	18,891	14,597	5,866	12,000	12,000	12,000	12,000	
310 MISC. PROFESSIONAL SERVICES	1,268	1,998	1,117	1,117	1,000	1,000	1,000	
320 ELEVATOR	1,827	1,884	1,435	1,500	1,800	1,850	1,850	
321 HVAC MAINTENANCE & SUPPLIES	5,046	10,582	3,099	10,000	10,000	10,000	10,000	
330 EDUCATION & TRAINING	0	0	0	0	0	0	0	
480 MISC. SUPPLIES	920	297	792	800	600	800	800	
481 JANITORIAL SUPPLIES	4,019	3,185	1,222	4,000	4,000	4,000	4,000	
482 BUILDING MAINTENANCE	10,440	7,860	2,630	8,000	10,000	10,000	10,000	
514 INSURANCE - PROPERTY	1,750	1,750	2,409	2,409	1,750	2,410	2,410	
SUBTOTAL	97,520	96,006	40,562	92,706	91,050	88,935	88,935	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL CITY HALL								
740 CAPITAL EQUIPMENT		2,725	0		0	0	0	0
750 CAPITAL PROJECTS	0	690	75,843	75,843	85,000	33,000	30,000	0
SUBTOTAL	0	3,415	75,843	75,843	85,000	33,000	30,000	0
EQUIPMENT DETAIL								
ITEM 1								
ITEM 2								
ITEM 3								
CAPITAL PROJECTS DETAIL								
ITEM 1	Carpet extractor					6,000	6,000	
ITEM 2	Paint, carpet repair					6,000	3,000	
ITEM 3	Exterior LED					10,000	10,000	
ITEM 4	Digital system upgrade					11,000	11,000	
ITEM 5								
TOTAL CITY HALL	138,900	141,807	137,176	210,091	214,095	164,856	161,856	0

PUBLIC WORKS FACILITY
FY 16-17 BUDGET

10-4596	2015-16					2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT	PROPOSED	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST		
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
271 UTILITIES - ELECTRIC	11,427	10,887	4,904	11,000	12,500	12,500	12,500	
276 UTILITIES - NATURAL GAS	6,053	6,152	1,066	6,200	6,000	6,000	6,000	
277 UTILITIES - SEWER	240	240	120	240	250	250	250	
280 TELEPHONE SERVICE & EQUIPMENT	10,990	12,123	1,500	3,000	3,000	3,000	3,000	
310 MISC. PROFESSIONAL SERVICES	0	0	0	0	400	400	400	
480 MISC. SUPPLIES	56	397	0	75	200	200	200	
481 JANITORIAL SUPPLIES	1,388	862	417	1,000	1,000	1,000	1,000	
482 BUILDING MAINTENANCE	20,179	16,227	2,463	10,000	10,000	10,000	10,000	
514 INSURANCE - PROPERTY	700	700	889	890	700	700	700	
SUBTOTAL	51,033	47,588	11,359	32,405	34,050	34,050	34,050	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	12,075	2,598	2,856	16,200	16,200	29,500	0	0
750 CAPITAL PROJECTS	0	0	0	0	0	0	0	0
SUBTOTAL	12,075	2,598	2,856	16,200	16,200	29,500	0	0
EQUIPMENT DETAIL								
ITEM 1	Upgrade shop lifts					29,500	0	
ITEM 2								
ITEM 3								
ITEM 4								
ITEM 5								
PROJECTS								
ITEM 1								
ITEM 2								
TOTAL MAINT BLDG EXPENDITURES	63,108	50,186	14,215	48,605	50,250	63,550	34,050	0

PUBLIC WORKS STORAGE
FY 16-17 BUDGET

10-4598			2015-16			2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
271 UTILITIES - ELECTRIC	525	601	297	400	650	650	650	
276 UTILITIES - NATURAL GAS	4,734	5,727	643	4,700	4,200	4,900	4,900	
277 UTILITIES - SEWER	60	60	0	60	60	60	60	
310 MISC. PROFESSIONAL SERVICES	0	0	0	0	100	100	100	
480 MISC. SUPPLIES	0	0	0	0	150	150	150	
482 BUILDING MAINTENANCE	184	0	0	500	500	500	500	
514 INSURANCE - PROPERTY	700	700	548	548	700	700	700	
SUBTOTAL	6,203	7,088	1,488	6,208	6,360	7,060	7,060	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT			0	0	0	0	0	0
750 CAPITAL PROJECTS			0	0	0	0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0
EQUIPMENT DETAIL								
ITEM 1								
ITEM 2								
PROJECTS DETAIL								
ITEM 1								
ITEM 2								
TOTAL MAINT BLDG EXPENDITURES	6,203	7,088	1,488	6,208	6,360	7,060	7,060	0

PARKS & RECREATION FACILITY
FY 16-17 BUDGET

10-4598	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
271 UTILITIES - ELECTRIC	2,908	3,077	1,484	3,000	2,600	3,000	3,000	
276 UTILITIES - NATURAL GAS	4,769	3,476	719	4,200	4,500	4,500	4,500	
277 UTILITIES - SEWER	222	220	143	175	260	260	260	
280 TELEPHONE SERVICE & EQUIPMENT	500	500	165	500	500	500	500	
310 MISC. PROFESSIONAL SERVICES	477	0	0	250	500	500	500	
480 MISC. SUPPLIES	72	0	78	150	250	250	250	
481 JANITORIAL SUPPLIES	769	308	142	200	250	400	400	
482 BUILDING MAINTENANCE	5,083	117	655	2,000	2,000	2,000	2,000	
514 INSURANCE - PROPERTY	700	700	548	548	900	900	900	
SUBTOTAL	15,500	8,398	3,934	11,023	11,760	12,310	12,310	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	0	0	2,000	2,000	0	0	0
750 CAPITAL PROJECTS						0	0	0
SUBTOTAL	0	0	0	2,000	2,000	0	0	0
EQUIPMENT DETAIL								
ITEM 1								
ITEM 2								
CAPITAL PROJECTS DETAIL								
PROJECT 1								
TOTAL PARKS & REC BLDG	15,500	8,398	3,934	13,023	13,760	12,310	12,310	0

COMMUNITY DEVELOPMENT
SUMMARY BY DEPARTMENT
FY 2016-2017 BUDGET

	2015-16					2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
<u>PLANNING & ZONING ADMINISTRATION</u>								
PERSONNEL SERVICES	\$257,915	\$267,349	\$132,325	\$264,650	\$277,079	\$277,479	\$277,479	\$0
OPERATING EXPENDITURES	\$9,038	\$9,320	\$11,173	\$16,530	\$22,000	\$22,000	\$22,000	\$0
CAPITAL	\$0	\$1,510	\$0	\$0	\$0	\$1,500	\$0	\$0
TOTAL	\$266,953	\$278,179	\$143,498	\$281,180	\$299,079	\$300,979	\$299,479	\$0
<u>BOARDS & COMMISSIONS</u>								
PLANNING COMMISSION	\$7,235	\$8,168	\$4,955	\$8,725	\$8,500	\$9,000	\$9,000	\$0
BOARD OF ADJUSTMENT	\$0	\$240	\$0	\$0	\$600	\$600	\$600	\$0
LANDMARK COMMISSION	\$809	\$5,306	\$2,558	\$3,026	\$1,400	\$8,700	\$8,700	\$0
TOTAL	\$8,044	\$13,714	\$7,513	\$11,751	\$10,500	\$18,300	\$18,300	\$0
<u>BUILDING INSPECTION</u>								
OPERATING EXPENDITURES	\$72,066	\$63,492	\$18,199	\$60,200	\$80,600	\$80,600	\$80,600	\$0
CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$72,066	\$63,492	\$18,199	\$60,200	\$80,600	\$80,600	\$80,600	\$0
<u>TOTAL COMMUNITY SERVICES</u>								
	\$339,019	\$341,671	\$161,697	\$341,380	\$390,179	\$399,879	\$398,379	\$0

COMMUNITY DEVELOPMENT
FY 2016-17 BUDGET

10-4610 - 4613	2015-16					2016-17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - PERSONNEL								
110 SALARY & WAGES	170,342	175,585	85,624	171,248	179,382	178,360	178,360	
111 OVERTIME	209	0	0	0	1,000	500	500	
130 FICA	12,578	12,952	6,696	13,392	13,712	13,645	13,645	
131 RETIREMENT	29,365	32,287	16,681	33,362	33,103	32,945	32,945	
132 MED INSURANCE	41,735	42,977	21,488	42,976	44,325	46,500	46,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L. T. DISABILITY	935	787	406	812	1,075	1,070	1,070	
135 WORKERS COMENSATION	2,751	2,761	1,430	2,860	4,482	4,459	4,459	
SUBTOTAL - PERSONNEL	257,915	267,349	132,325	264,650	277,079	277,479	277,479	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
200 UNIFORM	0	0	0	0	0	0	0	
210 BOOKS, SUBSCRIPTIONS	18	0	0	0	200	200	200	
211 MEMBERSHIPS	675	724	764	800	800	800	800	
220 PUBLIC NOTICES	1,062	992	313	1,100	1,200	1,200	1,200	
230 MILEAGE REIMBURSEMENT	0	0	0	0	0	0	0	
240 OFFICE SUPPLIES	930	1,581	754	1,500	1,500	1,500	1,500	
241 PRINTING	150	679	86	400	500	500	500	
242 POSTAGE	626	1,875	611	1,800	2,000	2,000	2,000	
242 VEHICLE MAINTENCE & SUPPLIES	117	940	102	1,000	1,000	1,000	1,000	
262 EQUIPMENT MAINTENENCE & SUPPLIE	1,939	1,018	292	1,200	1,500	1,500	1,500	
280 AIR TIME	606	737	351	750	800	800	800	
290 GASOLINE	275	246	80	160	500	500	500	
310 PROFESSIONAL & TECHNICAL	1,174	0	0	0	0	0	0	
315 CONSULTANTS	0	0	6,617	6,617	10,000	10,000	10,000	
330 EDUCATION & TRAINING	1,173	528	1,203	1,203	2,000	2,000	2,000	
480 MISC. SUPPLIES	293	0	0	0	0	0	0	
SUBTOTAL	9,038	9,320	11,173	16,530	22,000	22,000	22,000	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	1,510	0			1,500	0	0
752 SPECIAL PROJECTS	0	0	0		0	0	0	0
SUBTOTAL	0	1,510	0	0	0	1,500	0	0
EQUIPMENT DETAIL								
ITEM 1	Computer					1,500	0	
ITEM 2								
PROJECTS								
PROJECT 1								
PROJECT 2								
TOTAL	266,953	278,179	143,498	281,180	299,079	300,979	299,479	0
TOTAL PLANNING & ZONING ADMINISTRATI	266,953	278,179	143,498	281,180	299,079	300,979	299,479	0

BOARDS & COMMISSIONS FY 2016-17 BUDGET

10-4610 - 4613	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
PLANNING COMMISSION - 10-4611								
210 MEMBERSHIPS	575	450	0	600	600	600	600	
305 MEMBER ATTENDANCE	4,105	5,024	2,735	5,025	5,000	5,000	5,000	
310 RECORDING SECRETARY	2,408	2,506	1,930	2,800	2,500	3,000	3,000	
315 PROFESSIONAL SERVICES	0	0	0	0	0	0	0	
330 EDUCATION & TRAINING	147	188	290	300	400	400	400	
TOTAL PLANNING COMMISSION	7,235	8,168	4,955	8,725	8,500	9,000	9,000	0
BOARD OF ADJUSTMENT - 10-4612								
305 MEMBER ATTENDANCE	0	100	0	0	300	300	300	
310 RECORDING SECRETARY	0	140	0	0	150	150	150	
330 EDUCATION & TRAINING	0	0	0	0	150	150	150	
TOTAL BOARD OF ADJUSTMENT	0	240	0	0	600	600	600	0
LAND MARK COMMISSION - 10-4613								
310 RECORDING SECRETARY	204	267	82	350	500	500	500	
330 EDUCATION & TRAINING	165	200	0	200	300	300	300	
485 SPECIAL PROJECTS	440	539	476	476	600	600	600	
740 CAPITAL EQUIPMENT	0	0	0	0	0	0	0	
750 STATE GRANT PROJECT	0	4,300	2,000	2,000	0	7,300	7,300	
TOTAL LANDMARK COMMISSION	809	5,306	2,558	3,026	1,400	8,700	8,700	0
TOTAL BOARDS & COMMISSIONS	8,044	13,714	7,513	11,751	10,500	18,300	18,300	0

BUILDING & ZONING INSPECTION
FY 2016-17 BUDGET

10-4650			2015-16			2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
MANAGEMENT CONTROL ACCOUNTS - OPERATING								
210 BOOKS, SUBSCRIPTIONS	0	0	0	200	200	200	200	
211 MEMBERSHIPS	0	125	0	0	200	200	200	
260 EQUIPMENT MAINTENANCE	0	200	0	0	200	200	200	
316 BUILDING INSPECTION CONTRACT	72,066	63,167	18,199	60,000	80,000	80,000	80,000	
SUBTOTAL	72,066	63,492	18,199	60,200	80,600	80,600	80,600	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL								
740 CAPITAL EQUIPMENT	0	0	0	0	0	0	0	0
EQUIPMENT DETAIL								
ITEM 1								
TOTAL INSPECTIONS	72,066	63,492	18,199	60,200	80,600	80,600	80,600	0

TRANSFERS-NON DEPARTMENTAL
SUMMARY BY DEPARTMENT
FY 2016-2017 BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015-16			2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL IMPROVEMENT/OTHER FU	\$273,001	\$274,876	\$188,804	\$289,876	\$248,876	\$477,953	\$477,953	\$0
WHITAKER TRUST	\$23,360	\$32,810	\$34,480	\$37,480	\$34,480	\$27,200	\$27,200	\$0
RDA INCREMENT	\$0	\$0	\$0	\$164,412	\$164,412	\$165,000	\$165,000	\$0
RECREATION	\$39,000	\$39,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$0
NON-DEPARTMENTAL	\$0	\$20,840	\$0	\$0	\$0	\$126,750	\$126,750	\$0
TOTAL	\$335,361	\$367,526	\$264,284	\$532,768	\$488,768	\$837,903	\$837,903	\$0

TRANSFER - NON-DEPARTMENTAL
FY 16-17 BUDGET

10-4710	2012/13 ACTUAL	2014/15 ACTUAL	2015-16		BUDGET	2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
DEBT SERVICE								
SUBTOTAL DEBT SERVICE	0	0	0	0	0	0	0	0
CAPITAL IMPROVEMENT/OTHER FUNDS								
800 CAPITAL IMPROVEMENT - UTOPIA	273,001	274,876	188,804	248,876	248,876	267,953	267,953	
820 STREETS						210,000	210,000	
940 PARKS								
SUBTOTAL CAPITAL IMPROVEMENTS	273,001	274,876	188,804	248,876	248,876	477,953	477,953	0
OTHER GOVERNMENTAL								
900 INCREMENT - RDA				164,412	164,412	165,000	165,000	
920 RECREATION FUND	30,000	30,000	37,000	37,000	37,000	37,000	37,000	
Baseball	9,000	9,000	4,000	4,000	4,000	4,000	4,000	
940 WHITAKER TRUST	23,360	32,810	34,480	34,480	34,480	27,200	27,200	
SUBTOTAL GOVERNMENTAL	62,360	71,810	75,480	239,892	239,892	233,200	233,200	0
NON - DEPARTMENTAL								
110 PERSONNEL ADJUSTMENTS (Budget on (2.0% + .5%))					0	126,750	126,750	
Retirement Liability	0	0						
UTOPIA/UIA		20,840			0		0	
SUBTOTAL NON-DEPARTMENTAL	0	20,840	0	0	0	126,750	126,750	0
TOTAL TRANSFERS NON-DEPART.	335,361	367,526	264,284	488,768	488,768	837,903	837,903	0

RECREATION FUND
SUMMARY BY DEPARTMENT
FY 2016-2017 BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015-16		BUDGET	2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>SUMMER RECREATION</u>								
REVENUES	\$60,295	\$69,489	\$1,169	\$65,000	\$65,000	\$67,000	\$67,000	\$0
EXPENDITURES	\$95,751	\$102,590	\$46,573	\$108,062	\$108,062	\$109,000	\$109,000	\$0
<u>OFF SEASON RECREATION</u>								
REVENUES	10,660	10,667	10,180	21,404	12,000	12,000	12,000	0
EXPENDITURES	8,394	8,654	84	11,000	8,000	11,000	11,000	0
<u>YOUTH BASEBALL</u>								
REVENUES	\$41,655	\$35,619	\$12,981	\$37,000	\$36,000	\$36,000	\$36,000	\$0
EXPENDITURES	\$27,389	\$51,507	\$3,697	\$36,000	\$36,000	\$36,000	\$36,000	\$0
<u>CONCESSION - COMMUNITY PARK</u>								
REVENUES	\$20,013	\$18,364	\$1,280	\$18,000	\$20,000	\$20,000	\$20,000	\$0
EXPENDITURES	\$17,565	\$15,057	\$784	\$20,000	\$20,000	\$20,000	\$20,000	\$0
OTHER REVENUES	\$39,000	\$39,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$0
PROGRAM REVENUES	\$132,623	\$134,139	\$25,610	\$141,404	\$133,000	\$135,000	\$135,000	\$0
TOTAL EXPENDITURES	\$149,099	\$177,808	\$51,138	\$175,062	\$172,062	\$176,000	\$176,000	\$0
REV. OVER/UNDER EXP.	\$22,524	-\$4,669	\$15,472	\$7,342	\$1,938	\$0	\$0	\$0

RECREATION FUND
FY 16-17 BUDGET

25-			2015/16			2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	PROPOSED	ADOPTED
BEGINNING FUND BALANCE	20,921	43,445	38,776	15,472	N/A	22,814	22,814	22,814
RESERVED FUND BALANCE	N/A	N/A	N/A	N/A	N/A	0	0	0
REVENUES								
3410 SUMMER RECREATION FEES	60,295	69,489	1,169	65,000	65,000	67,000	67,000	
3413 YOUTH BASEBALL FEES	41,655	35,619	12,981	37,000	36,000	36,000	36,000	
3430 OFF SEASON RECREATION	10,660	10,667	10,180	21,404	12,000	12,000	12,000	
3628 CONCESSION SALES	20,013	18,364	1,280	18,000	20,000	20,000	20,000	
3700 TRANSFER GENERAL FUND	39,000	39,000	41,000	41,000	41,000	41,000	41,000	
TOTAL REVENUE	171,623	173,139	66,610	182,404	174,000	176,000	176,000	0
EXPENDITURES								
MANAGEMENT CONTROL ACCOUNTS - SUMMER RECREATION								
120 TEMP. & PART-TIME WAGES	58,953	60,824	29,140	63,000	63,000	63,738	63,738	
130 FRINGE - FICA	4,291	4,647	2,673	4,743	4,743	4,743	4,743	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
131 FRINGE - RETIREMENT	4,259	4,815	2,382	4,900	4,900	4,900	4,900	
135 FRINGE - WORK COMP	1,204	1,283	740	1,600	1,600	1,600	1,600	
220 PUBLIC NOTICES	1,678	2,652	0	2,500	2,500	2,700	2,700	
230 MILEAGE REIMBURSEMENT	842	233	212	500	500	500	500	
240 GENERAL OFFICE SUPPLIES	544	286	84	500	500	500	500	
242 POSTAGE	953	109	0	1,000	1,000	1,000	1,000	
260 EQUIP. MAINT & SUPPLIES MISC	0	0	1,500	500	500	500	500	
280 TELEPHONE AIR TIME	1,251	1,295	578	1,500	1,500	1,500	1,500	
310 PROF. & TECH - EMPLOYEE MEI	1,349	1,110	120	1,200	1,200	1,200	1,200	
315 INSTRUCTORS	9,118	5,320	7,895	10,400	10,400	10,400	10,400	
330 EDUCATION & TRAINING	680	135	0	600	600	600	600	
480 SPECIAL DEPT. SUPPLIES MISC	10,629	19,881	1,249	15,119	15,119	15,119	15,119	
SUBTOTAL - SUMMER REC	95,751	102,590	46,573	108,062	108,062	109,000	109,000	0
MANAGEMENT CONTROL ACCOUNTS - OFF SEASON RECREATION								
220 PUBLIC NOTICES	0	0	0	0	0	0	0	
260 EQUIP. MAINT & SUPPLIES MISC	0	0	0	0	0	0	0	
310 INSTRUCTORS	5,786	8,592	0	8,500	5,500	8,500	8,500	
480 SPECIAL DEPT. SUPPLIES MISC	2,608	62	84	2,500	2,500	2,500	2,500	
SUBTOTAL - OFF SEASON REC	8,394	8,654	84	11,000	8,000	11,000	11,000	0
MANAGEMENT CONTROL ACCOUNTS BASEBALL								
120 TEMP. & PART-TIME WAGES	6,415	5,442	0	7,000	7,000	7,000	7,000	
130 FRINGE - FICA	496	416	0	535	535	535	535	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
135 FRINGE - WORK COMP	149	125	0	250	250	250	250	
220 PUBLIC NOTICES	169	88	0	500	500	500	500	
240 OFFICE SUPPLIES	0	0	0	0	0	0	0	
260 EQUIP. MAINT & SUPPLIES MISC	732	0	0	1,000	1,000	1,000	1,000	
315 UMPIRES	1,763	1,347	0	2,000	2,000	2,000	2,000	
480 SPECIAL DEPT. SUPPLIES MISC	17,665	44,089	3,697	24,715	24,715	24,715	24,715	
740 EQUIPMENT	0	0	0	0	0	0	0	
SUBTOTAL - YOUTH BASEBALL	27,389	51,507	3,697	36,000	36,000	36,000	36,000	0

MANAGEMENT CONTROL ACCOUNTS - CONCESSIONS

120	TEMP. & PART-TIME WAGES	7,043	6,027	340	8,500	8,500	8,500	8,500
130	FRINGE - FICA	511	455	59	650	650	650	650
133	UNEMPLOYMENT	0	0	0	0	0	0	0
135	FRINGE - WORK COMP	154	134	22	300	300	300	300
260	EQUIP. MAINT & SUPPLIES MISC	0	0	0	300	300	300	300
310	PROF. & TECH	300	220	0	250	250	250	250
480	SPECIAL DEPT. SUPPLIES MISC	9,557	8,221	363	10,000	10,000	10,000	10,000
740	EQUIPMENT	0	0	0	0	0	0	0
	SUBTOTAL - CONCESSIONS	17,565	15,057	784	20,000	20,000	20,000	20,000

CAPITAL DETAIL

EQUIPMENT

ITEM 1 - SUMMER RECREATION

ITEM 2

ITEM 3 - Baseball

ITEM 4

ITEM 5 - ADULT RECREATION

ITEM 6

ITEM 7 - CONCESSIONS

SUBTOTAL - CAPITAL	0	0	0	0	0	0	0	0
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TOTAL RECREATION EXPEND.	149,099	177,808	51,138	175,062	172,062	176,000	176,000	0
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EXCESS REVENUES OVER	22,524	-4,669	15,472	7,342	1,938	0	0	0
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(UNDER) EXPENDITURES

Fund Balance	43,445	38,776		22,814		22,814	22,814	22,814
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RAP TAX FUND SUMMARY FY 2016-2017 BUDGET
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	2013/14 ACTUAL	2014/15 ACTUAL	2015-2016			2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>RAP TAX</u>								
REVENUES	\$0	\$0	\$0	\$80,000	\$80,000	\$455,000	\$455,000	\$0
CAPITAL EXPENDITURES	\$0	\$0	\$0	\$80,000	\$80,000	\$446,200	\$446,200	\$0
CAPITAL TRANSFERS	\$0	\$0	\$0	\$0	\$0	\$8,800	\$8,800	\$0
SUB TOTAL - EXPENDITURES	\$0	\$0	\$0	\$80,000	\$80,000	\$455,000	\$455,000	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$80,000	\$80,000	\$455,000	\$455,000	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$80,000	\$80,000	\$455,000	\$455,000	\$0

RAP TAX FY 16-17 BUDGET

20-	2013/14 ACTUAL	2014/15 ACTUAL	2015-2016		BUDGET	2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
FUND BALANCE						80,000	80,000	
3150 RAP TAXES	N/A	N/A	N/A	80,000	80,000	375,000	375,000	
TOTAL RDA REVENUES	0	0	0	80,000	80,000	455,000	455,000	0
<u>EXPENDITURES</u>								
400 GRANTS/PROJECTS	N/A	N/A	N/A	80,000	80,000	446,200	446,200	
410 TRANSFERS	N/A	N/A	N/A	0	0	8,800	8,800	
TOTAL EXPENDITURES	0	0	0	80,000	80,000	455,000	455,000	0
Transfers/Grants detail								
Parks								
Whitaker						8,800	8,800	
DCPA								
SUBTOTAL	0	0	0	0	0	8,800	8,800	0
EXCESS REVENUES OVER (UNDER) EXPENDITURES	0	0	0	0	0	0	0	0
FUND BALANCE								

DEBT SERVICE FUND
SUMMARY BY FUND
FY 2016-2017 BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015-16			2016-17		
			6 MONTH	12 MONTH	BUDGET	DEPARTMENT	PROPOSED	ADOPTED
			ACTUAL	ESTIMATE		REQUEST		
<u>SALES TAX REVENUE BONDS - 2009</u>								
REVENUE	\$1,598,363	\$1,623,887	\$377,844	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
SUB TOTAL	\$1,598,363	\$1,623,887	\$377,844	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
EXPENDITURES	\$1,598,363	\$1,623,887	\$72,293	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
SUB TOTAL	\$1,598,363	\$1,623,887	\$72,293	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
TOTAL REVENUES	\$1,598,363	\$1,623,887	\$377,844	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
TOTAL EXPENDITURES	\$1,598,363	\$1,623,887	\$72,293	\$1,657,088	\$1,657,088	\$593,012	\$593,012	\$0
REV. OVER/UNDER EXP.	\$0	\$0	\$305,551	\$0	\$0	\$0	\$0	\$0

SALES TAX BONDS - 2009
FY 16-17 BUDGET

35-	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
3610 INTEREST INCOME	1,884	2,115						
3615 TRANSFER FROM GF.	0	0						
3620 RAP TAXES - BOUNTIFUL	385,746	419,007	197,328	428,000	428,000	0	0	
3625 RAP TAXES - CENTERVILLE	327,467	347,937	180,516	382,000	382,000	0	0	
3630 RDA - TIF	711,838	683,399	0	675,659	675,659	593,012	593,012	
3635 DAVIS COUNTY CONTRIBUTION	171,428	171,429	0	171,429	171,429	0	0	
3690 CONTRIBUTIONS - OTHER						0	0	
TOTAL REVENUE	1,598,363	1,623,887	377,844	1,657,088	1,657,088	593,012	593,012	0
4710 BOND INTEREST	254,863	201,387	72,293	144,588	144,588	95,512	95,512	
4712 BOND PRINCIPAL	1,340,000	1,420,000	0	1,510,000	1,510,000	495,000	495,000	
4715 PAYING AGENT FEES	3,500	2,500	0	2,500	2,500	2,500	2,500	
TOTAL	1,598,363	1,623,887	72,293	1,657,088	1,657,088	593,012	593,012	0
EXCESS REVENUES OVER (UNDER) EXPENDITURES	0	0	305,551	0	0	0	0	0

NOTES:

Interest Rate 2.98%

	PRINCIPAL	INTEREST	TOTAL PAYMENT
FY 17	\$495,000	\$95,512	\$590,512
FY 18	\$510,000	\$78,188	\$588,188
FY 19	\$530,000	\$60,338	\$590,338
FY 20	\$550,000	\$40,462	\$590,462
FY 21	\$570,000	\$20,662	\$590,662
TOTAL	\$2,655,000	\$295,162	\$2,950,162

CAPITAL IMPROVEMENT FUNDS
SUMMARY BY FUND
FY 2016-2017 BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015-16			2016-17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>STORM DRAIN CIF</u>								
FUND BALANCE	\$45,209	\$87,660	\$140,510	\$175,224	\$47,981	\$47,906	\$47,906	\$0
REVENUE	\$58,621	\$54,702	\$34,714	\$36,020	\$25,075	\$570,946	\$605,946	\$0
SUB TOTAL - SOURCES	\$103,830	\$142,362	\$175,224	\$211,244	\$73,056	\$618,852	\$653,852	\$0
EXPENDITURES	\$16,170	\$1,852	\$0	\$0	\$25,150	\$618,852	\$653,852	\$0
SUB TOTAL	\$16,170	\$1,852	\$0	\$0	\$25,150	\$618,852	\$653,852	\$0
<u>PARK CIF</u>								
FUND BALANCE	\$336,436	\$354,172	-\$151,881	\$82,619	\$82,619	\$98,019	\$98,019	\$0
REVENUE	\$56,376	\$18,858	\$234,500	\$260,000	\$15,400	\$50,500	\$50,500	\$0
SUB TOTAL - SOURCES	\$392,812	\$373,030	\$82,619	\$342,619	\$98,019	\$148,519	\$148,519	\$0
EXPENDITURES	\$38,640	\$524,911	\$0	\$0	\$0	\$148,519	\$148,519	\$0
SUB TOTAL	\$38,640	\$524,911	\$0	\$0	\$0	\$148,519	\$148,519	\$0
<u>TRANSPORTATION PROJECTS</u>								
FUND BALANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REVENUE	\$0	\$0	\$0	\$0	\$0	\$1,101,000	\$1,101,000	\$0
SUB TOTAL - SOURCES	\$0	\$0	\$0	\$0	\$0	\$1,101,000	\$1,101,000	\$0
EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$1,101,000	\$1,101,000	\$0
SUB TOTAL	\$0	\$0	\$0	\$0	\$0	\$1,101,000	\$1,101,000	\$0
<u>CAPITAL PROJECT FUND</u>								
FUND BALANCE	\$42,295	\$41,319	\$323,598	\$442,517	\$47,120	\$0	\$0	\$0
REVENUE	\$436,001	\$765,276	\$721,560	\$973,162	\$418,466	\$462,953	\$462,953	\$0
SUB TOTAL - SOURCES	\$478,296	\$806,595	\$1,045,158	\$1,415,679	\$465,586	\$462,953	\$462,953	\$0
EXPENDITURES	\$436,977	\$482,997	\$602,641	\$1,301,972	\$769,276	\$462,953	\$462,953	\$0
SUB TOTAL	\$436,977	\$482,997	\$602,641	\$1,301,972	\$769,276	\$462,953	\$462,953	\$0
<u>TOTAL SOURCES</u>								
TOTAL SOURCES	\$974,938	\$1,321,987	\$1,303,001	\$1,969,542	\$636,661	\$2,331,324	\$2,366,324	\$0
<u>TOTAL EXPENDITURES</u>								
TOTAL EXPENDITURES	\$491,787	\$1,009,760	\$602,641	\$1,301,972	\$794,426	\$2,331,324	\$2,366,324	\$0
<u>SOURCES OVER/UNDER</u>								
SOURCES OVER/UNDER	\$483,151	\$312,227	\$700,360	\$667,570	-\$157,765	\$0	\$0	\$0

STORM DRAIN
FY 16-17 BUDGET

43-	2013/14 ACTUAL	2014/15 ACTUAL	2015/16		BUDGET	2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
BEGINNING FUND BALANCE	45,209	87,660	140,510	175,224	47,981	47,906	47,906	0
RESERVED FUND BALANCE								
REVENUES								
3312 CDBG GRANT								
3314 FEMA GRANT - FLOOD MITIGATION								
3315 FEMA GRANT - DISASTER REST.								
3440 IMPACT FEES	57,670	53,489	34,257	35,000	25,000	25,000	25,000	
3480 TRANSFER IN - DRAINAGE	0	0	0	0	0	545,871	580,871	
3610 INTEREST INCOME		209	0	20	75	75	75	
3870 DEVELOPER CONTRIBUTION	951	1,004	457	1,000	0	0	0	
USE OF FUND BALANCE								
TOTAL REVENUE	58,621	54,702	34,714	36,020	25,075	570,946	605,946	0
EXPENDITURES								
N/A PREVIOUS YEARS EXPENDITURES	16,170	1,852	0	0	25,150	25,075	25,075	
CAPITAL PROJECTS								
Washout building						140,000	140,000	
300 Misc projects or transfers						453,777	488,777	
TOTAL EXPENDITURES	16,170	1,852	0	0	25,150	618,852	653,852	0
REVENUE OVER EXPENDITURES	42,451	52,850	34,714	36,020	-75	-47,906	-47,906	0
ENDING FUND BALANCE	87,660	140,510	175,224	176,530	47,906	0	0	0

PARKS FY 16-17 BUDGET

45-	2013/14 ACTUAL	2014/15 ACTUAL	2015/16			2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
ACTUAL FUND BALANCE	336,436	354,172	-151,881	82,619	82,619	98,019	98,019	0
RESERVED(AQUISITION)	0							
RESERVED PRIVATE CONTRIBUTIONS								
UNRESERVED								
<u>REVENUES</u>								
3363 GRANT REVENUES - MISC								
3364 GRANT - State trails								
3365 GRANT - CDBG								
3366 SALE OF ASSETS								
3470 IMPACT FEES	55,539	18,513	234,500	260,000	15,000	50,000	50,000	
3480 TRANSFER IN - RAP								
3495 DEVELOPER CONTRIBUTION				0	0			
3610 INTEREST INCOME	837	345	0		400	500	500	
3870 PRIVATE CONTRIBUTIONS								
USE OF FUND BALANCE								
USE OF RESTRICTED FUND BALANCE								
TOTAL REVENUE	56,376	18,858	234,500	260,000	15,400	50,500	50,500	0
<u>EXPENDITURES</u>								
PREVIOUS YEARS EXPENDITURES	38,640	524,911		0	0	148,519	148,519	0
Park Improvements								
Community park expansion site preparation								
TOTAL EXPENDITURES	38,640	524,911	0	0	0	148,519	148,519	0
REVENUE OVER EXPENDITURES	17,736	-506,053	234,500	342,619	15,400	-98,019	-98,019	0
ENDING FUND BALANCE	354,172	-151,881	82,619	425,238	98,019	0	0	0

CAPITAL PROJECTS - UTOPIA
FY 16-17 BUDGET

FUND NO. 49-	2013/14 ACTUAL	2014/15 ACTUAL	2015/16		BUDGET	2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
FUND BALANCE	42,295	41,319	323,598	442,517	47,120	0	0	0
REVENUES								
3470 IMPACT FEES								
3480 TRANSFER IN - GENERAL FUND								
TRANSFER IN - GENERAL FUND	273,001	274,876	188,864	255,466	255,466	267,953	267,953	
3610 INTEREST INCOME	0	315,400						
3870 PRIVATE CONTRIBUTIONS								
GRANT			532,696	532,696				
3890 OTHER - TRANSFERS	163,000	175,000		185,000	163,000	195,000	195,000	
USE OF FUND BALANCE								
USE OF RESTRICTED FUND BALANCE								
TOTAL REVENUE	436,001	765,276	721,560	973,162	418,466	462,953	462,953	0
EXPENDITURES								
PREVIOUS YEARS EXPENDITURES								
		37,279	228,159	315,400	315,400			
Parrish Lane sidewalk			185,618	532,696	0			
UTOPIA	436,977	445,718	188,864	453,876	453,876	462,953	462,953	
TOTAL EXPENDITURES	436,977	482,997	602,641	1,301,972	769,276	462,953	462,953	0
REVENUE OVER EXPENDITURES	-976	282,279	118,919	-328,810	-350,810	0	0	0
ENDING FUND BALANCE	41,319	323,598	442,517	113,707	-303,690	0	0	0

TRANSPORTATION PROJECTS FY 16-17 BUDGET
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FUND NO. 49-	2013/14 ACTUAL	2014/15 ACTUAL	2015/16		BUDGET	2016/17		
			6 MONTH ACTUAL	12 MONTH ESTIMATE		DEPARTMENT REQUEST	PROPOSED	ADOPTED
FUND BALANCE	0	0	0	0	0	0	0	0
<u>REVENUES</u>								
3110 SALES TAX						315,000	315,000	
3340 CLASS C ROADS						575,000	575,000	
3345 STATE GRANTS						0	0	
3610 INTEREST						1,000	1,000	
3910 TRANSFER - GENERAL FUND						210,000	210,000	
TOTAL REVENUE	0	0	0	0	0	1,101,000	1,101,000	0
<u>EXPENDITURES</u>								
PREVIOUS YEARS EXPENDITURES (Budget only)						1,101,000	1,101,000	
TOTAL EXPENDITURES	0	0	0	0	0	1,101,000	1,101,000	0
REVENUE OVER EXPENDITURES	0	0	0	0	0	0	0	0
ENDING FUND BALANCE	0	0	0	0	0	0	0	0

Enterprise Funds
Summary B6 Funds
FY 2016-2017 Budget

	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
WATER FUND								
RETAINED EARNINGS	\$0		\$167,897	\$0	\$0			
REVENUES	\$2,489,376	\$2,598,334	\$1,330,268	\$2,392,951	\$2,261,767	\$2,558,000	\$2,558,000	\$0
TOTAL SOURCES OF FUNDS	\$2,489,376	\$2,598,334	\$1,498,165	\$2,392,951	\$2,261,767	\$2,558,000	\$2,558,000	\$0
PERSONNEL SERVICES	\$423,656	\$417,735	\$200,156	\$407,850	\$438,642	\$497,877	\$497,877	\$0
OPERATING EXPENDITURES	\$819,072	\$852,061	\$440,800	\$868,340	\$886,280	\$909,365	\$907,865	\$0
DEBT/DEPRECIATION	\$765,474	\$793,982	\$479,978	\$709,045	\$709,045	\$765,300	\$765,300	\$0
CAPITAL OUTLAY	\$88,288	\$70,370	\$31,026	\$83,700	\$83,700	\$124,900	\$78,900	\$0
WATERLINE PROJECTS	\$796,888	\$483,895	\$130,469	\$250,000	\$240,500	\$645,000	\$585,000	\$0
TOTAL EXPENDITURES	\$2,893,378	\$2,618,043	\$1,282,429	\$2,318,935	\$2,358,167	\$2,942,442	\$2,834,942	\$0
(note less depreciation)	\$2,593,378	\$2,229,893	\$1,132,429	\$2,018,935	\$2,058,167	\$2,592,442	\$2,484,942	\$0
SANITATION FUND								
RETAINED EARNINGS/OTHER	\$0	\$0	\$13,276	\$15,720	\$15,875	\$0	\$0	\$0
REVENUES	\$942,449	\$955,660	\$482,920	\$967,110	\$978,500	\$993,750	\$993,750	\$0
TOTAL	\$942,449	\$955,660	\$496,196	\$982,830	\$994,375	\$993,750	\$993,750	\$0
COLLECTION	\$257,587	\$243,999	\$104,440	\$250,472	\$245,000	\$250,000	\$250,000	\$0
DISPOSAL/TIPPING FEE	\$306,440	\$300,719	\$113,114	\$302,500	\$311,000	\$303,000	\$303,000	\$0
DEBT/DEPRECIATION	\$15,000	\$23,914	\$7,500	\$15,000	\$15,000	\$15,000	\$15,000	\$0
CAPITAL	\$22,687	\$24,600	\$1,610	\$11,000	\$8,900	\$12,400	\$12,400	\$0
OPERATING	\$354,696	\$362,139	\$159,170	\$367,037	\$358,850	\$389,850	\$389,850	\$0
TOTAL EXPENDITURES	\$956,410	\$955,371	\$385,834	\$946,009	\$938,750	\$970,250	\$970,250	\$0
(note less depreciation)	\$941,410	\$931,457	\$378,334	\$931,009	\$923,750	\$955,250	\$955,250	\$0
DRAINAGE UTILITY								
RETAINED EARNINGS	\$0	\$245,226	\$0	\$0	\$0	\$0	\$0	\$0
REVENUES	\$728,417	\$899,450	\$619,300	\$1,240,670	\$1,246,940	\$1,246,500	\$1,246,500	\$0
TOTAL	\$728,417	\$1,144,676	\$619,300	\$1,240,670	\$1,246,940	\$1,246,500	\$1,246,500	\$0
EXPENDITURES	\$688,934	\$992,333	\$640,011	\$1,232,108	\$1,326,940	\$1,331,500	\$1,331,500	\$0
(note less depreciation)	\$601,434	\$910,715	\$600,011	\$1,152,108	\$1,246,940	\$1,246,500	\$1,246,500	\$0
TELECOMMUNICATIONS UTILITY								
RETAINED EARNINGS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REVENUES	\$436,857	\$303,660	\$139,166	\$268,000	\$270,000	\$210,000	\$210,000	\$0
TOTAL	\$436,857	\$303,660	\$139,166	\$268,000	\$270,000	\$210,000	\$210,000	\$0
EXPENDITURES	\$436,857	\$273,152	\$133,148	\$268,000	\$270,000	\$210,000	\$210,000	\$0
(note less depreciation)	\$436,857	\$273,152	\$133,148	\$268,000	\$270,000	\$210,000	\$210,000	\$0
TOTAL REVENUES	\$4,597,099	\$5,002,330	\$2,752,827	\$4,884,451	\$4,773,082	\$5,008,250	\$5,008,250	\$0
TOTAL EXPENDITURES	\$4,975,579	\$4,838,899	\$2,441,422	\$4,765,052	\$4,893,857	\$5,004,192	\$4,896,692	\$0
REV. OVER/UNDER EXP.	-\$378,480	\$163,431	\$311,405	\$119,399	-\$120,775	\$4,058	\$111,558	\$0
Note Depreciation	402,500	493,682	197,500	395,000	395,000	450,000	450,000	0

WATER FUND - REVENUES
FY 16-17 BUDGET

51-3000	2013/14 ACTUAL	2014/15 ACTUAL	2015/16		BUDGET	2016/17	
			6 MONTH ACTUAL	12 MONTH ESTIMATE		PROPOSED	ADOPTED
3440 WATER DEVELOPMENT FEES	119,832	116,962	154,014	185,000	100,000	125,000	
3445 WATERLINE CONST FEES - NEW SU	391,781	184,884	110,000	151,426	150,000	150,000	
3450 WATERLINE CONST FEES - OLD SUI	0	0	0	0	500	0	
3610 BANKING & INVEST. - INTEREST	5,839	3,126	1,526	6,000	15,000	6,000	
3711 WATER SALES	1,881,762	1,885,583	1,024,567	1,980,525	1,945,267	2,020,000	
3712 WATER LATERAL FEES- OLD SUB	0	0	0	0	5,000	0	
3713 WATER YOKES AND METERS	8,301	16,479	14,860	18,000	12,000	15,000	
3715 WATER LATERAL FEES NEW SUBS	0	26,130	17,598	19,000	15,000	20,000	
3716 HYDRANT WATER SALES	4,449	2,250	1,801	5,000	5,000	3,000	
3717 COLLECTION OF BAD DEBTS	0		0	0	0	0	
3720 DELINQUENT PENALTY	10,566	10,554	5,852	10,500	8,000	11,000	
3730 GAIN ON SALE OF FIXED ASSET	15,026	8,825	50	5,000	5,000	5,000	
3750 BOND PROCEEDS	51,820	343,541	0	0	0	0	
3800 METER RELOCATION			0	12,500	1,000	1,000	
3801 SPECIAL PROJ REVENUE	0						
3810 TRANSFERS IN - DEBT SERVICE							
Increase						202,000	
Retained earnings							
TOTAL REVENUE	2,489,376	2,598,334	1,330,268	2,392,951	2,261,767	2,558,000	0

WATER FUND - EXPENDITURES
FY 16-17 BUDGET

51	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
PERSONNEL SERVICES								
110 SALARY & WAGES	253,198	260,717	120,991	241,982	256,124	251,180	251,180	
111 OVERTIME	12,029	8,215	4,806	9,612	12,000	12,000	12,000	
120 PART-TIME WAGES	19,748	19,550	5,231	18,000	23,197	20,000	20,000	
130 FICA	21,017	21,392	10,278	20,556	20,604	19,215	19,215	
131 RETIREMENT	47,511	36,175	24,092	48,184	44,184	43,395	43,395	
132 MEDICAL	62,500	64,352	31,213	62,426	73,875	77,500	77,500	
133 UNEMPLOYMENT	0	0	0	0	0	0	0	
134 L.T. DISAB	1,438	1,192	597	1,194	1,476	1,507	1,507	
135 WORKERS COMPENSATION	5,914	5,841	2,806	5,612	6,882	6,530	6,530	
142 UNIFORM ALLOWANCE	301	301	142	284	300	300	300	
New employee						66,250	66,250	
SUBTOTAL	423,656	417,735	200,156	407,850	438,642	497,877	497,877	0
OPERATING EXPENDITURES								
200 UNIFORM	2,156	2,229	1,996	2,100	2,200	2,600	2,600	
210 BOOKS, SUBSCRIPTIONS	236	0	0	0	200	200	200	
211 MEMBERSHIPS	1,634	1,818	50	1,500	1,800	2,000	2,000	
220 PUBLIC NOTICES	300	0	0	0	500	500	500	
240 OFFICE SUPPLIES	602	1,107	91	1,200	1,200	1,200	1,200	
241 PRINTING	4,822	6,500	1,579	5,500	5,500	5,500	5,500	
242 POSTAGE	11,463	12,209	4,299	12,000	11,500	12,500	12,500	
260 VEHICLE/EQUIPMENT MAINTENAN	16,230	10,969	3,943	10,000	16,000	18,000	18,000	
261 RADIO	5,872	1,496	0	1,000	1,000	750	750	
263 OFFICE EQUIPMENT	0	0	0	200	600	600	600	
265 FIRE EXTINGUISHER	349	300	0	331	500	400	400	
266 METER READING MAINTENANCE	1,524	1,570	0	1,600	1,600	1,600	1,600	
275 PUMPS & WELLS - ELECTRICAL	91,925	80,895	24,078	65,000	80,000	65,000	65,000	
280 TELEPHONE AIR TIME	1,572	1,552	968	2,300	2,560	2,560	2,560	
285 TELEPHONE	0	0	0	250	250	250	250	
286 TELEMETRY	11,749	25,606	2,790	19,000	15,000	17,000	17,000	
290 GASOLINE & DIESEL	14,591	13,047	4,638	13,500	19,000	17,000	17,000	
310 CONSULTANTS	4,525	4,901	0	5,000	10,000	10,000	10,000	
314 COMPUTER	3,619	4,319	2,419	5,000	5,200	5,200	5,200	
316 ENGINEER	28,877	31,514	6,643	20,000	15,000	20,000	20,000	
317 CPA	2,500	2,000	0	2,000	2,000	2,000	2,000	
330 EDUCATION AND TRAINING	7,724	8,925	862	8,000	8,000	9,620	9,620	
340 LICENSES AND CERTIFICATES	240	410	205	310	500	1,200	1,200	
478 COMMERCIAL WATER METERS	0	8,898	3,962	5,000	0	4,000	4,000	
479 CONSTRUCTION MATERIALS	470	996	40	4,000	4,000	4,000	4,000	
480 MISC. SUPPLIES	29,130	37,465	12,960	32,000	32,000	32,000	32,000	
481 METER REPAIRS	7,227	9,710	2,551	9,000	10,000	10,000	10,000	
482 RELOCATION OF METERS	345	1,437	0	0	500	500	500	
484 WATER MAIN SUPPLIES	31,916	39,065	22,867	40,000	35,000	37,000	37,000	
485 BLUE STAKES	2,937	4,135	1,490	4,200	4,200	4,200	4,200	
486 ASPHALT	4,848	4,365	14	4,000	4,000	4,000	4,000	
487 ROAD BASE	1,746	1,906	1,736	3,500	3,500	3,500	3,000	
488 SAND	86	1,043	415	3,000	3,000	3,000	2,000	
489 CHLORINE	9,876	6,657	1,474	8,000	8,500	8,500	8,500	
490 WEBER BASIN PURCHASES	76,110	77,047	83,470	83,470	83,470	85,085	85,085	
491 LATERALS	5,456	931	3,530	5,000	5,000	5,000	5,000	
492 FLOURIDATION SUPPLIES	31,485	14,540	5,293	35,000	35,000	35,000	35,000	
493 NEW METERS	11,929	17,201	13,437	19,000	19,000	19,000	19,000	
495 WATER RIGHTS (STATE)	1,370	0	0	1,000	1,000	1,000	1,000	
511 INSURANCE - GENERAL LIABILITY	28,125	25,028	25,000	25,000	25,000	25,000	25,000	
512 INSURANCE - AUTO LIABILITY	3,375	3,375	2,098	2,098	3,500	3,500	3,500	
513 INSURANCE - WELLS & PUMPS	5,437	5,352	4,281	4,281	5,500	5,500	5,500	
621 WATER TESTING	14,694	11,543	3,621	9,000	7,000	17,000	17,000	
630 UNCOLLECTABLE ACCOUNTS	0	0	0	0	1,000	1,000	1,000	
640 GENERAL FUND SERVICE	340,000	370,000	198,000	396,000	396,000	405,900	405,900	
SUBTOTAL	819,072	852,061	440,800	868,340	886,280	909,365	907,865	0

850 2012 REVENUE BOND	485,474	405,832	329,978	409,045	409,045	415,300	415,300	
910 DEPRECIATION EXPENSE	300,000	388,150	150,000	300,000	300,000	350,000	350,000	
SUBTOTAL	785,474	793,982	479,978	709,045	709,045	765,300	765,300	0
CAPITAL OUTLAY								
740 CAPITAL EQUIPMENT	88,288	70,370	31,026	83,700	83,700	124,900	78,900	0
770 CAPITAL PROJECTS	796,888	483,895	130,469	250,000	240,500	645,000	585,000	0
SUBTOTAL	885,176	554,265	161,495	333,700	324,200	769,900	663,900	0
SUBDIVISION WATERLINE PROJECTS								
PROJECTS								
WATER LINE PROJECTS								
EQUIPMENT DETAIL								
ITEM 1	Line locator					3,800	3,800	
ITEM 2	Tool replacement					2,000	2,000	
ITEM 3	Battery change out					3,500	3,500	
ITEM 4	Balloon light					2,000	2,000	
ITEM 5	Power energy logger 1735					4,000	0	
ITEM 6	Computer replacement for Randy					2,000	2,000	
ITEM 7	Telemetry upgrades					15,000	15,000	
ITEM 8	Backhoe change out					1,600	1,600	
ITEM 9	New truck (Randy)					38,000	38,000	
ITEM 10	Generator					17,000	0	
ITEM 11	Air compressor					25,000	0	
ITEM 12	City hall controls					11,000	11,000	
PROJECTS DETAIL								
PROJECT 1	Moving meters to curb					15,000	15,000	
PROJECT 2	PRV repair					10,000	10,000	
PROJECT 3	Energy upgrade					5,000	5,000	
PROJECT 4	Mag meters at well and boosters					8,000	8,000	
PROJECT 5	Radio read meters for commercial units					45,000	45,000	
PROJECT 6	Duncan spring filtration plant					60,000	0	
PROJECT 7	Misc. projects					150,000	150,000	
PROJECT 8	Development projects					150,000	150,000	
PROJECT 9	2016 Capital projects list					202,000	202,000	
TOTAL WATER EXPENDITURES	2,893,378	2,618,043	1,282,429	2,318,935	2,358,167	2,942,442	2,834,942	0
* NOTE: DEPRECIATION	-300,000	-388,150	-150,000	-300,000	-300,000	-350,000	-350,000	0
MEMO - WATER FUND REVENUES	2,489,376	2,598,334	1,330,268	2,392,951	2,261,767	2,558,000	2,558,000	2,558,000
FUND BALANCE/RESERVE/OTHER		0						
EXCESS REVENUES OVER EXPEN	-104,002	368,441	197,839	374,016	203,600	-34,442	73,058	2,558,000

**SANITATION FUND
FY 16-17 BUDGET**

52	2015/16					2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT	PROPOSED	ADOPTED
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST		
REVENUES								
Use of Retained Earnings								
3610 INTEREST INCOME	150	0	175	350	500	500	500	
3620 FALL CLEAN-UP REVENUE	0	0	720	1,440	500	500	500	
3630 SPRING CLEAN-UP REVENUE	260	140	0	0	0	0	0	
3710 REFUSE COLLECTION CHARGES	686,787	693,145	347,564	695,500	708,000	700,000	700,000	
3720 RECYCLING FEES	169,516	174,126	87,846	176,250	176,000	176,000	176,000	
3725 GREEN WASTE FEES	81,746	86,709	45,285	90,570	87,000	106,750	106,750	
3730 CONTAINER ADV LEASE PYMTS	3,990	1,540	1,330	3,000	6,500	10,000	10,000	
MISC./OTHER	0	0		0				
TOTAL REVENUE	942,449	955,660	482,920	967,110	978,500	993,750	993,750	0
EXPENDITURES								
241 OFFICE SUPPLIES PRINTING	2,500	2,346	790	1,580	2,750	2,500	2,500	
242 POSTAGE	5,719	5,436	1,858	3,716	5,500	5,500	5,500	
314 PROF & TECH - COMPUTER	3,619	4,095	2,149	4,298	5,200	5,200	5,200	
316 PROF & TECH - ENGINEERING	0	0	0	0	0	0	0	
317 PROF & TECH - ATTORNEY	0	0	0	0	0	0	0	
320 GREEN WASTE COLLECTION	29,651	28,375	15,760	32,000	28,800	48,000	48,000	
321 COLLECTION	257,587	243,999	104,440	250,472	245,000	250,000	250,000	
322 DISPOSAL/TIPPING FEES	306,440	300,719	113,114	302,500	311,000	303,000	303,000	
324 RECYCLE COLLECTION FEES	169,242	172,032	72,756	174,000	164,000	174,000	174,000	
325 DISPOSAL/GREEN WASTE	31,145	36,189	15,414	31,000	33,000	31,000	31,000	
480 SPECIAL DEPT SUPPLIES	0	0	0	0	100	100	100	
485 FALL CLEANUP SERVICE	0	0	1,443	1,443	500	500	500	
486 SPRING CLEANUP SERVICE	23,820	24,666	0	30,000	30,000	30,000	30,000	
510 GENERAL LIABILITY INSURANCE	9,000	9,000	9,000	9,000	9,000	9,000	9,000	
630 UNCOLLECTABLE ACCOUNTS	0	0	0	0	0	0	0	
640 ADMINISTRATIVE SERVICES	80,000	80,000	40,000	80,000	80,000	84,050	84,050	
740 CAPITAL EQUIPMENT	0	0	0	0	2,400	2,400	2,400	
750 CONTAINERS - MISC PURCHASES	22,687	24,600	1,610	11,000	6,500	10,000	10,000	
900 DEPRECIATION EXPENSE	15,000	23,914	7,500	15,000	15,000	15,000	15,000	
TOTAL SANITATION EXPEND.	956,410	955,371	385,834	946,009	938,750	970,250	970,250	0
EXCESS REVENUES OVER/UNDER	-13,961	289	97,086	21,101	39,750	23,500	23,500	0
ADD BACK DEPRECIATION	15,000	23,914	7,500	15,000	15,000	15,000	15,000	0
USE OF RETAINED EARNINGS	1,039	24,203	104,586	36,101	-54,750	38,500	38,500	0

**DRAINAGE UTILITY
FY 16-17 BUDGET**

53	2015/16					2016/17		
	2013/14	2014/15	6 MONTH	12 MONTH	BUDGET	DEPARTMENT		
	ACTUAL	ACTUAL	ACTUAL	ESTIMATE		REQUEST	PROPOSED	ADOPTED
REVENUES								
Use of retained earnings								
3610 INTEREST INCOME	1,931	1,453	766	1,500	2,500	1,500	1,500	
3670 OTHER-BONDS/CONTRIBUTIONS	150,000	311,841	89	170	0	0	0	
3710 DRAINAGE CHARGES	371,790	377,997	399,209	798,500	795,000	800,000	800,000	
3730 SUB DRAIN CHARGES	204,696	208,159	219,236	440,500	449,440	445,000	445,000	
TOTAL REVENUE	728,417	899,450	619,300	1,240,670	1,246,940	1,246,500	1,246,500	0
EXPENDITURES								
PERSONNEL SERVICES								
110 SALARY & WAGES	48,581	50,822	24,842	49,684	45,926	48,984	48,984	
111 OVERTIME PAY	0	0	0	0	1,000	500	500	
130 FRINGE BENEFITS FICA	3,481	3,660	1,904	3,808	3,513	3,745	3,745	
131 RETIREMENT	8,365	7,245	4,809	9,618	8,482	9,047	9,047	
132 FRINGE BENEFITS/MEDICAL INC	15,167	15,608	7,804	15,608	14,775	15,500	15,500	
133 FRINGE BENEFITS - UNEMPLOY	0	0	0	0	0	0	0	
134 FRINGE BENEFITS/LT DISABILITY	266	227	117	234	275	293	293	
135 FRINGE BENEFITS - WORKERS COM	1,010	1,025	529	1,058	1,378	1,470	1,470	
136 FRINGE BENEFITS - MPP	0	0	0	0	0	0	0	
Subtotal Personnel	76,870	78,587	40,005	80,010	75,349	79,539	79,539	0
OPERATING								
200 UNIFORM PURCHASE	385	384	362	362	400	450	450	
220 PUBLIC NOTICES	0	280	0	0	200	200	200	
240 OFFICE SUPPLIES	309	256	46	300	300	300	300	
241 OFFICE SUPPLIES - PRINTING	2,118	2,346	789	2,500	2,750	2,750	2,750	
242 POSTAGE	4,880	5,463	1,858	5,500	5,500	5,500	5,500	
250 VEHICLE MAINTENANCE	202	716	245	800	1,000	1,000	1,000	
270 WEBER BASIN WATER	0	640	0	640	640	640	640	
280 TELEPHONE - AIR TIME	590	135	879	1,600	0	300	300	
286 TELEMTRY MAINTENANCE	0	0	0	1,500	1,500	1,500	1,500	
290 GASOLINE	2,247	1,849	579	1,500	2,200	2,000	2,000	
310 PROF & TECH COMPUTER SUPPORT	3,619	4,094	2,149	3,700	3,700	3,700	3,700	
314 PROF & TECH SERV	16,867	5,490	565	2,000	5,200	5,200	5,200	
316 PROF & TECH SERV - ENGINEERING	32,000	29,713	35,265	40,000	15,000	15,000	15,000	
317 PROF & TECH SERV - ATTORNEY	0	0	0	0	0	0	0	
322 DAVIS COUNTY STORM WATER	4,127	0	4,127	4,127	4,500	4,500	4,500	
330 EDUCATION & TRAINING	0	940	361	506	1,500	1,500	1,500	
351 STREAM GAUGE ANNUAL MAINT	0	0	0	0	0	0	0	
352 FRONTAGE ROAD SWALE - MAINT	43,000	45,000	24,000	48,000	48,000	49,000	49,000	
353 STREET SWEEPING	15,721	20,349	2,655	20,000	20,000	22,000	22,000	
375 CONTRACT MAINTENANCE	94,000	102,257	35,535	140,000	140,000	140,000	140,000	
371 UTILITIES-FRONTAGE ROAD PUMP	1,084	2,715	1,351	2,800	3,500	2,900	2,900	
480 SPEC. DEPT. SUPPLIES - MISC	3,676	6,199	1,513	3,500	6,000	6,000	6,000	
510 GENERAL LIABILITY INSURANCE	34,942	26,736	28,243	28,243	21,000	21,000	21,000	
512 INSURANCE - AUTO LIABILITY	0	0	0	0	0	0	0	
515 LIABILITY RESERVE	10,761	10,000	8,460	16,920	12,000	12,000	12,000	
640 ADMINISTRATIVE SERVICES	115,000	125,000	75,000	150,000	150,000	153,750	153,750	
750 DEBT SERVICE	86,000	122,386	126,738	122,600	122,600	128,000	128,000	
900 DEPRECIATION	87,500	81,618	40,000	80,000	80,000	85,000	85,000	
Subtotal operations	559,028	594,566	390,720	677,098	647,490	664,190	664,190	0

Capital									
740 CAPITAL EQUIPMENT	0	896					37,400	2,400	0
760 CAPITAL PROJECTS	53,036	318,284	209,286	475,000	604,101		550,371	585,371	0
Subtotal Capital	53,036	319,180	209,286	475,000	604,101	0	587,771	587,771	0
CAPITAL EQUIPMENT DETAIL									
Prior Years Expenditures									
ITEM 1			Utilisync annual renewal				2,400	2,400	0
ITEM 2			3/4 ton vehicle				35,000	0	
ITEM 3									
ITEM 4									
CAPITAL PROJECTS DETAIL									
ITEM 1			Grate retrofit				4,500	4,500	0
ITEM 2			Washout building (to CIF)				0	0	
ITEM 3			Transfer to CIF				545,871	580,871	
ITEM 4									
TOTAL DRAINAGE UTILITY	688,934	992,333	640,011	1,232,108	1,326,940		1,331,500	1,331,500	0
EXCESS REVENUES OVER	39,483	-92,883	-20,711	8,562	-80,000		-85,000	-85,000	0
(UNDER) EXPENDITURES									
ADD BACK DEPRECIATION	87,500	81,618	40,000	80,000	80,000		85,000	85,000	0
USE OF RETAINED EARNINGS	-126,983	174,501	60,711	71,438	0		0	0	0

**TELECOMMUNICATIONS UTILITY
FY 16-17 BUDGET**

54	2015/16					2016/17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
<u>REVENUES</u>								
Use of retained earnings								
3560 TRANSFER FROM OTHER FUNDS	163,400	20,840	0	0	0			
3610 INTEREST INCOME		53	10	0	0			
3710 UTILITY SERVICE CHARGES	273,457	282,767	139,156	268,000	270,000	210,000	210,000	
TOTAL REVENUE	436,857	303,660	139,166	268,000	270,000	210,000	210,000	0
<u>EXPENDITURES</u>								
330 EDUCATION & TRAINING								
480 SPEC. DEPT. SUPPLIES - MISC								
485 LOAN FOR OPERATIONS - UIA	163,400	20,840	0	0	0			
640 ADMINISTRATIVE SERVICES	15,690	16,500	6,752	12,000	13,000	10,500	10,500	
710 PROFESSIONAL SERVICES - UIA	257,767	235,812	126,396	256,000	257,000	199,500	199,500	
Subtotal operations	436,857	273,152	133,148	268,000	270,000	210,000	210,000	0
EXCESS REVENUES OVER/UNDER								
	-	30,508	6,018	-	-	-	-	-
ADD BACK DEPRECIATION	0	0						
USE OF RETAINED EARNINGS	-	-	-	-	-	-	-	-

TRUST FUNDS
SUMMARY BY FUND
FY 2016-2017 BUDGET

	2015-16					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
<u>WHITAKER HOME</u>								
FUND BALANCE	\$14,854	\$0	\$34,738	\$34,738	\$34,274	\$2,381	\$2,381	\$0
CONTRIBUTIONS	\$26,554	\$39,239	\$52,136	\$0	\$39,320	\$57,950	\$57,950	\$0
TOTAL SOURCES	\$41,408	\$39,239	\$86,874	\$34,738	\$73,594	\$60,331	\$60,331	\$0
OPERATING EXPENDITURES	\$15,721	\$25,576	\$12,844	\$0	\$26,260	\$34,181	\$34,181	\$0
CAPITAL OUTLAY	\$1,124	\$3,488	\$38,333	\$0	\$11,420	\$26,150	\$26,150	\$0
TOTAL EXPENDITURES	\$16,845	\$29,064	\$51,177	\$0	\$37,680	\$60,331	\$60,331	\$0
TOTAL SOURCES	\$41,408	\$39,239	\$86,874	\$34,738	\$73,594	\$60,331	\$60,331	\$0
TOTAL EXPENDITURES	\$16,845	\$29,064	\$51,177	\$0	\$37,680	\$60,331	\$60,331	\$0
REV. OVER/UNDER EXP.	\$24,563	\$10,175	\$35,697	\$34,738	\$35,914	\$0	\$0	\$0

WHITAKER HOME TRUST
FY 16-17 BUDGET

		2015/16					2016/17		
		2013/14	2014/15	6 MONTH	12 MONTH		DEPARTMENT		
		ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	TENTATIVE	ADOPTED
BEGINNING FUND BALANCE		14,854	24,563	34,738	34,738	34,274	35,914	35,914	0
REVENUES									
PREVIOUS YEARS FUND RAISERS									
3410	GARDEN PLOT FEES	1,330	1,215	-25		1,440	1,700	1,700	
3420	RENTAL FEES	-	-	0		0			
3430	SECURITY DEPOSIT	-	-	0		0			
3340	GRANTS	-	-	16,200		0	9,350	9,350	
3610	INTEREST	23	83	0		0			
3616	TEA PARTY FUNDRAISER	1,316	1,494	0		1,100	2,400	2,400	
3620	JULY 4TH FUNDRAISER	-	-	0		0	0	0	
3630	HERITAGE MARKET FUNDRAISER	-	-	0		0	0	0	
3640	CEMETERY TOURS FUNDRAISER	-	285.00	287		300	300	300	
3660	ZOMBIE RUN FUNDRAISER	-	1,562	731		2,000	1,200	1,200	
3680	HAUNTING FUNDRAISER	-	-	0		0	0	0	
3670	WHITAKER CHRISTMAS FUNDRAISER	-	-	0		0	0	0	
3910	CONTRIBUTIONS - OPERATIONS	23,380	32,810	34,480		23,060	27,200	27,200	
	GRANT - RAP TAX	-	-	-		-	8,800	8,800	
	CONTRIBUTIONS - PROJECTS	-	-	0		11,420	6,000	6,000	
3920	CONTRIBUTIONS - PRIVATE	128	1,644	130		0	1,000	1,000	
3930	CONTRIBUTIONS - EAGLE SCOUT PR	-	-	181		0	0	0	
3940	BOOK DONATION	377	146	152		0	0	0	
TOTAL REVENUE		26,554	39,239	52,136	0	39,320	57,950	57,950	0
MANAGEMENT CONTROL ACCOUNTS - OPERATING									
120	PART TIME - DIRECTOR	9,115	15,058	7,511		15,000	21,100	21,100	
130	FICA	671	1,149	605		1,150	1,615	1,615	
135	WORKERS COMP	184	311	163		300	325	325	
271	UTILITIES - ELECTRIC	675	587	630		700	1,250	1,250	
276	UTILITIES - NATURAL GAS	875	741	178		800	800	800	
277	UTILITIES - SEWER	284	298	30		60	60	60	
278	UTILITIES - DUEL CREEK	-	-	-		200	200	200	
280	TELEPHONE SERVICE & EQUIPMENT	-	-	-		0	0	0	
310	PROF. & TECH SERVICES - Recorder	477	636	90		1,000	1,000	1,000	
312	PROF. & TECH SERVICES - MISC.	35	-	0		500	0	0	
312	PUBLIC RELATIONS	17	31	0		0	0	0	
316	FUND RAISER SUPPLIES	419	89	9		0	181	181	
318	PROF. & TECH SERV CUSTODIAL	-	-	-		0	0	0	
330	TRAINING & EDUCATIONAL MATERIAL	-	-	117.00		100	100	100	
361	TEA PARTY FUND RAISER SUPPLIES	976	1,819	100.00		1,100	2,200	2,200	
362	JULY 4TH FUND RAISER SUPPLIES	-	-	-		0	0	0	
363	HERITAGE MARKET FUND RAISER SU	-	16	167		0	0	0	
364	CEMETERY TOUR FUND RAISER SUP	-	449	342		300	100	100	
365	ZOMBIE RUN FUND RAISER SUPPLIES	-	1,476	1,059		1,500	1,000	1,000	
366	HAUNTING FUND RAISER SUPPLIES	-	-	42.00		0	50	50	
367	CHRISTMAS FUND RAISER SUPPLIES	-	52	172		0	150	150	
368	STORYTELLING SUPPLIES	-	-	68		-	0	0	
369	EQUIPMENT MAINT.	-	-	-		200	200	200	
480	SPEC. DEPT. SUPP. OTHER	642	1,411	1,047		1,500	1,500	1,500	
482	SPEC. DEPT. - BLDG MAINT & REPAIR	774	773	59		1,200	1,200	1,200	
483	GARDEN PLOT SUPPLIES	227	330	186		300	800	800	
514	INSURANCE - PROPERTY	350	350	269		350	350	350	
SUBTOTAL - WHITAKER HOME		15,721	25,576	12,844	0	26,260	34,181	34,181	0
MANAGEMENT CONTROL ACCOUNTS - CAPITAL WHITAKER HOME									
740	CAPITAL EQUIPMENT						12,000	12,000	0
750	CAPITAL PROJECTS	1,124	3,488	38,333		11,420	14,150	14,150	0
SUBTOTAL - WHITAKER HOME		1,124	3,488	38,333	0	11,420	26,150	26,150	0
EQUIPMENT DETAIL									
ITEM 1	Laptop						1,000	1,000	
ITEM 1	Story begins here DVD (\$3,000 grant)						6,000	6,000	
ITEM 1	Archival digitization (\$3,000 grant)						5,000	5,000	
CAPITAL PROJECTS DETAIL									
PROJECT -	Restore east door						800	800	
PROJECT -	kitchen & sink						1,000	1,000	
PROJECT -	Carriage house/office						12,550	12,550	
TOTAL WHITAKER HOME		16,845	29,064	51,177	0	37,680	60,331	60,331	0
REVENUE OVER EXPENDITURE		9,709	10,175	959	0	1,640	-2,381	-2,381	0
USE OF FUND BALANCE							2,381	2,381	
ENDING FUND BALANCE		24,563	34,738	35,697	34,738	35,914	33,533	33,533	0

RDA
SUMMARY BY FUND
FY 2016-2017 BUDGET

	2013/14 ACTUAL	2014/15 ACTUAL	2015-2016			2016-17		
			6 MONTH	12 MONTH	BUDGET	DEPARTMENT		
			ACTUAL	ESTIMATE		REQUEST	PROPOSED	ADOPTED
<u>REDEVELOPMENT AGENCY</u>								
REVENUES	\$1,320,487	\$1,406,962	\$37,984	\$1,588,035	\$1,651,000	\$1,832,210	\$1,832,210	\$0
OPERATING EXPENDITURES	\$547,985	\$655,293	\$35,241	\$733,892	\$715,341	\$994,198	\$994,198	\$0
CAPITAL EXPENDITURES	\$682,310	\$668,892	\$115,141	\$811,894	\$935,659	\$838,012	\$838,012	\$0
SUB TOTAL - EXPENDITURES	\$1,230,295	\$1,324,185	\$150,382	\$1,545,786	\$1,651,000	\$1,832,210	\$1,832,210	\$0
TOTAL REVENUES	\$1,320,487	\$1,406,962	\$37,984	\$1,588,035	\$1,651,000	\$1,832,210	\$1,832,210	\$0
TOTAL EXPENDITURES	\$1,230,295	\$1,324,185	\$150,382	\$1,545,786	\$1,651,000	\$1,832,210	\$1,832,210	\$0

REDEVELOPMENT AGENCY
FY 16-17 BUDGET

20-	2015-2016					2016-17		
	2013/14 ACTUAL	2014/15 ACTUAL	6 MONTH ACTUAL	12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	PROPOSED	ADOPTED
USE OF FUND BALANCE						19,210	19,210	
3110 TAX INCREMENT - PARRISH LN.	956,623	1,046,267	0	1,105,924	1,200,000	1,250,000	1,250,000	
3120 TAX INCREMENT - LEGACY XING	137,161	129,011	0	185,058	200,000	225,000	225,000	
3120 TAX INCREMENT - BARNARD CREE	0	0	0	36,027		50,000	50,000	
3810 CONTRIBUTION - OTHERS	0	0	0	0				
3875 RENTAL	79,639	68,684	37,984	75,968	76,000	78,000	78,000	
3120 ADDITIONAL TAX INCREMENT	147,064	163,000	0	185,058	175,000	210,000	210,000	
BOND PROCEEDS/OTHER								
TOTAL RDA REVENUES	1,320,487	1,406,962	37,984	1,588,035	1,651,000	1,832,210	1,832,210	0
EXPENDITURES								
210 PUBLIC NOTICES	0	46	0	180	100	100	100	
310 PROF & TECH - MISC	9,509	22,031	9,345	12,000	10,000	10,000	10,000	
311 ATTORNEY SERVICES	0	0	0	0	0	0	0	
316 ENGINEERING - MARKETPLACE	5,985	9,675	16,712	23,000	7,500	7,500	7,500	
400 TRANSFER - DEBT PAYMENT	125,000	12,295	0	0	0	0	0	
410 PAYMENT OF INCREMENT	0	164,500	0	175,000	150,000	175,000	175,000	
410 PAYMENT OF INCREMENT-LEGACY	93,295	122,706	0	172,000	125,000	195,000	195,000	
420 OTHER OBLIGATIONS	0	0	0	0	71,741	223,188	223,188	
421 ADDITIONAL INCREMENT	163,000	163,000	0	185,058	175,000	195,000	195,000	
480 SUPPLIES & MATERIALS	22,059	8,280	330	1,000	5,000	5,000	5,000	
511 INSURANCE - GENERAL LIABILITY	1,137	1,760	4,854	4,854	3,000	12,210	12,210	
615 BOARD	8,000	8,000	4,000	800	8,000	8,000	8,000	
620 ADMINISTRATIVE SERVICES	120,000	143,000	0	160,000	160,000	163,200	163,200	
SUBTOTAL	547,985	655,293	35,241	733,892	715,341	994,198	994,198	0
CAPITAL PROJECTS								
Traffic Signal - Marketplace								
Centerville Corporate Park								
Performing Arts	8,727	6,745	2,798	37,300	25,000	25,000	25,000	
Shorelands EDA/Legacy CDA	0	0	0	6,000	0	0	0	
Legacy CDA	5,985	0	0	0	65,000	65,000	65,000	
I-15 pedestrian bridge	0	0	107,868	108,054	130,000	130,000	130,000	
South Main Study Area	0	0	0	0	15,000	0	0	
Barnard Creek CDA	24,848	7,726	4,475	7,000	25,000	25,000	25,000	
Marketplace improvements	0	0	0	0	0			
Housing	0	0	0	0	0			
Davis Performing Arts/Transfer	642,750	654,421	0	653,540	675,659	593,012	593,012	
SUBTOTAL	682,310	668,892	115,141	811,894	935,659	838,012	838,012	0
TOTAL RDA EXPENDITURES	1,230,295	1,324,185	150,382	1,545,786	1,651,000	1,832,210	1,832,210	0
EXCESS REVENUES OVER (UNDER) EXPENDITURES	90,192	82,777	-112,398	42,249	0	0	0	0

CENTERVILLE

**Staff Backup Report
5/3/2016**

Item No. 7

Short Title: Adjourn to RDA meeting

Initiated By:

Scheduled Time: 8:55

SUBJECT

RECOMMENDATION

BACKGROUND

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 8:55 PM ON MAY 3, 2016 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

A. NEW BUSINESS

1. Minutes Review and Acceptance
April 19, 2016 RDA meeting minutes
2. Proposed RDA FY 2017 Budget
 - a. Presentation of FY 2107 RDA Proposed Budget
 - b. Adopt FY 2017 RDA Tentative Budget and set date for public hearing

B. ADJOURNMENT

Steve H. Thacker
Executive Director

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 8.

Short Title: Closed meeting 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: 9:00

SUBJECT

The City Attorney recommends the Council go into closed session to discuss pending or reasonably imminent litigation.

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 9.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:30

SUBJECT

a. UTA's plan for use of Proposition 1 revenues

RECOMMENDATION

BACKGROUND

The attached presentation was made by UTA at a recent Davis Council of Governments meeting which the Mayor attended. He would like the City Council to be aware of it.

ATTACHMENTS:

Description

☐ UTA Prop I

Service Enhancements

BROUGHT TO YOU BY



Davis
COUNTY

Community Involvement



- **Community-Based Outreach**

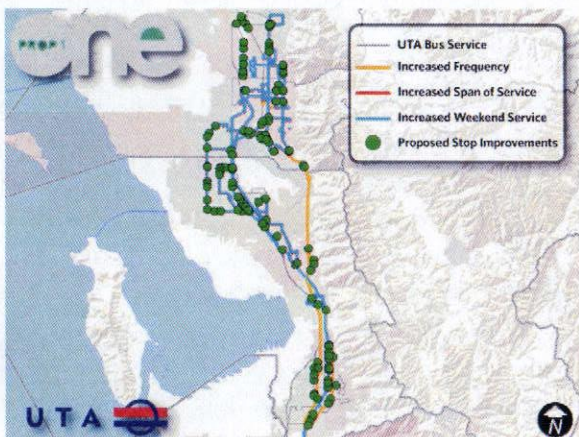
- Rider surveys (online and onboard)
- Open houses
- Meetings with elected officials
- Market segmentation

- **Develop Service Strategies**

- 2016
- 2017
- 2018



Community Priorities



• Service Improvements

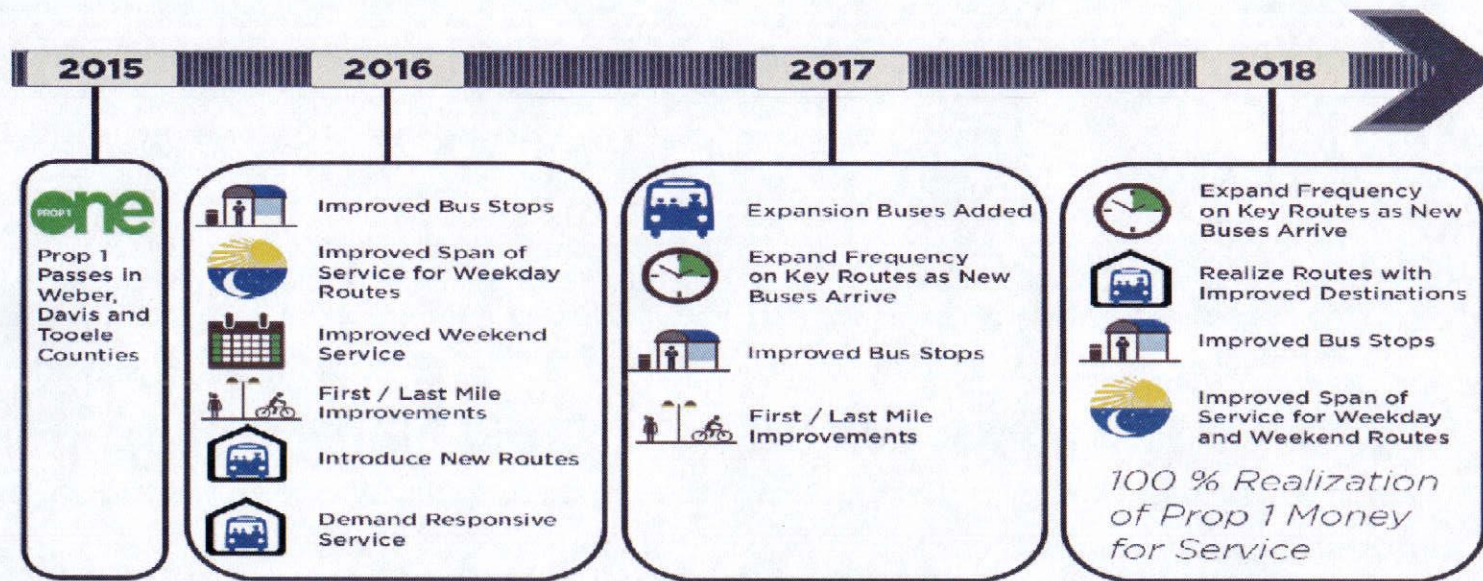
- Increase Span of Service (9 pm or later)
- Improve frequency (30 minute service or better)
- Provide more weekend service
- Add additional coverage to serve new markets
- Improve system connectivity
- Provide faster, more direct service
- Implement demand-response programs (coordinated mobility, vanpool, rideshare, etc.)

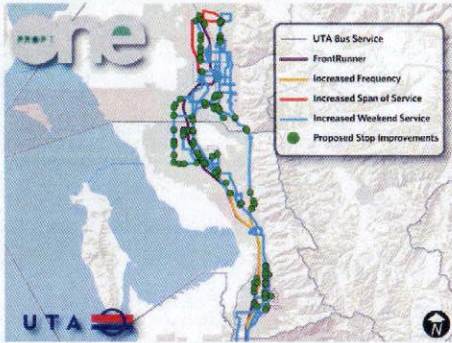
• Service Oriented Investments

- Purchase new buses
- Install new bus stop shelters & amenities
- Implement bike share and create new bike trails/lanes
- Wayfinding improvements (Enhanced signage and information)



UTA Prop 1 Implementation





Service Implementation Plan Weber/Davis



- **2016**
 - Implement 42,452 annualized hours of service
- **2017**
 - Implement additional 37,941 annualized hours of service
- **2018**
 - Implement additional 14,910 annualized hours of service



Prop 1 Service Improvements

 46% increase in annual bus service

 95,303 additional service hours annually

 4 new bus routes

 8 routes with increased weekday span of service

 23,035 earlier/late annual hours

 2 routes with added peak-hour service

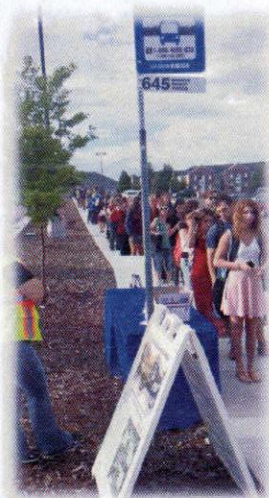
 93% increase in annual weekend bus service

 4 routes with new Saturday service

 4 routes with improved Saturday frequency

 3 routes with improved Sunday frequency

 New mobility management programs





Prop 1 Service-Oriented Investments



18 new buses



5 ski buses



4 trolleys



9 regular buses



Improved shelters & first/last mile solutions



100+ bus stops improved



Multiple sidewalk projects



Multiple bike trail/lane projects



Improved bike amenities at bus stops



Bike share program



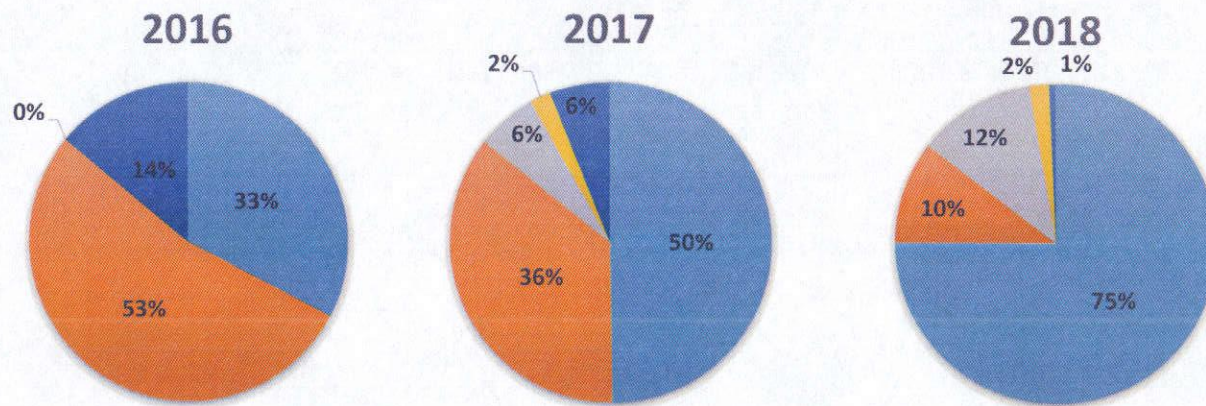
2016 Service Improvements



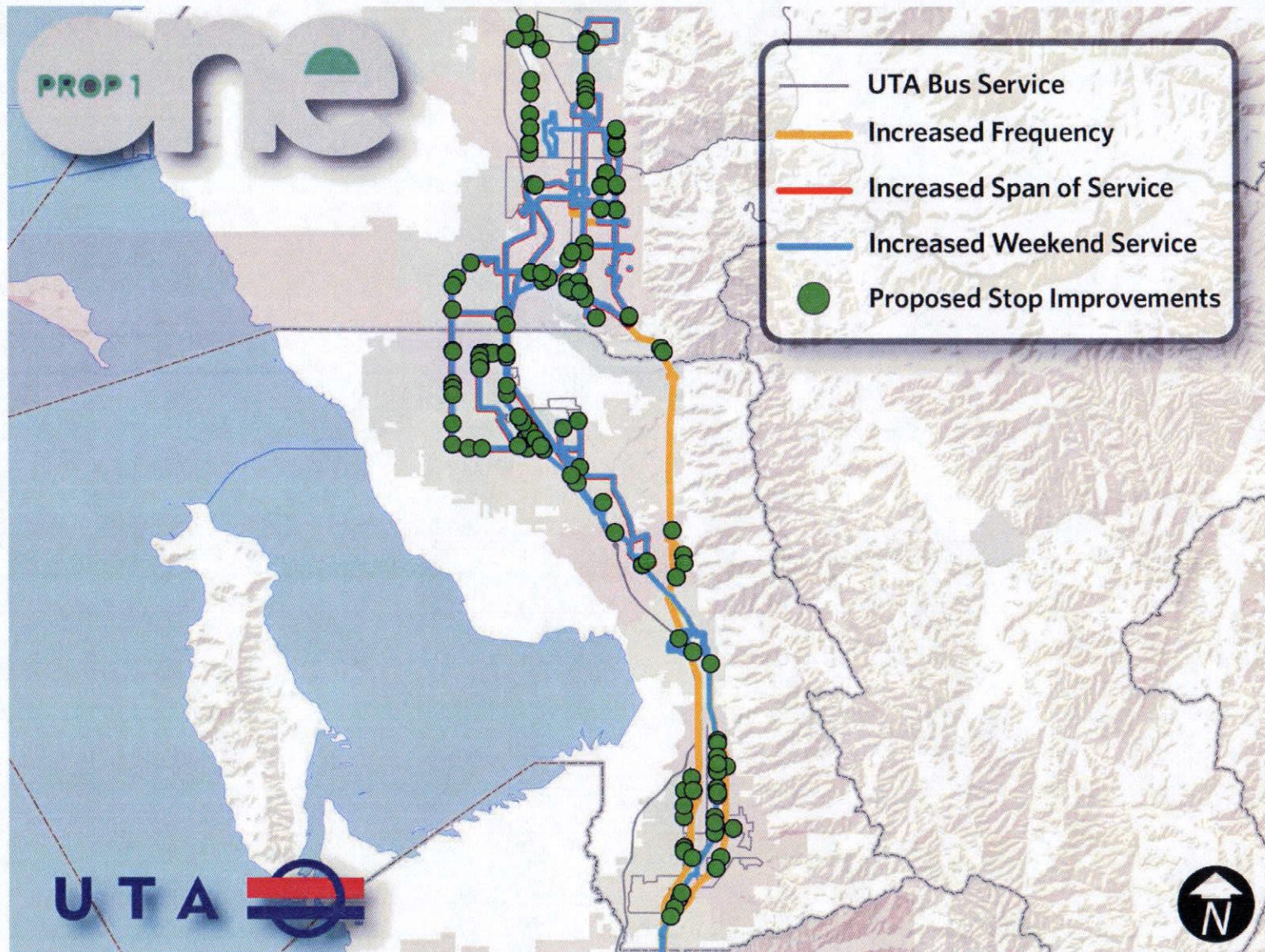
PROP 1 Service Enhancements (2016)

Area	Service Enhancement	Details
Route 470*	Increased Sunday Frequency and Span	Increase Route 470 Sunday Service to 30 minutes from 7:00 am to 9:30 pm
Route 603*	Increased Weekday PM Frequency and Span	60 Minute to 30 Minute Service, extend until midnight
Route 612*	Increased Weekday PM Frequency and Span	60 Minute to 30 Minute Service, extend until midnight
Route 640*	Increased Weekday PM Frequency and Span	60 Minute to 30 Minute Service
Route 628*	New Route (Layton/Clearfield)	30 Minute Service
Route 667*	Extend Year-Round	30 Minute Service
Route 455	Added Round Trips	Add 3 Round Trips to support Heavy Loads
Route 473	Added Round Trip	Add 1 Weekday Round Trip
Route 640*	Increased Saturday Frequency and Span	60 Minute to 30 Minute Service and Operates until 9:00 pm
Route 674	Assume Ski Service Operating Cost	Similar Service to Prior Year
Route 675	Assume Ski Service Operating Cost	Similar Service to Prior Year
Mobility Management	Davis/Weber Transportation Voucher Pilot Program	Demand Response
*Paratransit	Supports System Enhancements	Supports System Enhancements

Prop 1 Funds Distribution Davis/Weber County



■ Service
 ■ Shelters & First/Last Mile
 ■ Capital Buses
 ■ Capital Facility
 ■ Reserves



PROPOSED

2016 Service-Oriented Investment Projects

Davis County					
Est. City Budget		2016 Shelters, Amenities, Sidewalks, Trails Budget Total	\$ 1,220,735		
City	Percentage		City Allocation	Money Executed	% Executed
Bountiful	13%		\$ 153,884		0%
Centerville	7%		\$ 85,084	\$ -	0%
Clearfield	7%		\$ 90,583	\$ -	0%
Clinton	6%		\$ 68,638	\$ -	0%
Farmington	6%		\$ 78,503	\$ -	0%
Fruit Heights	1%		\$ 14,116	\$ -	0%
Kaysville	7%		\$ 88,124	\$ -	0%
Layton	26%		\$ 319,027	\$ -	0%
North Salt Lake	7%		\$ 88,672	\$ -	0%
South Weber	1%		\$ 17,038	\$ -	0%
Sunset	1%		\$ 16,079	\$ -	0%
Syracuse	6%		\$ 75,158	\$ -	0%
West Bountiful	4%		\$ 44,066	\$ -	0%
West Point	2%		\$ 23,352	\$ -	0%
Woods Cross	5%		\$ 58,411	\$ -	0%

Next Steps Communication Strategy

- **Elected Officials**
 - ~~Weber COG April 4th~~
 - ~~Davis COG April 20th~~
- **Public Open Houses**
 - ~~North Salt Lake City Hall March 24th 4:30 pm to 6:30 pm~~
 - ~~Ogden Transit Center March 31st 4:30 pm to 6:30 pm~~
 - ~~North Temple Station April 7th 4:30 pm to 6:30 pm~~
 - ~~Clearfield Station April 19th 3:30 pm to 5:30 pm~~
 - ~~Layton Library April 21st 4:30 pm to 6:30 pm~~
- **Website and social media outreach and feedback**
- **Service Implementation August 2016**



Questions?

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 10.

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 9:40

SUBJECT

- a. Update re County-owned property on 100 South Street
- b. UDOT traffic study of Parrish Lane corridor

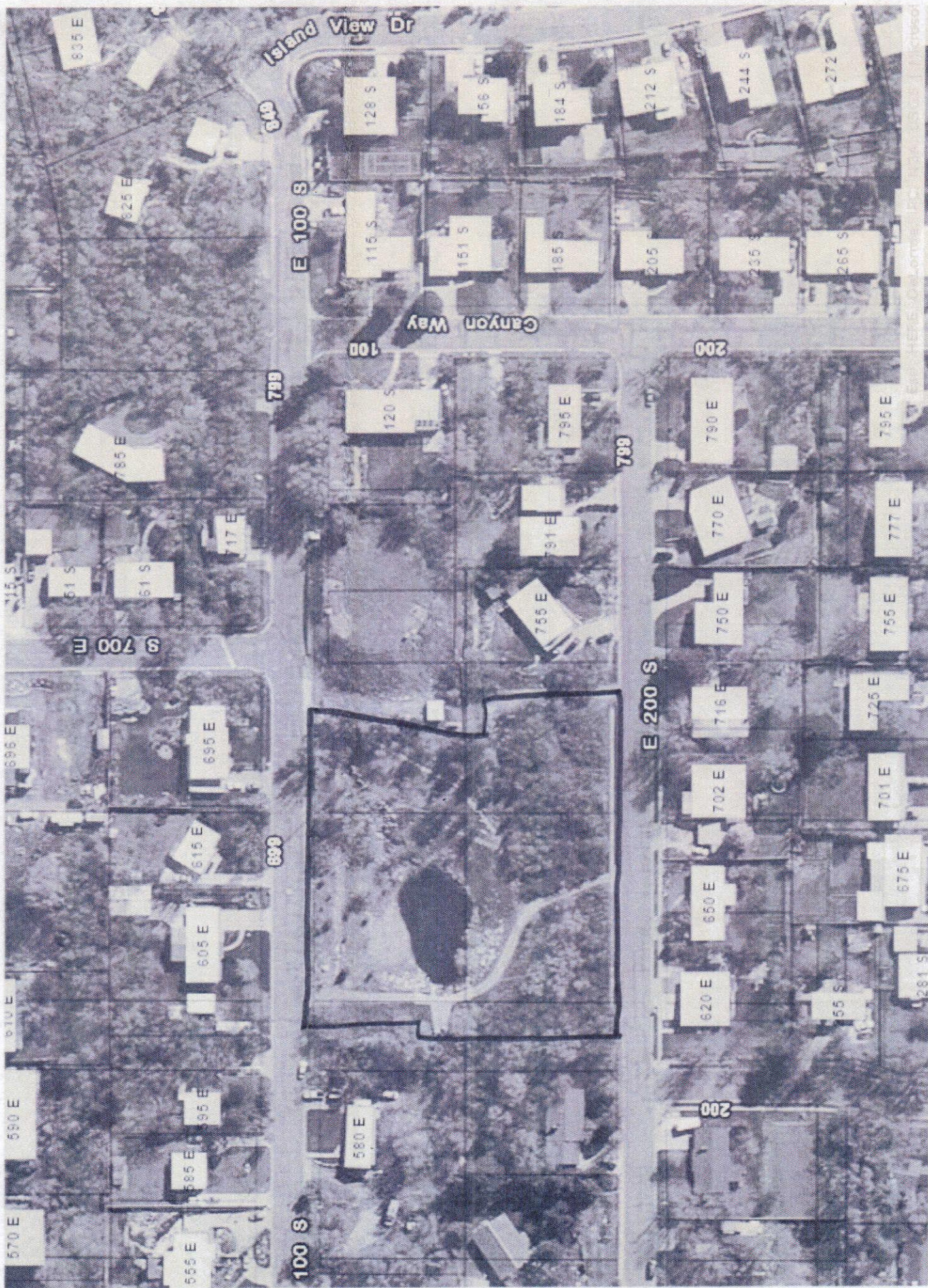
RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Aerial photo of the area



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 11.

Short Title: Miscellaneous Business

Initiated By:

Scheduled Time: 9:50

SUBJECT

a. ULCT Conference Report

RECOMMENDATION

Allow Councilmembers Fillmore and Ince to report on the recent ULCT Conference in St. George.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No. 12.

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

Initiated By:

Scheduled Time: 10:05

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
5/3/2016**

Item No.

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

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND