

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM, ON TUESDAY, FEBRUARY 2, 2016 IN THE CITY OFFICES AT 550 N 800 WEST.

Invocation/Thought –Mark Preece; Pledge of Allegiance – James Bruhn

1. Accept Agenda.
2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).
3. Public Hearing To Receive Public Comments Regarding Proposed Amendments to the FY 2016 Budget.
4. Consider Resolution 381-16, A Resolution Amending the FY 2015-2016 Budget.
5. Presentation by Zions Bank Public Finance of 2016 Cost-Benefit Analysis for The Commons at West Bountiful.
6. Discuss Location and Associated Improvements for Basketball Court at City Park.
7. Engineering/Public Works Report.
8. Administrative Report.
9. Mayor/Council Reports.
10. Approve Minutes from the January 19, 2016 City Council Meeting.
11. Possible Executive Session for the Purpose of Discussing Items Allowed, Pursuant to Utah Code Annotated 52-4-205.
12. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486 twenty-four hours prior to the meeting.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on January 28, 2016.

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

NOTICE OF PUBLIC HEARING

Notice is hereby given that the West Bountiful City Council will hold a public hearing on February 2, 2016 at 7:30 pm, or as soon thereafter as possible, at the City offices, 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive input on proposed amendments to the FY 2015-2016 budget. A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org.

All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

WEST BOUNTIFUL CITY

RESOLUTION #381-16

A RESOLUTION AMENDING THE FISCAL YEAR 2015-2016 BUDGET

WHEREAS, Section 10-6-125 of Utah Code allows the governing body to change the totals of any of the City’s budgeted funds; and

WHEREAS, the City Council finds that adjustments are necessary in the General Fund, RAP Fund, Water Fund, Storm Water Fund, Golf Fund, and Capital Project Funds to recognize gain or loss of revenue and any offsetting expenditures; and

WHEREAS, a public hearing was properly noticed and held on February 2, 2016 to receive public input regarding proposed changes to the City budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful, Utah that the Fiscal Year 2015-2016 budgeted be amended per the attached Exhibit A.

EFFECTIVE DATE. This resolution shall take effect immediately upon passage.

Passed and approved by the City Council of West Bountiful City this 2nd day of February, 2015.

Ken Romney, Mayor

Voting by the City Council:	<u>Aye</u>	<u>Nay</u>
Council member Ahlstrom	___	___
Council member Bruhn	___	___
Council member Enquist	___	___
Council member Preece	___	___
Council member Williams	___	___

ATTEST:

Cathy Brightwell, Recorder

MEMORANDUM



TO: Mayor & Council
DATE: January 28, 2016
FROM: Duane Huffman
RE: **Proposed Budget Amendments for Fiscal Year 2015-2016**

The following changes are recommended for the current fiscal year:

General Fund

- Increase of \$1,000 in Legislative Department to cover the costs of additional work meetings;
- Increase of \$3,900 in Court Department to cover new Public Defender services;
- Increase of \$5,400 in Non-Departmental to cover unemployment requirement costs;
- The funding for these increases is proposed to come from existing fund balance.

RAP Fund

- Increase of \$10,000 to purchase snow plow equipment for city trails;
- Increase of \$113,000 for costs associated with new playground facilities, volleyball court improvements, and new basketball court;
- The funding for these increases is proposed to come from existing fund balance.

Water Fund

- Transfer out of \$22,500 for 725 Water Line project;

Storm Water Fund

- Transfer out of \$100,000 for Pages Lane improvements;
- Decrease in expenditures of \$35,000 from budget development error.

Golf Fund

- Increase of \$4,500 to cover increase in charges for secondary water from Weber Basin Water;
- Increase of \$2,000 to cover waste collection services for maintenance facility;
- A future amendment will likely be needed to address changes in maintenance staffing.

725 W Capital Project Fund

- Transfer in of \$22,500 from Water Fund;
- Increase of \$22,500 for water line portion of project.

Pages Lane Capital Project Fund

- Transfer in of \$100,000 from Storm Water Fund;
- Increase of \$100,000 for storm water portion of project.

The process for the consideration and adoption of these changes is identical to that of a standard budget adoption. The steps are as follows:

1. Tentatively adopt changes (completed January 19);
2. Set Public Hearing (completed January 19);
3. Provide notice of public hearing and make tentative changes available for public inspection (completed January 23);
4. Hold Public Hearing;
5. Make modifications to changes as desired after receiving public input and vote on final adoption of amendment.

Enclosed with this memo is a copy of the complete budget with the proposed changes identified.



West Bountiful City

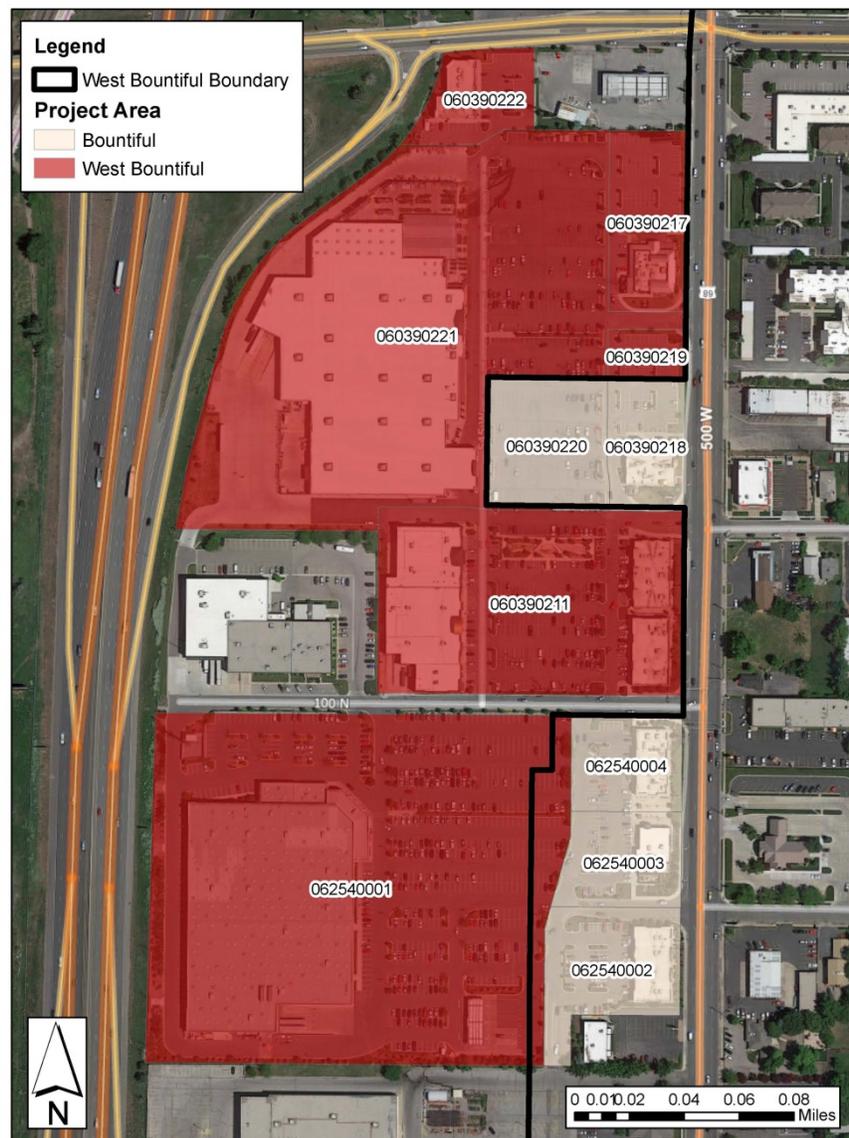
Cost-Benefit Analysis
The Commons at West Bountiful

January 29, 2016

BACKGROUND

The purpose of this benefit-cost assessment is to analyze the net benefits from the Commons commercial development which is located mainly in West Bountiful along the western side of 500 West up to the eastern border of I-15, and which stretches from approximately 25 South to 400 North. Of the 11 parcels in the project area, six are located in West Bountiful; five are located in Bountiful. However, the parcels in West Bountiful account for 29.71 of the total 35.14 acres (84.5 percent) in the Project Area; the parcels in Bountiful account for the remaining 15.5 percent (5.43 acres).

Figure 1: Map of Commons Project Area



The Commons project was initiated in 2004, with a Participation Agreement signed on June 30, 2004 between the West Bountiful Redevelopment Agency ("Agency") and the Developer -

Johansen-Thackeray Commercial Real Estate Services. This agreement was later modified on July 5, 2005.

This report has the advantage of “looking back” and analyzing the historical tax revenues that have been generated in this area since 2007. Actual revenues generated are then compared with projections made in the initial Cost/Benefit Analysis dated June 1, 2006, and future estimates of revenues and costs are then revised as part of this study.

This report is prepared in compliance with the requirements of Utah Code Section 10-8-2 on appropriations and in accordance with the standards stated in the landmark case of Price Development v. Orem City.

REPORT ORGANIZATION

This report is organized as follows:

- Background
- Report Organization
- Executive Summary
- Appropriations Study Requirement
- Development Assumptions
- Benefit Cost Analysis – Revenues
- Benefit Cost Analysis – Expenditures
- Net Revenues
- Intangible Benefits
- Purpose for the Appropriation and Conformity with Public Purposes
- Need for the Appropriation
- Summary

EXECUTIVE SUMMARY

The net revenues from development of the Commons are positive when considering the historic period from 2007 to 2014, as well as the projected revenues and costs for the period extending from 2015 through 2026, and from 2015 through 2031. However, during the first few years of the development, costs for West Bountiful exceeded revenues, as shown in the table below:

Table 1: Summary of Net Revenues to City General Fund, 2007 - 2014

SUMMARY OF NET REVENUES	TOTAL	NPV	2007	2008	2009	2010	2011	2012	2013	2014
ACTUAL:										
Revenues	\$3,147,485	\$2,489,927	\$244,214	\$277,411	\$409,451	\$406,359	\$431,950	\$445,903	\$460,346	\$471,851
Expenses	\$2,493,369	\$2,002,134	\$273,330	\$282,410	\$313,344	\$335,155	\$319,821	\$306,726	\$334,498	\$328,085
Net Revenues	\$654,116	\$487,793	(\$29,116)	(\$4,999)	\$96,106	\$71,204	\$112,129	\$139,177	\$125,848	\$143,765

For the historic period from 2007 to 2014, overall net revenues were positive, with a net present value of \$487,793. However, the prior study projected significantly higher net revenues in 2007 and 2008 than were actually achieved (\$248,515 in 2007 and \$366,081 in 2008). The major differences in revenue projection appear to be that the prior study included building permit

revenues, but made no allocation for building permit costs. Further, sales tax revenue projections were higher in the prior study than the actuals achieved.

Table 2: Summary of Local Option Point of Sale Tax Generation, 2007 - 2014

Sales Tax Analysis	2007	2008	2009	2010	2011	2012	2013	2014
Prior Study Projections - Local Option Point of Sale	\$581,991	\$900,833	\$920,652	\$940,906	\$961,606	\$982,761	\$1,004,382	\$1,026,479
Actual - Local Option Point of Sale	\$434,354	\$454,434	\$697,282	\$681,229	\$698,106	\$740,255	\$784,524	\$818,900
Difference	(\$147,637)	(\$446,400)	(\$223,370)	(\$259,677)	(\$263,500)	(\$242,506)	(\$219,858)	(\$207,579)
Sales Tax Distribution Amount to City								
Prior Study Projections	\$254,014	\$412,622	\$421,699	\$430,977	\$440,458	\$450,148	\$460,052	\$470,173
Actual	\$188,467	\$196,525	\$314,060	\$305,764	\$313,168	\$332,092	\$350,592	\$366,133
Difference	(\$65,547)	(\$216,097)	(\$107,639)	(\$125,213)	(\$127,290)	(\$118,056)	(\$109,460)	(\$104,040)

Between 2007 and 2014, West Bountiful has received nearly \$1 million less in sales tax revenues, with a net present value of nearly \$800,000, than originally projected.

Table 3: Summary of Local Option Point of Sale Tax Generation, 2007-2014

Sales Tax Analysis, 2007 - 2014	TOTAL	NPV
Prior Study Projections - Local Option Point of Sale	\$7,319,610	\$5,836,091
Actual - Local Option Point of Sale	\$5,309,084	\$4,199,827
Difference	(\$2,010,526)	(\$1,636,264)
Sales Tax Distribution Amount to City, 2007-2014		
Prior Study Projections	\$3,340,143	\$2,661,223
Actual	\$2,366,801	\$1,870,755
Difference	(\$973,342)	(\$790,468)

It is difficult to compare results of this study with the results of the prior study for several reasons. Perhaps the most significant difference is that the prior study assumes developer payments throughout the entire 26-year period that it studies. This study assumes that developer payments will cease after 2026 (20 years), at the latest. Therefore, the net revenues to the City increase significantly during the years 2027 to 2031. While a minor difference, this study assumes a 25-year timeframe for its analysis. This is consistent with the stated timeframe in the prior study, but not with the actual spreadsheets it created for a 26-year period (2007-2032).

Other differences with the prior study are based on the approach and methodology used for calculating expenses associated with the Commons. For example, the prior study made all cost projections based on taxable value. This study uses a variety of approaches to estimate the costs of municipal services for the Commons. In this study, taxable value is used only as the basis for estimating fire costs since this is the method employed by South Davis Metro Fire.

With the advantage of being able to now look back at the development that has taken place and the municipal services required by the Commons, ZPFI conducted interviews with the police department, as well as streets and engineering, in order to obtain direct cost estimates from those departments. Other departments that were more administrative in nature had cost projections made based on the average cost per capita/employee.

Costs were then compared to revenues, with sensitivity analysis employed to evaluate sales tax revenues (which provides the lion's share of revenues) under various growth scenarios. **Results from this study are more positive than for results from the previous study simply due to the fact that no developer payments are included after 2026 in the current study.**

Table 4: Comparison of Projections of Net Revenues under Various Scenarios

Net Present Value Comparisons	2015-2031 Projection	2007-2014 Actual	2007-2031*
PRIOR STUDY (2007-2032)			
Prior Study Projections			\$1,541,253
CURRENT STUDY (2007-2014 Actuals; Projections, 2015-2031)			
4% Growth Rate			
Developer payments through 2016	\$6,440,533	\$487,793	\$6,928,326
Developer payments through 2026	\$3,218,783	\$487,793	\$3,706,576
2% Growth Rate			
Developer payments through 2016	\$4,914,699	\$487,793	\$5,402,492
Developer payments through 2026	\$2,066,197	\$487,793	\$2,553,990

*The prior study used a study period extending between 2007 and 2032

The above numbers are somewhat distorted by the years 2027 through 2031 which do not include any developer payments.¹ Therefore, from this point on in the study, we have only considered revenues and expenses through 2026. The tables below show the fiscal impacts to the City through 2026 only, based on two variables: sales tax growth rates ranging between zero and four percent per year; and developer payments through 2016 and 2026 respectively.

Table 5: Developer Payments through 2016 Only; Total Timeframe for Impacts, 2015-2026

Sales Tax Growth Rate	4%	3%	2%	1%	0%
Revenues					
Property Taxes	\$394,368	\$394,368	\$394,368	\$394,368	\$394,368
Sales Taxes	\$7,449,103	\$7,044,335	\$6,664,616	\$6,308,374	\$5,974,133
Municipal Energy	\$532,765	\$532,765	\$532,765	\$532,765	\$532,765
Telecommunication Fees	\$30,464	\$30,464	\$30,464	\$30,464	\$30,464
Building Permit Fees	\$0	\$0	\$0	\$0	\$0
Business License Fees	\$38,023	\$38,023	\$38,023	\$38,023	\$38,023
Total Revenues (not incl. Impact Fees)	\$8,444,723	\$8,039,955	\$7,660,236	\$7,303,994	\$6,969,753
Expenditures					
Police	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314
Fire	\$326,120	\$326,120	\$326,120	\$326,120	\$326,120
Streets and Engineering	\$89,962	\$89,962	\$89,962	\$89,962	\$89,962

¹ Unlike developer payments, payments to Bountiful City continue throughout the entire timeframe of this study.

Sales Tax Growth Rate	4%	3%	2%	1%	0%
Administration and All Other	\$438,012	\$438,012	\$438,012	\$438,012	\$438,012
Debt Service	\$101,933	\$101,933	\$101,933	\$101,933	\$101,933
Total Expenditures	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342
Net Revenues	\$4,596,382	\$4,191,613	\$3,811,894	\$3,455,653	\$3,121,412

Table 6: Developer Payments through 2026; Total Timeframe for Impacts, 2015-2026

Sales Tax Growth Rate	4%	3%	2%	1%	0%
Revenues					
Property Taxes	\$394,368	\$394,368	\$394,368	\$394,368	\$394,368
Sales Taxes	\$4,227,353	\$4,015,222	\$3,816,114	\$3,629,212	\$3,453,747
Municipal Energy	\$532,765	\$532,765	\$532,765	\$532,765	\$532,765
Telecommunication Fees	\$30,464	\$30,464	\$30,464	\$30,464	\$30,464
Building Permit Fees	\$0	\$0	\$0	\$0	\$0
Business License Fees	\$38,023	\$38,023	\$38,023	\$38,023	\$38,023
Total Revenues (not incl. Impact Fees)	\$5,222,973	\$5,010,842	\$4,811,734	\$4,624,832	\$4,449,367
Expenditures					
Police	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314
Fire	\$326,120	\$326,120	\$326,120	\$326,120	\$326,120
Streets and Engineering	\$89,962	\$89,962	\$89,962	\$89,962	\$89,962
Administration and All Other	\$438,012	\$438,012	\$438,012	\$438,012	\$438,012
Debt Service	\$101,933	\$101,933	\$101,933	\$101,933	\$101,933
Total Expenditures	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342
Net Revenues	\$1,374,632	\$1,162,500	\$963,392	\$776,490	\$601,025

A more detailed discussion of revenues and expenses is included in the body of this report. Given that the Commons is largely built out, a four percent growth rate may be somewhat aggressive and the City may feel more comfortable using a lower growth rate. As the analysis demonstrates, future net revenues are very sensitive to changes in the sales tax growth rate.

APPROPRIATIONS STUDY REQUIREMENT

Pursuant to the Utah Municipal Code 10-8-2, the legislative body of the City may agree to appropriate money for corporate purposes provided that, "in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality." The basis of the legislative judgment must consider:

- What identified benefit the municipality will receive in return for any money or resources appropriated;
- The municipality's purpose for the appropriation, including an analysis of the way the appropriation will be used to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality; and
- Whether the appropriation is necessary and appropriate to accomplish the reasonable goals and objectives of the municipality in the area of economic development, job creation, affordable housing, blight elimination, job preservation, the preservation of historic structures and property, and any other public purpose.

The case of *Price Development v. Orem City* sets forth the need to have the benefits assessment conducted by an objective and independent third party to the transaction. Justice Zimmerman, on behalf of the Utah Supreme Court, stated:

“We note for the benefit of the trial court, and for local government units considering transactions in the future, that in practice, the ability of a local government determination of a net fair value exchange to withstand attack will be in direct proportion to the thoroughness of the evaluation of the transaction entered into and to the independence and skill of the evaluators.” *Price Development Co., L.P. v. Orem City* 2000 UT 26, ¶135.

In accordance with this statement, Zions Bank Public Finance (ZBPF), an independent financial advisory and consulting firm, has been retained by West Bountiful City to complete a 10-8-2 fiscal impacts analysis and to evaluate the continued public participation in this project. All numbers in this report are in \$2014 unless stated otherwise.

DEVELOPMENT ASSUMPTIONS

Based on data from the Davis County Assessor's Office, the Commons currently has a total of 332,709 square feet of commercial space, divided between West Bountiful and Bountiful as follows:

Table 7: Development in the Commons by Community

Community	Building Square Feet	% of Total
Bountiful	31,314	9.4%
W Bountiful	301,395	90.6%
TOTAL	332,709	100.0%

BENEFIT-COST ANALYSIS - REVENUES

The proposed development will generate the following direct revenues for West Bountiful City:

- Increased real property tax revenues (land and buildings), plus personal property tax revenues, from development of the property;
- Increased sales tax revenues, based on the point-of-sale distribution of the local option sales tax (1/2 of one percent);
- Increased municipal energy (“franchise”) tax revenues paid on electric and gas utility fees;
- Increased telecommunication tax revenues paid on phone bills; and
- Increased fees paid for a variety of services including business license fees.

One-time revenues from building permits have not been included in this analysis, nor have the accompanying offsetting costs associated with building inspections. Impact fees have also not been included in the analysis.

Each of these revenue sources is discussed in greater detail in the following sections. **In each of the sections, historic revenues (2007-2014) are discussed first, followed by a projection of future revenues for the time period from 2015-2026.** A detailed year-by-year accounting of projected revenues is found in Appendix A; historic revenues are shown in Appendix B.

Property Tax Revenues

Historic Revenues. Property tax revenues are based on both property values² and tax rates. The table below shows the historical property tax valuation of the West Bountiful parcels in the Commons, as well as the amounts of tax revenue generated each year that flowed to the City's General Fund. The City receives only 50 percent of incremental property tax revenues, with the remaining 50 percent flowing to the Agency.³ Therefore, each year's revenues flowing to the City have been calculated based on 100 percent of the base year value (\$13,065,086), plus 50 percent of the incremental value.⁴

Table 8: Historic Property Tax Valuation of West Bountiful Portion of the Commons and General Fund Revenues from Property Tax

Year	Total Property Value (including Base Year Value)	Property Tax Revenues to West Bountiful
2007	\$15,970,900	\$21,153
2008	\$35,184,230	\$29,046
2009	\$38,571,040	\$35,732
2010	\$44,910,793	\$39,598
2011	\$44,621,281	\$57,600
2012	\$40,815,439	\$52,560
2013	\$36,687,789	\$48,410
2014	\$36,570,254	\$44,374
2015	\$36,209,247	\$44,495

Projected Revenues: Property values have been relatively flat since 2008; therefore future projections have held property values and tax rates constant. Further, the consultants are not aware of any development planned for the Commons in the immediate future.

² Property tax values include both real and personal property values. Personal property values, based on numbers provided by the Davis County Assessor's Office, represent 12 percent of overall real property value.

³ Agency property tax revenues are disbursed as follows: 1.25 percent for RDA Administration; 10 percent for affordable housing projects; and 38.75 percent for the Commons project; and 50 percent to the City. Therefore, 20 percent of the funds received by the Agency will be allocated to housing, representing ten percent of the overall incremental property tax revenues.

⁴ Property tax revenues to West Bountiful are higher in this study than in the previous study because this study shows base year tax revenues flowing to the City, as well as incremental tax revenues. Since all expenses are included in this analysis (not just incremental expenses), it is considered to be a fairer comparison to include all revenues to the City, as well as all costs. If the report were being conducted for the RDA, rather than the City, then using incremental property values only would be appropriate.

Future property values for West Bountiful, including both real and personal property, have been held constant at the 2015 level of \$36,209,247.⁵ Of this amount, \$13,065,086 is the base year value attributed to the West Bountiful parcels, resulting in incremental value, for West Bountiful, of \$23,144,161. With a current City tax rate of 0.001806, this results in revenues of \$23,596 per year from the base value (\$13,065,086 multiplied by the tax rate of 0.001806), plus one-half of the incremental value of \$23,144,161 multiplied by the same tax rate. This results in total projected yearly property tax revenues to the City of \$44,495.

Total incremental property tax revenues from the Commons, including all taxing entities, approximate \$395,847 annually. Roughly 50 percent of this amount or \$197,924 flows to the Agency.

Sales Tax Revenues

Increased sales tax revenues will be generated by the retail development located within the project area. Local option sales tax revenues are distributed based on population and point of sale. Point of sale revenues are based on one half of one percent of sales tax revenues generated in the local area. The other half cent that is generated through the local option tax is distributed statewide based on the ratio of each city's population to the population statewide. Only point of sale tax revenues have been considered as part of this analysis.

Historic Revenues. Historic sales tax revenues generated in the project area have been analyzed for each contributing business, and then compiled into an aggregate local option amount as follows:

Table 9: Historic Sales Tax Generation in the Commons – Local Option and Point of Sale Tax Revenues

Sales Tax Revenue Analysis	TOTAL Local Option Sales Tax Revenues	Point of Sale Amount*
2007	\$868,708	\$434,354
2008	NA	NA
2009	\$1,394,563	\$697,282
2010	\$1,362,458	\$681,229
2011	\$1,396,213	\$698,106
2012	\$1,480,510	\$740,255
2013	\$1,569,048	\$784,524
2014	\$1,637,801	\$818,900
2015	\$1,766,262	\$883,131
AAGR 2009-2015	4.0%	

*Point of sale revenues are based on 50 percent of the total one percent local option sales tax

Sales tax revenues are distributed as follows:

Table 10: Point of Sale Tax Revenue Distribution

Phase	Entity	Percent of Sales Tax Revenues
Phase 1 Development	Bountiful City	14%
	West Bountiful City	43%
	Agency	43%
Phase 2 Development	Bountiful City	14%

⁵ Source: 2015 Annual Report, Redevelopment Agency of West Bountiful.

Phase	Entity	Percent of Sales Tax Revenues
	West Bountiful City	50%
	Agency	36%

Historically, most sales occurred in the Phase 1 area, with a gradual shift to more development in phases 2 and 3. Sales in the Phase 1 area remain strong however as this is the location of Costco.

Figure 2

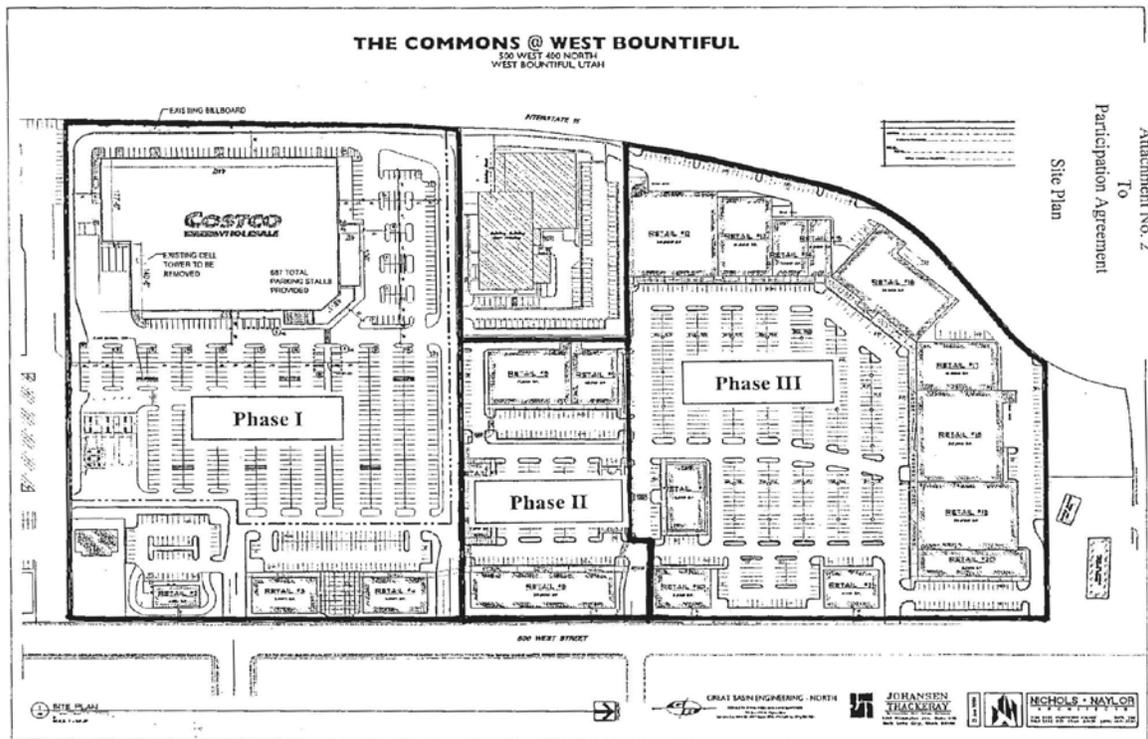


Table 11: Historic Percent of Sales by Phases

Historic Breakout by Phase	Percent to Phase 1	Percent Phases 2 and 3
Year		
2007	94%	6%
2008	96%	4%
2009	71%	29%
2010	73%	27%
2011	73%	27%
2012	73%	27%
2013	76%	24%
2014	76%	24%

Projected Revenues. Future sales tax revenues have been projected based on a ratio of 76 percent of sales in phase 1; 24 percent in phases 2 and 3, reflective of historic trends.

Based on information provided by West Bountiful City, total local option sales tax revenues in FY2015 reached \$1,766,262. Fifty percent of this amount, or \$883,131, is distributed based on point of sale. This amount was reduced slightly – to \$871,544 – to account for administrative and handling fees at Utah State Tax Commission. The sales tax distribution for FY2015 is as follows:

Table 12: 2015 Sales Tax Distribution

Sales Tax Distribution	2015
Bountiful City	\$122,016
West Bountiful City	\$389,670
Agency	\$359,858
TOTAL	\$871,544*

*This is slightly less than the \$883,131 total local option amount due to reductions for administrative and handling fees by the Utah State Tax Commission

The upper end of future sales tax growth has been considered to be four percent, on average, for 2015 to 2026. This is similar to the historical growth rates achieved in the area. However, due to the fact that the Commons is largely built out, it may be difficult to achieve this rate in the future.

Table 13: Sales Tax Revenue Projections – 4% Average Annual Growth Rate

Year	Local Option Sales Generation*	Amount to Bountiful City	Amount to Agency	Amount to West Bountiful
2015	\$871,544	\$122,016	\$359,858	\$389,670
2016	\$906,406	\$126,897	\$374,252	\$405,257
2017	\$942,662	\$131,973	\$389,222	\$421,468
2018	\$980,369	\$137,252	\$404,791	\$438,326
2019	\$1,019,584	\$142,742	\$420,983	\$455,859
2020	\$1,060,367	\$148,451	\$437,822	\$474,094
2021	\$1,102,782	\$154,389	\$455,335	\$493,057
2022	\$1,146,893	\$160,565	\$473,548	\$512,780
2023	\$1,192,769	\$166,988	\$492,490	\$533,291
2024	\$1,240,479	\$173,667	\$512,190	\$554,623
2025	\$1,290,099	\$180,614	\$532,677	\$576,807
2026	\$1,341,703	\$187,838	\$553,984	\$599,880
2027	\$1,395,371	\$195,352	\$576,144	\$623,875
2028	\$1,451,185	\$203,166	\$599,190	\$648,830
2029	\$1,509,233	\$211,293	\$623,157	\$674,783
2030	\$1,569,602	\$219,744	\$648,083	\$701,774
2031	\$1,632,386	\$228,534	\$674,007	\$729,845
2032	\$1,697,682	\$237,675	\$700,967	\$759,039

*Less administrative and handling costs; based on a growth rate of four percent per year.

Sales tax revenues tend to vary from year to year, depending on economic cycles. The following table shows the sensitivity in sales tax revenues from varying growth rates.

Table 14: Sensitivity Analysis – Sales Tax Growth Rates and Annual Sales Tax Revenues in Selected Years

Year	1%	2%	3%	4%
2015	\$389,670	\$389,670	\$389,670	\$389,670
2020	\$409,548	\$430,228	\$451,735	\$474,094
2025	\$430,439	\$475,006	\$523,684	\$576,807
2030	\$452,395	\$524,445	\$644,066	\$701,774

Municipal Energy Tax Revenues

Historic Revenues. West Bountiful will receive additional revenues from energy usage since the City has enacted the six percent municipal energy tax allowed in Utah. Actual utility bills of existing businesses have been pulled from Rocky Mountain Power, Bountiful Power and Questar Gas. West Bountiful has enacted the municipal energy tax to the full six percent.

Table 15: Historic Municipal Energy Tax Revenues to West Bountiful

Utility Bills	Total Bills	Amount to West Bountiful
2007	\$533,120	\$31,987
2008	\$786,005	\$47,160
2009	\$884,520	\$53,071
2010	\$895,851	\$53,751
2011	\$898,944	\$53,937
2012	\$900,060	\$54,004
2013	\$901,620	\$54,097
2014	\$901,620	\$54,097
2015	\$906,694	\$54,402

Projected Revenues. Future revenues have been projected using an inflation rate of two percent per year. The number of connections remains constant in future projections.

Telecommunications

Historic Revenues. Telecommunications taxes are charged based on 3.5 percent of a customer's monthly phone bill and paid to the City. Based on an average phone bill of \$79.99 per month, the average telecommunications tax paid per year, per line, is \$33.60.

Table 16: Telecommunications Tax Revenues

Description	Amount
Telephone lines	88
Cost per line per month	\$79.99
Telecomm tax	3.5%
Average revenue per line per year	\$33.60

Historic revenues have been estimated as follows:

Table 17: Telecommunications Tax Revenues, 2007-2014

Year	Number of Businesses	Revenue to General Fund
2007	30	\$1,008

Year	Number of Businesses	Revenue to General Fund
2008	50	\$1,680
2009	80	\$2,688
2010	88	\$2,956
2011	88	\$2,956
2012	88	\$2,956
2013	88	\$2,956
2014	88	\$2,956

Projected Revenues. Assuming an average of 88 phone lines in the Commons, based on information provided in the previous Cost-Benefit Study conducted in 2006, the City should receive approximately \$2,956 in telecomm revenues in 2015. Future growth in telecomm revenues has been based on an inflation rate of three percent for increased phone costs, but with no assumptions for additional businesses in the area.

Business License Fees

Historic Revenues. The City has historically charged a flat business license fee of \$50 per business, plus \$5 per employee. The total number of estimated employees in West Bountiful is 548, based on 301,395 retail square feet in West Bountiful, and an average of 550 retail square feet per employee.

Historic business license fee revenues originating in the Commons area have ranged from a low of \$1,600 in 2007, to approximately \$4,290 annually today.

Projected Revenues. Future projections are for \$4,290 annually. No inflation rate has been assumed because it would require the City to update its business license fees in order for increased revenues to occur (unless, of course, there would be additional businesses created in the area).

Table 18: Business License Fee Revenues

Business License Fees	
Cost per Business	\$50
Cost per Employee	\$5
Total Estimated Employees	548
Inflation Rate	0.0%
Number of Businesses	31
Estimated Annual Business License Fees	\$4,290

This results in average business license fee revenues annually of \$1,550 for the base fee, plus revenues of \$2,740 for employees, for total business license fee revenues of \$4,290 annually.

Other General Fund Revenues

Other General Fund revenues have not been included in the analysis as they are minimal in comparison to the major sources listed above and include items such as fees paid, rentals of facilities, etc.

Building permit revenues are one-time revenues based on new construction. However, these increased revenues should be evenly matched with the cost of the services provided and have therefore not been included in this analysis. In other words, the increased revenues and expenditures are considered to be offsetting.

Summary of Revenues

Historic Revenues. Total revenues over the period from 2007 to 2014 reached over \$3.1 million, with a net present value of nearly \$2.5 million.

Table 19: Summary of Historical General Fund Revenues, 2007-2014

General Fund Revenue Category	TOTAL 2007-2014	NPV* 2007-2014
Property Tax Revenues	\$328,472	\$258,725
Sales Tax Revenues	\$2,366,801	\$1,870,755
Utility Municipal Energy Tax	\$402,104	\$320,926
Telecommunications Tax Revenues	\$20,157	\$15,862
Business License Fees	\$29,950	\$23,658
TOTAL REVENUES	\$3,147,485	\$2,489,927

*Net present value using a discount rate of five percent

Projected Revenues. When all revenue sources are considered, the Commons development will generate over \$6.6 million in revenues between 2015 and 2026. This assumes a sales tax growth rate of two percent per year. Sensitivity analysis with other growth rates is shown later in this report.

Table 20: Summary of Projected Revenues at Two Percent Sales Tax Growth Rate, 2015-2026, Developer Payments Through 2026

SUMMARY - WEST BOUNTIFUL REVENUES	TOTAL 2015-2026	NPV* 2015-2026	2015
Property Tax Revenues	\$533,937	\$394,368	\$44,495
Sales Tax Revenues	\$5,226,295	\$3,816,114	\$389,670
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402
Telecommunication Revenues	\$41,958	\$30,464	\$2,956
Business License Fees	\$51,480	\$38,023	\$4,290
TOTAL	\$6,583,309	\$4,811,734	\$495,813

*Net present value, using a discount rate of five percent

BENEFIT-COST ANALYSIS - EXPENDITURES

Additional municipal service costs to be borne by West Bountiful City from this project have been analyzed in this section. The cost of providing municipal services varies widely from community to community and depends on community preferences regarding service provision and levels of service, the size of the community, economies of scale, etc. In contrast, revenues are generally calculated using set formulas for each revenue source. Therefore, the examination of expenditures is much more subjective.

We have used several approaches in our analysis of costs.

Table 21: Apportionment of Costs

Expenditure Category	Basis for Apportionment
Legislative	Per Capita/Per Employee
Administrative	Per Capita/Per Employee
Engineering	Interviews
Non-Departmental	Per Capita/Per Employee
General Government Buildings	Per Capita/Per Employee
Planning and Zoning	Per Capita/Per Employee
Police Department	Interviews regarding % of Police Time in Area; Calls for Service
Fire Protection	Taxable Value
Streets	Interviews
Class "C" Road Projects	Interviews
Parks	Per Capita – Not Applicable to The Commons
Debt Service	Per Capita/Per Employee

Legislative, Court, Administrative, Non-Departmental, Government Buildings, Planning and Zoning, Debt Service

Historic Expenditures. Per capita/employee costs take the total budget amount per category and divide by the population and employment in the entire City in that year. Based on historical budgets, the per capita/employee costs are shown in the table below:

Table 22: Average Cost per Capita/Employee, 2007 - 2014

Summary for Per Capita/Per Employee Categories	2007	2008	2009	2010	2011	2012	2013	2014
Legislative	\$4.53	\$4.69	\$4.33	\$3.98	\$4.31	\$4.11	\$4.31	\$4.28
Administration	\$33.00	\$37.05	\$45.96	\$34.30	\$26.88	\$26.35	\$28.50	\$27.96
Non-Departmental	\$23.48	\$32.15	\$38.44	\$33.88	\$20.46	\$27.65	\$25.78	\$27.40
General Government Buildings	\$10.58	\$12.74	\$5.68	\$4.89	\$14.24	\$5.78	\$6.25	\$6.16
Planning and Zoning	\$4.20	\$1.11	\$3.02	\$7.55	\$2.40	\$4.26	\$5.11	\$6.79
Debt Service	\$21.27	\$21.13	\$20.31	\$20.19	\$19.74	\$20.46	\$25.80	\$19.45
TOTAL	\$97.07	\$108.87	\$117.75	\$104.80	\$88.03	\$88.61	\$95.74	\$92.04

Estimated historic costs are summarized below for the time period from 2007 to 2014. The categories shown below represent a small portion of total expenditures, with the largest expense occurring for the police department which is discussed later.

Table 23: Historic Costs for Selected Expense Categories, 2007 - 2014

Expense Category	TOTAL	NPV, 2007-2014
Legislative	\$16,453	\$13,029
Administration	\$123,303	\$98,827
Non-Departmental	\$110,847	\$88,307
General Government Buildings	\$30,504	\$24,493
Planning and Zoning	\$17,103	\$13,193
Debt Service	\$80,756	\$63,701
TOTAL	\$378,966	\$301,550

Projected Expenses. The same approach of using per capita/employee costs has been taken for projected costs for legislative, administration, non-departmental, general government buildings, planning and zoning, and debt service. The estimated population for 2015 is 5,803; employment is approximately 2,200. Thus, budget categories are divided by 8,003, the sum of the population and employment.

Table 24: Average Cost per Capita/Employee, 2015

Budgets	Budget Amount	Cost per Capita/Employee
Legislative	\$45,855	\$5.73
Administrative	\$247,600	\$30.94
Non-Departmental	\$206,478	\$25.80
General Government Buildings	\$50,000	\$6.25
Planning and Zoning	\$43,370	\$5.42
Debt Service	\$156,000	\$19.49
TOTAL*	\$773,803	\$96.69

*Court costs are not included in either the revenue or expense analysis

Projected inflation costs for these expense categories are included in the table below:

Table 25: Inflation Rate for Average Cost per Capita/Employee

Expense Category	Projected Inflation Rate
Legislative	2%
Administrative	2%
Non-Departmental	3%
General Government Buildings	3%
Planning and Zoning	2%

Police

Historic Expenses. Police expenses attributable to the Commons have been based on calls for service in The Commons area, as well as interviews with the Police Department that suggest 25 percent of the Police Department's total effort – labor, supplies and equipment – is spent in The Commons area. Therefore, total police budget amounts each year have been allocated to the Commons based on 25 percent of the police budget.

Table 26: Historic Police Costs in The Commons

Year	Budget Amount	Amount Allocated to the Commons
2007	\$914,535	\$228,634
2008	\$822,032	\$205,508
2009	\$876,098	\$219,025
2010	\$942,521	\$235,630
2011	\$912,176	\$228,044
2012	\$855,483	\$213,871
2013	\$968,217	\$242,054
2014	\$969,078	\$242,270

Projected Expenses. Police expenses are also projected based on 25 percent of total police costs. Police costs are projected to increase at an average annual rate of five percent per year, similar to what the consultants have experienced in other communities in Utah. However, the historic average annual growth rate in police costs was only 0.83 percent between 2007 and 2014. Not including the year 2007, the historic average annual growth rate was 2.78 percent between 2008 and 2014.

Fire

Historic Expenses. The South Davis Metro Fire Agency charges its participating communities based on taxable value. Therefore, the fire costs attributable to The Commons have been based on the percentage of historic taxable value in The Commons as compared to Citywide taxable value.

Table 27: Historic Fire Costs in the Commons

Fire Analysis	Total Taxable Value	Taxable Value in The Commons	% of Taxable Value in The Commons	Fire Budget	Amount Allocated to The Commons
2007	\$302,108,710	\$15,970,900	5.3%	\$286,259	\$15,133
2008	\$403,455,449	\$35,184,230	8.7%	\$266,071	\$23,203
2009	\$428,963,287	\$38,571,040	9.0%	\$281,309	\$25,294
2010	\$416,259,274	\$44,910,793	10.8%	\$296,093	\$31,946
2011	\$440,706,339	\$44,621,281	10.1%	\$329,774	\$33,389
2012	\$444,363,717	\$40,815,439	9.2%	\$371,762	\$34,147
2013	\$490,525,692	\$36,687,789	7.5%	\$398,817	\$29,829
2014	\$603,661,613	\$36,570,254	6.1%	\$416,408	\$25,226

Projected Expenses. Future fire costs have also been based on taxable value in The Commons as compared to taxable value Citywide. Based on 2015 data, the fire cost per \$1 of taxable value is \$0.00069. This cost has been applied to future projections of property value,⁶ plus an inflation rate of five percent for increased fire costs.

Table 28: Fire Cost Calculation, 2015

Description	Amount
West Bountiful City 2014 Taxable Value	\$603,661,613
West Bountiful City 2014 Fire Budget	\$416,408
Cost per Dollar of Taxable Value	\$0.00069
Fire Inflationary Cost	5.0%
Property Appreciation Factor	3.0%

This results in a cost of \$24,128 in 2015. Later years increase by five percent per year.

⁶ No property value appreciation has been included in the analysis. This approach was taken so that property tax rates could be held constant when analyzing property values. Truth-in-taxation requires that appreciation in property values are offset by declining tax rates, so that revenues are held constant (before new construction is considered in the analysis). Therefore, increased fire costs are accounted for solely by the projected inflation rate.

Streets and Engineering

Based on information provided by West Bountiful City, the City projects costs of \$101,500 over the next ten years, or an average of \$10,150 annually. This amount has been used for both the historic and projected expenses.

Summary of Expenditures

Historic Expenditures. Historic expenditures related to the Commons are summarized as follows:

Table 29: Expenditures by Category, 2007 - 2014

Expenditures	Total	NPV
Legislative	\$16,453	\$13,029
Administration	\$123,303	\$98,827
Engineering and Streets	\$81,200	\$65,602
Non-Departmental	\$110,847	\$88,307
General Government Buildings	\$30,504	\$24,493
Planning and Zoning	\$17,103	\$13,193
Police	\$1,815,035	\$1,461,476
Fire	\$218,168	\$173,506
Streets (combined with Engineering)	\$0	\$0
Class "C" Road Projects	\$0	\$0
Debt Service	\$80,756	\$63,701
TOTAL	\$2,493,369	\$2,002,134

Projected Expenditures. Projected expenditures are summarized below:

Table 30: Projected Expenditures, 2015-2026

Expenditures	Total	NPV	2015 Expenses
Legislative	\$45,340	\$33,106	\$3,381
Administration	\$244,820	\$178,761	\$18,254
Engineering and Streets	\$121,800	\$89,962	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222
General Government Buildings	\$52,313	\$37,982	\$3,686
Planning and Zoning	\$42,883	\$31,312	\$3,197
Police	\$4,028,267	\$2,892,314	\$253,078
Fire	\$461,974	\$326,120	\$24,128
Streets (combined with Engineering)	\$0	\$0	
Class "C" Road Projects	\$0	\$0	
Debt Service	\$138,008	\$101,933	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596

NET REVENUES

Net revenues from this project are positive. Historically, revenues have exceeded expenses by an estimated \$654,116 over the time period extending from 2007 to 2014. However, net revenues were not positive in the early years of The Commons development.

Table 31: Historic Net Revenues, 2007-2014

Summary of Net Revenues	TOTAL	NPV	2007	2008	2009	2010	2011	2012	2013	2014

Summary of Net Revenues	TOTAL	NPV	2007	2008	2009	2010	2011	2012	2013	2014
Revenues	\$3,147,485	\$2,489,927	\$244,214	\$277,411	\$409,451	\$406,359	\$431,950	\$445,903	\$460,346	\$471,851
Expenses	\$2,493,369	\$2,002,134	\$273,330	\$282,410	\$313,344	\$335,155	\$319,821	\$306,726	\$334,498	\$328,085
Net Revenues	\$654,116	\$487,793	(\$29,116)	(\$4,999)	\$96,106	\$71,204	\$112,129	\$139,177	\$125,848	\$143,765

Future projections are also for positive net revenues as shown below:

Table 32: Projected Net Revenues, 2015-2026, Developer Payments through 2026 (2% Sales Tax Growth Rate)

Summary of Net Revenues	Total 2015-2026	NPV 2015-2026
Revenues	\$6,583,309	\$4,811,734
Expenditures	\$5,351,437	\$3,848,342
Net Revenues	\$1,231,872	\$963,392

INTANGIBLE BENEFITS

The Commons has numerous indirect benefits on the City, as well as direct, positive fiscal impacts. Some of these additional benefits include:

- Increased retail jobs (estimate of 548 new jobs in West Bountiful) that will create multiplier impacts in the City through increased direct, indirect and induced spending;
- Increased regional market area for West Bountiful by attracting shoppers from greater distances who are attracted to major tenants such as Costco and Lowe's;
- Positive impacts on the sustainability and profitability of existing businesses in West Bountiful which will profit from the spillover traffic; and
- Increased image and reputation for the City.

PURPOSE FOR THE APPROPRIATION AND CONFORMITY WITH PUBLIC PURPOSES

If public partnerships are established in concert with this private development, they will be appropriate for the following reasons:

- Improve property values in the area and encourage complementary economic development;
- Increase the viability of existing businesses in the community;
- Increase the number of jobs in the community;
- Increase the City's sustainability through increased property and sales tax base; and
- Develop a site that will attract additional jobs and businesses to the local area.

NEED FOR THE APPROPRIATION

The public appropriations for the Commons development could be deemed appropriate and necessary in order to encourage economic development in the City, including the potential to attract a major regional draw.

SUMMARY

The following table shows projected net revenues to the City for the time period extending from 2015 to 2026, assuming that developer payments are made through 2026.

Table 33: Projected Net Revenues, 2015-2026, Developer Payments Through 2026

Sales Tax Growth Rate	4%	3%	2%	1%	0%
Revenues					
Property Taxes	\$394,368	\$394,368	\$394,368	\$394,368	\$394,368
Sales Taxes	\$4,227,353	\$4,015,222	\$3,816,114	\$3,629,212	\$3,453,747
Municipal Energy	\$532,765	\$532,765	\$532,765	\$532,765	\$532,765
Telecommunication Fees	\$30,464	\$30,464	\$30,464	\$30,464	\$30,464
Building Permit Fees	\$0	\$0	\$0	\$0	\$0
Business License Fees	\$38,023	\$38,023	\$38,023	\$38,023	\$38,023
Total Revenues (not incl. Impact Fees)	\$5,222,973	\$5,010,842	\$4,811,734	\$4,624,832	\$4,449,367
Expenditures					
Police	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314	\$2,892,314
Fire	\$326,120	\$326,120	\$326,120	\$326,120	\$326,120
Streets and Engineering	\$89,962	\$89,962	\$89,962	\$89,962	\$89,962
Administration and All Other	\$438,012	\$438,012	\$438,012	\$438,012	\$438,012
Debt Service	\$101,933	\$101,933	\$101,933	\$101,933	\$101,933
Total Expenditures	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342	\$3,848,342
Net Revenues	\$1,374,632	\$1,162,500	\$963,392	\$776,490	\$601,025

0% Sales Tax Growth Rate														
DEVELOPER PAYMENTS THROUGH 2026	TOTAL	NPV	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<i>Discount Rate</i>	5.0%													
Property Valuation														
<i>West Bountiful</i>														
Real Property			\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977
Personal Property			\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141
Base Year Value			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Adjusted Total Valuation to Reflect RDA Report			\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247
West Bountiful Incremental Value			\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161
<i>Bountiful</i>														
Real Property			\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732
Personal Property			\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636
Base Year Value			(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)
Adjusted Total Valuation to Reflect RDA Report			\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692
Bountiful Incremental Value			\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028
<i>Total - W Btfl and Bountiful</i>														
Total Property Value			\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939
Base Year Value			(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)
Incremental Value			\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189
<i>Combined Rates</i>														
<i>West Bountiful Property Tax Rate</i>	0.001806	0.013950												
<i>Bountiful Property Tax Rate</i>	0.000957	0.013101												
West Bountiful Property Tax Revenues														
Base Year Revenues	\$283,147	\$209,133	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596
Incremental Revenues	\$501,580	\$370,469	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798
% Incremental to General Fund			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Property Tax Revenues to GF	\$533,937	\$394,368	\$44,495											
<i>Sales Tax Growth Rate</i>	0.0%													
<i>Less: Administrative Fees at State Tax</i>	98.688%													
Sales Tax Revenues														
West Bountiful	\$9,888,587	\$7,303,753	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049	\$824,049
Bountiful	\$569,945	\$420,964	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495	\$47,495
Total Sales Tax Revenues Point of Sale	\$10,458,532	\$7,724,717	\$871,544											
<i>Phase 1 Percentage of Sales Tax Revenues</i>			76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%
<i>Phase 2 Percentage of Sales Tax Revenues</i>			24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
Phase 1 Sales Tax Revenues			\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597	\$658,597
Phase 2 Sales Tax Revenues			\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948	\$212,948
<i>Phase 1: Less % to RDA</i>			43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%
<i>Phase 2: Less % to RDA</i>			36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%
<i>Phase 1 & 2: Less % to Bountiful City</i>			14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City	\$1,464,195	\$1,081,460	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016	\$122,016
Less: Phase 1 RDA	\$3,398,358	\$2,510,042	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197
Less: Phase 2 RDA	\$919,934	\$679,467	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661	\$76,661
Phase 1 to West Bountiful	\$3,398,358	\$2,510,042	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197	\$283,197
Phase 2 to West Bountiful	\$1,277,687	\$943,705	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474	\$106,474
Total Sales Tax Revenues to West Bountiful	\$4,676,045	\$3,453,747	\$389,670											
<i>Municipal Energy Inflation Rate</i>	2.0%													
Municipal Energy														
West Bountiful														
Gas	\$54,327	\$39,668	\$4,051	\$4,132	\$4,214	\$4,299	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938	\$5,036

Electric	\$675,313	\$493,097	\$50,351	\$51,358	\$52,385	\$53,433	\$54,502	\$55,592	\$56,703	\$57,838	\$58,994	\$60,174	\$61,378	\$62,605
Total West Btfl	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Bountiful														
Gas	\$42,795	\$31,248	\$3,191	\$3,255	\$3,320	\$3,386	\$3,454	\$3,523	\$3,593	\$3,665	\$3,738	\$3,813	\$3,890	\$3,967
Electric	\$88,518	\$64,633	\$6,600	\$6,732	\$6,866	\$7,004	\$7,144	\$7,287	\$7,432	\$7,581	\$7,733	\$7,887	\$8,045	\$8,206
Total Bountiful	\$131,312	\$95,881	\$9,791	\$9,986	\$10,186	\$10,390	\$10,598	\$10,810	\$11,026	\$11,246	\$11,471	\$11,701	\$11,935	\$12,173
Telecommunications														
Telephone Lines	88													
Cost per line per month	\$79.99													
Telecomm Tax	3.5%													
Average revenue per line per year	\$33.60													
Inflation Rate	3.0%													
Telecommunications Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees														
Cost per Business	\$50													
Cost per Employee	\$5													
Total Estimated Employees	548													
Inflation Rate	0.0%													
Number of Businesses	31													
Business License Fee Revenues	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

	TOTAL	NPV	2015 0	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11
Inflation Year SUMMARY - WEST BOUNTIFUL														
Revenues														
Property Tax Revenues	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Revenues	\$4,676,045	\$3,453,747	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670	\$389,670
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Telecommunication Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL	\$6,033,059	\$4,449,367	\$495,813	\$496,990	\$498,191	\$499,417	\$500,669	\$501,946	\$503,250	\$504,582	\$505,940	\$507,328	\$508,744	\$510,189
Expenditures														
Legislative	\$45,340	\$33,106	\$3,381	\$3,448	\$3,517	\$3,587	\$3,659	\$3,732	\$3,807	\$3,883	\$3,961	\$4,040	\$4,121	\$4,203
Court	Revenues not included													
Administration	\$244,820	\$178,761	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154	\$20,557	\$20,968	\$21,387	\$21,815	\$22,251	\$22,696
Engineering and Streets	\$121,800	\$89,962	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222	\$15,679	\$16,149	\$16,634	\$17,133	\$17,647	\$18,176	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071
General Government Buildings	\$52,313	\$37,982	\$3,686	\$3,797	\$3,911	\$4,028	\$4,149	\$4,273	\$4,401	\$4,533	\$4,669	\$4,810	\$4,954	\$5,102
Planning and Zoning	\$42,883	\$31,312	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898	\$3,975
Police	\$4,028,267	\$2,892,314	\$253,078	\$265,731	\$279,018	\$292,969	\$307,617	\$322,998	\$339,148	\$356,105	\$373,911	\$392,606	\$412,237	\$432,848
Fire	\$461,974	\$326,120	\$24,128	\$26,094	\$28,221	\$30,521	\$33,009	\$35,699	\$38,608	\$41,755	\$45,158	\$48,838	\$52,819	\$57,123
Streets (combined with Engineering)	\$0	\$0												
Class "C" Road Projects	\$0	\$0												
Debt Service	\$138,008	\$101,933	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596	\$358,280	\$374,784	\$392,154	\$410,436	\$429,683	\$449,949	\$471,289	\$493,766	\$517,442	\$542,386	\$568,671
NET REVENUES	\$681,622	\$601,025	\$153,217	\$138,710	\$123,407	\$107,264	\$90,232	\$72,263	\$53,302	\$33,292	\$12,175	(\$10,114)	(\$33,643)	(\$58,482)

1% Sales Tax Growth Rate														
DEVELOPER PAYMENTS THROUGH 2026	TOTAL	NPV	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<i>Discount Rate</i>	5.0%													
Property Valuation														
<i>West Bountiful</i>														
Real Property			\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977
Personal Property			\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141
Base Year Value			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Adjusted Total Valuation to Reflect RDA Report			\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247
West Bountiful Incremental Value			\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161
<i>Bountiful</i>														
Real Property			\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732
Personal Property			\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636
Base Year Value			(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)
Adjusted Total Valuation to Reflect RDA Report			\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692
Bountiful Incremental Value			\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028
<i>Total - W Btfl and Bountiful</i>														
Total Property Value			\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939
Base Year Value			(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)
Incremental Value			\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189
<i>Combined Rates</i>														
<i>West Bountiful Property Tax Rate</i>	0.001806	0.013950												
<i>Bountiful Property Tax Rate</i>	0.000957	0.013101												
West Bountiful Property Tax Revenues														
Base Year Revenues	\$283,147	\$209,133	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596
Incremental Revenues	\$501,580	\$370,469	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798
% Incremental to General Fund			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Property Tax Revenues to GF	\$533,937	\$394,368	\$44,495											
<i>Sales Tax Growth Rate</i>	1.0%													
<i>Less: Administrative Fees at State Tax</i>	98.688%													
Sales Tax Revenues														
West Bountiful	\$10,451,003	\$7,674,814	\$824,049	\$832,289	\$840,612	\$849,018	\$857,509	\$866,084	\$874,745	\$883,492	\$892,327	\$901,250	\$910,263	\$919,365
Bountiful	\$602,361	\$442,351	\$47,495	\$47,970	\$48,450	\$48,935	\$49,424	\$49,918	\$50,417	\$50,922	\$51,431	\$51,945	\$52,465	\$52,989
Total Sales Tax Revenues Point of Sale	\$11,053,364	\$8,117,165	\$871,544	\$880,260	\$889,062	\$897,953	\$906,933	\$916,002	\$925,162	\$934,414	\$943,758	\$953,195	\$962,727	\$972,354
<i>Phase 1 Percentage of Sales Tax Revenues</i>			76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%
<i>Phase 2 Percentage of Sales Tax Revenues</i>			24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
Phase 1 Sales Tax Revenues			\$658,597	\$665,183	\$671,834	\$678,553	\$685,338	\$692,192	\$699,114	\$706,105	\$713,166	\$720,297	\$727,500	\$734,775
Phase 2 Sales Tax Revenues			\$212,948	\$215,077	\$217,228	\$219,400	\$221,594	\$223,810	\$226,048	\$228,309	\$230,592	\$232,898	\$235,227	\$237,579
<i>Phase 1: Less % to RDA</i>			43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%
<i>Phase 2: Less % to RDA</i>			36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%
<i>Phase 1 & 2: Less % to Bountiful City</i>			14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City	\$1,547,471	\$1,136,403	\$122,016	\$123,236	\$124,469	\$125,713	\$126,971	\$128,240	\$129,523	\$130,818	\$132,126	\$133,447	\$134,782	\$136,130
Less: Phase 1 RDA	\$3,591,641	\$2,637,563	\$283,197	\$286,029	\$288,889	\$291,778	\$294,695	\$297,642	\$300,619	\$303,625	\$306,661	\$309,728	\$312,825	\$315,953
Less: Phase 2 RDA	\$972,256	\$713,987	\$76,661	\$77,428	\$78,202	\$78,984	\$79,774	\$80,572	\$81,377	\$82,191	\$83,013	\$83,843	\$84,682	\$85,528
Phase 1 to West Bountiful	\$3,591,641	\$2,637,563	\$283,197	\$286,029	\$288,889	\$291,778	\$294,695	\$297,642	\$300,619	\$303,625	\$306,661	\$309,728	\$312,825	\$315,953
Phase 2 to West Bountiful	\$1,350,355	\$991,649	\$106,474	\$107,539	\$108,614	\$109,700	\$110,797	\$111,905	\$113,024	\$114,154	\$115,296	\$116,449	\$117,613	\$118,790
Total Sales Tax Revenues to West Bountiful	\$4,941,996	\$3,629,212	\$389,670	\$393,567	\$397,503	\$401,478	\$405,493	\$409,548	\$413,643	\$417,779	\$421,957	\$426,177	\$430,439	\$434,743
<i>Municipal Energy Inflation Rate</i>	2.0%													
Municipal Energy														
West Bountiful														
Gas	\$54,327	\$39,668	\$4,051	\$4,132	\$4,214	\$4,299	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938	\$5,036

Electric	\$675,313	\$493,097	\$50,351	\$51,358	\$52,385	\$53,433	\$54,502	\$55,592	\$56,703	\$57,838	\$58,994	\$60,174	\$61,378	\$62,605
Total West Btfl	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Bountiful														
Gas	\$42,795	\$31,248	\$3,191	\$3,255	\$3,320	\$3,386	\$3,454	\$3,523	\$3,593	\$3,665	\$3,738	\$3,813	\$3,890	\$3,967
Electric	\$88,518	\$64,633	\$6,600	\$6,732	\$6,866	\$7,004	\$7,144	\$7,287	\$7,432	\$7,581	\$7,733	\$7,887	\$8,045	\$8,206
Total Bountiful	\$131,312	\$95,881	\$9,791	\$9,986	\$10,186	\$10,390	\$10,598	\$10,810	\$11,026	\$11,246	\$11,471	\$11,701	\$11,935	\$12,173
Telecommunications														
Telephone Lines	88													
Cost per line per month	\$79.99													
Telecomm Tax	3.5%													
Average revenue per line per year	\$33.60													
Inflation Rate	3.0%													
Telecommunications Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees														
Cost per Business	\$50													
Cost per Employee	\$5													
Total Estimated Employees	548													
Inflation Rate	0.0%													
Number of Businesses	31													
Business License Fee Revenues	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

	TOTAL	NPV	2015 0	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11
Inflation Year SUMMARY - WEST BOUNTIFUL														
Revenues														
Property Tax Revenues	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Revenues	\$4,941,996	\$3,629,212	\$389,670	\$393,567	\$397,503	\$401,478	\$405,493	\$409,548	\$413,643	\$417,779	\$421,957	\$426,177	\$430,439	\$434,743
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Telecommunication Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL	\$6,299,010	\$4,624,832	\$495,813	\$500,887	\$506,023	\$511,225	\$516,491	\$521,823	\$527,223	\$532,691	\$538,227	\$543,834	\$549,512	\$555,262
Expenditures														
Legislative	\$45,340	\$33,106	\$3,381	\$3,448	\$3,517	\$3,587	\$3,659	\$3,732	\$3,807	\$3,883	\$3,961	\$4,040	\$4,121	\$4,203
Court	Revenues not included													
Administration	\$244,820	\$178,761	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154	\$20,557	\$20,968	\$21,387	\$21,815	\$22,251	\$22,696
Engineering and Streets	\$121,800	\$89,962	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222	\$15,679	\$16,149	\$16,634	\$17,133	\$17,647	\$18,176	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071
General Government Buildings	\$52,313	\$37,982	\$3,686	\$3,797	\$3,911	\$4,028	\$4,149	\$4,273	\$4,401	\$4,533	\$4,669	\$4,810	\$4,954	\$5,102
Planning and Zoning	\$42,883	\$31,312	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898	\$3,975
Police	\$4,028,267	\$2,892,314	\$253,078	\$265,731	\$279,018	\$292,969	\$307,617	\$322,998	\$339,148	\$356,105	\$373,911	\$392,606	\$412,237	\$432,848
Fire	\$461,974	\$326,120	\$24,128	\$26,094	\$28,221	\$30,521	\$33,009	\$35,699	\$38,608	\$41,755	\$45,158	\$48,838	\$52,819	\$57,123
Streets (combined with Engineering)	\$0	\$0												
Class "C" Road Projects	\$0	\$0												
Debt Service	\$138,008	\$101,933	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596	\$358,280	\$374,784	\$392,154	\$410,436	\$429,683	\$449,949	\$471,289	\$493,766	\$517,442	\$542,386	\$568,671
NET REVENUES	\$947,574	\$776,490	\$153,217	\$142,607	\$131,239	\$119,071	\$106,055	\$92,140	\$77,274	\$61,401	\$44,462	\$26,392	\$7,125	(\$13,409)

2% Sales Tax Growth Rate														
DEVELOPER PAYMENTS THROUGH 2026	TOTAL	NPV	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<i>Discount Rate</i>	5.0%													
Property Valuation														
<i>West Bountiful</i>														
Real Property			\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977
Personal Property			\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141
Base Year Value			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Adjusted Total Valuation to Reflect RDA Report			\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247
West Bountiful Incremental Value			\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161
<i>Bountiful</i>														
Real Property			\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732
Personal Property			\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636
Base Year Value			(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)
Adjusted Total Valuation to Reflect RDA Report			\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692
Bountiful Incremental Value			\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028
<i>Total - W Btfl and Bountiful</i>														
Total Property Value			\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939
Base Year Value			(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)
Incremental Value			\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189
<i>Combined Rates</i>														
<i>West Bountiful Property Tax Rate</i>	0.001806	0.013950												
<i>Bountiful Property Tax Rate</i>	0.000957	0.013101												
West Bountiful Property Tax Revenues														
Base Year Revenues	\$283,147	\$209,133	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596
Incremental Revenues	\$501,580	\$370,469	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798
% Incremental to General Fund			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Property Tax Revenues to GF	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495							
<i>Sales Tax Growth Rate</i>	2.0%													
<i>Less: Administrative Fees at State Tax</i>	98.688%													
Sales Tax Revenues														
West Bountiful	\$11,052,218	\$8,070,062	\$824,049	\$840,530	\$857,340	\$874,487	\$891,977	\$909,817	\$928,013	\$946,573	\$965,505	\$984,815	\$1,004,511	\$1,024,601
Bountiful	\$637,013	\$465,132	\$47,495	\$48,445	\$49,414	\$50,403	\$51,411	\$52,439	\$53,488	\$54,557	\$55,648	\$56,761	\$57,897	\$59,055
Total Sales Tax Revenues Point of Sale	\$11,689,231	\$8,535,194	\$871,544	\$888,975	\$906,755	\$924,890	\$943,388	\$962,255	\$981,501	\$1,001,131	\$1,021,153	\$1,041,576	\$1,062,408	\$1,083,656
<i>Phase 1 Percentage of Sales Tax Revenues</i>			76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%
<i>Phase 2 Percentage of Sales Tax Revenues</i>			24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
Phase 1 Sales Tax Revenues			\$658,597	\$671,769	\$685,204	\$698,908	\$712,886	\$727,144	\$741,687	\$756,520	\$771,651	\$787,084	\$802,826	\$818,882
Phase 2 Sales Tax Revenues			\$212,948	\$217,207	\$221,551	\$225,982	\$230,502	\$235,112	\$239,814	\$244,610	\$249,502	\$254,492	\$259,582	\$264,774
<i>Phase 1: Less % to RDA</i>			43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%
<i>Phase 2: Less % to RDA</i>			36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%
<i>Phase 1 & 2: Less % to Bountiful City</i>			14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City	\$1,636,492	\$1,194,927	\$122,016	\$124,457	\$126,946	\$129,485	\$132,074	\$134,716	\$137,410	\$140,158	\$142,961	\$145,821	\$148,737	\$151,712
Less: Phase 1 RDA	\$3,798,257	\$2,773,396	\$283,197	\$288,860	\$294,638	\$300,530	\$306,541	\$312,672	\$318,925	\$325,304	\$331,810	\$338,446	\$345,215	\$352,119
Less: Phase 2 RDA	\$1,028,187	\$750,757	\$76,661	\$78,194	\$79,758	\$81,353	\$82,981	\$84,640	\$86,333	\$88,060	\$89,821	\$91,617	\$93,450	\$95,319
Phase 1 to West Bountiful	\$3,798,257	\$2,773,396	\$283,197	\$288,860	\$294,638	\$300,530	\$306,541	\$312,672	\$318,925	\$325,304	\$331,810	\$338,446	\$345,215	\$352,119
Phase 2 to West Bountiful	\$1,428,037	\$1,042,718	\$106,474	\$108,603	\$110,775	\$112,991	\$115,251	\$117,556	\$119,907	\$122,305	\$124,751	\$127,246	\$129,791	\$132,387
Total Sales Tax Revenues to West Bountiful	\$5,226,295	\$3,816,114	\$389,670	\$397,464	\$405,413	\$413,521	\$421,792	\$430,228	\$438,832	\$447,609	\$456,561	\$465,692	\$475,006	\$484,506
<i>Municipal Energy Inflation Rate</i>	2.0%													
Municipal Energy														
West Bountiful														
Gas	\$54,327	\$39,668	\$4,051	\$4,132	\$4,214	\$4,299	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938	\$5,036

Electric	\$675,313	\$493,097	\$50,351	\$51,358	\$52,385	\$53,433	\$54,502	\$55,592	\$56,703	\$57,838	\$58,994	\$60,174	\$61,378	\$62,605
Total West Btfl	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Bountiful														
Gas	\$42,795	\$31,248	\$3,191	\$3,255	\$3,320	\$3,386	\$3,454	\$3,523	\$3,593	\$3,665	\$3,738	\$3,813	\$3,890	\$3,967
Electric	\$88,518	\$64,633	\$6,600	\$6,732	\$6,866	\$7,004	\$7,144	\$7,287	\$7,432	\$7,581	\$7,733	\$7,887	\$8,045	\$8,206
Total Bountiful	\$131,312	\$95,881	\$9,791	\$9,986	\$10,186	\$10,390	\$10,598	\$10,810	\$11,026	\$11,246	\$11,471	\$11,701	\$11,935	\$12,173
Telecommunications														
Telephone Lines	88													
Cost per line per month	\$79.99													
Telecomm Tax	3.5%													
Average revenue per line per year	\$33.60													
Inflation Rate	3.0%													
Telecommunications Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees														
Cost per Business	\$50													
Cost per Employee	\$5													
Total Estimated Employees	548													
Inflation Rate	0.0%													
Number of Businesses	31													
Business License Fee Revenues	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

	TOTAL	NPV	2015 0	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11
Inflation Year SUMMARY - WEST BOUNTIFUL														
Revenues														
Property Tax Revenues	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Revenues	\$5,226,295	\$3,816,114	\$389,670	\$397,464	\$405,413	\$413,521	\$421,792	\$430,228	\$438,832	\$447,609	\$456,561	\$465,692	\$475,006	\$484,506
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Telecommunication Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL	\$6,583,309	\$4,811,734	\$495,813	\$504,783	\$513,934	\$523,268	\$532,790	\$542,503	\$552,412	\$562,520	\$572,831	\$583,349	\$594,079	\$605,025
Expenditures														
Legislative	\$45,340	\$33,106	\$3,381	\$3,448	\$3,517	\$3,587	\$3,659	\$3,732	\$3,807	\$3,883	\$3,961	\$4,040	\$4,121	\$4,203
Court	Revenues not included													
Administration	\$244,820	\$178,761	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154	\$20,557	\$20,968	\$21,387	\$21,815	\$22,251	\$22,696
Engineering and Streets	\$121,800	\$89,962	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222	\$15,679	\$16,149	\$16,634	\$17,133	\$17,647	\$18,176	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071
General Government Buildings	\$52,313	\$37,982	\$3,686	\$3,797	\$3,911	\$4,028	\$4,149	\$4,273	\$4,401	\$4,533	\$4,669	\$4,810	\$4,954	\$5,102
Planning and Zoning	\$42,883	\$31,312	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898	\$3,975
Police	\$4,028,267	\$2,892,314	\$253,078	\$265,731	\$279,018	\$292,969	\$307,617	\$322,998	\$339,148	\$356,105	\$373,911	\$392,606	\$412,237	\$432,848
Fire	\$461,974	\$326,120	\$24,128	\$26,094	\$28,221	\$30,521	\$33,009	\$35,699	\$38,608	\$41,755	\$45,158	\$48,838	\$52,819	\$57,123
Streets (combined with Engineering)	\$0	\$0												
Class "C" Road Projects	\$0	\$0												
Debt Service	\$138,008	\$101,933	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596	\$358,280	\$374,784	\$392,154	\$410,436	\$429,683	\$449,949	\$471,289	\$493,766	\$517,442	\$542,386	\$568,671
NET REVENUES	\$1,231,872	\$963,392	\$153,217	\$146,503	\$139,150	\$131,115	\$122,354	\$112,820	\$102,463	\$91,231	\$79,065	\$65,907	\$51,693	\$36,354

3% Sales Tax Growth Rate														
DEVELOPER PAYMENTS THROUGH 2026	TOTAL	NPV	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<i>Discount Rate</i>	5.0%													
Property Valuation														
<i>West Bountiful</i>														
Real Property			\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977
Personal Property			\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141
Base Year Value			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Adjusted Total Valuation to Reflect RDA Report			\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247
West Bountiful Incremental Value			\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161
<i>Bountiful</i>														
Real Property			\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732
Personal Property			\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636
Base Year Value			(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)
Adjusted Total Valuation to Reflect RDA Report			\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692
Bountiful Incremental Value			\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028
<i>Total - W Btfl and Bountiful</i>														
Total Property Value			\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939
Base Year Value			(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)
Incremental Value			\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189
<i>Combined Rates</i>														
<i>West Bountiful Property Tax Rate</i>	0.001806	0.013950												
<i>Bountiful Property Tax Rate</i>	0.000957	0.013101												
West Bountiful Property Tax Revenues														
Base Year Revenues	\$283,147	\$209,133	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596
Incremental Revenues	\$501,580	\$370,469	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798
% Incremental to General Fund			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Property Tax Revenues to GF	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
<i>Sales Tax Growth Rate</i>	3.0%													
<i>Less: Administrative Fees at State Tax</i>	98.688%													
Sales Tax Revenues														
West Bountiful	\$11,694,927	\$8,491,123	\$824,049	\$848,770	\$874,233	\$900,460	\$927,474	\$955,299	\$983,957	\$1,013,476	\$1,043,881	\$1,075,197	\$1,107,453	\$1,140,676
Bountiful	\$674,057	\$489,400	\$47,495	\$48,920	\$50,388	\$51,900	\$53,457	\$55,060	\$56,712	\$58,413	\$60,166	\$61,971	\$63,830	\$65,745
Total Sales Tax Revenues Point of Sale	\$12,368,983	\$8,980,523	\$871,544	\$897,691	\$924,621	\$952,360	\$980,931	\$1,010,359	\$1,040,670	\$1,071,890	\$1,104,046	\$1,137,168	\$1,171,283	\$1,206,421
<i>Phase 1 Percentage of Sales Tax Revenues</i>			76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%
<i>Phase 2 Percentage of Sales Tax Revenues</i>			24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
Phase 1 Sales Tax Revenues			\$658,597	\$678,355	\$698,705	\$719,666	\$741,256	\$763,494	\$786,399	\$809,991	\$834,290	\$859,319	\$885,099	\$911,652
Phase 2 Sales Tax Revenues			\$212,948	\$219,336	\$225,916	\$232,694	\$239,675	\$246,865	\$254,271	\$261,899	\$269,756	\$277,849	\$286,184	\$294,770
<i>Phase 1: Less % to RDA</i>			43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%
<i>Phase 2: Less % to RDA</i>			36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%
<i>Phase 1 & 2: Less % to Bountiful City</i>			14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City	\$1,731,658	\$1,257,273	\$122,016	\$125,677	\$129,447	\$133,330	\$137,330	\$141,450	\$145,694	\$150,065	\$154,566	\$159,203	\$163,980	\$168,899
Less: Phase 1 RDA	\$4,019,134	\$2,918,099	\$283,197	\$291,692	\$300,443	\$309,457	\$318,740	\$328,302	\$338,151	\$348,296	\$358,745	\$369,507	\$380,592	\$392,010
Less: Phase 2 RDA	\$1,087,978	\$789,928	\$76,661	\$78,961	\$81,330	\$83,770	\$86,283	\$88,871	\$91,537	\$94,284	\$97,112	\$100,025	\$103,026	\$106,117
Phase 1 to West Bountiful	\$4,019,134	\$2,918,099	\$283,197	\$291,692	\$300,443	\$309,457	\$318,740	\$328,302	\$338,151	\$348,296	\$358,745	\$369,507	\$380,592	\$392,010
Phase 2 to West Bountiful	\$1,511,081	\$1,097,123	\$106,474	\$109,668	\$112,958	\$116,347	\$119,837	\$123,432	\$127,135	\$130,949	\$134,878	\$138,924	\$143,092	\$147,385
Total Sales Tax Revenues to West Bountiful	\$5,530,214	\$4,015,222	\$389,670	\$401,361	\$413,401	\$425,803	\$438,577	\$451,735	\$465,287	\$479,245	\$493,623	\$508,432	\$523,684	\$539,395
<i>Municipal Energy Inflation Rate</i>	2.0%													
Municipal Energy														
West Bountiful														
Gas	\$54,327	\$39,668	\$4,051	\$4,132	\$4,214	\$4,299	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938	\$5,036

Electric	\$675,313	\$493,097	\$50,351	\$51,358	\$52,385	\$53,433	\$54,502	\$55,592	\$56,703	\$57,838	\$58,994	\$60,174	\$61,378	\$62,605
Total West Btfl	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Bountiful														
Gas	\$42,795	\$31,248	\$3,191	\$3,255	\$3,320	\$3,386	\$3,454	\$3,523	\$3,593	\$3,665	\$3,738	\$3,813	\$3,890	\$3,967
Electric	\$88,518	\$64,633	\$6,600	\$6,732	\$6,866	\$7,004	\$7,144	\$7,287	\$7,432	\$7,581	\$7,733	\$7,887	\$8,045	\$8,206
Total Bountiful	\$131,312	\$95,881	\$9,791	\$9,986	\$10,186	\$10,390	\$10,598	\$10,810	\$11,026	\$11,246	\$11,471	\$11,701	\$11,935	\$12,173
Telecommunications														
Telephone Lines	88													
Cost per line per month	\$79.99													
Telecomm Tax	3.5%													
Average revenue per line per year	\$33.60													
Inflation Rate	3.0%													
Telecommunications Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees														
Cost per Business	\$50													
Cost per Employee	\$5													
Total Estimated Employees	548													
Inflation Rate	0.0%													
Number of Businesses	31													
Business License Fee Revenues	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

	TOTAL	NPV	2015 0	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11
Inflation Year SUMMARY - WEST BOUNTIFUL														
Revenues														
Property Tax Revenues	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Revenues	\$5,530,214	\$4,015,222	\$389,670	\$401,361	\$413,401	\$425,803	\$438,577	\$451,735	\$465,287	\$479,245	\$493,623	\$508,432	\$523,684	\$539,395
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Telecommunication Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL	\$6,887,228	\$5,010,842	\$495,813	\$508,680	\$521,922	\$535,550	\$549,576	\$564,011	\$578,867	\$594,157	\$609,893	\$626,089	\$642,758	\$659,914
Expenditures														
Legislative	\$45,340	\$33,106	\$3,381	\$3,448	\$3,517	\$3,587	\$3,659	\$3,732	\$3,807	\$3,883	\$3,961	\$4,040	\$4,121	\$4,203
Court	Revenues not included													
Administration	\$244,820	\$178,761	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154	\$20,557	\$20,968	\$21,387	\$21,815	\$22,251	\$22,696
Engineering and Streets	\$121,800	\$89,962	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222	\$15,679	\$16,149	\$16,634	\$17,133	\$17,647	\$18,176	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071
General Government Buildings	\$52,313	\$37,982	\$3,686	\$3,797	\$3,911	\$4,028	\$4,149	\$4,273	\$4,401	\$4,533	\$4,669	\$4,810	\$4,954	\$5,102
Planning and Zoning	\$42,883	\$31,312	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898	\$3,975
Police	\$4,028,267	\$2,892,314	\$253,078	\$265,731	\$279,018	\$292,969	\$307,617	\$322,998	\$339,148	\$356,105	\$373,911	\$392,606	\$412,237	\$432,848
Fire	\$461,974	\$326,120	\$24,128	\$26,094	\$28,221	\$30,521	\$33,009	\$35,699	\$38,608	\$41,755	\$45,158	\$48,838	\$52,819	\$57,123
Streets (combined with Engineering)	\$0	\$0												
Class "C" Road Projects	\$0	\$0												
Debt Service	\$138,008	\$101,933	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596	\$358,280	\$374,784	\$392,154	\$410,436	\$429,683	\$449,949	\$471,289	\$493,766	\$517,442	\$542,386	\$568,671
NET REVENUES	\$1,535,792	\$1,162,500	\$153,217	\$150,400	\$147,138	\$143,397	\$139,139	\$134,327	\$128,918	\$122,867	\$116,127	\$108,647	\$100,371	\$91,243

4% Sales Tax Growth Rate														
DEVELOPER PAYMENTS THROUGH 2026	TOTAL	NPV	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Discount Rate	5.0%													
Property Valuation														
<i>West Bountiful</i>														
Real Property			\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977	\$31,202,977
Personal Property			\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141	\$3,775,141
Base Year Value			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Adjusted Total Valuation to Reflect RDA Report			\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247	\$36,209,247
West Bountiful Incremental Value			\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161	\$23,144,161
<i>Bountiful</i>														
Real Property			\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732	\$5,592,732
Personal Property			\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636	\$431,636
Base Year Value			(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)	(\$1,380,664)
Adjusted Total Valuation to Reflect RDA Report			\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692	\$6,951,692
Bountiful Incremental Value			\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028	\$5,571,028
<i>Total - W Btfl and Bountiful</i>														
Total Property Value			\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939	\$43,160,939
Base Year Value			(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)	(\$14,445,750)
Incremental Value			\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189	\$28,715,189
<i>Combined Rates</i>														
West Bountiful Property Tax Rate	0.001806	0.013950												
Bountiful Property Tax Rate	0.000957	0.013101												
West Bountiful Property Tax Revenues														
Base Year Revenues	\$283,147	\$209,133	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596	\$23,596
Incremental Revenues	\$501,580	\$370,469	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798	\$41,798
% Incremental to General Fund			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total Property Tax Revenues to GF	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Growth Rate	4.0%													
Less: Administrative Fees at State Tax	98.688%													
Sales Tax Revenues														
West Bountiful	\$12,381,999	\$8,939,724	\$824,049	\$857,011	\$891,291	\$926,943	\$964,021	\$1,002,582	\$1,042,685	\$1,084,392	\$1,127,768	\$1,172,879	\$1,219,794	\$1,268,585
Bountiful	\$713,657	\$515,256	\$47,495	\$49,395	\$51,371	\$53,426	\$55,563	\$57,785	\$60,097	\$62,501	\$65,001	\$67,601	\$70,305	\$73,117
Total Sales Tax Revenues Point of Sale	\$13,095,656	\$9,454,980	\$871,544	\$906,406	\$942,662	\$980,369	\$1,019,584	\$1,060,367	\$1,102,782	\$1,146,893	\$1,192,769	\$1,240,479	\$1,290,099	\$1,341,703
Phase 1 Percentage of Sales Tax Revenues			76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%
Phase 2 Percentage of Sales Tax Revenues			24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
Phase 1 Sales Tax Revenues			\$658,597	\$684,940	\$712,338	\$740,832	\$770,465	\$801,283	\$833,335	\$866,668	\$901,335	\$937,388	\$974,884	\$1,013,879
Phase 2 Sales Tax Revenues			\$212,948	\$221,466	\$230,324	\$239,537	\$249,119	\$259,084	\$269,447	\$280,225	\$291,434	\$303,091	\$315,215	\$327,823
Phase 1: Less % to RDA			43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%	43%
Phase 2: Less % to RDA			36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%	36%
Phase 1 & 2: Less % to Bountiful City			14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City	\$1,833,392	\$1,323,697	\$122,016	\$126,897	\$131,973	\$137,252	\$142,742	\$148,451	\$154,389	\$160,565	\$166,988	\$173,667	\$180,614	\$187,838
Less: Phase 1 RDA	\$4,255,256	\$3,072,268	\$283,197	\$294,524	\$306,305	\$318,558	\$331,300	\$344,552	\$358,334	\$372,667	\$387,574	\$403,077	\$419,200	\$435,968
Less: Phase 2 RDA	\$1,151,896	\$831,662	\$76,661	\$79,728	\$82,917	\$86,233	\$89,683	\$93,270	\$97,001	\$100,881	\$104,916	\$109,113	\$113,477	\$118,016
Phase 1 to West Bountiful	\$4,255,256	\$3,072,268	\$283,197	\$294,524	\$306,305	\$318,558	\$331,300	\$344,552	\$358,334	\$372,667	\$387,574	\$403,077	\$419,200	\$435,968
Phase 2 to West Bountiful	\$1,599,856	\$1,155,086	\$106,474	\$110,733	\$115,162	\$119,769	\$124,559	\$129,542	\$134,723	\$140,112	\$145,717	\$151,546	\$157,607	\$163,912
Total Sales Tax Revenues to West Bountiful	\$5,855,112	\$4,227,353	\$389,670	\$405,257	\$421,468	\$438,326	\$455,859	\$474,094	\$493,057	\$512,780	\$533,291	\$554,623	\$576,807	\$599,880
Municipal Energy Inflation Rate	2.0%													
Municipal Energy														
West Bountiful														
Gas	\$54,327	\$39,668	\$4,051	\$4,132	\$4,214	\$4,299	\$4,384	\$4,472	\$4,562	\$4,653	\$4,746	\$4,841	\$4,938	\$5,036

Electric	\$675,313	\$493,097	\$50,351	\$51,358	\$52,385	\$53,433	\$54,502	\$55,592	\$56,703	\$57,838	\$58,994	\$60,174	\$61,378	\$62,605
Total West Btfl	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Bountiful														
Gas	\$42,795	\$31,248	\$3,191	\$3,255	\$3,320	\$3,386	\$3,454	\$3,523	\$3,593	\$3,665	\$3,738	\$3,813	\$3,890	\$3,967
Electric	\$88,518	\$64,633	\$6,600	\$6,732	\$6,866	\$7,004	\$7,144	\$7,287	\$7,432	\$7,581	\$7,733	\$7,887	\$8,045	\$8,206
Total Bountiful	\$131,312	\$95,881	\$9,791	\$9,986	\$10,186	\$10,390	\$10,598	\$10,810	\$11,026	\$11,246	\$11,471	\$11,701	\$11,935	\$12,173
Telecommunications														
Telephone Lines	88													
Cost per line per month	\$79.99													
Telecomm Tax	3.5%													
Average revenue per line per year	\$33.60													
Inflation Rate	3.0%													
Telecommunications Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees														
Cost per Business	\$50													
Cost per Employee	\$5													
Total Estimated Employees	548													
Inflation Rate	0.0%													
Number of Businesses	31													
Business License Fee Revenues	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

	TOTAL	NPV	2015 0	2016 1	2017 2	2018 3	2019 4	2020 5	2021 6	2022 7	2023 8	2024 9	2025 10	2026 11
Inflation Year SUMMARY - WEST BOUNTIFUL														
Revenues														
Property Tax Revenues	\$533,937	\$394,368	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495	\$44,495
Sales Tax Revenues	\$5,855,112	\$4,227,353	\$389,670	\$405,257	\$421,468	\$438,326	\$455,859	\$474,094	\$493,057	\$512,780	\$533,291	\$554,623	\$576,807	\$599,880
Municipal Energy Revenues	\$729,640	\$532,765	\$54,402	\$55,490	\$56,599	\$57,731	\$58,886	\$60,064	\$61,265	\$62,490	\$63,740	\$65,015	\$66,315	\$67,642
Telecommunication Revenues	\$41,958	\$30,464	\$2,956	\$3,045	\$3,136	\$3,231	\$3,327	\$3,427	\$3,530	\$3,636	\$3,745	\$3,857	\$3,973	\$4,092
Business License Fees	\$51,480	\$38,023	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL	\$7,212,126	\$5,222,973	\$495,813	\$512,577	\$529,988	\$548,073	\$566,858	\$586,369	\$606,637	\$627,691	\$649,561	\$672,280	\$695,881	\$720,398
Expenditures														
Legislative	\$45,340	\$33,106	\$3,381	\$3,448	\$3,517	\$3,587	\$3,659	\$3,732	\$3,807	\$3,883	\$3,961	\$4,040	\$4,121	\$4,203
Court	Revenues not included													
Administration	\$244,820	\$178,761	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154	\$20,557	\$20,968	\$21,387	\$21,815	\$22,251	\$22,696
Engineering and Streets	\$121,800	\$89,962	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$216,032	\$156,850	\$15,222	\$15,679	\$16,149	\$16,634	\$17,133	\$17,647	\$18,176	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071
General Government Buildings	\$52,313	\$37,982	\$3,686	\$3,797	\$3,911	\$4,028	\$4,149	\$4,273	\$4,401	\$4,533	\$4,669	\$4,810	\$4,954	\$5,102
Planning and Zoning	\$42,883	\$31,312	\$3,197	\$3,261	\$3,327	\$3,393	\$3,461	\$3,530	\$3,601	\$3,673	\$3,746	\$3,821	\$3,898	\$3,975
Police	\$4,028,267	\$2,892,314	\$253,078	\$265,731	\$279,018	\$292,969	\$307,617	\$322,998	\$339,148	\$356,105	\$373,911	\$392,606	\$412,237	\$432,848
Fire	\$461,974	\$326,120	\$24,128	\$26,094	\$28,221	\$30,521	\$33,009	\$35,699	\$38,608	\$41,755	\$45,158	\$48,838	\$52,819	\$57,123
Streets (combined with Engineering)	\$0	\$0												
Class "C" Road Projects	\$0	\$0												
Debt Service	\$138,008	\$101,933	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501	\$11,501
TOTAL	\$5,351,437	\$3,848,342	\$342,596	\$358,280	\$374,784	\$392,154	\$410,436	\$429,683	\$449,949	\$471,289	\$493,766	\$517,442	\$542,386	\$568,671
NET REVENUES	\$1,860,689	\$1,374,632	\$153,217	\$154,297	\$155,204	\$155,919	\$156,421	\$156,686	\$156,689	\$156,401	\$155,795	\$154,838	\$153,494	\$151,728

APPENDIX B - HISTORIC	TOTAL	NPV	2007	2008	2009	2010	2011	2012	2013	2014
<i>Discount Rate</i>	5.0%									
Property Valuation										
<i>West Bountiful</i>										
Total Property Value			\$15,970,900	\$35,184,230	\$38,571,040	\$44,910,793	\$44,621,281	\$40,815,439	\$36,687,789	\$36,570,254
Base Year Values			(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)	(\$13,065,086)
Total Incremental Value			\$2,905,814	\$22,119,144	\$25,505,954	\$31,845,707	\$31,556,195	\$27,750,353	\$23,622,703	\$23,505,168
<i>West Bountiful City Tax Rate</i>			0.001457	0.001204	0.001384	0.001366	0.001997	0.001951	0.001946	0.001788
Property Tax Revenues										
Base Year	\$171,061	\$136,044	\$19,036	\$15,730	\$18,082	\$17,847	\$26,091	\$25,490	\$25,425	\$23,360
<i>Incremental Percent to GF</i>			50%	50%	50%	50%	50%	50%	50%	50%
Incremental Revenues to GF	\$157,411	\$122,681	\$2,117	\$13,316	\$17,650	\$21,751	\$31,509	\$27,070	\$22,985	\$21,014
Total Property Tax Revenues to GF	\$328,472	\$258,725	\$21,153	\$29,046	\$35,732	\$39,598	\$57,600	\$52,560	\$48,410	\$44,374
Sales Tax Revenues										
Total Local Option Generated	\$10,618,168	\$8,399,654	\$868,708	\$908,867	\$1,394,563	\$1,362,458	\$1,396,213	\$1,480,510	\$1,569,048	\$1,637,801
Point of Sale Portion	\$5,309,084	\$4,199,827	\$434,354	\$454,434	\$697,282	\$681,229	\$698,106	\$740,255	\$784,524	\$818,900
<i>Phase 1 Percentage of Sales Tax Revenues</i>			94%	96%	71%	73%	73%	73%	76%	76%
<i>Phases 2 & 3 Percentage of Sales Tax Revenues</i>			6%	4%	29%	27%	27%	27%	24%	24%
Phase 1 Sales Tax Revenues - Total Local Option	\$8,221,184	\$6,547,372	\$820,295	\$876,900	\$988,035	\$995,735	\$1,025,303	\$1,086,724	\$1,190,561	\$1,237,631
Phase 2 Sales Tax Revenues - Total Local Option	\$2,396,984	\$1,852,282	\$48,413	\$31,967	\$406,528	\$366,723	\$370,910	\$393,786	\$378,488	\$400,170
<i>Phase 1: Less % to RDA</i>			43%	43%	43%	43%	43%	43%	43%	43%
<i>Phases 2 & 3: Less % to RDA</i>			36%	36%	36%	36%	36%	36%	36%	36%
<i>Percent to Bountiful</i>			14%	14%	14%	14%	14%	14%	14%	14%
Less: Bountiful City Amount Phase 1	(\$575,483)	(\$458,316)	(\$57,421)	(\$61,383)	(\$69,162)	(\$69,701)	(\$71,771)	(\$76,071)	(\$83,339)	(\$86,634)
Less Bountiful City Amount Phase 2	(\$167,789)	(\$129,660)	(\$3,389)	(\$2,238)	(\$28,457)	(\$25,671)	(\$25,964)	(\$27,565)	(\$26,494)	(\$28,012)
Less: Agency Phase 1	(\$1,767,555)	(\$1,407,685)	(\$176,363)	(\$188,534)	(\$212,428)	(\$214,083)	(\$220,440)	(\$233,646)	(\$255,971)	(\$266,091)
Less: Agency Phase 2	(\$431,457)	(\$333,411)	(\$8,714)	(\$5,754)	(\$73,175)	(\$66,010)	(\$66,764)	(\$70,881)	(\$68,128)	(\$72,031)
Phase 1 Amount to GF	\$1,767,555	\$1,407,685	\$176,363	\$188,534	\$212,428	\$214,083	\$220,440	\$233,646	\$255,971	\$266,091
Phase 2 Amount to GF	\$599,246	\$463,070	\$12,103	\$7,992	\$101,632	\$91,681	\$92,727	\$98,446	\$94,622	\$100,043
Total Sales Sales Revenues to GF	\$2,366,801	\$1,870,755	\$188,467	\$196,525	\$314,060	\$305,764	\$313,168	\$332,092	\$350,592	\$366,133
Utility Municipal Energy Tax Revenues										
Utility Bill Taxable Amount	\$6,701,740	\$5,348,765	\$533,120	\$786,005	\$884,520	\$895,851	\$898,944	\$900,060	\$901,620	\$901,620
<i>Utility Tax Rate</i>			6%	6%	6%	6%	6%	6%	6%	6%
Utility Tax Revenues	\$402,104	\$320,926	\$31,987	\$47,160	\$53,071	\$53,751	\$53,937	\$54,004	\$54,097	\$54,097
Telecommunications Tax Revenues										
Cost per line per month			\$79.99	\$79.99	\$79.99	\$79.99	\$79.99	\$79.99	\$79.99	\$79.99
<i>Tax Rate</i>			3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Estimated Number of Phone Lines			30	50	80	88	88	88	88	88
Telecommunications Revenues	\$20,157	\$15,862	\$1,008	\$1,680	\$2,688	\$2,956	\$2,956	\$2,956	\$2,956	\$2,956

Business License Fees

Number of Businesses	12	20	28	31	31	31	31	31	31	
Number of Employees	200	400	500	548	548	548	548	548	548	
<i>Business License Fee per Business</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	<i>\$50</i>	
<i>Business License Fee per Employee</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	<i>\$5</i>	
Total Business License Fees	\$29,950	\$23,658	\$1,600	\$3,000	\$3,900	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290

TOTAL REVENUES

Property Tax Revenues	\$328,472	\$258,725	\$21,153	\$29,046	\$35,732	\$39,598	\$57,600	\$52,560	\$48,410	\$44,374
Sales Tax Revenues	\$2,366,801	\$1,870,755	\$188,467	\$196,525	\$314,060	\$305,764	\$313,168	\$332,092	\$350,592	\$366,133
Utility Municipal Energy Tax	\$402,104	\$320,926	\$31,987	\$47,160	\$53,071	\$53,751	\$53,937	\$54,004	\$54,097	\$54,097
Telecommunications Tax Revenues	\$20,157	\$15,862	\$1,008	\$1,680	\$2,688	\$2,956	\$2,956	\$2,956	\$2,956	\$2,956
Business License Fees	\$29,950	\$23,658	\$1,600	\$3,000	\$3,900	\$4,290	\$4,290	\$4,290	\$4,290	\$4,290
TOTAL REVENUES	\$3,147,485	\$2,489,927	\$244,214	\$277,411	\$409,451	\$406,359	\$431,950	\$445,903	\$460,346	\$471,851

EXPENDITURES

Legislative	\$16,453	\$13,029	\$907	\$1,874	\$2,167	\$2,183	\$2,363	\$2,250	\$2,361	\$2,347
Court	Did not include revenues									
Administration	\$123,303	\$98,827	\$6,599	\$14,821	\$22,979	\$18,794	\$14,730	\$14,439	\$15,617	\$15,323
Engineering and Streets	\$81,200	\$65,602	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150	\$10,150
Non-Departmental	\$110,847	\$88,307	\$4,696	\$12,859	\$19,221	\$18,565	\$11,212	\$15,155	\$14,126	\$15,013
General Government Buildings	\$30,504	\$24,493	\$2,117	\$5,097	\$2,842	\$2,682	\$7,802	\$3,165	\$3,424	\$3,376
Planning and Zoning	\$17,103	\$13,193	\$839	\$446	\$1,509	\$4,138	\$1,315	\$2,335	\$2,801	\$3,720
Police	\$1,815,035	\$1,461,476	\$228,634	\$205,508	\$219,025	\$235,630	\$228,044	\$213,871	\$242,054	\$242,270
Fire	\$218,168	\$173,506	\$15,133	\$23,203	\$25,294	\$31,946	\$33,389	\$34,147	\$29,829	\$25,226
Streets (combined with Engineering)	\$0	\$0								
Class "C" Road Projects	\$0	\$0								
Debt Service	\$80,756	\$63,701	\$4,255	\$8,452	\$10,157	\$11,067	\$10,816	\$11,215	\$14,136	\$10,660
TOTAL EXPENSES	\$2,493,369	\$2,002,134	\$273,330	\$282,410	\$313,344	\$335,155	\$319,821	\$306,726	\$334,498	\$328,085

NET REVENUES	\$654,116	\$487,793	(\$29,116)	(\$4,999)	\$96,106	\$71,204	\$112,129	\$139,177	\$125,848	\$143,765
---------------------	------------------	------------------	-------------------	------------------	-----------------	-----------------	------------------	------------------	------------------	------------------

MEMORANDUM



TO: Mayor & Council
DATE: January 28, 2016
FROM: Duane Huffman
RE: **Basketball Court at City Park**

The February 2nd city council meeting will include a discussion (1) regarding the location for a basketball court at the City Park and (2) what additional improvements should be installed with the court.

Background

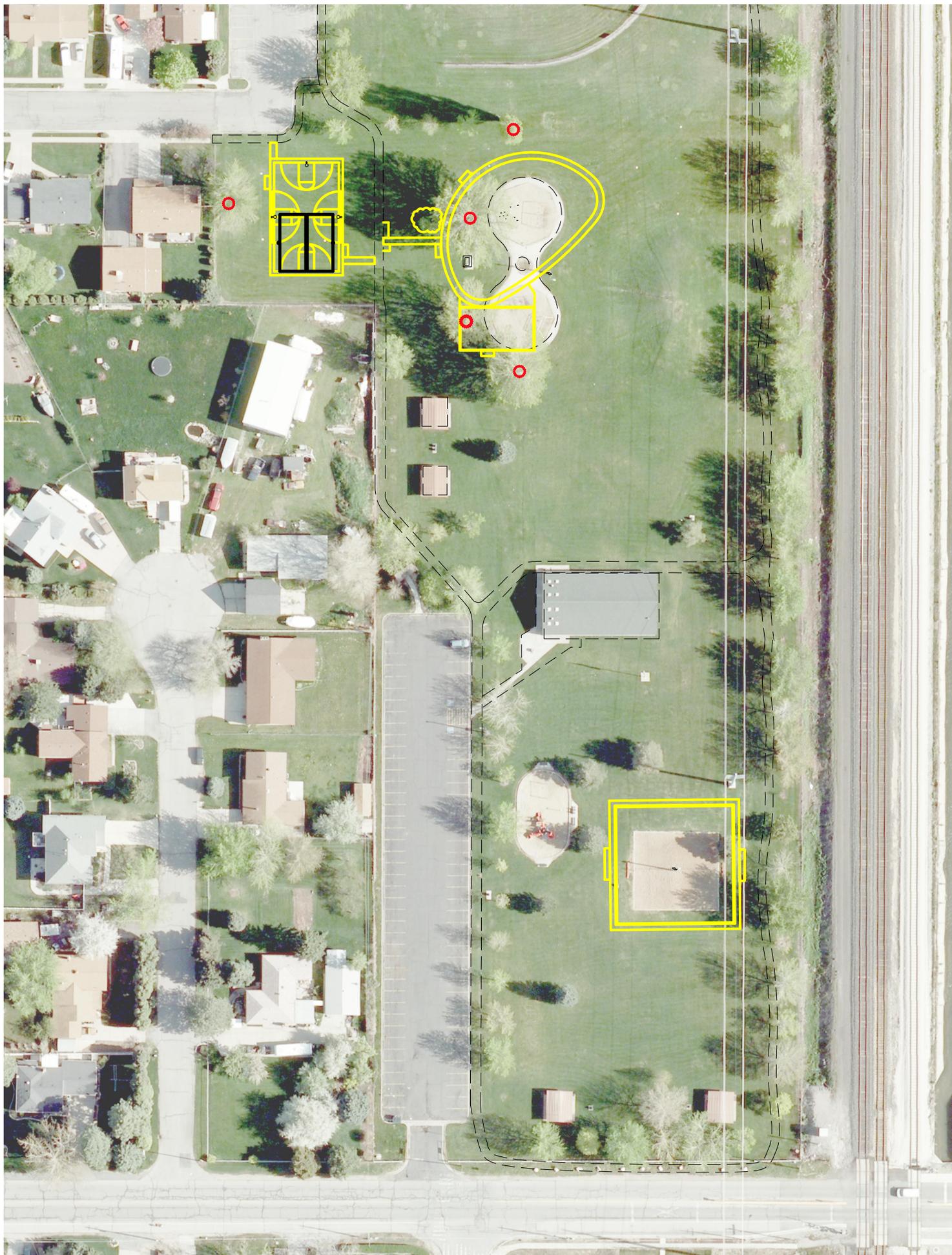
- In the summer of 2015, the City Council approved a concrete bid proposal that included a basketball court located to the west of the new playground (see attachment A).
- Based on questions related to the design of the court (lack of post-tension to prevent cracking), the overall cost, and the potential for grant funding, the basketball court portion was pulled from the project.
- In November 2015, the City was awarded a \$25,000 grant from the Utah Jazz/Larry H. Miller Charities to build a new basketball court. Attachment B is a picture of a court recently funded in Saratoga Springs.
- To build this project in the spring, the City needs to move forward immediately.

Issues

1. Location of Court – Since the award of the grant, at least one council member has expressed concern with the impact of a basketball court near homes. In addition to this concern other issues should be considered when deciding on a location for the court, such as preserving open space, the placement of future improvements such as pickleball/tennis courts, and safety. Attachment C shows several options:
 - A. This is the location as currently planned.
 - i. Pros: Near baseball fields and new playground; currently under-utilized space.

- ii. Cons: Home on the south and west; tight fit to install adjacent pickleball/tennis; proximity to playground and baseball may lead to parking issues.
 - B. South End of the Park near Pages Lane (either near parking lot B1 or near train line B2).
 - i. Pros: Away from homes; best visibility for public safety; room for additional improvements; near volleyball courts.
 - ii. Cons: Current location of one or more boweries (replacement boweries could be built at location A near new playground); green space is currently used often; may be too close to volleyball.
 - C. Southeast of Large Bowery
 - i. Pros: Away from homes; adjacent to volleyball courts; green space not currently used often.
 - ii. Cons: May interfere with use of bowery; unlikely that additional improvements could be placed nearby; less visible than options A or B.
 - D. Northwest Corner of Park.
 - i. Pros: Under-utilized section of the park; ample parking.
 - ii. Cons: Too far away from other uses at park; lack of visibility; very close to homes on the north; no room for additional improvements
2. Additional Improvements – In addition to the location of the court, now would be a good time for the Council to note any improvements they would like associated with the new basketball court. Possible improvements could include:
- A. Lighting – Currently there are no plans to light the new court; however, this is something that could be added to the project now or in the future. As a point of reference, the lighting for the volleyball court recently cost approximately \$14,000, and proper lighting for a basketball court would likely be well above that.
 - B. Fencing – Currently there are no plans to fence the court. Depending on the court’s location, fencing may prevent errant basketballs from crossing onto private property or hitting pedestrians walking the Park’s path. Adequate fencing would likely cost around \$10,000- \$15,000.
 - C. Drinking Fountain – Most of the proposed locations for the court would be a good distance from the two drinking fountains currently installed at the Park (Large Bowery and Snack Stand). If location A is selected, a new drinking fountain would also serve the new playground. Staff estimates that parts/pipe/installation for a drinking found to be around \$5,000.
 - D. Benches/Trash Cans – The original design for the court last year did include space for benches. New benches and trash cans for the court will likely be \$3,500-\$6,000.

Attachment A - July 2015 Layout



Attachment C - Neptune Park, Saratoga Springs, UT



PARK BASKETBALL COURT OPTIONS



1 **West Bountiful City** **PENDING APPROVAL** **January 26, 2016**
 2 **Planning Commission**

3

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
 5 website and the West Bountiful City website, and sent to Clipper Publishing Company on
 6 January 21, 2016 per state statutory requirement.

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 8 **January 26, 2016, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice Chairman
 13 Terry Turner, Laura Charchenko, Mike Cottle, Alan Malan, and
 14 Councilmember Andy Williams

15

16 **MEMBERS EXCUSED:** Corey Sweat (Alternate)

17

18 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell
 19 (Recorder) and Debbie McKean (Secretary)

20

21 **VISITORS:** Councilmember Kelly Enquist

22

23 The Planning Commission Meeting was called to order at 7:32 p.m. by Chairman Denis
 24 Hopkinson. Mike Cottle gave a prayer.

25 **I. Accept Agenda.**

26 Chairman Hopkinson reviewed the agenda. Terry Turner moved to accept the agenda as posted.
 27 Alan Malan seconded the motion and voting was unanimous.

28

29 **Business Discussed:**

30 **II. Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U)**
 31 **Zone, and Consider Setting Date for Public Hearing.**

32 Included in the Commissioner's Packet was a memorandum dated January 7, 2016 from Ben
 33 White regarding B-U Zone Base Density, a site plan from Ivory Homes regarding property at

34 400 North and 1450 West, a copy of the concept plan from Ivory, and a copy of Chapter 17.26
35 Blended Use District, B-U ordinance (kept in packets from previous meetings).

36 **The Staff memorandum included the following information:**

- 37 • Request from Ivory Homes for increasing the base density in the Blended Use (B-U)
38 Zone to a density greater than one unit per acre.
- 39 • The City requested that Ivory provide a concept plan showing what the development
40 would look like with 178 lots on the 123 acres.
- 41 • This is a zoning change and not a project review.
- 42 • The proposed request would not bind a current or future property owner to a specific
43 design.
- 44 • A Public Hearing will be required before any recommendation to change the base density
45 in the B-U Zone.
- 46 • Property owner is still entitled to due process and may propose specific language for
47 consideration. If the Commission wants to adjust the base density for the B-U zone they
48 need to make the recommendation and drafted.
- 49 • Memorandum referenced the existing municipal code language relating to the residential
50 units in the B-U zone included in 17.26.030 D.5.

51 Chairman Hopkinson introduced the request for Ivory Homes to amend the language in the
52 Blended Use Zone Ordinance by the Equestrian Center and west of that property and noted the
53 meeting was called to continue the discussion on this request. Chairman Hopkinson pointed out
54 the requirements in the Blended Use (B-U) Zone D.5. and stated that the current zoning would
55 allow for approximately 115 lots and with a bonus density it could go up to about 135 units.
56 Ivory Homes is asking for 178 lots. He added that if zoning is changed they can still apply for a
57 P.U.D. no matter what lot sizes are allowed.

58 Commissioners reviewed a copy of the current city zoning map discussing the various property
59 uses that are currently there along with the owners of the property.

60 Chairman Hopkinson asked the Commission for their thoughts about the proposal and the
61 process; do they want to hold a public hearing with the information they currently have? Other
62 options would be to table the request and have Ivory provide specific language changes that can
63 be presented at a public hearing, or deny the request.

64 **Mike Cottle** does not think we are ready for a public hearing yet. He is not interested in having
65 small lots in that area and would like to follow the current zoning. He asked if there were any
66 advantages to a PUD. Mr. White explained some of the advantages the City and the developer
67 get with a PUD including clustering, larger open spaces, and less road surface.

68

69 **Terry Turner** asked what the downside would be to having a public hearing. Chairman
70 Hopkinson stated that he felt the downside would be to stir up the west side community without
71 having much substance to give to them.

72 **Laura Charchenko** feels we need to have some firm design in place for a public hearing.

73 **Alan Malan** agreed with Commissioner Charchenko.

74 Chairman Hopkinson reviewed some ideas that a prior developer had for the equestrian
75 development from about 8 years ago. Commissioners reviewed an old site plan as an example of
76 what type of development could be planned. He explained that the older site plan was developed
77 after much deliberation and public input and included 137 lots of varying sizes with sports and
78 equestrian amenities. Ben White added that the prior proposal was not subject to the current PUD
79 ordinance and did not have as many lots as currently proposed. Chairman Hopkinson pointed
80 out that the Commission can guide and direct a developer to do what is desired for our City.

81 Council member Williams informed the Commission that he has talked with many concerned
82 residents about Ivory Homes' wanting to develop smaller lots on the west side. He discussed the
83 differences between Jessi's Meadow and Millcreek subdivisions. As a previous resident of
84 Jessi's Meadow he said the smaller sized lots (.5 - .8 acre) were not a problem but he believes
85 people want to see development more like Millcreek.

86 The consensus of the Commission was that there is not enough information to schedule a public
87 hearing at this time and without specific language changes before them; they prefer to maintain
88 current zoning. Staff was asked to meet with Ivory to share this information and to show them
89 the earlier site plan.

90

91 **III. Staff Report**

92 **Ben White reported:**

- 93 • The joint work session with Planning Commission, City Council and Ovation Homes
94 included lots of different feelings about the development and some various options to be
95 considered.

96 **Cathy Brightwell reported:**

- 97 • Legislative session started yesterday and she handed out information about a bill tracking
98 system Commissioners can use for tracking the bills.
- 99 • ULCT has put together a website (LUAU) that will be helpful and educational regarding
100 Land Use Authority.

101 **IV. Approval of Minutes for January 12, 2016**

102 **ACTION TAKEN:**

103 **Laura Charchenko moved to approve the minutes dated January 12, 2016 as presented.**
104 **Alan Malan seconded the motion and voting was unanimous in favor among those**
105 **members present.**

106 **V. Adjournment**

107 **ACTION TAKEN:**

108 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting at**
109 **8:24 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.**

110

111
112 The foregoing was approved by the West Bountiful City Planning Commission on February 9, 2016, by
113 unanimous vote of all members present.

114 _____

115 Cathy Brightwell - City Recorder

116

117

118

1
2 **Minutes of the West Bountiful City Council meeting held on Tuesday, January 19, 2016 at**
3 **West Bountiful City Hall, 550 N 800 West, Davis County, Utah.**
4

5 Those in attendance:

6
7 **MEMBERS:** Mayor Ken Romney, Council members James Ahlstrom, James Bruhn,
8 Kelly Enquist, Mark Preece, and Andrew Williams
9

10 **PLANNING COMMISSION:** (for joint work session): Alan Malan, Terry Turner, Laura
11 Charchenko, Mike Cottle, Corey Sweat, (excused – Chairman Hopkinson)
12

13 **STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Ben White
14 (City Engineer), Lt. Corie Hamilton, Steve Maughan (Public Works Director), Paul Holden
15 (Director of Golf), and Cathy Brightwell (City Recorder/Secretary)
16

17 **VISITORS:** Alan Malan, Corey Sweat, Brad Frost, Craig Jacobsen, Eric Eastman, Lucile
18 Eastman, Kevin Ingram, James Behunin, Scooter Hammer, Joan Littlefield
19
20

21 **Joint Work Session with Planning Commission to Discuss Ovation Homes' Proposal for**
22 **P.U.D., The Cottages at Havenwood.**
23

24 Mayor Romney called the work session to order at 6:15 p.m. and welcomed the planning
25 commission, Ovation Homes, and members of the public.

26 Duane Huffman explained that base density of the project is 30 lots based on the required
27 road design connecting 3 stub streets. He collected bonus density worksheets completed by
28 council members and planning commissioners in an attempt to determine a starting point for
29 discussion. Initial results were to give a 10.6% density bonus, although it appeared some
30 submissions were based on the planning commission recommendation and some on the current
31 proposal.

32 Brad Frost, Ovation Homes, made a short presentation and pointed to items in his
33 Addendum 1 handout noting the developer's opinion as to how each bonus category could be
34 treated and the value of each. He explained their calculations indicate that the development, as
35 proposed with 39 lots, will provide amenities with a value between \$409,500 and \$430,000 above
36 and beyond what could be required if developed as a standard R-1-10 subdivision.

37 There was discussion about drainage issues and some disagreement about what the city can
38 require in drainage design as part of a standard subdivision. Mr. Frost stated they intend to tear
39 down fences of the west side neighbors and dig up their yards to install drains. He believes this
40 goes above and beyond what would be required of a developer in a standard subdivision.

41 Regarding open space, Mr. Frost explained that they are offering to pay the City for what it
42 would cost them to put a park in the development. Mayor Romney responded that \$20k seemed
43 an insufficient trade-off for a small park.

44 There was discussion about intrinsic values of the development. Some neighbors are
45 frustrated with the way their neighbors maintain their properties and these will be maintained by

46 the HOA so it will always look nice with trees approximately every 90 feet and fencing installed at
47 the time each home is built.

48 There was discussion about the best way to proceed with council member Bruhn
49 suggesting they walk through the ordinance to see if the proposal fits, and council member
50 Ahlstrom commenting that this exercise is not black and white like a permitted use ordinance; it is
51 up to Council to determine the pros and cons of the overall project. There was also discussion
52 about whether the developer should be given a bonus if they are willing to do something, e.g.,
53 decorative entrance, park, but the City doesn't want it or it can't be done.

54

55 Discussion of the Amenity Density Bonus Categories:

56 A. Building and Project Design. The majority likes an entry feature which includes a
57 sign/landscaping on Pages Lane and would give some bonus for it. Mr. Frost described it
58 as a rock/brick sign with etched lettering maintained by the HOA and situated on land
59 owned by the adjoining property owner. Council asked to see an artist's rendition. Also
60 included is the guarantee of single level homes vs. the potential for two story homes in a
61 standard subdivision, and upgraded building materials all of which could result in a bonus
62 of 5%.

63

64 B. Innovative Site Plan. Ovation has included varying lots sizes, setbacks, dwelling unit
65 types, and fencing in this category. Council member Ahlstrom agrees the dwelling unit
66 type fits better in this category than the previous category. He likes this plan better than
67 what we would see in a typical subdivision. The value is in the type of unit (improvements
68 above ground) and the non-cluttered look of the development. This is also a good place to
69 include drainage issues.

70

71 There was discussion about an active adult community and the ambiguity of the CCRs.
72 Mr. Frost explained they are reviewing the CCRs due to recent state legislation regarding
73 HOAs, but their intent is to restrict 2 bedroom homes to 3 people and 3 bedroom homes to
74 4 people. He added that the design of the homes and lots are targeted to active adults.
75 When asked, several council members did not see this restriction as being critical.

76

77 C. Substantial Public Benefit. The biggest issue is drainage facilities. Ben explained that
78 requirements for any subdivision will include a pump station, detention pond and rear yard
79 drains. Ovation's proposal to also add drains to sixteen neighbor's rear yards may not
80 solve the problem but will improve drainage issues. Having landscaping, especially in rear
81 yards, go in at the time of building is also a benefit from a drainage perspective and
82 provides intrinsic value. Mr. Frost commented that he believes it will cost a lot more than
83 the city's \$10k estimate to install hard pipes and perforated pipes in each neighbor's lot.

84

85 There was discussion about the public benefits of an active adult community and whether
86 the bonus should be applied here or in B above.

87

88 D. Provision, Protection and Maintenance of Open space. Ovation offered to put in a park on
89 the north side of the project for about \$20k. City consensus is that because the City Park is
90 only two blocks away, there is no reason to have a pocket park in this location. There was
91 discussion about donating a like amount to the city in lieu of building the Park, but the

92 consensus is that \$20k is too low to justify a bonus. There was discussion about putting in
93 a pickle ball court at a different location and using the money to pay for it; a pickleball
94 court is estimated to cost approximately \$50k.

95
96 There was discussion about using the space for additional parking. Mr. Frost said a similar
97 plan had been implemented in other Ovation communities, and the HOA ended up
98 removing the parking spaces because they were not needed. Mayor Romney commented
99 that he has driven through other Ovation communities at different times of day and has
100 never noticed a parking problem.

101
102 There was discussion about whether open space includes air space above the homes and
103 the benefit to neighbors by having single level homes, e.g., protect views and provide
104 additional privacy.

- 105
106 E. Interior Amenities and Landscaping. Covered in this section are things like installation of
107 landscaping and fencing at the time of construction, HOA maintenance of front yards, park
108 strip trees, driveway and sidewalk snow removal.

109
110 Mayor Romney asked the Council and Planning Commission to think about what it would take for
111 the developer to qualify in these areas to get the maximum bonus. Mr. Huffman distributed bonus
112 density worksheet forms to council members to see if and how the numbers have changed. There
113 was not enough time to review the worksheets at the end of the meeting.

114
115 -----

116
117 Mayor Romney called the regular meeting to order at 8:15 pm.

118
119 Invocation/thought – James Ahlstrom; Pledge of Allegiance – Mark Preece

120
121 **1. Accept Agenda.**

122
123 **MOTION:** *Mark Preece moved to approve the agenda as presented. James Bruhn*
124 *seconded the Motion which PASSED by unanimous vote of all members*
125 *present.*

126
127 **2. Public Comment.**

128
129 There were no public comments.

130
131 **3. Consider Approval of Resolution 379-16, A Resolution Appointing Tiffiny Allen,**
132 **Mike Leger, Paul Maloy, and Debbie McKean independence day specialist to the Arts**
133 **Council, and James Bruhn as City Council representative.**

134
135 **MOTION:** *James Ahlstrom moved to approve Resolution 379-16, A Resolution re-*
136 *appointing Tiffiny Allen, Mike Leger, and Paul Maloy to the Arts*

137 *Council; appointing Debbie McKean to the Arts Council as the*
138 *Independence Day specialist; and assigning James Bruhn as the city*
139 *council liaison. James Bruhn seconded the Motion which PASSED.*
140

141 The vote was recorded as follows:

142 James Ahlstrom – Aye
143 James Bruhn - Aye
144 Kelly Enquist – Aye
145 Mark Preece – Aye
146 Andrew Williams - Aye
147

148 **4. Consider Resolution 380-16, A Resolution Appointing Ken Romney to the South**
149 **Davis Metro Fire Service Area Board of Trustees.**

150
151 **MOTION:** *James Ahlstrom moved to approve Resolution 380-16, A Resolution*
152 *Appointing Ken Romney to the South Davis Metro Fire Service Area*
153 *Board of Trustees. Andy Williams seconded the Motion which PASSED.*
154

155 The vote was recorded as follows:

156 James Ahlstrom – Aye
157 James Bruhn - Aye
158 Kelly Enquist – Aye
159 Mark Preece – Aye
160 Andrew Williams - Aye
161

162 **5. Consider Award of Pages Lane Project to Advanced Paving and Construction for**
163 **\$1,022,855**

164 Ben White clarified that the Pages Lane Project was bid in two parts; the main project and
165 bid additive 1 which includes sidewalks on the north side of Pages Lane. His cost estimates were
166 in the \$1.2M range. We received 15 bids. The lowest bidder, AAA Excavating, missed a
167 significant item in their bid and asked to withdraw. The second lowest bidder was Advanced
168 Paving & Construction. Their bid was \$945,777 for the main project, and \$77,078 for bid additive
169 1 for a total of \$1,022,855. Ben has checked them out and believes they have the resources and
170 experience to do a good job. The City will inspect the project closely as it progresses. When asked
171 about Kapp Construction who has completed several recent projects for the city very well, Ben
172 responded that timing and previous commitments prevented them from bidding the project.
173

174 **MOTION:** *Mark Preece moved to Award the Pages Lane Project to Advanced Paving*
175 *and Construction for \$1,022,855. James Bruhn seconded the Motion*
176 *which PASSED.*

177 The vote was recorded as follows:

178 James Ahlstrom – Aye
179 James Bruhn - Aye

180 Kelly Enquist – Aye
181 Mark Preece – Aye
182 Andrew Williams – Aye
183

184 **6. Consider Tentative Adoption of Proposed Amendments to FY 2016 Budget and to Set**
185 **Public Hearing.**

186 Duane Huffman reviewed the recommended changes for the current fiscal year, most of
187 which have been discussed with Council in past meetings. He added that a final review will be
188 done at year-end. There was discussion about several items on the list.

189 **MOTION:** *James Ahlstrom moved to Tentatively Adopt Amendments to the FY 2016*
190 *Budget and Set a Public Hearing for 7:30 pm on February 2, 2016.*
191 *James Bruhn seconded the Motion which PASSED.*

192 The vote was recorded as follows:
193 James Ahlstrom – Aye
194 James Bruhn - Aye
195 Kelly Enquist – Aye
196 Mark Preece – Aye
197 Andrew Williams – Aye
198

199 **7. Engineering/Planning Commission Report – Ben White.**
200

- 201 - The 1200 N storm drain project is underway, but moving slowly due to the mud.
202 - We are working up a plan to fix the floor in the lobby.
203 - At its last meeting, Planning Commission discussed a 2 lot subdivision, Olsen 8,
204 between 1100 W and Eagle Glenn Circle, and Ivory Homes' proposal to modify
205 language in the B-U zone to increase density.
206

207 **8. Police Report**
208

209 Chief Hixson reviewed his report. Highlights included: Officer Horstman has successfully
210 completed his field training and is doing a great job; three officers have expressed interest in
211 testing for the sergeant position which will begin January 19; Officer Braegger's vehicle was hit
212 during a traffic stop by a vehicle travelling on I-15 that failed to mover over; and Lt. Hamilton's
213 vehicle was hit in the city parking lot by a parent picking up a child from school.
214

215 **9. Administrative Report.**
216

217 Duane Huffman reported on plans regarding staffing during Steve Maughan's absence due
218 to a non-work-related accident. Duane and Blake will be meeting regularly during Steve's
219 absence to make sure public works activities continue smoothly.
220
221

222
223 The new golf superintendent, Josh Virostko, will begin on February 1. Marcus's last day in
224 attendance is planned for January 25. We hope to advertise for the assistant superintendent job
225 later this week.

226 We are planning a city council strategy session sometime in the next month.

227

228 **10. Mayor/Council Reports.**

229

230 James Ahlstrom – No report.

231

232 Mark Preece –

233 The Youth Council is doing a fund raiser collecting food for backpacks for needy school
234 children. They will pass out flyers advertising the event on January 23rd. They are also beginning
235 preparations for the Easter egg scramble on Saturday, March 26.

236

237 James Bruhn –

238 Offered condolences to the police department and their brothers for the Salt Lake officer
239 killed recently.

240

241 Andrew Williams – no report.

242

243 Kelly Enquist-

244 Attended his first Mosquito Abatement meeting last week and was impressed with the
245 group, the way the meetings are handled, and their goal to limit meetings to 60 minutes or less.
246 He reported on issues they are meeting with UTA regarding a fencing project.

247

248 Mayor Romney-

249 He gave kudos to the police department for what they're doing and referenced a recent
250 news article about West Bountiful being a safe place to live.

251

252 **11. Approval of Minutes from the December 15, 2015 City Council Meeting.**

253

254 **MOTION:** *James Ahlstrom moved to approve the minutes from the January 5, 2016*
255 *meeting. Andy Williams seconded the Motion which PASSED by*
256 *unanimous vote of all members present.*

257

258 **12. Possible Executive Session for the Purpose of Discussing the Character, Professional**
259 **Competence, or Physical or Mental Health of an Individual, Pursuant to Utah Code**
260 **Annotated 52-4-205(1)(a), and 52-4-205(1)(d) to discuss the purchase, exchange, or**
261 **lease of real property.**

262

263 *No Executive Session needed*

264

265

266

267

268 **13. Adjourn**

269
270 **MOTION:** *James Ahlstrom moved to adjourn this meeting of the West Bountiful City*
271 *Council at 8:55 p.m. Andy Williams seconded the Motion which PASSED*
272 *by unanimous vote of all members present.*
273

274 -----

275
276 *The foregoing was approved by the West Bountiful City Council on Tuesday, February 2, 2016.*
277

278
279 _____
280 Cathy Brightwell (City Recorder)