Mayor
Kenneth Romney

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

WEST BOUNTIFUL CITY

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
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City Administrator
Duane Huffman

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORK SESSION AT 6:00 PM AND A REGULAR MEETING AT 7:30 PM, ON TUESDAY, MAY 2, 2017, AT CITY HALL, 550 N 800 WEST

Work Session @ 6:00 pm

FY 2018 Budget Development.

Regular Meeting @ 7:30 pm

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. Consider Awarding Recreation, Arts, and Parks Master Planning Services to Landmark Design for $19,840.
4. Discuss Potential Amendment to 2016 Development Agreement with Capital Reef Management, LLC for The Cottages at Havenwood Subdivision.
5. Consider Approval for Audio/Visual Improvements to the Council Chambers.
6. Consider Asphalt Overlay Project Award.
7. Budget Officer Filing of Fiscal Year 2017/2018 Tentative Budget.
8. Consider Tentative Adoption of the Fiscal Year 2017/2018 Budget and Set Public Hearing.
9. Consider Ordinance 392-17, An Ordinance Adopting Changes to WBMC 17.68, Planned Unit Developments.
10. Public Works/Engineer Report.
11. Administrative Report.
12. Mayor/Council Reports.
13. Approve Minutes from the April 18, 2017 Meeting.
14. Executive Session for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205.
15. 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 April 27, 2017.

MEMORANDUM

TO: Mayor & Council

DATE: April 27, 2017

FROM: Duane Huffman

RE: **Recreation, Arts, and Parks Master Planning Services**

At the March 21st Council meeting, the Council discussed a recommendation to engage Landmark Design for RAP Master Planning Services. Based on that discussion, Lanadmark Design has been invited to present to the Council to clarify what services their proposal includes and respond to any questions the Council may have.

To review the recommendation from March 21st, staff believes that without methodically investigating and prioritizing current and projected needs, the City risks misallocating resources or taking much longer than would otherwise be needed to provide benefit from RAP funding to the community. With proper planning, the City will also be in a much better position to work with future developers on potential new facilities that result from growth on the City's west side.

With the need for a master plan in view, staff developed a request for proposals that sought to find an experienced consultant that could guide the City through this process and ensure quality public participation. The City received the following two proposals:

- Landmark Design $19,840 (additional $8,500 for in-depth focus groups)
- Blu Line Designs $28,220

Staff recommends awarding the project to Landmark Designs for the following reasons:

1. The overall proposal and methodology closely fit the City's need and request;
2. Landmark Design is highly experienced in planning at the city-wide level;
3. Landmark's internet survey subcontractor, Y2 Analytics, is capable of providing an accurate and cost-effective survey tool; and
4. The proposed cost appears to be the best value for the City;

Enclosed with this memo is Landmark's presentation for the May 2nd meeting and their original proposal.

West Bountiful Comprehensive Recreation, Arts & Parks Master Plan (2017-2027)

May 2nd 2017

LANDMARK DESIGN

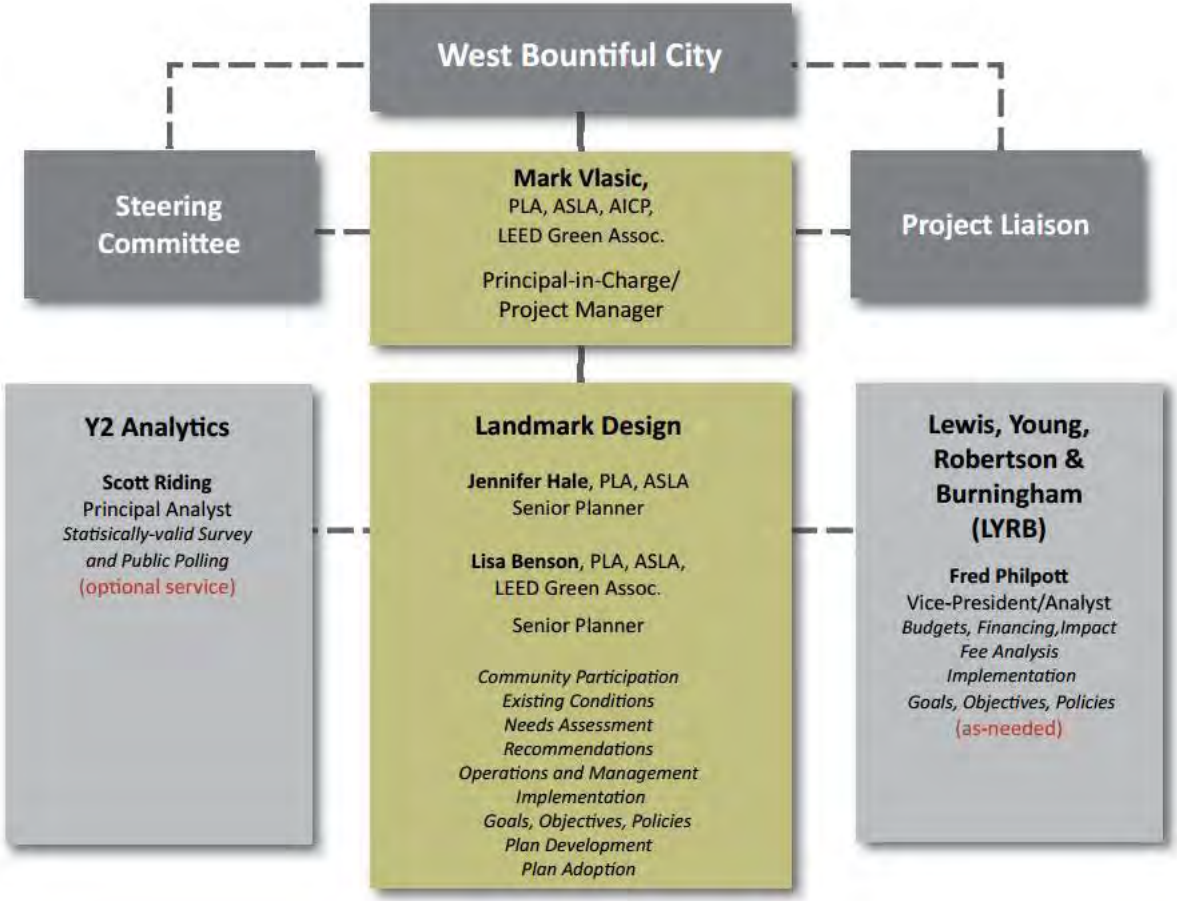
- A local landscape architecture & community planning firm located nearby in the Granary District of Salt Lake City (10 minute drive)
- In continuous operation since 1987 (30 years)
- Staff of six with the following qualifications:

  Four licensed landscape architects
  two certified planners
  three LEED Green Associates
  one landscape architect/planning intern

- More than 110 years combined staff expertise
- Completed more than thirty comparable Recreation, Arts and Parks Master Plans, all of which have been adopted
- Each project is unique – we craft our process to meet your needs and budget
- We are skilled in a variety of public involvement techniques

We are good at public involvement because we enjoy it!

Team Organization



Purpose of the West Bountiful Recreation, Arts & Parks Master Plan

Builds upon other planning documents and policies

Addresses **Recreation, Arts and Parks Needs** comprehensively, providing a clear picture of existing and future needs and priorities

Translates a **clear community vision** into specific goals and objectives to guide future growth and development of the City's recreation, arts and park facilities

Provides clear **policy and budgetary direction** over a ten-year planning horizon (2017-2027) and beyond

Includes **specific, measurable and prioritized implementation strategies, actions and projects**

Why do you Need this Plan?

Ensures reality matches vision and needs

Identifies key improvements and priorities = cost-efficient

Helps to ensure existing AND future needs are met

Helps City Leaders ensure that public funds are properly applied for meeting needs

Helps ensure that access to facilities is fair and equitable

Identifies additional funding sources and potential partners

Provides a comprehensive vision for meeting future needs

Identifies specific actions, including concept designs for key parks and sites

Helps ensure that the use of impact fees is appropriate and defensible

Examples of Why you will Benefit from this Planning Effort

Taylorsville

- Early land purchase = complete park system was identified and secured for buildout needs
- Supports coordination with Salt Lake County and local school district to provide higher-level of services

Layton

- Leverages private/public & public/public funding opportunities (shared gyms/school fields/county facilities)
- Merge strong arts profile into all aspects of system (performance and visual arts)

Lehi

Determined the best location for contentious uses (lit ballfields)

Process designed to respond to the unfair influence of sports groups and special interests

Holladay

- Supports cooperation with school district and SL County to provide services
- Established the need to focus on trails to meet needs of an aging population

Orem

- Identify “low-hanging fruit”/easy and low-cost solutions to meet needs and desires of public

Plan Organization

Chapter 1 – Introduction	provides background/baseline data, summarizes the plan process and purpose, identifies the community vision for recreation, arts and parks based on public input
Chapter 2 – Recreation Facilities & Community Arts	addresses Recreation and Art/Cultural Facilities and Programs, enhancing major recreational facilities by building on existing traditions
Chapter 3 – Parks and Open Spaces	addresses existing and future park and open space needs, including an analysis of need, determination of level of service (LOS), and implications/future priorities. Focus on linking recreation facilities, parks, open space and community destinations along a coordinated trail system.
Chapter 4 – Acquisition & Construction Costs	outlines probable costs for implementing the plan during the next 10 years (2017 to 2027)and through buildout (2060). Includes funding discussion.
Chapter 5 – Goals & Policies	identifies clear policy direction to city leaders, including specific policies, actions, priorities and phasing recommendations

COMMUNITY VISIONING/PARTICIPATION: A FIVE (OR SIX) -STEP PROCESS

1) On-going Staff/leadership Communication
2) Steering Committee
3) Internet Survey
4) Project Web Page/
   Social Media/ Information Exchange
5) Public Meetings

   *Scoping/**Visioning***
   Draft Plan Open House
   Public Hearing

6) In-Depth Focus Groups (Optional)

Key Demographics Analyses

Population

Existing

10-year Projections

Buildout Projections

Household Characteristics

Existing and Projected Size/Trends

Age Characteristics

School-age/Elderly Mix

Average age (young or mature)

Recreation & Arts Facilities – key questions

- How do residents recreate? What are the community needs and desires for recreation facilities? Where do local residents go for recreational services and activities?
- Do your residents participate in the arts? If so, how do they participate? Would they participate more if additional opportunities were available? What is their vision for the arts in West Bountiful?
- What are the needs of children versus adults? How are they being met?
- Are there any private/public partnering opportunities for enhancing participation in recreational and arts activities?
- Are there public partnering opportunities, i.e *Davis County, adjacent communities, the formation of a special recreation district, etc.?*
- How does golf help meet the recreation needs of the community?
- What is the best approach for meeting your recreational and community arts needs?

Example of Typical Recreation Programs & Community Events

Typical Youth Sports might include:

- Adaptive Sports
- Baseball/T-Ball
- Basketball
- Dance
- Football
- Fishing
- Softball
- Lacrosse
- Racquetball
- Soccer
- Sports Camps and Clinics
- Swimming/Swim Lessons
- Tennis
- Track and Field
- Wrestling
- Volleyball

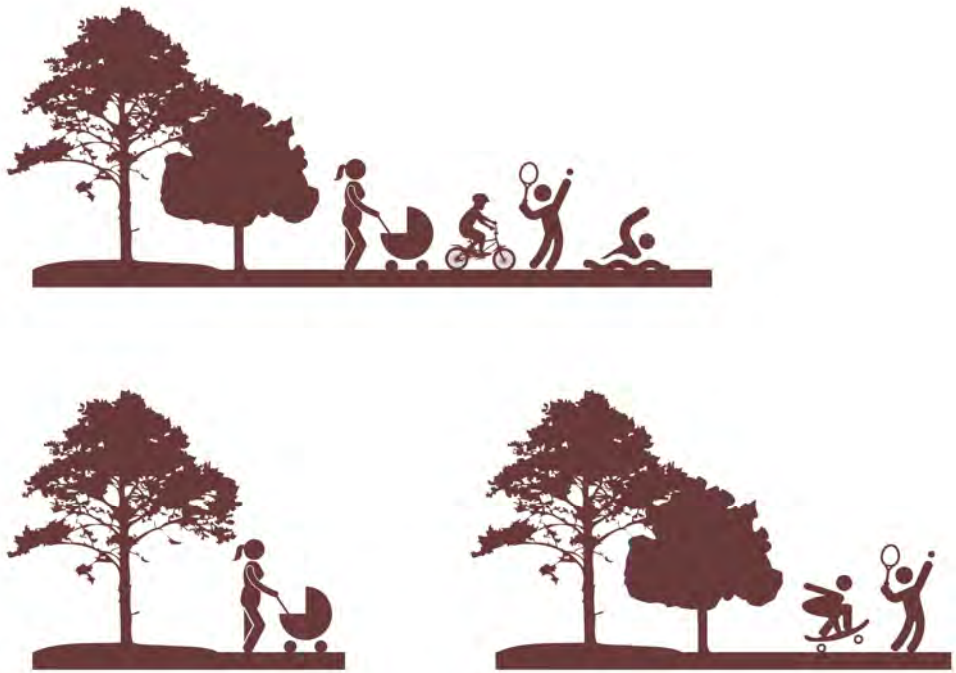
Typical Adults Sports might include:

- Basketball
- Disc Golf
- Soccer
- Golf
- Football
- Softball
- Tennis
- Volleyball
- Special sporting events and races

Art events and activities might take place at a range of sites and venues, throughout the year. Typical examples might include:

- Community Theater and Performances
- Arts in the Park
- Community Festivals
- Holiday Celebrations

Typical Park Types



Regional/Community Parks

Neighborhood Parks

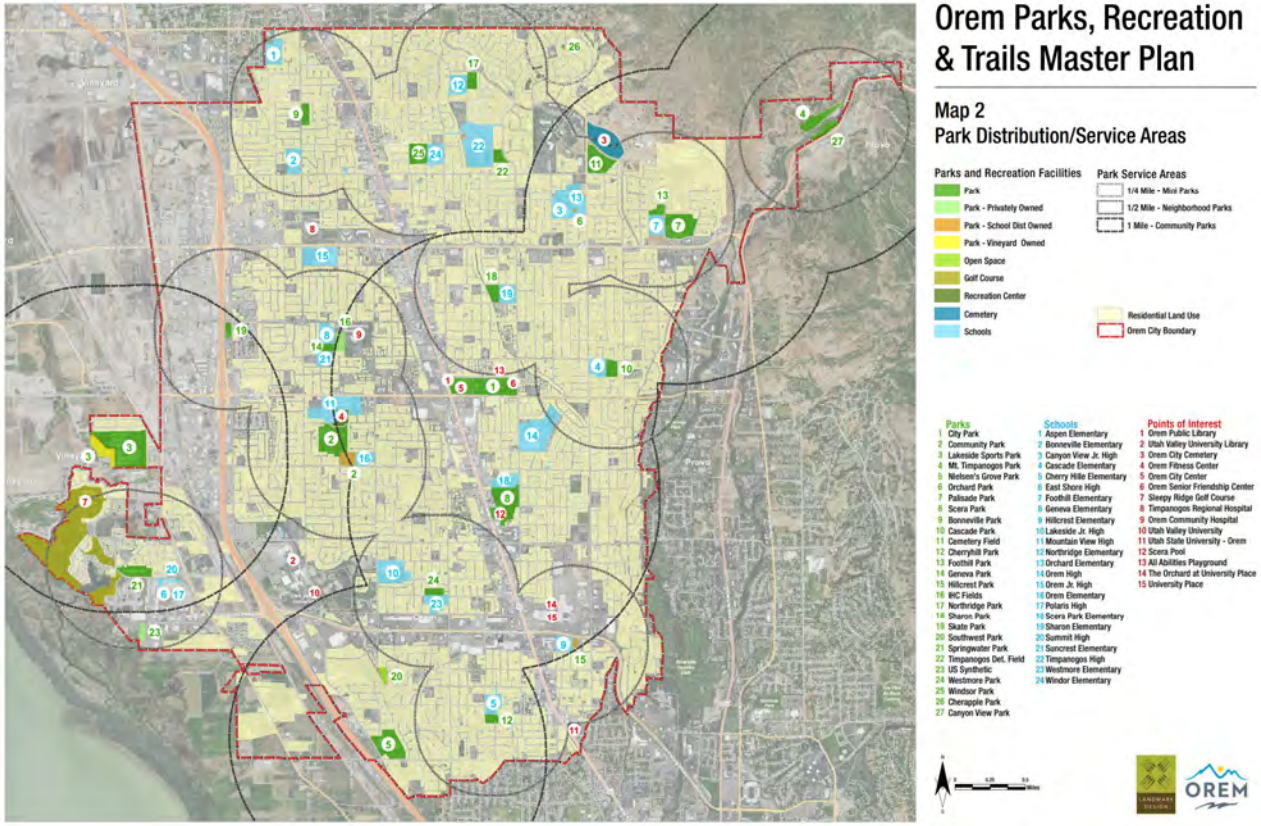
Mini Parks

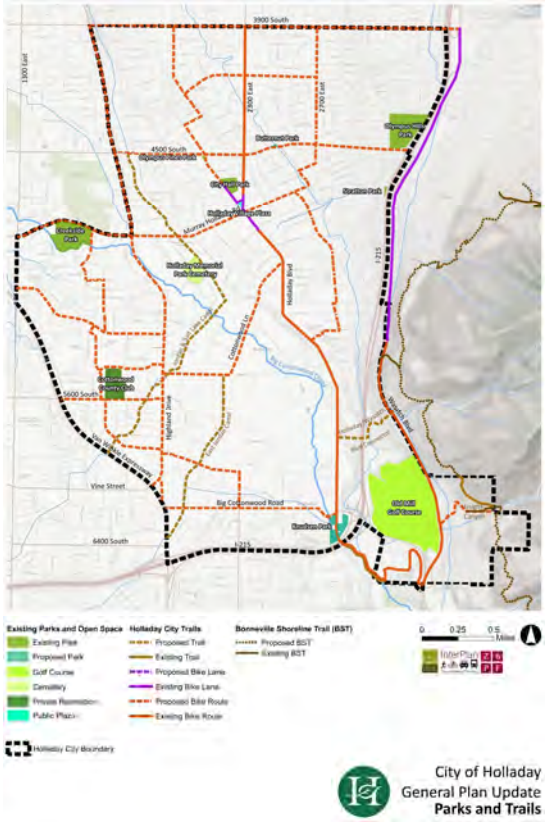
Special Purpose

Level of Service Analysis

- Current LOS: xx acres park land/1,000 people
- Future LOS: xx acres park land/1,000 people
- Establishing a Clear LOS for the future helps identify specific needs and actions to meet needs

Distribution Analysis = Filling the Gaps
Two Examples





Meeting Future Level of Service

Existing Parks
x acres

+

Park land needed to fill existing gaps (for today's population levels)
y acres

+

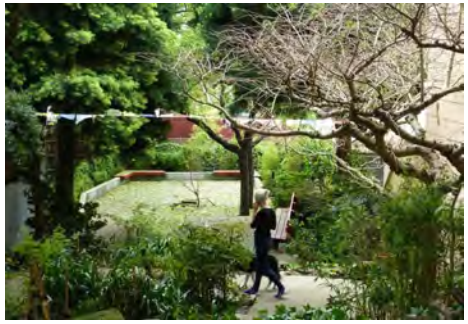
Park land needed by 2027 to meet future LOS
z acres

=

Park land needed by 2060 to meet projected build-out
z + buildout acres

Meeting Future Level of Service

The relatively small size of West Bountiful and its unique history, character and setting could support new types of parks and recreation facilities, if they are required for meeting future needs



Mini-parks

Urban Plazas

Community Gardens

Open Space and Trail Needs

- There is relatively little **publicly-owned open space** in West Bountiful, although the Great Salt Lake shorelands are located just west of the city edge, provide unique open space opportunities to tap in the future
- There is no standard or **Level of Service (LOS)** for open space, as it is typically secured opportunistically as part of natural systems preservation efforts
- The community has a unique character that is grounded in its long history and agricultural traditions. Preserving historic farms, agricultural fields and similar spaces may help to **preserve the West Bountiful "sense of place"** for future generations.
- West Bountiful should be prepared to take advantage of unforeseen open space opportunities as they arise. This could include the use of special tools, and leveraging the local and regional trail system to link parks, open spaces, recreation/art facilities and other community destinations as part of a **"green necklace"**.

Park Facilities & Amenities Analysis – Example

1	2	3	4	5	7	8	10
Facility	Public Quantity	School or Private Facility with Public Use	Total Supply	Current Layton City Level of Service by Amenity	Recommended Level of Service for Amenities	2015 Excess or Deficit (Plus or Minus)	2025 Excess or Deficit (Plus or Minus)
Softball/Baseball fields	16	15	**31**	2,339	2,200	-2	-7
Soccer/Football/LaCrosse	13	28	**41**	1,768	1,575	-5	-12
Basketball (Outdoor)	14	35	**49**	1,480	1,500	**1**	**-7**
Tennis	16	0	**16**	4,531	5,000	**2**	-1
Volleyball (Sand)	6	0	**6**	12,083	12,500	**0**	-1
Playgrounds	16	20	**36**	2,014	2,500	**7**	**2**
Swimming Pools	2	0	**2**	36,250	25,000	-1	-1
Splash Pad	1	0	**1**	72,500	25,000	-1	-2
Skate Park	1	0	**1**	72,500	40,000	0	-1
Pavilions	11	3	**14**	5,179	5,000	0	-2

Funding Future Needs - Examples

Cost to Upgrade Existing Community Parks and Develop New Parks Through 2027

Cost to Upgrade Existing Parks	$335,000
Cost to Develop one new 10-acre park	$1,400,000
Cost to Purchase land for one new 10-acre park	$1,200,000
Cost to Develop New Parks to Desired LOS	$8,120,000
TOTAL COST	**$11,055,000**

Cost to Develop Trail System

TYPE	UNIT	COST	MILES	TOTAL
Trail - Paved (10' wide + 2' wide shoulders)	Mile ($24 / linear foot)	$130,000.00	13	$1,690,000.00
Trail - Unpaved (5' wide)	Mile ($15 / linear foot)	$80,000.00	1	$80,000.00
Bike Lane/Route	Each	$20,000.00	53	$1,060,000.00
Trailhead w/ Bathroom	Each	$150,000.00	2	$300,000.00
Trailhead	Each	$50,000.00	10	$500,000.00
TOTAL				**$3,630,000.00**

Example:

Cost to Maintain Parks & Recreation Facilities/ Replace Maintenance Equipment

				YEAR							
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
PLAYGROUND REPLACEMENT											
Layton Commons Park (Large playground)	$0	$0	$130,000	$0	$0	$0	$0	$0	$0	$0	$130,000
Layton Commons Park (Small playground)	$0	$0	$0	$0	$40,000	$0	$0	$0	$0	$0	$40,000
Chapel Street Park	$0	$0	$0	$0	$0	$0	$130,000	$0	$0	$0	$130,000
Woodward Park	$0	$0	$0	$0	$0	$0	$0	$120,000	$0	$0	$120,000
Oak Forest Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Camelot Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chelsie Meadows Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vae View Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sandridge Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Andy Adams Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Legacy Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Greyhawk Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ellison Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sub-total	**$0**	**$0**	**$130,000**	**$0**	**$40,000**	**$0**	**$130,000**	**$120,000**	**$0**	**$0**	**$420,000**
PARKING LOT MAINTENANCE											
Oak Forest Park	$0	$60,000	$0	$0	$0	$0	$0	$0	$0	$0	$60,000
Vae View Park	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$35,000
Chapel Street Park	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$35,000
Andy Adams Park	$0	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$35,000
Layton Commons Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,000	$35,000
Chelsie Meadows Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Woodward Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sandridge Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Ellison Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Greyhawk Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Camelot Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Legacy Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sub-total	**$0**	**$60,000**	**$0**	**$35,000**	**$0**	**$35,000**	**$0**	**$35,000**	**$0**	**$35,000**	**$200,000**
EQUIPMENT REPLACEMENT											
Pickup Truck	$0	$45,250	$45,250	$45,250	$45,250	$45,250	$45,250	$45,250	$45,250	$45,250	$407,250
Large Mower	$0	$85,000	$0	$85,000	$0	$0	$0	$0	$0	$0	$170,000
Dump Truck	$0	$0	$110,000	$0	$0	$0	$0	$0	$0	$0	$110,000
Small Mower	$0	$14,000	$0	$14,000	$0	$14,000	$0	$14,000	$0	$14,000	$70,000
Backhoe	$0	$0	$0	$0	$53,000	$0	$0	$0	$0	$0	$53,000
Bucket Truck	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0	$100,000
Sand Pro	$0	$0	$0	$0	$0	$0	$17,000	$0	$0	$0	$17,000
Mini Excavator	$0	$0	$0	$0	$0	$0	$0	$49,550	$0	$0	$49,550
Sub-total	**$0**	**$204,250**	**$155,250**	**$179,250**	**$98,250**	**$194,250**	**$62,250**	**$143,800**	**$45,250**	**$94,250**	**$976,800**
TOTAL BY YEAR	**$0**	**$264,250**	**$285,250**	**$214,250**	**$138,250**	**$229,250**	**$192,250**	**$298,800**	**$45,250**	**$129,250**	
GRAND TOTAL											**$1,596,800**

Conceptual Park Design

The small size of West Bountiful allows us to focus on the details of what might be needed for each facility and park.

This allows us to more carefully match the community vision to specific actions and projects

WHY LANDMARK DESIGN?

- We are familiar with the city, the area, the people and the players
- We understand the difference between recreation and park planning and park master plan design.
- We have a demonstrated ability matching the specific needs and requirements of each project project - we have a proven track record on similar projects and similar scales
- We are a small and agile group of creative AND technically proficient experts
- We are expert Project Managers – we understand the expectations of small communities and the need to match our efforts to limited budgets
- We are thinkers as well as “do-ers” – we know when to plan, when to design and how to implement
- We can easily fine-tune our process to ensure the final plan provides the best possible outcome
- We enjoy public involvement – we leverage traditional methods with current technology and social media for the best results

PROPOSAL FOR PROFESSIONAL PLANNING CONSULTANT SERVICES

WEST BOUNTIFUL COMPREHENSIVE RECREATION, ARTS AND PARKS MASTER PLAN

FEBRUARY 1, 2017

Attention: Duane Huffman
550 N 800 W
West Bountiful, UT 84087

LANDMARK DESIGN
team

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Transmittal/Cover Letter

Landmark Design
LANDSCAPE ARCHITECTURE & PLANNING
Artspace Solar Gardens
850 South 400 West | Studio 104
Salt Lake City, Utah 84101
801.474.3300
www.ldi-ut.com

February 1, 2017

Attention: Duane Huffman
550 N 800 W
West Bountiful, UT 84087

West Bountiful City Comprehensive Recreation, Arts and Parks Master Plan

Dear Duane:

Thank you for the opportunity to submit our proposal for this project. **Landmark Design** is excited at the prospect of working with you and West Bountiful City. We have prepared a proposal that is efficient and cost-effective, while providing all of the required deliverables necessary to meet your needs.

Landmark Design has completed numerous projects of a similar nature, and is experienced at interpreting community needs and desires, gathering public input, completing needs analysis, evaluating level of service, determining future needs and their costs, and developing mapping tools that will assist you now and in the future.

I will serve as Principal-in-Charge and Project Manager for this project and will be the principal contact person. I will be assisted by Jennifer Hale and other key Landmark Design staff. To provide the specific skills you may desire, we also include two subconsultant firms that we have worked with on projects of a similar nature, and who are available on an as-needed basis as indicated in the proposal:

Lewis, Young, Robertson & Burningham	*Economic, Financial and Impact Fee Alignment*
Y2 Analytics	*In-depth Focus Group Interviews (with Landmark Design)*

You can reach me at (801) 474-3300, on my cell at (801) 718-4353, or via email at markv@ldi-ut.com. You can also contact me at our office which is located at 850 South 400 West, Studio 104, Salt Lake City, Utah 84101. In my absence, you can speak to Jennifer Hale or Lisa Benson at our office (801) 474-3300.

Thank you for this opportunity and for your consideration – we look forward to hearing from you soon.

Respectfully yours,

Mark Vlasic, AICP, PLA, ASLA, LEED Green Associate
Principal-in-Charge and Project Manager

Team Capability

The **Landmark Design Team** is well-versed in the needs of the project, having worked together on various projects of similar nature in the recent past. As described in the following pages, we are comfortable working as a team, bringing together our unique skills and specific expertise, which enables us to provide the required elements in an efficient manner. The following is a description of the three firms that compose our team – *Landmark Design/ Lewis, Young, Robertson & Burningham/ Y2 Analytics*, have prepared several parks, recreation and trails master plans for a variety of government entities, all of which were adopted as individual elements or included as part of a complete general plan process. The following list illustrates a sample of recent and relevant projects, with more detailed information following for specific projects.

- Salt Lake City Parks Needs Analysis Study (on-going)
- Orem Parks, Recreation and Trails Master Plan (on-going)
- Ogden Parks, Recreation, Open Space and Trails Master Plan (under adoption)
- Mountain Recreation Facilities Master Plan - Park City, Snyderville Basin Recreation District and Park City School District (under adoption)
- South Jordan Parks, Recreation, Community Arts, Trails and Open Space Plan (under adoption)
- Layton City Parks, Recreation, Trails, Open Space and Cultural Facilities Master Plan (2016)
- Salt Lake City Open Space Signage Master Plan (2016)
- City of Holladay Parks, Recreation, Open Space and Trails Element of the General Plan Update (2016)
- Lehi Parks Master Plan Update (2015)
- Salt Lake County East-West Regional Trails Master Plan (2015)
- Herriman City Parks and Recreation Master Plan Update (2014)
- Mountain Recreation Strategic Action Plan – Snyderville Basin and Park City (2013)
- City of Rawlins, Parks, Recreation and Trails Element of the General Plan (2012)
- Saratoga Springs Parks, Recreation, Open Space and Trails Master Plan (2011)
- Vernal City Parks, Recreation and Trails Element of the General Plan Update (2010)
- Draper City Parks, Recreation, Trails and Open Space Element (2009)
- Jordan River Trail Master Plan (2008)
- Spanish Fork City Parks, Recreation, and Trails Master Plan (2007)
- Twin Falls, Idaho Park, Recreation and Trails Element of the Comprehensive Plan Update (2007)
- Park City Walkability/Bikeability Master Plan (2007)
- St. George Parks, Recreation, Arts, and Trails Master Plan Update (2006)

Each project included an extensive and successful public involvement process, specially tailored to meet community needs. We routinely create project webpages hosted by our website and/or linked to another, which may include internet surveys, opportunities to obtain information and make comment, and regular updates for general public access. We have designed and conducted mail-back surveys with statistically sound results, and can utilize the unique methods offered by ***Y2 Analytics***, if desired.

PUBLIC INVOLVEMENT

Extensive and successful public involvement is at the core of the Recreation, Arts and Park Master Planning process. Public involvement for each project is carefully crafted to meet specific needs. Examples of public involvement tools used include facilitated public workshops and charettes, focus groups and stakeholder groups, steering committees, and other special interest groups and public meetings. Additionally, we routinely create a project webpage hosted by our firm website and/or linked to another website that may include internet surveys, opportunities to obtain information and make comment, and regular updates for public access. We have designed and conducted mail-back surveys with statistically sound results, and we often participate in local events such as "Art in the Park" gatherings, fairs, farmer's markets, community events, and other opportunities to reach people who might not otherwise be reached. We have conducted meetings and gathered public input in churches, food banks, schools, grocery stores, parks, and community and senior centers to reach special populations, and have provided opportunities for Spanish-speaking community members to participate.

PROJECT MANAGEMENT AND QA/QC APPROACH

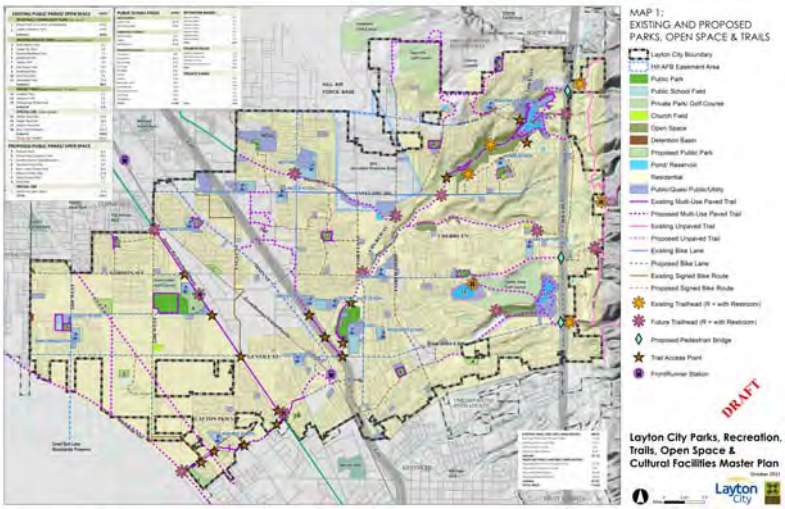
Mark Vlasic of Landmark Design will serve as Principal-in-Charge and Project Manager. This is a role he has performed on numerous occasions in the past on similar projects, and he will leverage this experience for the benefit of the project. Mark will work closely with our Staff Liaison, and will be in frequent and regular contact.

Upon receipt of a Notice-to-Proceed, Mr. Vlasic will develop a detailed Project Management Plan, outlining key tasks, meetings, deliverables and milestones for the project. This will be approved by our project liaison for approval.

As President and owner of Landmark Design, Mark has the upmost interest to ensure the project runs smoothly. He will use all resources required to ensure that plan deliverables are provided on-time and on schedule. Landmark Design has a stellar record in this regard, and we invite you to contact our references below for verification.

REPRESENTATIVE SIMILAR PROJECTS

Layton City Parks, Recreation, Trails, Open Space and Cultural Facilities Master Plan

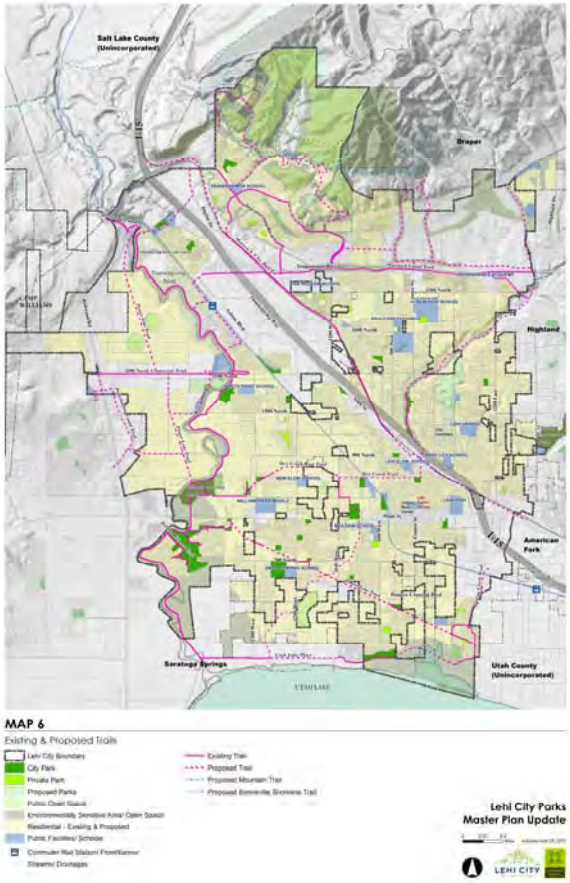


Landmark Design completed the Parks, Recreation, Trails and Cultural Facilities Master Plan for Layton City in 2015. The new plan is an update to the original Layton City Parks and Recreation Plan, which was created more than 30 years ago. The Plan provides a detailed needs assessment and analysis that builds upon the findings of the Layton City Parks and Recreation Needs Assessment Survey (completed by the Utah State University extension in February 2014), helping to understand the full range of park, open space, recreation, trail and cultural facilities required to meet future needs. Priorities, goals and objectives for the plan were determined through a comprehensive public involvement process which included a public scoping meeting, draft plan open house, a project web page, and regular meetings with the Management Committee and a City Staff Management Committee. The Plan also established acquisition and construction costs to help Layton City estimate and prioritize new parks and facilities in addition to upgrades. It is anticipated the Plan will be adopted by the end of the year.

Contact: David Price, Department Director
Layton City Parks and Recreation
Phone: 801.336.3780
Email: dprice@laytoncity.org

Lehi City Parks, Recreation and Trails Master Plan

Landmark Design was hired by Lehi City to update the City's existing parks element of the General Plan and incorporate new community goals, objectives, and implementation strategies. During the six-month process, Landmark Design skillfully resolved community concerns, addressed City Council issues, and built resident support in a community where parks development is a sensitive subject.



The Plan included the evaluation of overall service area needs and created a long-term plan for future parks development. The Plan considered the parks, recreation facilities, and trails in communities surrounding Lehi and how they interfaced with the City's own recreational amenities. The inclusion of public input was vital to the preparation of the Plan and included a scoping meeting, open house, and a project website. The *Lehi City Parks Master Plan Update* was adopted in April 2015. At its completion, Lehi City extended the contract with Landmark Design to include the design of two community parks.

Contact: Cameron Boyle, Assistant to the City Administrator
Lehi City
Phone: 385.201.2266
Email: cboyle@lehi-ut.gov

Mountain Recreation Facilities Master Plan (currently under adoption) & Mountain Recreation Strategic Action Plan (2013) - Park City, Snyderville Basin Recreation District and Park City School District

The Snyderville Basin Special Recreation District (which serves western Summit County) and Park City Recreation (which serves Park City) jointly sought to understand residents' needs and desires for recreation facilities and programs. Building on two previous studies, both entities desired to organize and prioritize recreation initiatives and resources to achieve definitive goals within a specific period. The result is the ***Mountain Recreation Strategic Action Plan***, which was developed using the data contained in the previous studies supplemented by additional information gathered during several public workshops and meetings, and with the participation of Basin Recreation and Park City staff and the Strategic Action Plan Committee.

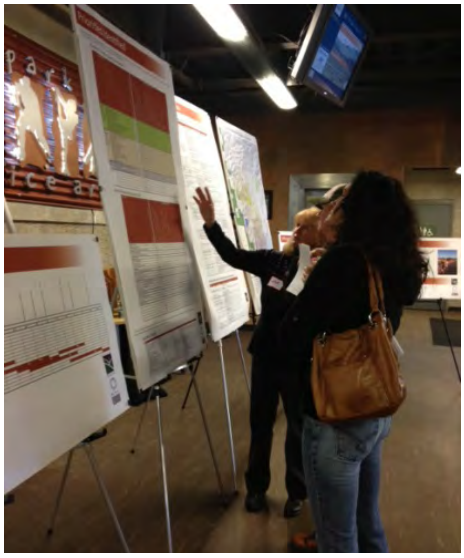
Landmark Design led the effort which included the establishment of matrices and the development of prioritization systems for identifying a list of prioritized projects. This included detailed criteria on which to evaluate them. The result was a project prioritization process that is fair, objective, and representative of community desires for both jurisdictions. The Plan also included an analysis of feasible funding sources for both large and small projects, and an analysis of potential sites for the major projects.

Criteria Used for Prioritization

CRITERIA	POINTS 0	3	6	9
Seasons served	One season	2 Seasons	3 Seasons	Year round
Potential partnering/co-location opportunity between city/basin/school district	No	Less likely - small project.	More likely - moderate sized project.	Most likely - larger project likely to involve multi-agency.
Potential partnering/funding opportunity between city/basin/school district	No	Less likely - small project.	More likely - moderate sized project.	Most likely - larger project likely to involve multi-agency.
Potential partnering/private entity	No	Low potential	Moderate potential	Yes - high potential
Demand Study results	Not mentioned	Mentioned	Not essential, but helpful	Immediate beneficial
Survey results *(Score is doubled for this criteria to place a higher importance on public feedback)*	**Less Important (Low importance/low unmet need) or not mentioned** 0 POINTS	**Opportunities for Improvement (Low importance/ high unmet need)** 6 POINTS	**Special Needs (High importance, low unmet need)** 12 POINTS	**Top Priorities (High importance/ high unmet need)** 18 POINTS
Multiple uses - local/recreational	Accommodates a single activity	Accommodate 2 activities	Accommodates 3 activities	Accommodates 4+ activities
Multiple uses - national/international/elite	No potential	Unlikely to accommodate or neutral	Has potential to accommodate	Can accommodate
Land availability - city/basin/school district ownership	Not currently available	Limited possibility for acquistion	Available for possible acquisition	Yes, city/basin/school district owned
Improvements/expansion already planned/committed	Nothing planned/committed	Improvements/ expansion possible	Improvements/ expansion planned	Improvements/ expansion funded
Potential for economic benefit	No benefit	Low potential to benefit economy	Moderate potential to benefit economy	High potential to benefit economy
Enhances tourism	No enhancement	Low potential to enhance tourism	Moderate potential to enhance tourism	High potential to enhance tourism
Available elsewhere in region	Already available within SBSRD or Park City	Yes, within 15 miles	Unavailable within 15 miles	Not currently available in region
Funding availability	Requires bonding by SBSRD and Park City and School District	Requires bonding by SBSRD or Park City or School District	Requires multiple funding sources (grants)	Possible within existing budgets
Operations and maintenance requirements	High Maintenance Cost (indoor facility)	Moderate maintenance cost (park/fields)	Low maintenance cost (open space/trails, etc.)	No maintenance or maintenace costs by others
Flexibility	None	Low potential - very small project	Moderate potential - larger project	High potential - Can accommodate numerous unrelated, non-recreational
Cost	More than $20 million	Between $5-$20 million	Between $2-$5 million	Less than $1 million

While the Strategic Action Plan identified and prioritized recreational facilities, it did not evaluate in detail where these facilities could be located. Landmark Design was once again hired in 2015 to develop a Facilities Master Plan that builds upon the 2013 study. In an effort to better understand possible recreation expansion opportunities on City, Snyderville Basin and School District-owned property along with the costs associated with each option, the Landmark Design Team investigated more than a dozen sites and developed more than 40 conceptual designs and associated construction cost and operational cost estimates.The project scope included developing site and architectural concepts for the sites under consideration, applying specific criteria as part of specialy-formulated matrices to develop a plan with preferred improvements and options. Similar to the original prioritization study, an intensive and open public input process was utilized to verify preferences and directions. The result is a comprehensive plan that merges the needs of three distinct entities as part of a unified, singular approach.

Public Involvement Workshops and Meetings



Contact: Ken Fisher, Park City Recreation Director
435-615-5411, kfisher@parkcity.org

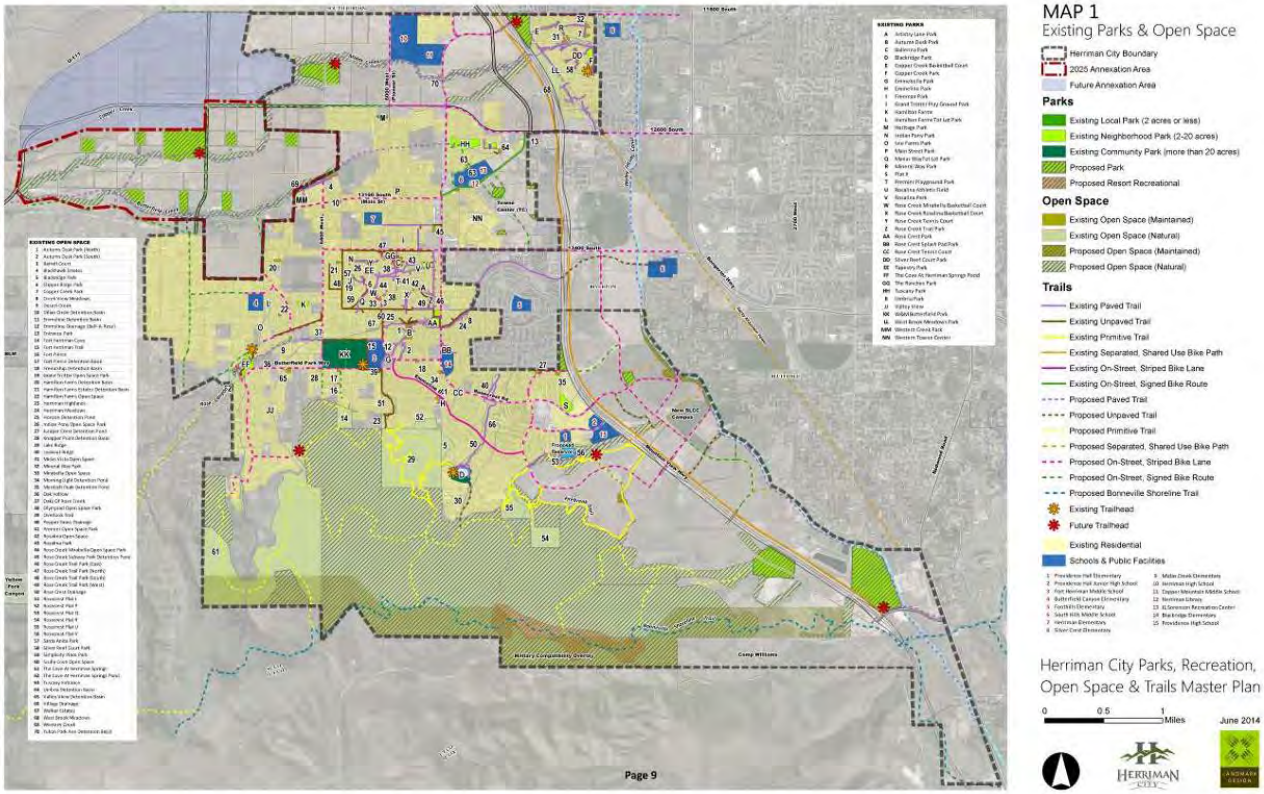
Brian Hanton, Snyderville Basin Recreation District
435-649-1564, bhanton@basinrecreation.org

Todd Hauber, Park City School District Superintendent
435-645-5600, thauber@pcschools.us

Herriman City Parks, Recreation, Open Space and Trails Master Plan

Landmark Design completed the Herriman City Parks, Recreation, Open Space and Trails Master Plan in 2015, which was adopted by the City Council with a favorable recommendation from the Planning Commission. It was adopted simultaneously with the Updated Impact Fees which were prepared using the information generated in the Master Plan prepared by **Landmark Design.**

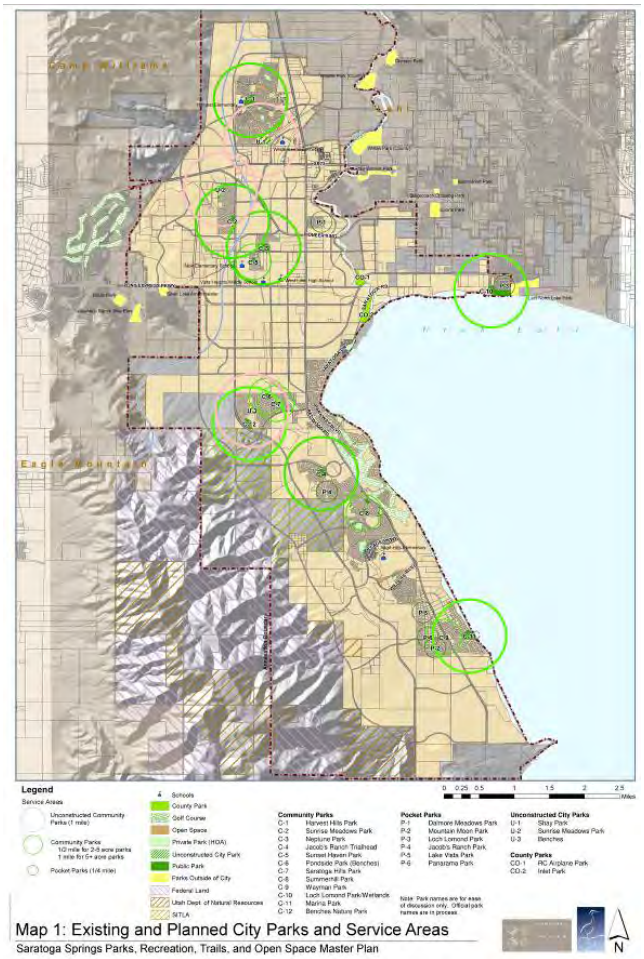
The size of the community and scope of the plan is larger than required in West Bountiful, although the process is similar. The Plan included documentation of existing conditions, analysis of need and determination of level of service, proposed new facilities to meet future needs, goal and policies and funding strategies and costs for acquisition and construction. The process also included a simple internet survey, Facebook and other social media communications, public meetings, and other means of providing information to the public and receiving their input.



Contact: Bryn McCarty, Planning Supervisor
City of Herriman, Utah
Phone: 801.446.5323
Email: bmccarty@herriman.org

City of Saratoga Springs Parks, Recreation, Trails, and Open Space Plan

Landmark Design developed a Parks, Recreation, Trails and Open Space Plan for the City of Saratoga Springs. The Plan included a public involvement plan encompassing a community-wide resident survey which was designed, implemented, and analyzed by the Landmark Design Team. The plan also included an analysis of existing conditions and the current level of service analysis; a needs analysis, the development of standardized definitions; recommendations for future facilities, goals and policies; and implementation costs and funding sources. Since a primary goal of the plan was to set a defensible basis for updated impact fees, the Plan also included a capital facilities plan and an outline of a phased development plan. **Landmark Design** worked closely with City staff and Administration and a Plan Advisory Committee to identify key growth areas where future parks would be needed, to improve connections to and between parks and neighborhoods through the trail system, and to provide for a variety of developed parks and natural open spaces accentuating the diversity of environments adjacent to the lake and in the mountains.



Map 1: Existing and Planned City Parks and Service Areas
Saratoga Springs Parks, Recreation, Trails, and Open Space Master Plan

The Plan was adopted in November of 2011 and was completed on schedule and on budget.

Contact:
Jim McNulty, former Planning Director (currently at Utah Transit Authority)
Phone: 801.237.1954
Email: jmcnulty@rideuta.com

City of Saratoga Springs Draper, Parks, Recreation, and Trails Master Plan Update

Landmark Design completed an update of the City of Draper plan, which included a close working relationship with City staff, administration, a citizen steering committee, and numerous public meetings. Following final review by the Steering Committee and Parks and Trails Committee, the Draft Plan was presented at public hearings before the Planning Commission and City Council for approval and adoption as a part of the City's Comprehensive General

Proposed Capital Improvement Budget Priorities

Capital Improvement 5 Year Plan – Priority Designation A	
Existing Neighborhood Park Improvements	$494,700
Galena Hills Community Park (1/2)	$3,845,200
Existing Special Use Park Improvements	$32,900
Canyon Hollow Trailhead	$605,750
TOTAL	$4,978,550

Capital Improvement 10 Year Plan – Priority Designation B	
Existing Area Park Improvements	$2,110,400
Two New Area Parks (1/2)	$4,118,500
Galena Hills Community Park (1/2)	$3,845,200
Draper City Community Park	$668,400
Existing Special Use Park Improvements	$476,500
Oak Hollow Trailhead	$47,450
Potato Hill Trailhead	$47,500
TOTAL	$11,313,950

Capital Improvement 20 Year Plan – Priority Designation C	
New Neighborhood Park	$1,169,250
Two New Area Parks (1/2)	$4,118,500
New Area Park	$4,118,500
Peak View Trailhead	$624,750
TOTAL	$10,031,000

Capital Improvement +20 Year Plan – Priority Designation D	
Two New Neighborhood Parks	$2,338,500
Two New Area Parks	$8,237,000
Draper Preserve Trailhead	$159,950
TOTAL	$10,735,450

Plan. Our work also included a community-wide citizen preference survey. The plan includes costs for implementation of a variety of parks, facilities, and programs, as well as detailed recommendations, prioritizations and phasing concepts. It also included recommendations for the development and management of parks, recreation programs and facilities, open space, and trail systems.

Contact: Brad Jensen, Engineering
Phone: 801.576.6549
Email: brad.jensen@draper.ut.us

Letters of Recommendation

"Landmark Design has done several plans for Herriman City over the last 10 years, and they continue to impress us with their work. They completed an update to our General Plan in 2013, and recently completed our Parks, Recreation, Trails and Open Space Master Plan. They are always professional and very organized. They are able to work with tight deadlines, and they always deliver. I have watched them in numerous public meetings over the years and they are excellent at dealing with residents, commissions, and councils. We are a community dealing with rapid growth and all of the issues that come with that. I have total confidence that Landmark will write the most amazing plans, and keep the best interests of the community at heart. I would highly recommend them to anyone and will to continue to use them on projects in the future."

Bryn McCarty, City Planner
Herriman City
(801) 446-5323
bmccarty@herriman.org

"Layton City Parks and Recreation has been working with the Landmark Design team since April 2015 on the Layton City Parks, Recreation, Trails, Open Space, and Cultural Facilities Master Plan project. Throughout the scope of the project I have found project manager, Mark Vlasic and the other members of the Landmark Design team to be exceedingly professional, very knowledgeable, and extremely easy to work with. The project in Layton City has been very broad and time consuming. Throughout the process, the team from Landmark Design has been nothing short of professional and eager to work through project details, timelines, meetings, and tasks.

I am confident in writing this letter of support that Landmark Design would show any other current project or future project the same attention to detail and professionalism we have witnessed at Layton City. Please contact me at any time with any questions regarding this letter and our experience with Landmark Design."

David Price, Department Director
Layton City Parks and Recreation
801.336.3780
dprice@laytoncity.org

"Lehi City recently worked with Mark Vlasic and Landmark Design on an update to our Parks and Recreation Master Plan. Parks development has proved to be a sensitive subject in our community. Over the six months that they worked on updating the master plan, Landmark Design showed their proficiency in resolving community concerns, addressing City Council issues, and building resident support.

At the completion of the master plan project, our City Council requested we extend the contract with Landmark Design to include the design of two community parks (a total of 122 acres). One park in particular has been a hot button issue as we have struggled to balance City Council and resident opinions. Through their professionalism, knowledge, and expert opinion, backed with extensive research and generally accepted standards, Landmark has been successful at reaching consensus among stakeholders. In addition, they have completed their work within the allotted timeframe and budget. We recommend Landmark Design and look forward to continuing a professional relationship as we address our future parks and recreation needs."

Cameron Boyle, Assistant to the City Administrator
Lehi City
385.201.2266
cboyle@lehi-ut.gov

Team Qualifications

Landmark Design

Landmark Design is a Landscape Architecture and Planning firm located at 850 South 400 West, Studio 104, Salt Lake City, Utah 84101. The firm was founded in 1987, and has been providing excellence in service to communities throughout the Intermountain West ever since. We currently employ two certified planners (AICP), four professionally-licensed landscape architect/planners (PLA), one graduate landscape designer/planner, and support personnel.

Our work encompasses a broad range of planning and landscape architectural projects, including the following:

- Parks, recreation, trails, and open space planning
- Parks and trails master planning and design
- Landscape planning and design
- Planning and design feasibility studies
- Environmental studies and strategic plans

We are especially skilled and knowledgeable in the area of park and recreation planning and design, having completed 60+ comparable plans for communities throughout the Intermountain West, all of which were embraced by the public and have been adopted. We have keen interest and broad experience in the planning and design of our limited natural resources and special areas, and we are

recognized for our ability of working closely with communities to help them realize their goals while improving the quality of life for their residents.

Our client list is extensive, including the following:

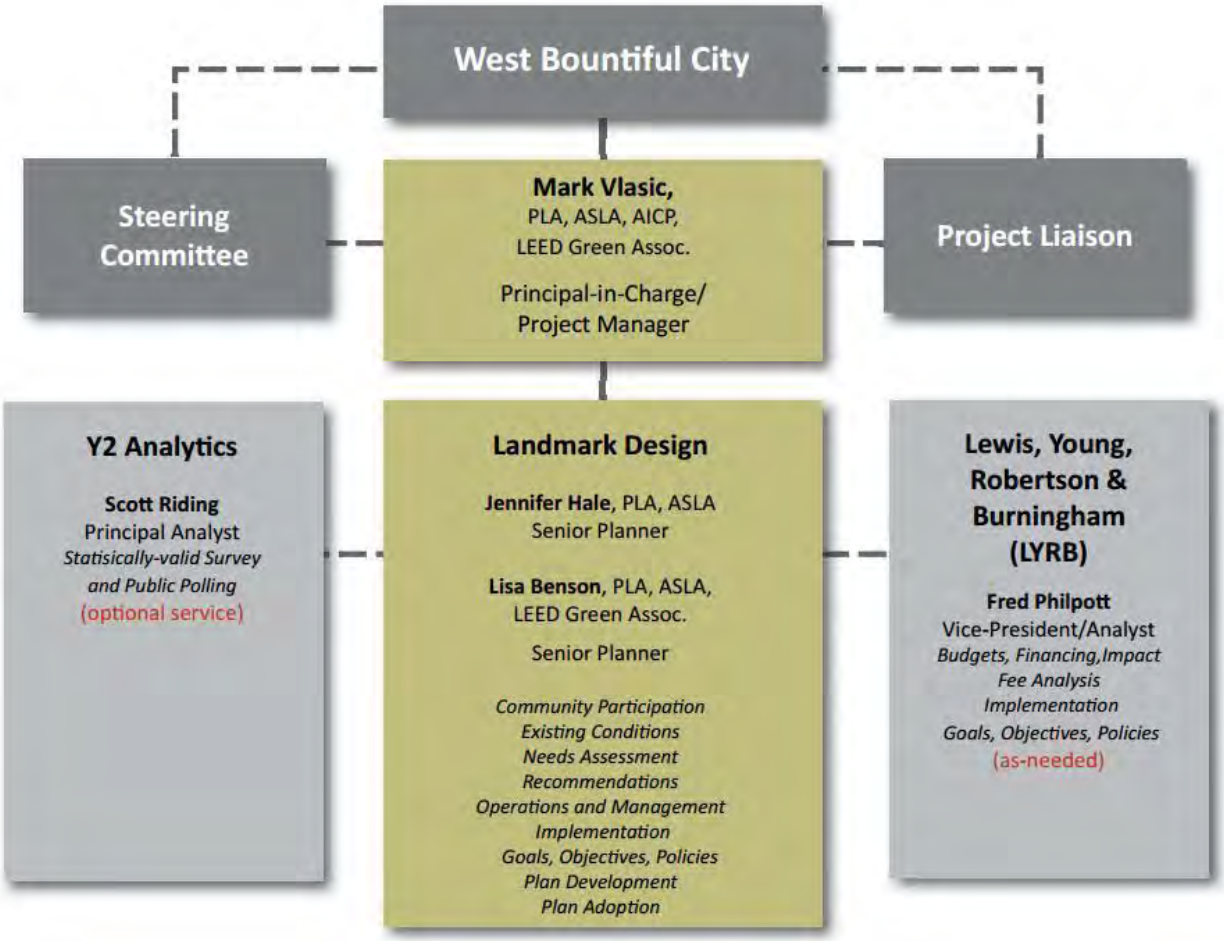
- Davis County and most other counties in Utah
- Utah Transit Authority (UTA)
- Nearly all municipalities along the Wasatch Front and Wasatch Back
- Utah Department of Transportation and Utah Transit Authority
- National Park Service, US Forest Service and Bureau of Reclamation, and other Federal Agencies.

We have worked with and have good working relationships with nearly every municipality in Davis and Salt Lake counties, and with most of the counties and municipalities along the Wasatch Front and the northern Utah region.

Project Team

The roles and relationships of our team to each other and with West Bountiful are illustrated on the Organizational Chart on the following page.

Landmark Design Team Organizational Chart



Landmark Design Is the primary firm for the project, bringing experienced members of our staff to the project. We are also leveraging relationships with key subconsultants that we have a history working together on similar complex planning projects. This includes **Lewis, Young, Robertson & Burningham (LYRB)** which can provide economic and financial assessment services on an **as-needed basis,** and **Y2 Analytics**, which proposes **optional focus interview services** to help discern public needs and preferences, if desired.

MARK VLASIC, ASLA, PLA, AICP, LEED GREEN ASSOCIATE

Principal and President, Landmark Design
Principal-in-Charge

Mark Vlasic is a seasoned landscape architect and planner, with over 35-years of local, regional and international professional experience. Mark joined Landmark Design nineteen years ago, after returning from Botswana where he led the Physical Planning Division for the Department of Town and Regional Planning in Gaborone, Botswana. Prior to that he was a landscape architect in Sweden and a planner for Salt Lake City Corporation. Mark is a certified planner (AICP), and a professionally-licensed landscape architect (LLA) in Utah, California, Arizona and New Mexico. He recently served more than eight years as a member of the City and County Building Conservancy and Use Committee in Salt Lake City, and has served as chapter president and trustee for the Utah Chapter of the American Society of Landscape Architects.

Mark has managed a wide-range of comparable projects, including the East-West Trails Master Plan, Emigration Canyon Trail Master Plan, Big Cottonwood Parks Master Plan and ATK Park Master Plan for Salt Lake County Parks and Recreation Division. He also managed the Park City Walkable/Bikeable Neighborhood Study, and the El Morro Historic Promenade for the National Park Service in San Juan Puerto Rico. Mark managed the Woods Cross City 500 South Corridor Streetscape Study; Davis County Bonneville Shoreline Trail Master Plan; Beck Street Commuter Bikeway Master Plan, and the Mountain Recreation Strategic Action Plan. He is currently managing several parks, recreation, trail and open space plans for cities throughout the Wasatch Front.

Education

Master of Landscape Architecture, University of Washington, Seattle, Washington
Master Certificate in Urban Design, University of Washington, Seattle, Washington
Certificate in Landscape Architecture Studies, DIS Program, University of Copenhagen, Denmark
Bachelor of Science in Urban Planning, University of Utah, Salt Lake City, Utah

Memberships/Affiliations

American Planning Association (APA)
Certified Planner, American Institute of Certified Planners (AICP)
Professional Landscape Architect (PLA) in Utah, California, Arizona, New Mexico
Council of Landscape Architect Registration Boards (CLARB) Certified
American Society of Landscape Architects (ASLA)
Member, Utah Department of Professional Licensing Board for Landscape Architecture

Mark also managed the Cache Valley South Corridor Development Plan in northern Utah; the Saratoga Springs Marina Master Plan; the Vernal General Plan Update; and the Escalate Heritage Center Phase

One project. He is also leading efforts on a park needs-analysis plan for Salt Lake City, and is the principal-in-charge of the complex Mountain Recreation Facilities Master Plan which is currently being adopted. Mark is the consulting city planner for South Ogden City, a position he has held for nearly six years.

JENNIFER HALE, ASLA

Senior Associate, Landmark Design
Senior Planner/Landscape Architect

Jenny has also been involved in variety of planning, landscape architecture, urban design and landscape architecture projects while at Landmark Design. Key examples including the Logan City Wayfinding Plan; the Scenic Byway 12 Monument Design Study; Cache Valley South Corridor Development Plan; Woods Cross NW Quadrant Land Use Plan and Highway Entry Concept; National Park Service San Juan Promenade Extension; the City of Woods Cross General Plan Update and Rail Station Plaza Design; Bluff Street in St. George; South Ogden General Plan Update; and the Bitter Creek Reconstruction Plan and the Bitter Creek Design and Environmental Assessment (EA) for Rock Springs, Wyoming among others.

Jenny is currently working on the Ogden City Parks, Open Space, Recreation and Trails Master Plan, the Deseret Peaks Recreation Complex Master plan for Tooele County, and the Dabbling Duck exhibit at Tracy Aviary in Salt Lake City. She has skills in various professional computer programs, including AutoCAD, ArcGIS, Adobe Photoshop, Adobe Illustrator and Adobe InDesign, and SketchUp.

Education
Masters of Landscape Architecture and Environmental Planning, Utah State University, Logan, Utah
Bachelor of Arts in Humanities (English emphasis), Brigham Young University, Provo, Utah

Memberships/Affiliations
Professionally Licensed Landscape Architect, Utah (PLA)
Member, Utah Chapter, American Society of Landscape Architects (ASLA)

LISA BENSON, ASLA

Senior Associate, Landmark Design
Senior Planner/Landscape Architect

Lisa has been with Landmark Design since May 2001, during which time she has provided valuable support and assistance on many community planning, urban design, land use, transportation and landscape architecture projects. Key examples include the Emigration Canyon Trails Master Plan; Salt Lake City Critical Open Lands Inventory and Preservation Priority Assessment; and St. George Parks, Recreation, Arts, and Trails Master Plan. Lisa is adept at technical analyses, mapping and documentation, and was the primary author of the Salt Lake County Jordan River Parkway Trail and the Salt Lake County East-West Recreational Trail Master Plan.

Education
Bachelor of Landscape Architecture and Environmental Planning, Utah State University, Logan, Utah,

Memberships/Affiliations
American Society of Landscape Architects (ASLA)
Professional Landscape Architect – Utah and Colorado (PLA)

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC. (LYRB)

LYRB was founded 21) years ago in 1995 by Laura Lewis, Kim Young and Jason Burningham. With corporate headquarters in Salt Lake City, the firm is a registered broker/dealer, a member of the FINRA, SEC and the MSRB and a registered Municipal Advisor. It has grown LYRB maintains more client relationships with greater diversity than any other financial advisory firm doing business in the State of Utah. Collectively the professionals at LYRB have structured in excess of $8.5 billion in municipal bonds for cities, towns, counties, redevelopment agencies, school districts, water districts, sewer districts and special districts throughout Utah.

The firm also specializes in economic development work, including creation of project area plans and budgets, economic strategic plans, economic financing plans as well as having conducted many other studies such as impact fee studies, business license fee studies, utility rate studies, comprehensive financial plans. LYRB's staff have performed over 250 fee studies; developed capital facility plans for schools, recreation, and public safety providers; and conducted feasibility studies for both small and large-scale development of all types, including manufacturing facilities, special events centers and sports complexes. LYRB is highly experienced and qualified in a broad range of planning and funding strategies

FRED PHILPOT IV

Senior Analyst, LYRB Lead

Fred will lead demographic assessments and population projections, as well as provide impact fee analysis and coordination on an as-needed basis.

Fred joined LYRB in 2007. He was the primary analyst for the South Jordan Economic Strategic Plan, where he completed all market analysis, sales leakage studies, and demographic analysis. Mr. organized the interaction with local developers, synthesized the project goals and objectives and coordinated the project completion with the City. He has also utilized GIS applications to analyze economic development trends, business and market data, and land use issues. He prepared the West Bountiful Impact Fee Study and a cost of service study and fee analysis for North Salt Lake where he analyzed all fees related to planning and development. His project expertise includes detailed land use analysis, demographic projections, retail sales analysis and sales gap modeling, analyzing market conditions, GIS mapping and conducting level of service analysis.

Education
Master of Public Administration, Brigham Young University
Bachelor of Science, Political Science, Utah State University

Y2 Analytics

Y2 Analytics is a Utah-based market research and data analysis group with extensive experience measuring and analyzing public opinion in Utah and across the country. The firm includes seasoned researchers, capable analysts, veteran consultants, and database specialists. While its formal history as a company is brief, the firm's researchers have been designing and executing public opinion research in Utah for over 30 years. Since incorporating in Utah in 2013, the firm has had the privilege of working on nearly every major public policy initiative in the state and with a majority of the largest municipalities. The staff or Y2 Analytics is passionate about rigorous quality and advanced statistical analysis, taking pride on translating often overwhelming amounts of data into clear, actionable information. The intent is to offer clients statistically valid public opinion information when they need it, how they need it, at a price that lets them get it regularly.

Y2Analytics prides itself on our commitment to proper statistical techniques while pioneering new approaches to keep electoral survey research both accurate and cost efficient, applying 30 years of survey experience to draw upon, including hundreds of accurate surveys

SCOTT RIDING

Principal Analyst / Managing Surveyor

Scott will assist with implementation of in-depth focus groups and a statistically-valid survey as an ***optional service.*** Scott is the Managing Partner at Y2 and has led the execution of polling, data mining, focus groups, and custom analytics for dozens of organizations, ranging from energy companies and professional hockey teams to school districts and candidates for the U.S. presidency. From 2010 to 2013, he worked as the Director of Data Strategy for TargetPoint Consulting, a national market research and data mining firm.

Project Understanding & Approach

INTRODUCTION, SETTING & PURPOSE OF THE PLAN

West Bountiful is small community that stretches between Interstate-15 and the Legacy Highway. With less than 6.00 residents and covering an area just over three miles, the city will reach buildout soon. The small-city "vibe" is a major contributing factor to the local sense of place, with community arts, parks and trails critical elements of the unique "quality of life". The small size, connection with the unique setting and concealed location define a unique allure, making it essential that the city "gets things right" as investment decisions are made regarding the existing and future arts, recreation and parks system.

PROPOSED SCOPE & APPROACH

Our specific approach is detailed in the following tasks. We have carefully read the RFP, visited the city and met with city staff, and have a good understanding of specific project requirements. We understand that resources are limited, and that the scale of the project is limited. This is reflected in our scope, approach and fee proposal. Our focus is on providing the **BASIC SERVICES** outlined in the RFP, and we have taken the liberty of including an **OPTIONAL SERVICE (indicated in red text)** to enhance the quality of the project, if desired. The Fee Proposal addresses both options.

TASK 1: PUBLIC INVOLVEMENT

Landmark Design will work closely with West Bountiful City to facilitate a public participation program that provides meaningful opportunities for citizen involvement. It is our intent to provide good information, to make participation easy, to listen carefully to what participants have to say, and to be responsive to comments and input received.

There are several elements of public involvement proposed for the project including the following:

- A Project Steering Committee to guide progress on the plan;
- An initial Scoping Meeting to receive and communicate information about parks and recreation needs and facilities;
- A project web page which will also receive public input and host an informal internet survey; and
- A Draft Plan Open House.

We are also available to present at a joint public hearing during the final review and adoption.

The City will be responsible for assigning a Project Liaison to assist our efforts. This person should be able to schedule meetings, provide notice through community newsletters and mailings, meet regularly, and arrange venues for meetings. Landmark Design will facilitate all public meetings and workshops, document the proceedings, and prepare summary documents for distribution.

Internet Survey

In deference to the limited budget resources available, Landmark Design proposes utilizing a simple on-line survey method to understand needs and preferences, and to provide an opportunity for the public to provide their input as the plan is produced. Y2 Analytics will assist Landmark Design with the design of

the survey, helping to craft the survey instrument, program it into an online system, and provide an interface for sharing it with citizens who desire to take part.

In-depth Focus Groups (Optional Service)
A meaningful way to explore options for a small community like West Bountiful is to get feedback and understand priorities through an in-depth focus group process. These are discussion groups of five to six randomly selected people from the community, guided through a set of topics by a trained and experienced moderator. The intent is to foster discussions that provide candid feedback, including baseline preferences, reactions to potential directions, and a wrap-up of comparative insights. Y2 Analytics has been designing and conducting focus groups for over 10 years for dozens of clients, using tried and tested scientific approaches to the conversation, shepherded by a meticulously constructed and a client-approved interviewer's guide. It is proposed that two groups of West Bountiful citizens be run concurrently – one each of men and women (sociological research shows that women tend to be more candid when they are discussing their opinions with only other women). Y2 will recruit participants, screen them for eligibility, conduct the focus groups, analyze the discussions, and provide an anonymized transcript for internal review.

Master Plan Steering Committee
Landmark Design proposes the formation of a Steering Committed made-up of City Staff, citizen representatives, those with recreation and arts interests, and representatives of the Planning Commission and City Council. The purpose of this group is to oversee progress on the plan. The committee will meet twice as part of establishing key issues, needs and ideas.

Project Web Page
A project web page will be established as a central a clearinghouse for information and input regarding the master plan. The web page will contain general information about the project such as purpose, schedule, and project status, in addition to more specific information such as mapping and draft plan ideas. We will also include contact information and an on-line comment form and polling opportunities, so that people have multiple avenues to provide comment and feedback, to ask questions, and to participate.

Landmark Design will be responsible for keeping the project web page current, and West Bountiful City will provide a link to the project web page on the City's website, eliminating the need for the City to post the information on its own website. We invite you to see similar web pages hosted on the Landmark Design website at www.ldi-ut.com.

Public Meetings
Two Public Meetings are proposed as part of the planning process and are described below.

1. Public Scoping Meeting
The Landmark Design Team, with the assistance of City staff, will conduct a community-wide public scoping meeting at the beginning of the planning process, during which residents will be asked to identify issues, concerns, ideas, and opportunities related to parks, trails, open space, and recreation. Depending on the turnout, participants will either be assembled in small groups facilitated by Team members, or assembled into a larger group for facilitated input. Comments and information will be recorded on large tablets at the meeting, all of which will be analyzed and reviewed in a fair manner. Landmark Design will document and summarize all of the information and make it available to the Management and City staff, and post it on the project web page for review.

2. Draft Plan Open House

The intent of this open house meeting is to present the *Draft Recreation, Arts and Parks Master Plan* to the public and receive as much input as possible. The Open House format allows people to review key maps and information, informally ask questions and receive one-on-one communications with the Planning Team and City staff. We generally have the information displayed on boards and easels, and provide comment forms for individuals to record their thoughts and recommendations. Landmark Design, with the assistance of West Bountiful City staff, will conduct and facilitate the meeting, prepare an analysis of comments received, and in consultation with the City staff and the Project Steering Committee, determine changes or modifications to the Draft Plan which address the concerns and comments received. Comments and responses will be reviewed with the Project Steering Committee and, if appropriate, will be included in the final plan.

3. Public Hearing

Landmark Design will present the Plan to the Planning Commission and the City Council during the approval process, and will make the necessary changes. We will prepare a Power Point presentation summarizing the process, findings, and recommendations. We assume a joint meeting with both the members of the Planning Commission and the City Council will be arranged in an effort to minimize costs.

TASK 2: DATA COLLECTION

Existing Plan, Document & Data Review

Inventory & Evaluation of Existing & Proposed Facilities & Programs

Landmark Design would like to "kick off" the project in a meeting with the Project Steering Committee. We would like to tour the City and informally discuss the issues and concerns that need to be addressed. At this time, we would also like to confirm that all available background information has been provided and is up-to-date, including digital data, maps, existing plans and reports and other documentation. Based on demographic data and growth projections (provided by the City), the adequacy of existing facilities will be analyzed. Private and public recreational facilities, school facilities and other recreation facilities will be included in the inventory, and will be addressed separately. We will meet with those responsible for recreation programs to receive all information relevant to the project, and identify areas where additional programs may be needed or specific groups may be targeted.

TASK 3: NEEDS ASSESSMENT & ANALYSIS

We will evaluate any existing standards or guidelines, and determine their appropriateness with respect to new information generated through the existing conditions analysis and public participation. This will determine a current level of service (LOS) which may be projected into the future and/or modified for planning purposes. LOS will be expressed as a number of acres per 1,000 persons. Projections for future need and a future LOS will be provided through the year 2025. We will also conduct a Distribution Analysis to help ensure equitable location of facilities, assess recreation needs, and investigate to role of arts in the community.

TASK 4: TRAIL SYSTEM ANALYSIS

Trails serve many purposes. To some they are transportation corridors moving through urban areas between home and work; to others they are a pleasant way to achieve some level of physical fitness; others use trails to take a leisurely walk with friends and as an avenue for engaging with the natural environment; and still others use trails as a means of engaging in a favorite activity for no other purpose than simple fun and enjoyment.

We will analyze the existing trail systems and data, utilizing readily available data and information from West Bountiful City, Wasatch Front Regional Council and others. We will tabulate and prepare relevant maps with the assistance of city staff; and identify and map trails systems that complement those already established. The range of trails will be considered and classified, as well as support facilities adjacent to or incorporated into the trail system. Safety, access to designated open space and other recreation facilities, and other desired destinations will be paramount in the Plan.

TASK 5: ACQUISITION & CONSTRUCTION COSTS

Landmark Design will provide opinions of probable cost for the acquisition and development of parks, recreation and trail facilities that are proposed, and if needed, for those existing facilities that need to be updated or remodeled. The Team will identify known funding sources and tie those sources to program and facility development priorities.

TASK 6: GOALS, OBJECTIVES & POLICY DEVELOPMENT

Landmark Design will prepare goals, objectives and policies to guide implementation of the Plan. The Action Plan will address areas of new growth, costs and funding mechanisms and approaches, development review processes and procedures, and development timing for key elements or facilities identified in the Plan.

TASK 7: PLAN DEVELOPMENT & ADOPTION

Landmark Design will document the planning process and the outcomes in an Administrative Draft for Project Steering Committee review. The general public and others will have opportunities to review the plan at the Draft Plan Open House and on the project web page. Comments and suggested changes received during the Draft Plan Open House meeting and from the web page will be documented and reviewed with the Project Steering Committee, and if appropriate, incorporated into the Final Plan Document.

Landmark Design can present the Final Plan for adoption to the City's Planning Commission and City Council. We have planned for one meeting each with the Planning Commission and City Council, although these tasks can be completed by City staff if desired.

TASK 8: FINAL PRODUCT

Following adoption of the Master Plan, Landmark Design will prepare the final document for publication, and will provide the following to Nibley City.

1. A CD-ROM with the final master plan, executive summary, appendices, and mapping in PDF format.
2. The complete adopted plan text, compatible with the latest version of Microsoft Word. We will also format the plan so it can be incorporated as a chapter in the General Plan, if desired.
3. All geographic data, original artwork, charts, tables, etc.in editable format compatible and coordinated with the City’s Geographic Information System (GIS) and operational systems.

PROPOSED SCHEDULE

Task	2017				
	Feb	Mar	Apr	May	Jun
Task 1: Public Involvement					
Steering Committee Meetings (2)	SC			SC	
Project Web Page					
Survey (Internet)					
Public Scoping Meeting		PS			
Draft Plan Open House					DP
Joint Public Hearing (1)					CC
Task 2: Data Collection					
Existing Plan, Document & Data Review					
Inventory & Evaluation of Existing & Proposed Facilities & Programs					
Task 3: Needs Assessment & Analysis					
Task 4: Trail System Analysis					
Task 5: Acquisition & Construction Costs					
Task 6: Goals, Objectives & Policy Development					
Task 7: Plan Development & Adoption					
Task 8: Final Product					

SC - Steering Committee Meetings
PS - Public Scoping Meeting
DP - Draft Plan Open House
PC - Planning Commission Public Hearing (Joint)
CC- City Council Public Hearing (Joint)

Every effort will be made to keep the process moving along and on schedule, working toward completion within a four-month timeframe. Assuming we receive a notice-to-proceed on February 15th 2017, our efforts can be complete by mid-June 2017, with adoption inputs to follow as needed. To accomplish this schedule, it is important that the City assist us in the timely inputs as described in the scope of work, timely reviews and decision-making throughout the process, and assignment of a Project Liaison staff member to specifically assist us with our efforts.

Person Hours & Costs

As illustrated in the accompanying table, Landmark Design proposes a Not-to-Exceed fee of $19,840 to complete the plan as described, including all reimbursable costs and fees. If the optional In-depth Focus Groups service is desired, the Not -to-Exceed fee will be $28,340, inclusive.

Our proposal includes all reimbursable expenses, which will be charged at cost. We would be happy to provide specific fee proposals for any additional services you may desire beyond this scope.

TASKS	**LANDMARK DESIGN**			**TOTAL**
	MV	JH	LB/Staff	
HOURLY RATES	$140	$110	$90	**Total Hours**
TASK 1: Public Involvement				
One (1) Kickoff Meeting	2	2	0	***4***
Two (2) Steering Committee Meetings	4	4	0	***8***
One (1) Public Scoping Meeting	3	6	0	***9***
One (1) Draft Plan Open House Meeting	3	6	0	***9***
One (1) Joint PC/CC Public Hearing	3	0	0	***3***
Project Web Page	0	0	2	***2***
In-depth Focus Groups (Optional Service - see below)				
TASK 2: Data Collection				
Existing Plan Review	2	8	4	***14***
Inventory & Evaluation of Existing & Proposed Facilities & Programs	2	12	8	***22***
TASK 3: Needs Assessment & Analysis				
Categorization, standards and guidelines, mapping, etc.	2	12	8	***22***
TASK 4: Trail System Analysis				
Analysis of existing facilities, mapping, classification, etc.	2	12	12	***26***
TASK 5: Implementation Costs				
Acquisiton/Construction costs/identification of funding sources	8	4	0	***12***
TASK 6: Goals, Objectives, & Policy Development				
Prepare goals, objectives and policies to guide implementation	6	2	0	***8***
TASK 8: Plan Development & Adoption				
Draft Master Plan Documentation	2	16	12	***30***
Total Hours by Personnel	***39***	***84***	***46***	***169***
TOTAL ESTIMATED LABOR EXPENSE BY STAFF	***$5,460***	***$9,240***	***$4,140***	***$18,840.00***
Estimated Reimbursable expenses (to be billed at cost):				
1) Mileage (estimated)				$250.00
2) Miscellaneous (printing, plotting, meeting materials, etc.)				$750.00
Subtoal Reimbursable Costs				***$1,000.00***
GRAND TOTAL - FEES AND EXPENSES (No Focus Groups)				**$19,840.00**
Optional In-depth Focus Groups				**$8,500.00**
GRAND TOTAL - FEES AND EXPENSES (Including Optional Focus Groups)				**$28,340.00**

MEMORANDUM

TO: Mayor & Council

DATE: April 27, 2017

FROM: Staff

RE: **Potential Amendment to 2016 Development Agreement with Capital Reef Management, LLC, for The Cottages at Havenwood subdivision**

West Bountiful City staff have discovered an opportunity to eliminate the need for a planned storm water vault/pump station at the approved The Cottages at Havenwood subdivision by piping the water down 1950 N, across 800 W, and directly into the canal. As the current storm drain plan is detailed in the development agreement with the developer, this change would require an amendment to that agreement.

This memo briefly reviews the history of the City Development Agreement with Capital Reef Management and reviews issues related to the new proposal.

<u>Background - History of Development Agreement Benefits to the City</u>
As a PUD with flexibility in standard land use regulations and an increase in density, the development of Cottages at Havenwood includes additional community benefits that are memorialized in a development agreement. These benefits include:

1. Storm Drainage
    a. The Developer will install a 48" (or similar capacity) bypass across 800 W to improve the canal (this was originally a requirement of the County in-lieu of storm water detention, but it is also required by and a benefit to the City).
    b. Pump Station/Vault with the capacity agreed to.
2. Amenity Contribution of $157,380[1]. Of this amount, $42,500 is identified for storm water enhancements by the City (connecting the homes to the west with backyard drains), but the total amount may be used by the City at its discretion for community amenities.
3. While included in the development agreement only in drawings, the area around the pump station/vault was reserved as open space.

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[1] **During negotiations, this amount was reduced by $7,500 to help pay for one of the pumps in the agreed-upon pump station.**

Issues Related to New Proposal

Included with this memo is a letter from Craig Jacobson that, among other things, outlines issues that would need to be or could be addressed as part of an amendment to the development agreement to allow for a change to the storm water pump station/vault requirements. While the Council and the developer are always free to re-negotiate terms of a development agreement, staff recommends that the discussion focus on the following:

A. Is the Council interested in a design that would (1) eliminate the need for a pump station/vault and (2) pipe the development's storm water down 1950 W and eventually into the canal?
B. If the City constructs the improvement, how would the Council expect costs to be covered? It is possible that the City's and developer's cost estimates will vary.
C. Is the City amenable to eliminating the currently planned 800 W bypass, allowing the developer to fulfill its requirements to the County by creating a new system that would pipe the water from the City's current vault on 1950 N across 800 W instead of directly into the canal?[2]
D. What are the Council's expectations for the land that would no longer be needed for the new pump station/vault?
E. Is the Council interested in revaluating any other terms of the development agreement or standard city requirements not modified by the current agreement? Examples include potential request related to impact fees, the reduction of $7,500 in the original amenity contribution for pumps, etc.

Overshadowing this discussion is the timing involved. If the City were to construct any improvement this year, it is imperative that the parties proceed as quickly as possible, and even then, it is likely that the City would need to deviate from its standard procurement practices to engage a contractor in a timely manner.

[2] **This would require a new pump set-up in the city's vault.**

MEMORANDUM

TO: WEST BOUNTIFUL CITY COUNCIL
FROM: CAPITAL REEF MANAGEMENT, LLC/OVATION HOMES, LLC
SUBJECT: THE COTTAGES AT HAVENWOOD
DATE: APRIL 27, 2017
CC: STEVE DOXEY

This memorandum attempts to summarize for the City Council certain items that we discussed in a meeting on April 25, 2017, attended by Mayor Ken Romney, Ben White, Adam Wright of Davis County flood control, Nate Reeve, Brad Frost and Craig Jacobsen. We received an invitation to meet through an e-mail sent to us by Mayor Romney a few weeks ago, which suggested a possible alternative design for our project's storm water improvement infrastructure.

We felt the meeting to be positive and believe there is great potential to reach an agreement that would benefit all interested parties. The rub is that we have begun development construction within the project, so there is a very real time sensitivity to considering a significant change to the construction drawings. Because of these time constraints, those who attended the meeting seemed to be in consensus that there should be a discussion with the City Council as soon as possible regarding issues that would necessitate an amendment to the development agreement or otherwise need the City Council's approval. We hope to be on the agenda for the City Council meeting this coming Tuesday, May 2, to discuss some of these issues and further hope that this memorandum can prove useful as an outline to any such discussion.

1. The Alternative Storm Water Proposal. Generally, the concept proposed by Mayor Romney in the meeting is that instead of the vault and pump station storm water improvement design that the City Council approved as part of the final plat and construction plans, the development would contain and discharge storm water via a 24 inch pipe that would run west from the project along 1950 North and ultimately connect into the canal west of 800 West, replacing a smaller pipe that is an inlet into the canal.

2. Similar to Prior Proposal. We appreciated the mayor reaching out to us and we are very interested in making such a change, because the proposal was similar to one we had presented over a year ago and which previously had tentatively been supported by Davis County flood control. *See* the copy of the relevant drawing attached hereto. The current storm water infrastructure, including both the vault/pump station and the 800 West bypass, would cost approximately $400,000, which is not a proportional cost for storm water improvement in a development of the size and scope of The Cottages at Havenwood. In addition, we have continued to feel great concern regarding the nuisance that such a large pump station would be to those homes on the north end of the project.

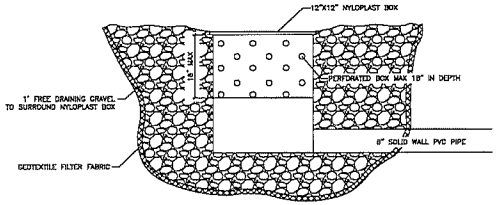
Finally, we have long felt that the pump station, as approved, is not something that the city would prefer to maintain over the long term, when there always has been an alternative that would not only would need little maintenance, but would still operate in the event that there was no electricity. Our interest is to incorporate a design similar to the one we discussed in the meeting, as well as eliminate the extremely expensive 800 West bypass infrastructure design. Our discussions with Adam Wright of the County indicate that this is possible.

3. The Meeting's Outcome. Both sides may not be in complete agreement regarding everything that might be included in a possible amendment to the development agreement previously approved by the City Council and executed by the parties, as well as the related special ordinance that the City Council adopted. Since the City Council ultimately must approve any such proposal, we believe both sides left the meeting with the understanding that it would be appropriate to place the matter on the City Council's agenda as a discussion item.

4. Discussion Item. We therefore request that the matter be on the City Council agenda for the City Council meeting currently scheduled for May 2, 2017. Among the issues that we would like to discuss are the following:

- Scope of infrastructure changes.
- Who is responsible to construct the infrastructure?
- If the City constructs, payment parameters and timing.
- Impact of new design on bonding requirements, other fees, etc.
- Use of property within the project that would no longer be needed for the vault/pump station.
- Amendment of the development agreement.
- Other issues, including the 3% inspection fee being imposed pursuant to Ordinance 16.08.050, Subsection D.

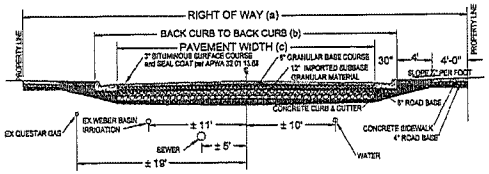
Reeve & Associates, Inc. - Solutions You Can Build On



YARD DRAIN PIPE DETAIL

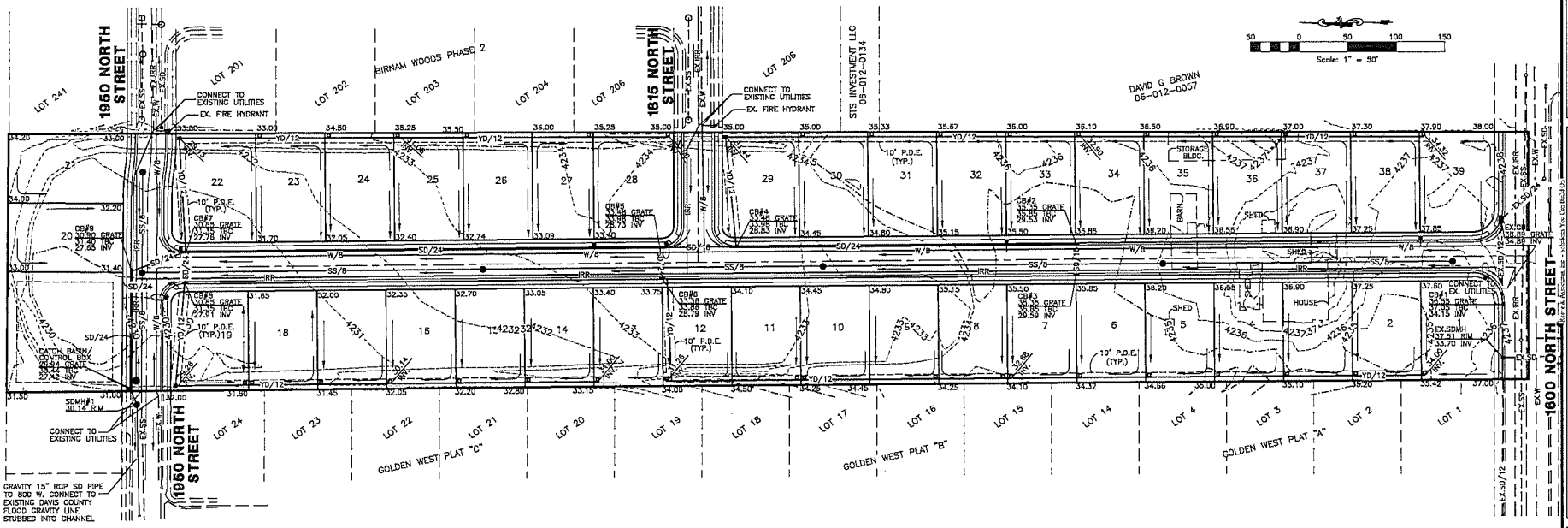
LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- SS/8 = PROPOSED 8" SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- IRR = PROPOSED IRRIGATION WATER LINE
- EX.IRR = EXISTING IRRIGATION LINE
- W/8 = PROPOSED 8" CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- = EXISTING BUILDINGS
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- = EXISTING FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER/STORM DRAIN MANHOLE
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = AIR-VAC ASSEMBLY
- = PROPOSED STREET LIGHT
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- YD/12 = PROPOSED 12" YARD DRAIN



R.O.W. (a)	(b)	(c)
50'	34'	22'
66'	50'	40'

STREET SECTION
SCALE: NONE



Scale: 1" = 50'

NOTES:

1. EXISTING BUILDINGS WILL BE REMOVED
2. CONTOURS ARE SHOWN IN ONE FOOT INTERVALS.

The Cottages at Havenwood

Ovation Homes, One Level Living at its Best. An Active Adult Subdivision

West Bountiful City, Davis County, Utah

Developer:
Ovation Homes
Brad Frost
893 N. Marshall Way, #A
Layton City, UT. 84041
(801) 564-3898

Revised: 05-05-16

Reeve & Associates, Inc.
923 CHAMBERS STREET, N.A. OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER ENGINEERS • WATER RIGHTS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION
03-15-16	City Comments

The Cottages at Havenwood
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

Preliminary Grading/Drainage & Utility Plan
"Not to be Recorded"

REGISTERED PROFESSIONAL ENGINEER
3763325
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE
Drafter: G. KINGSLEY
Begin Date: 2-24-2016
Name: The Cottages at Havenwood Subdivision
Number: 5081-850

Sheet 2 of 5 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

MEMORANDUM

TO: Mayor & Council

DATE: April 27, 2017

FROM: Staff

RE: Audio Visual Upgrades for Council Chambers

In researching updates to the audio/visual equipment in the council chambers, staff was eventually able to meet with four companies and an A/V consultant to develop the following proposal.

1. Audio - The audio equipment for the Council Chambers is outdated and performs poorly. Staff recommends:
   a) Replacing the current amplifier and integrating it with the current speakers and microphones which are good quality.
   b) A new receiver that includes a built-in feedback reducer and automatically controls input and output from each microphone (no manual adjustments necessary).
   c) The installation of a new control box at the Recorder's desk so microphones and recording can be managed without going into another room.
   d) A new audio zone be established for the lobby so speakers and can be turned on or off depending on need.
   e) The cost for these improvements is $10,758.93

2. Acoustics – The cloth panels around the room which were assumed to be acoustical are in fact only bulletin boards and provide no sound benefit. Sound bounces off the ceiling, rear doors and walls and makes controlling sound difficult. Staff recommends:
   a) Installing 16 acoustical baffles from the ceiling to improve sound performance within the chambers.
   b) The cost for this improvement is $1,992.62

3. Video – The Council has long requested improved methods to display visual materials to the Council and audience. The Arts Council has also requested improvements in this regard for their performances. Staff recommends:
   a) Installing a 60" x 130" retractable screen above and behind the rostrum along with a high quality 5200 lumen projector. This screen will be clearly visible by everyone in the room except those directly below the screen.
   b) Installing monitors at the rostrum for council members (6), and monitors for recorder (1), and each side table (2). These monitors will display the same video content that is displayed on the screen by the projector. These monitors would be small enough so

they will not block the view to the audience and will have adjustable tilt for easy viewing.

c) The total cost for these improvements is $13,495.06, though staff is still finalizing monitor sizes.

The total cost for all items is $26,246.61. A bid that includes more details on these proposals is included for the Council's review.

The Council has the following options:

- Instruct staff continue to seek different alternatives.
- Instruct staff to include funding for some or all of these items in the FY 18 budget.
- Instruct staff to proceed now with some or all of these items, which may result in the need for additional funding in an amendment to the current budget.

West Bountiful City Chambers

Cathy Brightwell
West Bountiful City
550 North 800 West
West Bountiful, UT 84087

Presented By: Doug Olsen

Performance Audio and General Theatrical Supply
System Design and Integration Division

Performance Audio
(810) 466-3196 ext171
(801) 484-1538
doug@performanceaudio.com
http://www.performanceaudio.com/

PERFORMANCE AUDIO

2456 South West Temple, Salt Lake City, UT 84115

To: Cathy Brightwell

Performance Audio would like to thank you for giving us the opportunity to earn your business on this project, and any future projects. Performance Audio has been in the business of renting, selling, designing and installing professional audio and video equipment for over thirty years. Our knowledgeable installers are licensed, bonded, and insured to make sure your project is done right.

While our business began in the live concert scene for the first decade, Performance Audio made the logical transition to becoming increasingly more involved with equipment sales, system design, and installation. We have been involved with all types of performance and entertainment venues. Additionially, we have completed projects in broadcast and recording studios, conference rooms, school classrooms, sports centers, office spaces, theaters, concert venues, and arenas. Our roots in high-quality audio systems have provided us with a depth of knowledge and experience that influences all aspects of our business.

Since 1990, Performance Audio has provided design and equipment for installations in the region and nationwide. We have completed many projects in theme parks, amusement attractions, trade shows, convention centers, and many other types of business entities. Notable designs and installations include many of the industry's most recognizable names in Las Vegas and Florida, the Energy Solutions Arena, Abravanel Hall, and others. Just prior to the 2000 Summer Olympics, Technifex and Fox Studios contracted Performance Audio to design and install special effects audio systems for their Titanic attraction in Sydney, Australia.

Again, we thank you for the invitation to bid on your upcoming project. Enclosed you will find the equipment and labor proposal, billing info and a reference copy of Performance Audio's installation warranty. Feel free to contact us with any questions you might have.

Sincerely,
Darrin Porter and Chris Fillmore
Owners, Performance Audio

Darrin Porter

Chris Fillmore

OVERVIEW

This proposal addresses the installation and upgrade of the audiovisual system for West Bountiful City's council chambers.

The scope of work for this project is understood to be as follows:
-Installation of a new DSP with wall mounted touchscreen controller and computer panel (software to be installed on existing clerk computer)
NOTE: DSP will allow for audio recording
-Installation of a new projector (mounted from ceiling) and motorized screen mounted to the front wall (behind the council)
-Installation of 9 video monitors for the council members, recorder, and two side tables to view same content as projector (larger monitors for side tables and recorder table)
-Installation of an HDMI wall plate for the video system input, including integrating HDMI audio into the sound system, at the clerk location
-Installation of an aux audio wall plate at the clerk location
-Integration of all existing microphones (including wireless systems)
-Integration of existing wall plate for aux input
-Addition of a 2nd microphone on the city administrator/attorney table
-Installation of new amplifier for ceiling speakers, which will allow for lobby speakers to be a separate zone (will require additional wire run included herein)
-Acoustical treatment of the ceiling: 16 hanging acoustical baffles

Notes:

The Customer is responsible for providing and ensuring the installation of any network and/or phone lines necessary to the completing of the audio system. To help ensure this is accomplished, a company representative is to be on site at the commencement of work and available via phone throughout the installation process, to authoritatively answer any specific location and preference questions that may arise.

This system will make use of the existing rack and power located at the rack.

Performance Audio prides itself on the timely and accurate installation of proposed systems. In order for us to accomplish our goal of providing you with the best solution possible, all work is to be performed during normal business hours, Monday- Thursday 9 am to 6 pm. The customer is responsible for providing access to the work spaces and an on site customer contact to help answer any questions during the installation process. To help ensure customer satisfaction, we will provide the customer with training on the systems use and answer any questions once the project has been completed.

Please advise in advance of any restrictions your location may have, including job site protocols, safety requirements, and operating hours. Failure to advise of any restrictions in advance may result in additional labor costs.

Any changes or additional requests for service will result in a change order, and will be billed separately.

PERFORMANCE AUDIO

Qty	Description	Unit Price	Ext Price
	Audio System and Control		
1	**Crown DCI4X600** Crown DriveCore Install 4|600 Amplifier - 600 W RMS - 4 Channel	$1,927.40	$1,927.40
1	**Juice Goose JG 8.0L-PerfA1** 8 Outlet w/Light, Rack Mount Plug Strip with Performance Audio Branding	$78.05	$78.05
4	**Performance Audio Install Labor** Labor to integrate all existing inputs	$85.00	$340.00 *
1	**Performance Audio Lot Hardware** Misc Hardware for Installation	$125.00	$125.00
1	**QSC CIML4** Four channel of microphone/line-level analog audio input card with 48V phantom power	$245.52	$245.52
1	**QSC Core 110f** Flex channel DSP appliance	$2,220.78 (Price Includes Accessories)	$2,220.78
	1 DSP Programming Open Architecture		
1	**QSC I/O FRAME**	$1,776.62	$1,776.62
1	**QSC TSC-7W** Wall-mount power over ethernet touch screen controller	$1,109.16	$1,109.16
1	**RDL D-CIJ3** Consumer Input Jacks - Mono. 3.5mm and dual RCA.	$69.40	$69.40
1	**Shure MX418S/C** Attached XLR Preamp, Shock & Flange Mount, Snap-Fit Foam Windscreen, Mute Switch, LED Indicator	$192.08	$192.08
1	**TP-LINK TL-SG2210P** 8-Port POE gigabit smart switch	$163.92	$163.92
150	**West Penn Cat 6** Cat 6 cable. 4 pair of 23 AWG.	$0.30	$45.00
200	**West Penn Contract 14 AWG 226 GY** West Penn 226 2-Conductor 14 Gauge Cable for Separating Lobby Zone	$0.30	$60.00
300	**West Penn Contract Mic Wire** 2 Conductor, 22 AWG mic wire.	$0.12	$36.00

PERFORMANCE AUDIO

Qty	Description	Unit Price	Ext Price
	Equipment Rough-In/Installation Labor		$2,370.00 *

Audio System and Control Equipment Total:	$8,048.93
Audio System and Control Labor Total:	$2,710.00
* Items Included In Labor Total	
Audio System and Control Total:	**$10,758.93**

PERFORMANCE AUDIO

PROPOSAL V.2

Qty	Description	Unit Price	Ext Price
	Video		
1	**Chief CMA115** 6" Ceiling plate, black	$25.32	$25.32
1	**Chief CMS0406** 4' - 6' Adjustable extension column, black	$161.00	$161.00
1	**Chief RSMAU** Mini elite universal projector mount, key a, black	$212.00	$212.00
1	**Da-Lite 37570LSR Contour Electrol** 16:10, 60"x96" or 130" diagonal, matte white, with SCB-100 RS232 Control, Ceiling or wall mounted	$1,505.19	$1,505.19
2	**Extron DA6 HD 4K** DA HD 4K series six output HDMI distribution amplifier	$1,190.00	$2,380.00
1	**Extron DTP HDMI 4K 230 Rx** HDMI Twisted Pair Extender	$366.23	$366.23
1	**Extron DTP HDMI 4K 230 TX** HDMI twisted pair extender, 230 feet - transmitter	$402.86	$402.86
2	**Extron UTS 100** Under table shelf system, primary grey color	$80.00	$160.00
1	**Extron WPD 110 A** Pass-Through Wallplate - HDMI with Audio and Control	$100.00	$100.00
6	**GeChick 1303H Monitor Package**	$520.00	$3,120.00
	6 Chief STS1 STS1 small swivel table stand		
	6 GeChic 1303 VESA VESA 100 mount kit for 1303 Monitor		
	6 GeChic 1303H 13.3" 16:9 Portable IPS Monitor		
1	**Hitachi CP-WX5505** 5200 Lumen WXGA Projector	$1,818.18	$1,818.18
1	**Performance Audio Lot Hardware** Misc Hardware for Installation	$250.00	$250.00

PERFORMANCE AUDIO

Qty	Description	Unit Price	Ext Price
1	**RDL TX-J2** Unbalanced Input Transformer - Unbalanced stereo inputs to summed balanced mono output	$55.78	$55.78
3	**Viewsonic Corporation VX2376-SMHD** Viewsonic 23" Black 1080P IPS Monitor - For Recorder Table and Side Tables	$198.75	$596.25
150	**West Penn Cat 6 Shielded**	$0.62	$93.00
150	**West Penn Contract Mic Wire** 2 Conductor, 22 AWG mic wire.	$0.12	$18.00
	Equipment Rough-In/Installation Labor		$2,231.25 *

Video Equipment Total:	$11,263.81
Video Labor Total:	$2,231.25
* Items Included In Labor Total	
Video Total:	**$13,495.06**

Acoustical Treatment

2	**Acoustics In A Box Hanging Baffles (8)** Hanging ceiling baffles, 4'x2'x1', box of 8, includes hardware	$752.56 (Price Includes Accessories)	$1,505.12
2	Freight Freight Freight for Acoustical Panels		
	Equipment Rough-In/Installation Labor		$487.50 *

Acoustical Treatment Equipment Total:	$1,505.12
Acoustical Treatment Labor Total:	$487.50
* Items Included In Labor Total	
Acoustical Treatment Total:	**$1,992.62**

PROPOSAL V.2

PERFORMANCE AUDIO

Project Summary

Equipment:	**$20,817.86**
Labor:	**$5,428.75**
Grand Total:	**$26,246.61**

Client: **Cathy Brightwell** **Date**

Contractor: **Performance Audio** **Date**

PERFORMANCE AUDIO

PERFORMANCE AUDIO

Project: **Warranty Date:**
Name:
Address:
City: **State,** **Zip Code:**

The warranty covers the product and installation pertaining to the audio/video system(s) of the project listed above for a period of one (1) year from the date of completion (Warranty Date, shown above).

This warranty covers defects in manufacturing discovered while using the product as recommended by the manufacturer. It also includes parts & labor. However, possible freight charges may occur.

The warranty does not cover danage caused by:

- Abuse or misuse of components or product
- Damage resulting from new construction or any new installation
- Unsatisfactory results caused by reconfiguration of components
- Lightning or natural disasters
- Parts that are subject to normal wear and tear
- Changing of settings from original set up
- Improper storage
- Pre-existing conditions

EXAMPLE

Limits of Liability
Should the product(s) fail, your sole recourse shall be repair or replacement, as described in the preceding paragraphs. We will not be help liable to you or any other party for any damages that result from the failure of this product. Damages include, but are not limited to, the following: lost profit, lost data, damage to other equipment. In no event will Performance Audio be liable for more than the amount of your purchases price, not to exceed the current list price of the product, and excluding taxes, shipping and handling charges.

This warranty is extended to the owner named above and is not transferrable.

Issued By:

Performance Audio L.L.C.
2456 South West Temple, SLC, UT 84115 (801) 466-3196 (800) 771-8330, Fax (801) 484-1538
http://www.performanceaudio.com

PERFORMANCE AUDIO

Billing Info.

By signing below, the authorized agent of Customer is authorizing Performance Audio to proceed with ordering all agreed upon equipment for this project. Any change orders must be agreed upon by both parties. Cancelations may be subject to restocking and shipping fees.

Signed:_____
(authorized company agent)

Print Name:_____

Job Title:_____

Please provide the following billing information:

Company:_____

Address:_____

Phone:_____

Fax:_____

To initiate this project, please return a signed copy of this proposal.

1.5% interest per month (18% per annum) shall accrue after 30 days on any unpaid balance. All fees, including attorney, are to be paid by the purchase if collection is necessary.

Change Orders:
Any changes from the original bid, requested by the client, shall incur additional material and labor fees. Requests for changes need to be approved with Performance Audio prior to the new work beginning.

MEMORANDUM

TO: **Mayor & Council**

DATE: **April 27, 2017**

FROM: **Ben White**

RE: **Asphalt Street Overlay**

Staff solicited bids to construct an asphalt overlay on

- Millbridge Subdivision
- 1450 N west of 800 West
- 1500 N between 600 and 640 West
- 1810 and 1890 North near the LDS stake center and the park
- 2300 North between 640 West and 800 West

There are certainly other streets in the City which would benefit from an asphalt overlay. These streets were identified as the streets which would most benefit from an overlay while recognizing budget constraints.

The City received eight bids from contractors. **Staff is recommending Black Forest Paving, LLC as the lowest, responsible bidder with a total bid of 177,513 to complete the work.** Black Forest is a relatively new company but the owners are long time players in the local asphalt market and are well respected. A summary of all eight bids is included.

The overall project should take approximately one week. The contractor has until September 22nd to complete the work. Staff believes this schedule flexibility contributed to what is considered to be a favorable bid.

	WEST BOUNTIFUL CITY ASPHALT STREET OVERLAY BID SUMMARY								
BID ITEM	ITEM	BLACK FOREST	POST	MORGAN	KILGORE	ADVANCED	CONSOLIDATED	ECKLES	STAKER
1	MOBILIZATION	$9,500.00	$3,500.00	$4,100.00	$6,000.00	$4,725.00	$17,775.00	$9,750.00	$8,800.00
2	2" ASPHALT OVERLAY	$130,548.00	$136,620.00	$142,692.00	$137,632.00	$138,644.00	$142,084.80	$147,752.00	$148,764.00
3	ASPHALT EDGE MILL	$12,600.00	$13,800.00	$13,020.00	$12,300.00	$9,900.00	$11,100.00	$16,800.00	$20,280.00
4	CONCRETE COLLARS	$17,425.00	$16,605.00	$15,785.00	$16,400.00	$26,650.00	$22,960.00	$27,060.00	$18,450.00
5	REMOVE AND REPLACE	$7,440.00	$13,200.00	$10,200.00	$15,300.00	$14,700.00	$12,840.00	$9,480.00	$15,480.00
TOTAL		$177,513.00	$183,725.00	$185,797.00	$187,632.00	$194,619.00	$206,759.80	$210,842.00	$211,774.00

West Bountiful City
Tentative Budget Message for
Fiscal Year 2017/2018

To the Honorable Mayor Romney, City Council, and residents of West Bountiful City:

Utah Code Annotated § 10-6-111 requires the budget officer to prepare and file with the City Council a tentative budget for the coming fiscal year on or before the first regularly scheduled City Council meeting in May. This budget message introduces a tentative budget for the July 1, 2017 – June 30, 2018 fiscal year.

At their meeting on May 2, 2017, the City Council adopted the tentative budget and set a public hearing for June 6, 2017 at 7:30pm to receive public input prior to final consideration and approval. As updates become available and the Council continues to consider priorities, it is expected that relatively small changes will be made to the tentative budget prior to final approval. The tentative budget adopted by the Council must be available to the public at least 10 days prior to the public hearing. The final budget must be approved before June 22, unless a truth-in-taxation process is initiated to consider an increase in property taxes.

FISCAL YEAR 2018 TENTATIVE BUDGET SUMMARY

To organize and account for the various types of services provided, the budget is divided into several funds. Governmental funds are organized to show the revenues and expenses for services that are provided primarily through taxes. For West Bountiful City, these include the General Fund (administration, public safety, street maintenance, parks, community development, etc.), Recreation Arts & Parks (RAP) Tax Fund, Redevelopment Agency (RDA) Fund, Impact Fee funds, and various capital improvement funds. Enterprise funds represent services that are similar to commercial operations – these include the Water Fund, Solid Waste Fund, Storm Water Fund, and the Golf Course Fund.

GENERAL FUND

Overall, the health of the General Fund continues to improve from the lows experienced since FY 2008. The fund has experienced significant revenue growth from property tax receipts associated with an expansion at the local refinery and the expiration of a sales tax sharing agreement with a commercial development. Additionally, the tentative budget projects continued modest sales tax growth. The tentative budget proposes investments in capital projects and equipment (public works

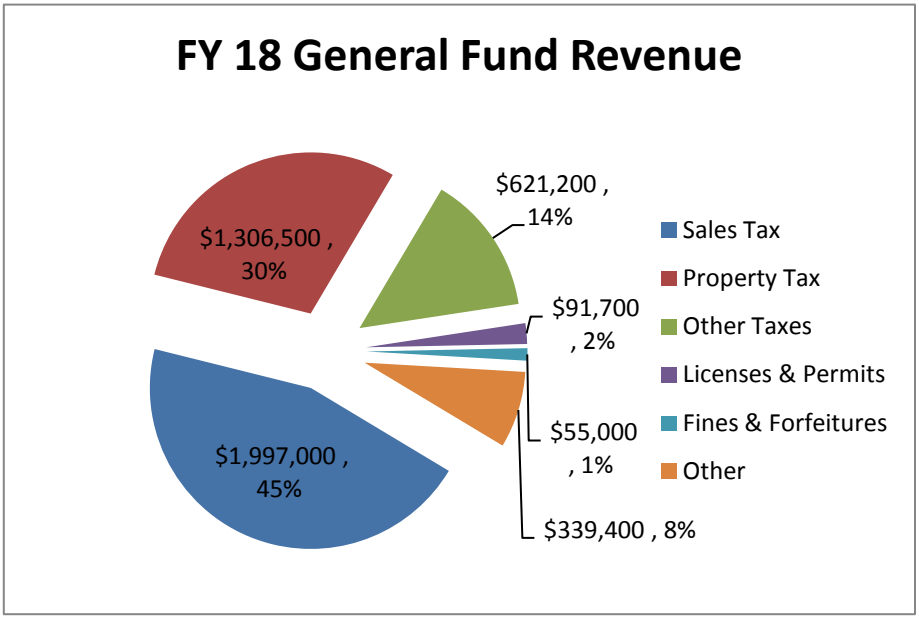
yard, backhoe, loader, service truck, police vehicle, and used snow plow). Also included is funding for an additional police officer, bringing the City's total number of sworn officers to 10. Based on current projections and proposals, the tentative budget has the General Fund end the year with a fund balance of $1.1 million.

General Fund Revenues –
The FY 2018 tentative budget includes a conservative growth rate estimate of 2% for sales tax over the estimated collections of FY 2017.

The tentative budget does not propose an increase in property taxes or fee increases.

Revenues see significant increases based on the expiration of certain sales tax sharing with developments and property tax associated with refinery expansion.

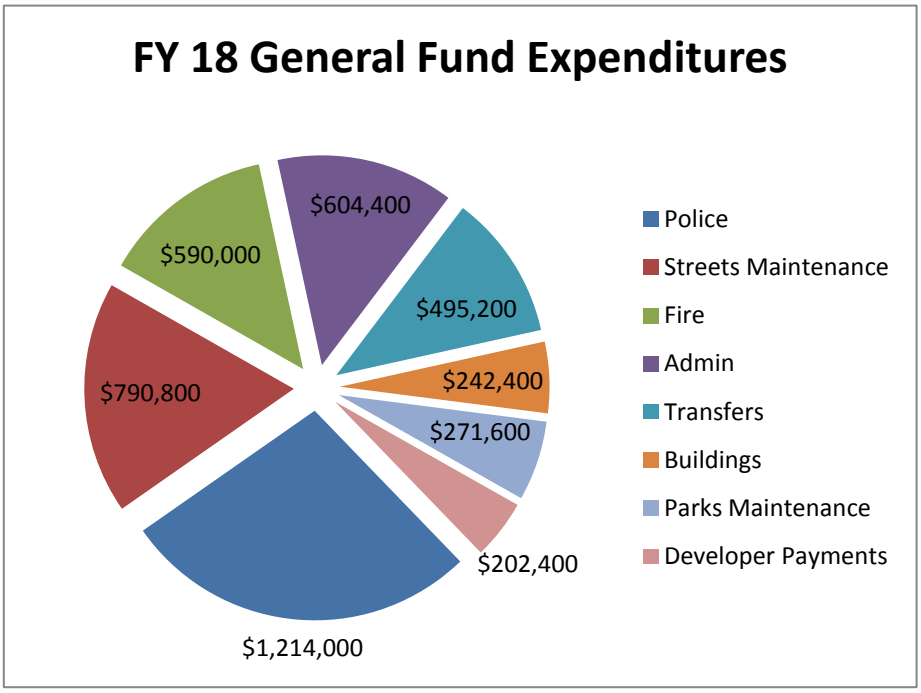
Total revenues are projected at $4.410,800.



General Fund Expenditures –
This year's tentative budget makes significant investments designed to improve long term efficiency and enhance the quality of services.

In terms of capital investments, the budget contemplates funding for equipment such as a new backhoe, and used snow plow, etc. There is also a significant transfer for an eventual new public works yard.

In terms of human capital, the budget invests $80K for an additional full-time police officer. The budget also includes additions for health premiums and standard merit increases.



RAP TAX FUND

Collection of RAP Tax revenues continue to grow with standard sales tax inflation. The tentative budget includes investments in the Golf Fund for course improvements ($50K) and an $181,000 retainage in the RAP Fund for future year improvements

IMPACT FEES & CAPITAL IMPROVEMENT FUNDS

To better account for projects that span multiple fiscal years, as well as to keep fluctuations in the General Fund to a minimum, the FY 2018 tentative budget includes several project-specific capital improvement funds. Designated resources from the Streets Capital Improvement Fund (property taxes designated for streets), Impact Fee funds, Storm Water Fund, and the Water Fund are allocated to specific projects. Any remaining balances at the conclusion of a project will be transferred back to their originating fund. Capital Improvement funds include:

- Pages Lane Improvements #2 (water line replacement, sidewalk improvements, and street expansion and repair) – $740,000 total (including projected UDOT grant of $500K).
- Jessi's Meadows Road Rebuild - $550,000 in Streets Capital Fund.
- Public Works Yard - $250,000 transfer from the General Fund.

WATER FUND

Water Fund revenues for FY 2018 are projected to be stable at $1.3 million. The tentative budget includes increases for equipment, such as the fund's share for a backhoe, loader, and service vehicle. Capital improvement spending includes $120,000K for the Pages Lane #2 project and $1 million set aside for a new culinary water well, which is in the planning stage.

GOLF FUND

Revenues at the golf course are highly dependent on favorable weather, which makes them difficult to project with any accuracy. To mitigate the swings in revenue and help build a fund balance for the future, the tentative budget includes an operations transfer from the General Fund. The proposed expenditures reflect a continued strategy of catching-up on deferred needs, including investments in a new irrigation system, additional golf carts, and cart path maintenance.

Overall, the City's finances are healthy and stable. The FY 2018 tentative budget is designed to make strategic investments with available funds while retaining the flexibility to pull back spending when required by fluctuations in future year revenues.

FY 2017/2018 Budget

Tentative Budget

Capital Projects

- Pages Lane #2 – 800W to 1100W
  - $740,000 Total
    - $500K UDOT Grant
    - $120K Water
    - $120K Streets
- Jessi's Meadows Road Rebuild
  - $575,000 Streets
- Transportation Funding Review

Capital Projects

- Well - $1,000,000 carry over
- Building Maintenance (General Fund)
  - HVAC
  - Parking Lot Asphalt
  - Chairs/TV
  - Exterior LED Lights
- Park
  - Bowery Roof (Large and City Hall)
  - Cabin
  - Tables

General Fund

- Items Included:
  - New Police Officer $80,500
  - Police Vehicle $14,000
  - Public Works Yard $250,000
  - Backhoe $45,600 (split)
  - Used Snow Plow $50,000*
  - Snow Plow Repairs $10,500
  - Loader Revenue $74,500 (split)
  - New Loader $77,900 (split)

General Fund

- Items Included
  - PW Vehicle $17,500 (split)
  - ICMA/Education $3,000
  - Tablets/Computers $5,000
  - Microsoft Office $6,500
  - Park Large Bowery $4,300
  - City Hall Bowery Roof $2,500
  - Park Tables $4,700
  - Cabin $3,500

General Fund

- Fund Balance Increase: $160,200
- Fund Balance 26.6% of Revenue
- Still TBD
  - Compensation Plan
  - Final Property Tax Rate
  - Fire Assessment

Golf Fund

- Included:
  - Irrigation System $20,000 (TBD)
  - Carts (10) $7,000
  - Cart Path Maint. $20,000
  - Drainage $8,000
  - Part-time Staff $2,000
  - Education $5,100
  - General Fund $35,000
  - RAP Fund $50,000

RAP/Parks Impact Fees

- Golf Fund Transfer - $50,000
- Building up balance
  - Projected to end FY 18 with $250,000
- Parks Impact Fees
  - Master Planning
  - Projected to end FY 18 with $50,000

Next Meeting

- Compensation Plan
- FY 17 Final Amendments

General Fund Overview

	Actual 2010-11	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-2015	Actual 2015-2016	1st Amend 2016-2017	TENTATIVE 2017-2018
OPENING FUND BALANCE	$ 442,977	$ 665,980	$ 819,406	$ 1,047,076	$ 1,292,399	1,300,184	1,741,186	961,195
REVENUES								
Property Tax	591,494	1,068,194	1,008,091	1,021,561	708,193	1,935,091	1,306,500	1,306,500
Sales Tax	1,130,560	1,206,852	1,237,674	1,331,835	1,366,648	1,471,801	1,763,241	1,794,600
Other Taxes	426,049	416,848	456,275	486,370	501,146	576,694	597,000	621,200
License and Permits	73,384	89,972	206,553	101,861	119,965	157,692	93,200	93,200
Fines and Forfeitures	137,655	92,990	77,169	83,642	88,501	50,299	55,000	55,000
Other	377,328	265,196	431,470	446,515	278,679	247,044	253,200	326,200
Contributions and Transfers	13,189	33,837	2,294,769	33,251	17,544	41,420	11,665	11,700
Total Revenues	2,749,658	3,173,890	5,712,002	3,505,035	3,080,676	4,480,040	4,079,806	4,208,400
EXPENDITURES								
Personnel	1,173,362	1,081,025	1,260,226	1,283,783	1,286,452	1,387,376	1,484,624	1,648,900
Contract Services	177,241	194,216	188,611	176,386	186,149	201,970	267,800	210,100
Operating	568,528	807,228	513,992	654,258	655,086	598,505	884,960	825,200
Capital	117,423	51,767	572,065	488,902	27,915	95,873	377,100	283,400
Fire	329,774	371,762	398,817	416,408	435,345	490,766	580,313	590,000
Debt Service	160,328	162,628	2,128,951	153,502	153,443	153,713	158,000	155,600
Transfers Out	-	351,840	421,669	86,473	328,500	660,911	-	335,000
Loan Forgiveness/Settlement						449,924	1,107,000	-
Total Expenditures	2,526,655	3,020,464	5,484,332	3,259,712	3,072,890	4,039,038	4,859,797	4,048,200
ENDING FUND BALANCE	665,980	819,406	1,047,076	1,292,399	1,300,184	1,741,186	961,195	1,121,395
Reserved for Class "C" Roads/Prop One	146,798	(20,489)	79,896	109,689		149,769	62,931	93,631
Reserved for Debt Service	162,287	162,487	-					
Reserved for Other				12,478	24,511	8,645	8,645	8,645
Less Due from other Funds	449,924	449,924	452,250	456,149	457,117			
AVAILABLE FUND BALANCE	(93,029)	227,484	514,930	714,083	818,556	1,582,772	889,620	1,019,120
					42.2%	38.9%	23.6%	26.6%

TRANSPORTATION FUNDING

		Class C	Prop 1	Property Tax	Imapct Fees	General Fund	Total
	FY 17 Beginning Balance	149,769	11,161	390,855	129,829		681,614
	FY 17 Revenue	195,500	160,000	212,000	40,000		607,500
	Available	**345,269**	**171,161**	**602,855**	**169,829**	**-**	**1,289,114**
	Operations	-	(10,000)	-	-	(220,029)	(230,029)
	Equipment	-	(17,000)			(81,900)	(98,900)
	Patching	(50,000)	-	-	-	-	(50,000)
	Striping	(11,500)	-		-	-	(11,500)
	Crack Seal	(10,000)	(5,000)		-	-	(15,000)
FY 17	Seal Coat/Chip/Overlay	(211,000)	(100,000)		-	-	(311,000)
	Sidewalk Maint	(14,000)		-	-	(15,000)	(29,000)
	Sidewalk Gap	-	-		(25,000)	-	(25,000)
	700 W		(25,000)				(25,000)
	660 W	-	-		-	-	-
	Jessi's Meadow	-			-	-	-
	Pages Lane	-	-	(133,500)	-	-	(133,500)
	Projected Expend.	**(296,500)**	**(157,000)**	**(133,500)**	**(25,000)**	**(316,929)**	**(928,929)**
	Ending Balance	**48,769**	**14,161**	**469,355**	**144,829**		**360,185**

		Class C	Prop 1	Property Tax	Imapct Fees	General Fund	Total
	FY 18 Beginning Balance	48,769	14,161	469,355	144,829		360,185
	FY 18 Revenue	195,000	163,200	212,000	40,000		610,200
	Available	**243,769**	**177,361**	**681,355**	**184,829**	**-**	**970,385**
	Operations	-	(10,000)	-	-	(257,800)	(267,800)
	Equipment	-	(17,000)	-	-	(142,900)	(159,900)
	Patching	(50,000)	-	-	-	-	(50,000)
	Striping	(18,000)	-		-	-	(18,000)
	Crack Seal	(15,000)	(5,000)		-	-	(20,000)
FY 18	Seal Coat/Chip/Overlay	(97,500)	(100,000)		-	-	(197,500)
	Sidewalk Maint	(15,000)		-	-	-	(15,000)
	Sidewalk Gap	-	-		-	-	-
	660 W	-			-	-	-
	Jessi's Meadow	-	-	(555,000)	-	-	(555,000)
	Pages Lane 2		-	(20,000)	(100,000)	-	(120,000)
	Projected Expend.	**(195,500)**	**(132,000)**	**(575,000)**	**(100,000)**	**(400,700)**	**(1,403,200)**
	Ending Balance	**48,269**	**45,361**	**106,355**	**84,829**		**(432,815)**

Golf Fund Overview

	Actual 2012-13	Actual 2013-14	Actual 2014-2015	Actual 2015-2016	Original 2016-2017	Amend 2016-2017	V.1 2017-2018
REVENUES							
Greens Fees	445,499	438,378	478,440	466,567	475,000	475,000	470,000
Carts/Rentals	176,832	186,060	204,091	190,692	185,000	185,000	193,000
Range	90,946	93,512	98,204	95,499	95,000	95,000	95,000
Merchandise	75,035	83,132	100,971	103,598	117,000	117,000	105,000
Misc.	8,588	11,187	12,628	10,569	11,550	11,550	9,100
Contributions and Transfers	154,169	300,473	-	438,411	100,300	100,300	85,000
Total Revenues	951,068	1,112,742	894,334	1,305,335	983,850	983,850	957,100
EXPENDITURES							
Personnel	390,429	411,337	438,270	446,389	483,136	483,136	491,400
Merchandise	78,550	63,969	61,138	74,184	75,000	75,000	75,000
Operating	208,909	186,456	181,585	205,534	233,120	233,120	251,920
Capital	188,279	31,132	137,166	52,719	141,400	141,400	87,600
Debt Service	279,406	282,710	51,933	59,840	43,560	43,560	50,700
Transfers Out	-	-	-	393,411	-	-	-
Total Expenditures	1,145,573	975,604	870,091	1,232,076	976,216	976,216	956,620
NET GAIN/(LOSS)	(194,504)	137,138	24,242	73,259	7,634	7,634	480

Draft 5/2/2017

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
GENERAL FUND							
TAXES							
10-31-110	CURRENT YEAR PROPERTY TAXES	647,913	1,864,779	1,246,500	1,246,500	1,246,500	Final TBD
10-31-111	PROPERTY TAXES - PY COLLECTIONS	18,271	25,992	15,000	15,000	15,000	
10-31-112	VEHICLE FEES	42,009	44,319	45,000	45,000	45,000	
10-31-130	SALES AND USE TAXES	1,919,472	1,853,383	1,957,862	1,957,862	1,997,000	
10-31-142	MUNICIPAL ENERGY SALES TAX	291,084	359,430	225,000	225,000	245,000	
10-31-144	FRANCHISE TAXES - NATURAL GAS	89,858	95,248	85,000	85,000	95,000	
10-31-146	MUNICIPAL TELECOMM TAX	103,519	89,904	110,000	110,000	100,000	
10-31-150	ROOM TAX	16,685	20,950	17,000	17,000	18,000	
10-31-150	HWY/TRANSPORTATION TAX	-	11,161	160,000	160,000	163,200	
TAXES Total		**3,128,811**	**4,365,168**	**3,861,362**	**3,861,362**	**3,924,700**	
LICENSES AND PERMITS							
10-32-210	BUILDING PERMITS	62,343	81,837	40,000	40,000	40,000	
10-32-211	PLAN CHECK FEES	22,499	43,542	20,000	20,000	20,000	
10-32-212	ELECTRICAL FEES	450	405	500	500	500	
10-32-216	MECHANICAL FEES	135	225	200	200	200	
10-32-220	BUSINESS LICENSE	27,466	27,158	28,000	28,000	28,000	
10-32-295	OTHER PERMITS - EXCAVATION	5,075	1,488	3,000	3,000	3,000	
LICENSES AND PERMITS Total		**117,968**	**154,655**	**91,700**	**91,700**	**91,700**	
INTERGOVERNMENTAL REVENUE							
10-33-310	CLASS 'C' ROAD FUNDS	181,241	174,748	195,500	195,500	195,500	
10-33-320	GRANTS - STATE	12,206	13,201	2,600	2,800	2,800	
10-33-340	GRANTS - FEDERAL	443	23,648	-	-	-	
10-33-345	GRANTS - COUNTY/OTHER	25,000	-	-	-	-	
10-33-380	STATE LIQUOR FUND ALLOTMENT	8,401	8,012	8,400	9,200	9,200	
INTERGOVERNMENTAL REVENUE Total		**227,290**	**219,610**	**206,500**	**207,500**	**207,500**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CHARGES FOR SERVICES							
10-34-420	SUBDIVISION FEES	19,598	1,210	20,000	20,000	20,000	
10-34-440	PARK RESERVATION FEES	4,545	5,290	3,700	3,700	3,700	
10-34-450	HISTORY BOOK SALES	95	-	-	-	-	
10-34-460	SALE-COPIES, MAPS & OTHER	95	1	-	-	-	
10-34-465	POLICE REPORTS & OTHER REIMBRS	1,997	3,037	1,500	1,500	1,500	
CHARGES FOR SERVICES Total		**26,235**	**9,537**	**25,200**	**25,200**	**25,200**	
FINES AND FORFEITURES							
10-35-510	FINES & FORFEITURES	88,501	50,299	80,000	55,000	55,000	
FINES AND FORFEITURES Total		**88,501**	**50,299**	**80,000**	**55,000**	**55,000**	
MISCELLANEOUS REVENUE							
10-36-600	INTEREST EARNED - GENERAL	10,861	34,878	5,000	5,000	5,000	
10-36-611	INTEREST EARNED - OTHER/TRUST	18	27	-	-	-	
10-36-630	YOUTH COUNCIL FUNDRAISER	78	509	-	-	-	
10-36-640	SALE OF FIXED ASSETS	-	-	-	-	87,000	FY 17 Loader sell back (split)
10-36-650	FACILITY RENTAL	50	1,089	-	-	-	
10-36-685	ADVERTISING REVENUE	40	-	-	-	-	
10-36-690	MISC. REVENUE	20,984	13,512	8,000	22,000	8,000	
MISCELLANEOUS REVENUE Total		**32,031**	**50,015**	**13,000**	**27,000**	**100,000**	
CONTRIBUTIONS AND TRANSFERS							
10-38-805	TXFR FROM CAPITAL IMPROVEMENT FUND	-	5,823	-	-	-	
10-38-810	JULY 4TH DONATIONS/FEES	6,000	-	-	-	-	
10-38-870	TXFR'S FROM RAP TAX FUND	4,500	4,500	4,500	4,500	4,500	
10-38-894	TXFR'S FROM CAP PROJECTS	-	-	-	-	-	
10-38-897	FROM POLICE FACILITIES FUND	2,165	2,015	2,165	2,165	2,200	
10-38-899	CONTRIBUTIONS - FUND BALANCE	-	-	-	821,991		
10-38-900	CONTRIBUTIONS - CLASS C BALANCE	-	-	-	-	-	
10-38-901	CONTRIBUTIONS - BOND PROCEEDS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**12,665**	**12,338**	**6,665**	**828,656**	**6,700**	
TOTAL GENERAL FUND REVENUE		**3,633,595**	**4,861,622**	**4,284,427**	**5,096,418**	**4,410,800**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
LEGISLATIVE							
10-41-110	SALARIES & WAGES	32,792	40,245	37,270	37,270	40,300	
10-41-115	SALARIES & WAGES - CC MTGS	-	-	2,100	2,100	-	
10-41-132	WORKERS COMP INSURANCE	51	41	60	60	100	
10-41-133	FICA TAXES	2,646	3,197	2,851	2,851	2,900	
10-41-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	61	10	200	200	200	
10-41-230	TRAVEL	1,800	1,550	2,300	2,300	2,300	
10-41-330	SEMINARS & CONVENTIONS	2,857	3,257	2,500	2,500	2,500	
10-41-610	MISCELLANEOUS SUPPLIES	1,412	1,999	2,000	2,000	2,500	Handcart candy ($500)
LEGISLATIVE Total		**41,620**	**50,299**	**49,281**	**49,281**	**50,800**	
COURT							
10-42-311	LEGAL FEES	24,000	27,900	31,800	31,800	31,800	
10-42-621	WITNESS FEES	533	350	500	500	500	
COURT Total		**24,533**	**28,256**	**32,300**	**32,300**	**32,300**	
ADMINISTRATIVE							
10-43-110	SALARIES & WAGES	115,264	131,033	136,511	136,511	146,300	
10-43-114	SALARIES & WAGES - TEMP/P-TIME	11,970	13,943	13,000	13,000	13,000	
10-43-125	LONG TERM DISABILITY	681	783	800	800	900	
10-43-130	RETIREMENT	20,164	25,015	24,141	24,141	25,900	
10-43-131	GROUP HEALTH INSURANCE	23,649	27,366	27,081	27,081	30,200	
10-43-132	WORKERS COMP INSURANCE	795	1,377	2,000	2,000	2,100	
10-43-133	FICA TAXES	9,668	12,041	11,438	11,438	12,200	
10-43-134	ALLOWANCES - VEHICLE	2,400	2,400	2,400	2,400	2,400	
10-43-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	4,727	4,719	5,000	5,000	5,200	
10-43-230	TRAVEL	4,362	-	-	-	-	
10-43-240	OFFICE SUPPLIES & EXPENSE	4,362	4,143	5,000	5,000	5,000	
10-43-241	POSTAGE	1,729	1,359	2,000	2,000	2,000	
10-43-250	EQUIPMENT SUPPLIES & MAINT	6,764	7,597	6,000	6,000	6,000	
10-43-311	CONSULTING SVCS - COMPUTER	8,803	9,456	12,500	12,500	12,500	
10-43-330	EDUCATION AND TRAINING	1,440	3,047	2,000	2,000	5,000	ICMA Conference
10-43-440	BANK CHARGES	12,792	13,732	12,000	12,000	12,000	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
10-43-620	MISCELLANEOUS SERVICES	-	1,863	2,200	12,200	2,200	
10-43-621	ADVERTISING	2,917	2,091	3,000	3,000	3,000	
10-43-740	CAPITAL OUTLAY - EQUIPMENT	7,876	-	12,000	12,000	-	
10-43-741	CAPITAL OUTLAY - SOFTWARE	299	-	-	-	-	
ADMINISTRATIVE Total		**236,302**	**261,967**	**279,070**	**289,070**	**285,900**	
ENGINEERING							
10-46-110	SALARIES & WAGES	48,926	47,378	49,117	49,117	50,100	
10-46-125	LONG TERM DISABILITY	294	280	300	300	300	
10-46-130	RETIREMENT	10,010	8,750	8,779	8,779	9,000	
10-46-131	GROUP HEALTH INSURANCE	8,080	9,304	9,000	9,000	9,600	
10-46-132	WORKERS COMP INSURANCE	926	819	1,100	1,100	1,100	
10-46-133	FICA TAXES	3,774	3,662	3,757	3,757	3,800	
10-46-134	ALLOWANCES - VEHICLE	2,400	2,400	2,400	2,400	2,400	
10-46-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	-	160	200	200	200	
10-46-330	SEMINARS AND CONVENTIONS	588	667	1,000	1,000	1,000	
10-46-610	MISCELLANEOUS SUPPLIES	998	1,088	1,000	1,000	1,000	
10-46-620	MISCELLANEOUS SERVICES		-	-	-	1,100	GPS Connection
10-46-740	CAPITAL OUTLAY - EQUIPMENT	-	8,045	9,000	9,000	-	
ENGINEERING Total		**75,996**	**82,553**	**85,654**	**85,654**	**79,600**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
NON-DEPARTMENTAL							
10-50-110	SALARIES & WAGES-EXITING EMPLY	5,114	5,311	-	-	-	
10-50-132	WORKERS COMP INSURANCE	5,335	-	-	-	-	
10-50-133	FICA TAXES - OTHER PAY	19,569	-	-	-	-	
10-50-282	TELEPHONE-CELL	5,335	6,582	5,000	5,000	5,000	
10-50-309	COMPUTER NETWORK SERVICES	19,569	21,952	22,400	22,400	23,400	
10-50-310	AUDITING FEES	10,000	10,000	10,000	10,000	10,000	
10-50-311	ATTORNEY FEES	47,419	46,992	43,000	103,000	47,000	
10-50-312	AUTOMOBILE INSURANCE	7,783	8,406	7,800	7,800	8,500	
10-50-313	BUILDING INSPECTIONS	26,001	38,014	25,000	25,000	25,000	
10-50-509	PROPERTY INSURANCE	11,064	20,166	11,000	11,000	11,000	
10-50-510	LIABILITY INSURANCE	33,428	24,411	34,000	34,000	34,000	
10-50-511	INSURANCE BONDING	2,660	2,604	2,500	2,500	2,500	
10-50-608	EMERGENCY PREPAREDNESS CMTTE	8,383	3,062	3,000	3,000	3,000	
10-50-610	EMERGENCY SUPPLIES	-	-	2,000	2,000	2,000	
10-50-611	ELECTION EXPENSES	-	5,363	-	-	12,800	2017 Municipal Elections
10-50-612	WEST BOUNTIFUL ARTS COUNCIL	5,259	3,485	4,500	4,500	4,500	
10-50-613	ECONOMIC DEVELPOMENT	-	-	-	-	-	
10-50-614	CITY NEWSLETTER EXPENSES	6,069	5,774	5,500	5,500	6,000	
10-50-616	YOUTH COUNCIL EXPENSES	4,150	4,384	5,200	5,200	5,200	
10-50-617	YOUTH COURT EXPENSES	979	-	-	-	-	
10-50-618	HISTORICAL COMM PROJECTS	250	605	2,500	2,500	2,500	
10-50-619	COMMUNITY ACTION PROGRAMS	-	-	500	500	-	
10-50-620	ANIMAL CONTROL	8,990	4,507	10,000	10,000	11,500	
10-50-622	DAVIS ART CENTER DONATION	-	500	500	500	500	
10-50-631	EMPLOYEE INCENTIVE	979	1,218	1,000	1,000	1,000	
10-50-740	CAPITAL OUTLAY - EQUIPMENT		-	-	-	5,000	Council Tablets, back-up computer, software
10-50-741	CAPITAL OUTLAY - SOFTWARE		-	-	-	6,500	Microsoft Office Update City-Wide
NON-DEPARTMENTAL Total		**202,453**	**213,338**	**195,400**	**255,400**	**226,900**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
GENERAL GOVERNMENT BUILDINGS							
10-51-260	BLDGS & GROUNDS - SUPPLIES/MNT	22,298	23,430	42,000	42,000	36,000	
10-51-261	PAINT & REPAIRS	-	14,542	24,000	24,000	19,000	
10-51-270	UTILITIES	19,923	22,206	20,000	20,000	22,300	
10-51-280	TELEPHONE / INTERNET	6,814	7,267	7,000	7,000	7,300	
10-51-620	MISCELLANEOUS SERVICES	1,698	1,303	4,200	4,200	2,200	
10-51-730	CAPITAL OUTLAY - IMPROVEMENTS	-	-	-	-	-	
GENERAL GOVERNMENT BUILDINGS Total		**50,733**	**68,747**	**97,200**	**97,200**	**86,800**	
PLANNING AND ZONING							
10-53-110	SALARIES & WAGES	20,777	23,859	24,260	24,260	24,300	
10-53-125	LONG TERM DISABILITY	192	129	200	200	200	
10-53-130	RETIREMENT	5,775	3,663	3,715	3,715	3,700	
10-53-131	GROUP HEALTH INSURANCE	5,464	3,647	3,557	3,557	3,600	
10-53-132	WORKERS COMP INSURANCE	65	29	100	100	100	
10-53-133	FICA TAXES	2,478	1,768	1,856	1,856	1,900	
10-53-311	PROFESSIONAL PLANNERS	103	-	-	4,500	-	
10-53-330	EDUCATION & TRAINING	-	-	200	200	200	
10-53-610	MISCELLANEOUS EXPENSES	103	29	1,000	1,000	1,000	
10-53-620	COMMISSION FEES	2,660	5,356	5,760	5,760	5,800	
PLANNING AND ZONING Total		**37,514**	**38,479**	**40,648**	**45,148**	**40,800**	
POLICE DEPARTMENT							
10-54-110	SALARIES & WAGES	438,553	455,811	477,440	477,440	541,900	
10-54-111	OVERTIME SALARIES & WAGES	20,341	27,189	20,000	20,000	23,000	
10-54-112	ALCOHOL ENFORCEMENT OVERTIME	3,805	5,211	1,000	1,000	1,000	
10-54-115	SALARIES & WAGES - CROSS GUARD	8,804	10,000	10,290	10,290	10,300	
10-54-116	LIQUOR ENFORCEMENT SHIFTS	1,845	576	8,012	8,012	8,000	
10-54-125	LONG TERM DISABILITY	2,900	2,978	3,000	3,000	3,400	
10-54-130	RETIREMENT	128,975	139,375	134,131	134,131	150,000	
10-54-131	GROUP HEALTH INSURANCE	88,590	107,500	114,723	114,723	151,000	
10-54-132	WORKERS COMP INSURANCE	10,040	10,721	10,894	10,894	12,500	
10-54-133	FICA TAXES	31,999	37,343	39,469	39,469	44,700	
10-54-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	469	633	400	400	600	
10-54-240	OFFICE SUPPLIES & EXPENSE	2,634	3,429	2,600	2,600	2,600	
10-54-241	PRINTING	1,157	581	1,400	1,400	900	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
10-54-250	VEHICLE SUPPLIES & MAINT	7,361	10,417	12,800	12,800	15,300	
10-54-253	POLICE VEHICLE LEASE/PURCHASE	103,899	50,643	54,900	54,900	66,900	
10-54-255	FUEL	17,522	12,376	26,400	26,400	26,400	
10-54-282	TELEPHONE - CELLULAR	9,485	10,287	10,500	10,500	10,900	
10-54-310	NARCOTICS ENFORCEMENT	3,949	3,949	4,700	4,700	4,700	
10-54-311	PROFESSIONAL SERVICES	17,817	19,994	18,500	18,500	19,400	
10-54-320	UCAN RADIO NETWORK FEES	6,867	7,283	8,500	8,500	7,100	
10-54-321	COUNTY DISPATCH FEES	21,852	21,852	21,900	21,900	22,700	
10-54-330	EDUCATION AND TRAINING	11,232	9,235	9,700	9,700	13,900	
10-54-340	LIQUOR DISTRIBUTION GRANT EXP	4,873	4,820	-	-	-	
10-54-450	SPECIAL DEPARTMENT SUPPLIES	3,376	9,907	3,300	3,300	8,300	
10-54-455	ALLOWANCES-UNIFORM	9,857	16,801	14,200	14,200	14,500	
10-54-460	FIREARMS & FIREARM TRAINING	9,506	10,619	10,600	10,600	4,600	
10-54-622	MISCELLANEOUS - K-9	1,618	-	-	-	-	
10-54-625	FEDERAL/STATE GRANT EXP	7,372	2,637	-	-	-	
10-54-635	COMMUNITY POLICING	1,215	3,678	1,900	1,900	3,100	
10-54-740	CAPITAL OUTLAY - EQUIPMENT	12,000	-	108,200	108,200	14,000	Purchase leased vehicle to rotate spare fleet
10-54-741	CAPITAL OUTLAY - COMPUTERS		-	-	-	-	
POLICE DEPARTMENT Total		**989,911**	**995,844**	**1,129,459**	**1,129,459**	**1,181,700**	
FIRE PROTECTION							
10-55-621	FIRE FIGHTING SERVICES	435,345	490,766	580,313	580,313	590,000	Actual TBD
FIRE PROTECTION Total		**435,345**	**490,766**	**580,313**	**580,313**	**590,000**	
STREETS							
10-60-110	SALARIES & WAGES	74,530	71,162	73,700	73,700	89,600	
10-60-111	OVERTIME SALARIES & WAGES	923	1,604	4,000	4,000	4,000	
10-60-125	LONG TERM DISABILITY	453	424	441	441	500	
10-60-130	RETIREMENT	14,765	13,964	13,855	13,855	15,600	
10-60-131	GROUP HEALTH INSURANCE	21,278	20,954	21,136	21,136	24,000	
10-60-132	WORKERS COMP INSURANCE	1,500	2,338	2,200	2,200	2,600	
10-60-133	FICA TAXES	5,637	5,396	6,097	6,097	6,900	
10-60-250	VEHICLE SUPPLIES & MAINTENANCE	3,429	5,401	4,500	4,500	9,300	
10-60-252	EQUIPMENT MAINTENANCE & REPRS	4,788	3,799	4,500	4,500	3,500	
10-60-255	FUEL	6,030	5,745	6,300	6,300	7,600	
10-60-270	STREET LIGHTS	61,177	38,540	50,400	50,400	50,400	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
10-60-330	EDUCATION AND TRAINING	1,270	1,680	2,400	2,400	2,400	
10-60-410	SPECIAL DEPARTMENT SUPPLIES	3,104	1,948	4,000	4,000	4,000	
10-60-412	STREET SIGNS & POSTS	3,712	3,429	4,000	4,000	4,400	
10-60-414	STREET SWEEPING	3,895	5,589	4,000	4,000	4,000	
10-60-455	UNIFORM	664	734	1,000	1,000	1,000	
10-60-620	SNOW REMOVAL	9,956	21,172	16,500	16,500	27,000	Equipment (spreaders, hydraulics)
10-60-630	TREE REMOVAL	1,356	438	1,000	1,000	1,000	
10-60-730	CAPITAL OUTLAY - IMPROVEMENTS	500	57,659	65,000	65,000	-	
10-60-740	CAPITAL OUTLAY - EQUIPMENT	7,240	-	-	81,900	142,900	Backhoe/Loader/Truck (split)
10-60-750	CAPITAL OUTLAY - IMPACT FEES						
STREETS Total		**226,206**	**261,977**	**285,030**	**366,930**	**400,700**	
CLASS "C" ROAD PROJECTS							
10-61-270	CLASS C STREET LIGHTS	-	-	-	-	-	
10-61-410	ROAD REPAIRS	35,629	40,829	50,000	50,000	50,000	
10-61-413	STREET STRIPING	11,342	11,474	11,500	11,500	18,000	
10-61-625	SIDEWALK REPLACEMENT	777	13,490	14,000	14,000	15,000	
10-61-731	CRACK SEALANT	10,050	10,975	10,000	10,000	15,000	
10-61-735	SLURRY SEAL	114,818	5,347	110,000	211,000	97,500	
10-61-740	CAPITAL OUTLAY	-	-	-	-	-	
CLASS "C" ROAD PROJECTS Total		**172,615**	**82,116**	**195,500**	**296,500**	**195,500**	
PROP. ONE TRANSPORTATION							
10-62-200	OPERATIONS		-	-	-	-	
10-62-410	ROAD REPAIRS/PATCHING		-	-	-	-	
10-62-413	STREET STRIPING		-	-	-	-	
10-62-414	STREET SWEEPING		-	10,000	10,000	10,000	
10-62-431	CRACK SEALANT		-	5,000	5,000	5,000	
10-62-510	TRAILS		-	-	-	-	
10-62-625	SIDEWALK IMPROVEMENTS		-	-	-	-	
10-62-730	OVERLAY CITY STREETS		-	100,000	100,000	100,000	
10-62-740	CAPITAL OUTLAY - EQUIPMENT		-	17,000	17,000	-	
10-62-742	CAPITAL OUTLAY - STREET IMPROVEMENTS		-	25,000	25,000	-	
PROP. ONE TRANSPORTATION Total			**-**	**157,000**	**157,000**	**115,000**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
PARKS							
10-70-110	SALARIES & WAGES	51,965	56,419	88,552	88,552	89,300	
10-70-111	OVERTIME SALARIES & WAGES	1,371	1,395	4,500	4,500	4,500	
10-70-114	SALARIES & WAGES - TEMP/P-TIME	15,775	16,852	24,000	24,000	27,000	
10-70-125	LONG TERM DISABILITY	302	338	360	360	600	
10-70-130	RETIREMENT	10,224	11,630	16,472	16,472	16,600	
10-70-131	GROUP HEALTH INSURANCE	15,718	17,227	35,318	35,318	27,500	
10-70-132	WORKERS COMP INSURANCE	1,466	1,817	3,392	3,392	3,600	
10-70-133	FICA TAXES	5,048	5,506	8,648	8,648	9,200	
10-70-245	TOILET RENTAL	207	536	800	800	800	
10-70-250	EQUIPMENT SUPPLIES & MAINT	2,938	3,978	4,000	4,000	3,800	
10-70-252	VEHICLE REPAIRS & MAINTENANCE	1,813	369	1,500	1,500	2,200	
10-70-255	FUEL	4,973	3,818	6,000	6,000	6,200	
10-70-260	BLDGS & GROUNDS - SUPPLIES/MNT	13,471	16,849	17,000	17,000	20,400	
10-70-265	TRAIL MAINTENANCE		3,693	3,300	3,300	3,900	
10-70-270	UTILITIES	1,578	2,801	3,100	3,100	7,900	
10-70-310	PROFESSIONAL & TECHNICAL SVC'S	-	-	4,000	4,000	3,500	
10-70-330	EDUCATION AND TRAINING	600	595	1,000	1,000	1,500	
10-70-455	UNIFORM	927	769	1,000	1,000	1,700	
10-70-610	MISCELLANEOUS SUPPLIES	171	62	1,000	1,000	1,000	
10-70-612	4TH OF JULY CELEBRATION EXPENSE	9,943	13,293	12,000	12,000	12,000	
10-70-613	PARKS SUPPLIES	9,707	8,427	12,000	12,000	9,700	
10-70-615	HOLIDAY DECORATION & SUPPLIES	1,870	2,507	2,500	2,500	2,600	
10-70-620	LAWN MAINTENANCE	818	1,100	1,100	1,100	1,100	
10-70-730	CAPITAL OUTLAY - IMPROVEMENTS		17,880	-	-	15,000	Boweries (6,800), Tables (4,700), Cabin (3,500)
10-70-740	CAPITAL OUTLAY - EQUIPMENT		12,288	1,000	1,000	-	
PARKS Total		**150,884**	**200,148**	**252,541**	**252,541**	**271,600**	
DEBT SERVICE							
10-85-815	PRINC.-SALES TX BOND-CITY HALL	115,000	118,000	115,000	115,000	123,000	
10-85-825	INT.-SALES TX BOND-CITY HALL	37,343	34,613	37,400	37,400	29,000	
10-85-836	DEFEASED BOND	-	-	-	-	-	
10-85-835	AGENT-SALES TX BOND-CITY HALL	1,100	1,100	3,600	5,600	3,600	
DEBT SERVICE Total		**153,443**	**153,713**	**156,000**	**158,000**	**155,600**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
TRANSFERS, OTHER							
10-90-800	TRANSFERS TO CIP FUND	-	-	380,000	-	250,000	Public Works Yard
10-90-810	TRANSFERS TO CAPITAL STREETS	328,500	212,500	-	-	50,000	Used Snow Plow
10-90-815	TRANSFERS TO STREETS PROJECTS - PROP ONE		-	-	-	-	
10-90-820	TRANSFERS TO STORM UTILITY	-	55,000	-	-	-	
10-90-850	TRANSFERS TO GOLF FUND	-	393,411	-	-	35,000	Golf Operations
10-90-899	APPROP INCREASE - FUND BALANCE	-		174,409		160,200	
10-90-914	S/TAX PYMTS TO BTFL - COMMONS	122,215	120,514	127,585	127,585	132,700	
10-90-915	S/TAX PYMTS TO BTFL - GATEWAY	65,383	52,976	67,035	67,035	69,700	
10-90-916	S/TAX PYMTS TO DVPR: COMMONS	365,226	208,093	-	1,107,000	-	
TRANSFERS, OTHER Total		**881,324**	**1,042,493**	**749,029**	**1,301,620**	**697,600**	
GENERAL FUND REVENUE TOTALS		**3,686,756**	**4,861,622**	**4,284,427**	**5,096,418**	**4,410,800**	
GENERAL FUND EXPENDITURE TOTALS		**3,678,970**	**3,970,696**	**4,284,427**	**5,096,418**	**4,410,800**	
INCREASE/(DECREASE) FUND BALANCE		**7,786**	**890,926**	**0**	**0**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
JESSI'S MEADOWS ASSESSMENT FUND							
CHARGES FOR SERVICES							
13-10-000	Assessments	-	12,000	12,000	12,000	12,000	
CHARGES FOR SERVICES Total			**12,000**	**12,000**	**12,000**	**12,000**	
MISCELLANEOUS REVENUES							
13-36-600	INTEREST EARNED	24	194	100	100	100	
13-36-650	FUND BALANCE			13,000	13,000		
13-36-700	HOA CONTRIBUTION	12,175		-	-	-	
MISCELLANEOUS SERVICES Total		**12,199**	**194**	**13,100**	**13,100**	**100**	
CONTRIBUTIONS AND TRANSFERS							
13-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**-**	**-**	**-**	**-**	
EXPENDITURES							
13-40-100	MAINTENANCE	590	3,893	25,100	25,100	12,100	
13-40-200	CAPTIAL	-	-	-	-	-	
13-40-800	TRANSFERS TO OTHER FUNDS	-	-	-	-	-	
13-40-899	APPROP INCREASE - FUND BALANCE	-	-				
EXPENDITURES Total		**590**	**3,893**	**25,100**	**25,100**	**12,100**	
JESSI'S MEADOWS ASSESSMENT FUND REVENUES		**12,199**	**12,194**	**25,100**	**25,100**	**12,100**	
JESSI'S MEADOWS ASSESSMENT FUND EXPENDITURES		**590**	**3,893**	**25,100**	**25,100**	**12,100**	
NET GAIN/(LOSS)		**11,609**	**8,301**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
STREETS IMPACT FEES FUND							
CHARGES FOR SERVICES							
21-34-430	DEVELOPMENT IMPACT FEES	29,993	80,032	40,000	40,000	40,000	
CHARGES FOR SERVICES Total		**29,993**	**80,032**	**40,000**	**40,000**	**40,000**	
MISCELLANEOUS SERVICES							
21-36-600	INTEREST EARNED	1,772	486	1,000	1,000	500	
MISCELLANEOUS SERVICES Total		**1,772**	**486**	**1,000**	**1,000**	**500**	
CONTRIBUTIONS AND TRANSFERS							
21-38-899	CONTRIBUTIONS - FUND SURPLUS			65,900		59,500	
CONTRIBUTIONS AND TRANSFERS Total				**65,900**	**-**	**59,500**	
EXPENDITURES							
21-40-800	TRANSFERS TO OTHER FUNDS	326,390	198,000			100,000	
21-40-810	SIDEWALK IMPROVEMENTS			25,000	25,000		Sidewalk Improvements
21-40-811	CAPITAL EQUIPMENT			81,900			Move to GF
21-40-899	APPROP INCREASE - FUND BALANCE	-			16,000		
EXPENDITURES Total		**326,390**	**198,000**	**106,900**	**41,000**	**100,000**	
STREETS IMPACT FEES FUND REVENUES		**31,765**		**106,900**	**41,000**	**100,000**	
STREETS IMPACT FEES FUND EXPENDITURES		**326,390**		**106,900**	**41,000**	**100,000**	
NET GAIN/(LOSS)		**(294,625)**		**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
POLICE FACILITY FEES FUND							
CHARGES FOR SERVICES							
23-34-430	DEVELOPMENT IMPACT FEES	1,425	3,378	3,000	3,000	3,000	
CHARGES FOR SERVICES Total		**1,425**	**3,378**	**3,000**	**3,000**	**3,000**	
MISCELLANEOUS REVENUE							
23-36-600	INTEREST EARNED	14	67	20	20	-	
MISCELLANEOUS REVENUE Total		**14**	**67**	**20**	**20**	**-**	
CONTRIBUTIONS AND TRANSFERS							
23-38-800	TRANSFERS FROM OTHER FUNDS	-		-	-	-	
23-38-899	CONTRIBUTIONS - FUND SURPLUS	-		-	-	-	
CONTRIBUTIONS AND TRANSFERS Total			**-**	**-**	**-**	**-**	
EXPENDITURES							
23-40-730	CAPITAL OUTLAY - IMPROVEMENTS	-		-	-	-	
23-40-800	TRANSFERS TO OTHER FUNDS	2,165	2,015	3,020	3,020	3,000	Debt Service on Police Station
23-40-899	APPROP INCREASE - FUND BALANCE		-	-	-	-	
EXPENDITURES Total		**2,165**	**2,015**	**3,020**	**3,020**	**3,000**	
POLICE FACILITY FEES FUND REVENUES		**1,439**	**3,445**	**3,020**	**3,020**	**3,000**	
POLICE FACILITY FEES FUND EXPENDITURES		**2,165**	**2,015**	**3,020**	**3,020**	**3,000**	
NET GAIN/(LOSS)		**(726)**	**1,430**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
PARK IMPACT FEES FUND							
CHARGES FOR SERVICES							
24-34-430	DEVELOPMENT IMPACT FEES	20,960	48,208	30,000	30,000	30,000	
CHARGES FOR SERVICES Total		**20,960**	**48,208**	**30,000**	**30,000**	**30,000**	
MISCELLANEOUS REVENUE							
24-36-600	INTEREST EARNED	551	123	500	500	500	
MISCELLANEOUS REVENUE Total		**551**	**123**	**500**	**500**	**500**	
CONTRIBUTIONS AND TRANSFERS							
24-38-800	TRANSFERS FROM OTHER FUNDS	-	-	-	-	-	
24-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**-**	**-**	**-**	**-**	
EXPENDITURES							
24-40-310	PROF & TECH - PLANNING/IMP FEE						
24-40-730	CAPITAL OUTLAY - IMPROVEMENTS	125,602	56,600				
24-40-800	TRANSFERS TO OTHER FUNDS						
24-40-899	APPROP INCREASE - FUND BALANCE			30,500	30,500	30,500	
EXPENDITURES Total		**125,602**	**56,600**	**30,500**	**30,500**	**30,500**	
PARK IMPACT FEES FUND REVENUES		**21,511**	**48,331**	**30,500**	**30,500**	**30,500**	
PARK IMPACT FEES FUND EXPENDITURES		**125,602**	**56,600**	**30,500**	**30,500**	**30,500**	
NET GAIN/(LOSS)		**(104,091)**	**(8,269)**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAPITAL IMPROVEMENT FUND/ NEW WEST YARD							
MISCELLANEOUS REVENUE							
31-36-600	INTEREST EARNED	69	-	-	-	-	
MISCELLANEOUS REVENUE Total				**-**	**-**	**-**	
CONTRIBUTIONS AND TRANSFERS							
31-38-870	TRANSFERS IN - GENERAL FUND	-	-	380,000	-	250,000	
31-38-899	CONTRIBUTIONS - FUND SURPLUS		-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total			**-**	**380,000**	**-**	**250,000**	
EXPENDITURES							
31-40-710	LAND - ACQUISITION		-				
31-40-740	CAPITAL OUTLAY - EQUIPMENT		-				
31-40-800	TRANSFERS TO GOLF FUND	-	-	-	-	-	
31-40-830	TRANSFERS TO STORM	-	-	-	-	-	
31-40-840	TRANSFERS TO GENERAL FUND	-	5,823	-	-	-	
31-40-850	TRANSFERS TO RDA	-	-	-	-	-	
31-40-899	APPROP INCREASE - FUND BALANCE	-	-	380,000	-	250,000	
EXPENDITURES Total		**-**	**5,823**	**380,000**	**-**	**250,000**	
CAPITAL IMPROVEMENT FUND REVENUES		**69**	**-**	**380,000**	**-**	**250,000**	
CAPITAL IMPROVEMENT FUND EXPENDITURES		**-**	**5,823**	**380,000**	**-**	**250,000**	
NET GAIN/(LOSS)		**69**	**(5,823)**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
STREETS CAP IMPROVEMENT FUND							
TAXES							
34-31-110	CURRENT YEAR PROPERTY TAXES	212,500	212,500	212,504	212,504	212,500	
TAXES Total		**212,500**	**212,500**	**212,504**	**212,504**	**212,500**	
MISCELLANEOUS REVENUE							
21-36-600	INTEREST EARNED	617	833	-	-	-	
MISCELLANEOUS REVENUE Total		**617**	**833**	**-**	**-**	**-**	
CONTRIBUTIONS AND TRANSFERS							
34-38-870	TRANSFERS IN - GENERAL FUND	116,000	-	-	-	-	
34-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	342,496		362,500	
CONTRIBUTIONS AND TRANSFERS Total		**116,000**	**-**	**342,496**	**-**	**362,500**	
EXPENDITURES							
34-40-800	TRANSFERS TO OTHER FUNDS	149,540	175,000	555,000	133,500	20,000	Pages #2
34-40-840	TRANSFERS TO GENERAL FUND	-		-	-	-	
34-40-850	CAPITAL EQUIPMENT/MAINTENANCE	-	65,707	-	-	-	
34-40-930	CAPITAL OUTLAY - IMPROVEMENTS	-	-	-	-	555,000	Jessi's Meadows
34-40-899	APPROP INCREASE - FUND BALANCE	-	-	-	79,004	-	
EXPENDITURES Total		**149,540**	**240,707**	**555,000**	**212,504**	**575,000**	
STREETS CAP IMPROVEMENT FUND REVENUES		**329,117**	**213,333**	**555,000**	**212,504**	**575,000**	
STREETS CAP IMPROVEMENT FUND EXPENDITURES		**149,540**	**240,707**	**555,000**	**212,504**	**575,000**	
NET GAIN/(LOSS)		**179,577**	**(27,374)**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
REDEVELOPMENT AGENCY FUND							
TAXES							
25-31-110	TAX INCREMENT - PROPERTY	496,674	492,271	490,000	490,000	251,000	
TAXES Total		**496,674**	**492,271**	**490,000**	**490,000**	**251,000**	
MISCELLANEOUS REVENUE							
25-36-600	INTEREST EARNED	280	263	200	200	100	
MISCELLANEOUS REVENUE Total		**280**	**263**	**200**	**200**	**100**	
CONTRIBUTIONS AND TRANSFERS							
25-38-870	TRANSFERS IN - GENERAL FUND	-	-				
25-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	454	454		
CONTRIBUTIONS AND TRANSFERS Total				**454**	**454**	**-**	
EXPENDITURES							
25-40-110	SALARIES & WAGES	46,877	50,978	53,015	53,015	42,900	
25-40-115	BOARD MEETING COMPENSATION	-		450	450	450	
25-40-125	LONG TERM DISABILITY	280	303	318	318	300	
25-40-130	RETIREMENT	13,574	14,342	14,546	14,546	12,200	
25-40-131	GROUP HEALTH INSURANCE	9,350	10,390	10,067	10,067	8,400	
25-40-132	WORKERS COMP INSURANCE	829	783	906	906	800	
25-40-133	FICA TAXES	3,573	3,849	4,056	4,056	3,300	
25-40-230	TRAVEL	1,200	1,200	1,200	1,200	1,200	
25-40-310	LEGAL FEES	-	3,177	3,400	3,400	-	
25-40-312	OTHER PROFESSIONAL FEES	7,200	18,865	5,347	5,347	6,000	
25-40-899	APPROP INCREASE - FUND BALANCE	-				748	
25-40-915	RDA TAX PYMTS TO DVPR: GATEWAY	217,381	222,569	222,549	222,549	-	
25-40-920	RDA TAX PYMTS TO DVPR: COMMONS	180,558	174,793	174,800	174,800	174,802	
EXPENDITURES Total		**480,823**	**501,249**	**490,654**	**490,654**	**251,100**	
REDEVELOPMENT AGENCY FUND REVENUES		**496,954**	**492,534**	**490,654**	**490,654**	**251,100**	
REDEVELOPMENT AGENCY FUND EXPENDITURES		**480,823**	**501,249**	**490,654**	**490,654**	**251,100**	
NET GAIN/(LOSS)		**16,131**	**(8,715)**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
RAP FUND							
TAXES							
26-31-110	RAP TAX	218,444	209,196	230,597	230,598	235,200	
TAXES Total		**218,444**	**209,196**	**230,597**	**230,598**	**235,200**	
MISCELLANEOUS REVENUE							
26-36-600	INTEREST EARNED	2,221	1,726	1,000	1,000	1,000	
26-36-690	MISCELLANEOUS REVENUE	1,623	-	-	-	-	
MISCELLANEOUS SERVICES Total		**3,844**	**1,726**	**1,000**	**1,000**	**1,000**	
CONTRIBUTIONS AND TRANSFERS							
26-38-800	TRANSFERS FROM OTHER FUNDS	-	-	-	-	-	
26-38-860	CONTRIBUTIONS - PRIVATE	-	25,000	-	-	-	
26-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**25,000**	**-**	**-**	**-**	
EXPENDITURES							
26-40-260	BLDGS & GROUNDS - SUPPLIES/MNT	7,272	328	-	-	-	
26-40-290	IMPROVEMENTS-MAIN PARK	2,666		-	-	-	
26-40-291	CAPITAL OUTLAY - PARKING LOT	-		37,200	37,200	-	
26-40-292	CAPITAL OUTLAY - IRRIGATION	34,689	119,712	-	-	-	
26-40-730	CAPITAL OUTLAY - IMPROVEMENTS	-	366,792	23,000	23,000	-	
26-40-740	CAPITAL OUTLAY - EQUIPMENT	9,995	5,314	-	-	-	
26-40-791	CAP PROJ: PROSPECTOR TRAIL PROTECTION	18,921		-	-	-	
26-40-792	CAP PROJ: DSB TRAIL RESTROOM	-	385	-	-	-	
26-40-800	TRANSFERS TO GENERAL FUND	4,500	4,500	4,500	4,500	4,500	
26-40-850	TRANSFERS TO GOLF FUND	-	45,000	100,300	100,300	50,000	
26-40-899	APPROP INCREASE - FUND BALANCE	-		66,597	66,598	181,700	
EXPENDITURES Total		**78,043**	**542,031**	**231,597**	**231,598**	**236,200**	
RAP FUND REVENUES		**222,288**	**235,922**	**231,597**	**231,598**	**236,200**	
RAP FUND EXPENDITURES		**78,043**	**542,031**	**231,597**	**231,598**	**236,200**	
NET GAIN/(LOSS)		**144,245**	**(306,109)**	**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
WATER FUND							
MISCELLANEOUS REVENUE							
51-36-600	INTEREST EARNED	17,626	13,878	15,000	15,000	16,000	
51-36-640	SALE OF MATERIALS	-	-	-	-	-	
51-36-642	SALE OF FIXED ASSETS	-	-	-	-	87,000	FY 17 Loader (split)
51-36-690	MISC REVENUE/RECONNECTIONS	25,487	5,593	5,000	5,000	5,000	
51-36-710	WATER IMPACT FEE	58,040	169,948	80,000	80,000	8,000	
51-36-720	WATER RIGHTS FEE	19,560	12,350	5,000	5,000	5,000	
51-36-730	OTHER MISC REVENUE	-	-	-	-	-	
MISCELLANEOUS REVENUE Total		**120,713**	**201,770**	**105,000**	**105,000**	**121,000**	
UTILITY REVENUE							
51-37-700	WATER SALES	1,234,277	1,279,373	1,271,673	1,305,000	1,318,100	
51-37-710	WATER CONNECTION FEES	1,150	4,435	1,000	1,000	1,000	
UTILITY REVENUE Total		**1,235,427**	**1,283,808**	**1,272,673**	**1,306,000**	**1,319,100**	
CONTRIBUTIONS AND TRANSFERS							
51-37-801	Contributions Other Funds	-	-	-	-	-	
51-38-860	CONTRIBUTIONS - OTHER	-	500,000	500,000	500,000	-	
51-38-900	INTER-FUND LOAN REPAYMENT	-	193,000	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**693,000**	**500,000**	**500,000**	**-**	
EXPENDITURES							
51-40-110	SALARIES & WAGES	177,585	192,217	201,817	201,817	192,100	
51-40-111	OVERTIME SALARIES & WAGES	5,936	6,040	6,000	6,000	6,000	
51-40-114	SALARIES & WAGES - TEMP/P-TIME	-	-	-	-	-	
51-40-125	LONG TERM DISABILITY	1,088	1,166	1,211	1,211	1,200	
51-40-130	RETIREMENT	33,160	35,758	33,570	33,570	33,100	
51-40-131	GROUP HEALTH INSURANCE	54,975	61,980	59,382	59,382	60,500	
51-40-132	WORKERS COMP INSURANCE	3,064	4,281	4,893	4,893	4,800	
51-40-133	FICA TAXES	13,379	14,539	15,439	15,439	15,200	
51-40-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	1,696	1,509	1,700	1,700	1,700	
51-40-241	POSTAGE/SUPPLIES	7,849	6,827	7,200	7,200	7,300	
51-40-249	CONTRACT MECHANIC	-	-	-	-	-	
51-40-250	VEHICLE MAINTENANCE & REPAIR	2,199	944	4,500	4,500	12,700	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
51-40-251	TRACTOR MAINTENANCE & REPAIRS	-	-	-	-	-	
51-40-252	EQUIPMENT MAINTENANCE & REPRS	7,944	12,843	20,000	20,000	12,000	
51-40-253	WATERLINE MAINTENANCE & REPAIR	43,321	70,328	45,000	45,000	46,200	
51-40-254	WATERTANK MAINTENANCE & REPAIR	80	424	2,600	2,600	7,000	
51-40-255	FUEL	7,430	5,004	7,000	7,000	7,400	
51-40-260	EQUIPMENT REPLACEMENT FUND	-	-	-	-	-	
51-40-270	PUMPING ELECTRICITY	1,967	4,606	20,000	20,000	10,000	
51-40-280	TELEPHONE/TELEMETRY	-	-	-	-	-	
51-40-311	ENGINEERING SERVICES	-	-	-	-	-	
51-40-330	EDUCATION AND TRAINING	3,710	3,519	4,000	4,000	4,000	
51-40-455	UNIFORM	1,631	1,290	1,700	1,700	1,700	
51-40-610	MISCELLANEOUS EXPENSE	4,859	3,997	5,000	5,000	4,100	
51-40-611	WATER PURCHASES-CULINARY	144,549	130,079	145,000	145,000	155,700	
51-40-612	WATER DEPT SUPPLIES-METERS/ETC	9,559	6,975	22,000	22,000	28,100	
51-40-620	MISCELLANEOUS SERVICES	1,887	3,149	3,500	3,500	4,200	
51-40-621	WATER READING SERVICES	-	-	-	-	-	
51-40-623	STONE CREEK WELL MAINTENANCE	2,978	1,844	10,000	10,000	11,000	
51-40-740	CAPITAL OUTLAY - EQUIPMENT	4,700	10,774	25,500	25,500	3,600	
51-40-741	FLUORIDE EQUIP	646	-	1,000	1,000	-	
51-40-810	DEBT SERVICE - PRINCIPAL	200,000	200,000	200,000	200,000	200,000	
51-40-811	LESS - BOND PRINCIPAL PAYMENTS	-	-	-	-	-	
51-40-820	DEBT SERVICE - INTEREST	146,062	141,861	150,000	150,000	150,000	
51-40-840	AGENT FEES - 2009 SERIES BOND	1,650	-	1,650	1,650	1,650	
51-40-850	COST OF ISSUANCE - 2009 SERIES	-	-	-	-	-	
51-40-950	Depreciation						
EXPENDITURES Total		**883,903**	**921,954**	**999,662**	**999,662**	**981,250**	
TRANSFERS, OTHER							
51-90-850	TRANSFER TO GENERAL FUND						
51-90-870	TRANSFER TO CAPITOL PROJECTS	650,000	447,448	-	-	120,000	Pages Ln #2
TRANSFERS, OTHER Total		**650,000**	**447,448**	**-**	**-**	**120,000**	
CAPITAL PROJECTS							
51-95-730	CAPITAL OUTLAY-HYDRANTS	23,093	3,861	23,000	23,000	23,000	
51-95-740	CAPITAL OUTLAY-EQUIPMENT	91,807	3,076	81,000	81,000	141,000	Backhoe/Loader/Truck (split)
51-95-756	WATERLINE - 1100 W 400 N-1600 N	-	-	-	-	-	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
51-95-765	WATER LINE - 500 SOUTH	1,594	-	500,000	500,000	-	
51-95-770	WATERLINE - PORTER LANE	-	-	-	-	-	
51-95-771	WATERLINE - I15	669,079	-	-	-	-	
51-95-772	BOUNTIFUL CONNECTION	98,447	-	-	-	-	
51-95-775	WATERLINE - 1000 NORTH	-	-	-	-	-	
51-95-778	WATERLINE - 700 WEST	-	-	-	-	-	
51-95-780	WATERLINE - 400 NORTH	-	-	-	-	-	
51-95-785	STONE CREEK WELL REHAB	-	-	-	-	-	
51-95-790	2009 METER REPLACEMENT	-	-	-	-	-	
51-95-795	NEW WELL	-	-	1,000,000	2,500	1,000,000	
51-95-796	Pension Prior Period Adjust						
CAPITAL PROJECTS Total		**884,020**	**6,938**	**1,604,000**	**606,500**	**1,164,000**	
WATER FUND REVENUES		**1,356,140**	**2,178,578**	**1,877,673**	**1,911,000**	**1,440,100**	
WATER FUND EXPENDITURES		**2,417,923**	**1,376,340**	**2,603,662**	**1,606,162**	**2,265,250**	
NET GAIN/(LOSS)		**(1,061,783)**	**802,238**	**(725,988)**	**304,838**	**(825,150)**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
SOLID WASTE FUND							
MISCELLANEOUS REVENUE							
52-36-600	INTEREST EARNED	995	969	1,000	1,000	1,000	
MISCELLANEOUS REVENUE Total		**995**	**969**	**1,000**	**1,000**	**1,000**	
UTILITY REVENUE							
52-37-700	GARBAGE PICK UP SALES	372,414	375,633	372,000	377,511	379,400	
UTILITY REVENUE Total		**372,414**	**375,633**	**372,000**	**377,511**	**379,400**	
CONTRIBUTIONS AND TRANSFERS							
52-38-899	CONTRIBUTIONS - FUND SURPLUS	-	-	-	-	-	
52-38-900	INTER_FUND LOAN REPAYMENT	-	200,000	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**200,000**	**-**	**-**	**-**	
EXPENDITURES							
52-40-110	SALARIES & WAGES	5,196	8,824	9,262	9,262	9,400	
52-40-111	OVERTIME SALARIES & WAGES	-	170	-	-	-	
52-40-114	SALARIES & WAGES - TEMP-P-TIME	44	-	-	-	-	
52-40-125	LONG TERM DISABILITY	31	47	56	56	100	
52-40-130	RETIREMENT	975	8,343	1,625	1,625	1,700	
52-40-131	GROUP HEALTH INSURANCE	1,429	2,437	2,473	2,473	2,600	
52-40-132	WORKERS COMP INSURANCE	107	254	278	278	300	
52-40-133	FICA TAXES	384	614	709	709	700	
52-40-241	POSTAGE/SUPPLIES	350	445	500	500	500	
52-40-620	GARBAGE PICKUP SERVICE	159,207	149,850	161,200	161,200	166,000	
52-40-621	TIPPING/FLAT RATE - BURN PLANT	139,071	140,310	150,800	150,800	150,000	
52-40-623	SPRING & FALL CLEANUP	6,118	8,522	8,000	8,000	8,500	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
52-40-625	ADDITIONAL GARBAGE CANS	11,969	11,997	15,000	15,000	15,000	
52-40-950	DEPRECIATION	-	-	-	-	-	
52-40-960	FIXED ASSET ADD'NS/DELETIONS						
52-40-990	APPROP INCREASE - FUND BALANCE	-	-	-	-	-	
EXPENDITURES Total		**324,879**	**331,812**	**349,902**	**349,902**	**354,800**	
SOLID WASTE FUND REVENUES		**373,410**	**576,602**	**373,000**	**378,511**	**380,400**	
SOLID WASTE FUND EXPENDITURES		**324,879**	**331,812**	**349,902**	**349,902**	**354,800**	
SOLID WASTE FUND TOTALS		**48,530**	**244,790**	**23,098**	**28,610**	**25,600**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
STORM DRAIN UTILITY FUND							
MISCELLANEOUS REVENUE							
53-34-400	IMPACT FEES	33,655	33,238	20,000	5,000	20,000	
53-34-420	GRANTS - STATE		125,000				
53-36-600	INTEREST EARNED	833	635	-	-	-	
53-36-690	MISC REVENUE	-	690	-	-	-	
MISCELLANEOUS REVENUE Total		**34,488**	**159,563**	**20,000**	**5,000**	**20,000**	
UTILITY REVENUE							
53-37-700	UTILITY SALES	97,698	97,059	97,000	97,000	97,000	
UTILITY REVENUE Total		**97,698**	**97,059**	**97,000**	**97,000**	**97,000**	
CONTRIBUTIONS AND TRANSFERS							
53-38-810	TRANSFERS FROM IMPACT FEES	-	-	-	-	-	
53-38-870	TRANSFERS IN - GENERAL FUND	-	55,000	-	-	-	
53-38-899	CONTRIBUTION - FUND SURPLUS	-	-	-	-	-	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**55,000**	**-**	**-**	**-**	
EXPENDITURES							
53-40-110	SALARIES & WAGES	23,820	23,141	22,457	22,457	22,900	
53-40-111	OVERTIME SALARIES & WAGES	-	687	-	-	-	
53-40-125	LONG TERM DISABILITY	142	132	106	106	100	
53-40-130	RETIREMENT	4,267	6,791	3,911	3,911	4,000	
53-40-131	GROUP HEALTH INSURANCE	4,621	7,725	7,873	7,873	8,400	
53-40-132	WORKERS COMP INSURANCE	486	553	674	674	700	
53-40-133	FICA TAXES	1,745	1,655	1,718	1,718	1,800	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
53-40-252	EQUIPMENT MAINTENANCE & REPRS	-	-	1,000	1,000	1,500	
53-40-253	STORM SYSTM MAINT AND REPAIRS	1,112	706	1,000	1,000	5,000	
53-40-310	PROFESSIONAL SERVICES	2,850	1,805	3,000	3,000	2,000	
53-40-330	EDUCATION AND TRAINING	150	-	500	500	500	
53-40-610	MISCELLANEOUS SUPPLIES	165	130	2,500	2,500	2,500	
53-40-751	"TV STORM DRAIN AND JET WASH"	20,000	-	20,000	20,000	20,000	
53-40-755	CAPITAL OUTLAY	109,748	-	-	-	-	
53-40-990	APPROP INCREASE - FUND BALANCE	-	-	-	-	-	
EXPENDITURES Total		**174,723**	**241,324**	**64,739**	**64,739**	**69,400**	
TRANSFERS, OTHER							
53-90-850	TRANSFER TO CAPITOL PROJECTS	-	198,000	-	-	-	
TRANSFERS, OTHER Total		**-**	**198,000**	**-**			
STORM DRAIN FUND REVENUES		**132,186**	**311,622**	**117,000**	**102,000**	**117,000**	
STORM DRAIN FUND EXPENDITURES		**174,723**	**439,324**	**64,739**	**64,739**	**69,400**	
STORM DRAIN FUND TOTALS		**(42,537)**	**(127,702)**	**52,261**	**37,261**	**47,600**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
GOLF FUND							
OPERATING REVENUE							
54-30-010	ROUNDS - ALL (FORMER 9 HOLE)	434,478	418,634	420,000	420,000	420,000	
54-30-013	ROUNDS - JUNIOR - ASSOCIATION	500	-	5,000	5,000	-	
54-30-020	PUNCH PASSES -- ALL	43,462	47,933	50,000	50,000	50,000	
54-30-040	RENTALS - ALL (WAS CARTS 9)	204,091	190,692	185,000	185,000	193,000	
54-30-050	RANGE - ALL (WAS SMALL BUCKET)	98,204	95,499	95,000	95,000	95,000	
54-30-070	PRO SHOP MERCHANDISE SALES	100,971	103,598	117,000	117,000	105,000	
54-30-088	FACILITY LEASE	7,813	4,323	7,000	7,000	5,000	
OPERATING REVENUE Total		**889,519**	**860,678**	**879,000**	**879,000**	**868,000**	
MISCELLANEOUS REVENUE							
54-36-600	INTEREST EARNED	94	42	50	50	100	
54-36-640	SALE OF FIXED ASSETS	-	-	-	-	-	
54-36-685	ADVERTISING REVENUES	450	900	-	-	500	
54-36-690	MISCELLANEOUS REVENUE	1,771	2,804	2,000	2,000	1,000	
54-36-695	MISCELLANEOUS - TOURNAMENT REV	2,500	2,500	2,500	2,500	2,500	
MISCELLANEOUS REVENUE Total		**4,815**	**6,246**	**4,550**	**4,550**	**4,100**	
CONTRIBUTIONS AND TRANSFERS							
54-38-870	TRANSFERS IN - GENERAL FUND	-	393,411	-	-	35,000	
54-38-890	TRANSFERS IN - RAP TAX FUND	-	45,000	100,300	100,300	50,000	
CONTRIBUTIONS AND TRANSFERS Total		**-**	**438,411**	**100,300**	**100,300**	**85,000**	
GOLF PROFESSIONAL AND CLUB HOUSE							
54-81-110	SALARIES & WAGES	85,872	104,254	107,119	107,119	109,300	
54-81-111	OVERTIME	-	-	-	-	-	
54-81-114	SALARIES & WAGES - TEMP/P-TIME	49,344	35,616	43,815	43,815	68,800	Range combined
54-81-125	LONG TERM DISABILITY	319	596	643	643	700	
54-81-130	RETIREMENT	18,622	18,019	18,845	18,845	19,200	
54-81-131	GROUP HEALTH INSURANCE	24,448	27,636	36,712	36,712	39,200	
54-81-132	WORKERS COMP INSURANCE	1,068	1,000	2,047	2,047	2,400	
54-81-133	FICA TAXES	9,942	10,418	11,738	11,738	13,600	
54-81-134	EMPLOYEE BENEFITS - UNEMPLOY	111	-	1,500	1,500	500	
54-81-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	440	110	500	500	250	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
54-81-240	OFFICE SUPPLIES & EXPENSE	1,999	1,667	2,000	2,000	2,500	
54-81-251	CONTRACT MECHANIC	-	-	-	-	-	
54-81-255	FUEL	10,521	7,919	11,000	11,000	-	Fuel Combined in Maintenance
54-81-256	EQUIP MNT/REPAIR - GOLF CARTS	3,111	6,559	5,000	5,000	7,400	
54-81-260	BLDGS & GROUNDS - SUPPLIES/MNT	2,781	5,990	7,200	7,200	6,800	
54-81-270	UTILITIES	10,960	11,694	13,920	13,920	11,100	
54-81-280	TELEPHONE	2,846	2,646	3,000	3,000	4,000	
54-81-310	PROFESSIONAL SERVICES	1,334	961	1,000	1,000	-	
54-81-330	EDUCATION AND TRAINING	-	-	3,200	3,200	5,100	
54-81-440	BANK CHARGES - VISA	18,195	17,829	20,000	20,000	18,000	
54-81-610	MISCELLANEOUS SUPPLIES	2,051	1,886	2,000	2,000	2,600	
54-81-631	EMPLOYEE INCENTIVE	-	-	-	-	-	
54-81-633	JUNIOR GOLF PROGRAM	2,301	2,362	2,000	2,000	2,500	
54-81-635	MISCELLANEOUS SERVICES	1,808	2,455	2,000	2,000	1,500	
54-81-636	EQUIPMENT EXPENSE	-	-	-	-	-	
54-81-638	ADVERTISING	2,097	1,309	7,000	7,000	7,000	
54-81-645	TOURNAMENT - EXPENSES	1,570	450	800	800	800	
54-81-720	CAPITAL OUTLAY - BUILDINGS	-	-	32,000	32,000	-	
54-81-740	EQUIPMENT - CARTS/MISC	-	-	-	-	-	
54-81-745	RENTAL CLUBS & BAGS	1,896	1,158	2,000	2,000	2,000	
GOLF PROFESSIONAL AND CLUB HOUSE Total		**253,636**	**262,535**	**337,038**	**337,038**	**325,250**	
COURSE & EQUIP MAINTENANCE & REPAIRS							
54-82-110	SALARIES & WAGES	89,497	101,555	98,275	98,275	100,500	
54-82-111	SALARIES & WAGES - OVERTIME	461	-	-	-	-	
54-82-114	SALARIES & WAGES - TEMP/P-TIME	77,201	69,068	76,000	76,000	74,000	
54-82-125	LONG TERM DISABILITY	605	527	590	590	600	
54-82-130	RETIREMENT	14,088	16,026	16,232	16,232	16,600	
54-82-131	GROUP HEALTH INSURANCE	23,108	13,389	28,293	28,293	30,200	
54-82-132	WORKERS COMP INSURANCE	2,817	1,891	2,442	2,442	2,400	
54-82-133	FICA TAXES	12,663	13,007	13,332	13,332	13,400	
54-82-210	BOOKS, SUBSCRIPT, MEMBERSHIPS	505	235	500	500	700	
54-82-230	TRAVEL, EDUCATION, TRAINING	-	-	-	-	-	
54-82-240	OFFICE SUPPLIES & EXPENSE	292	141	300	300	300	
54-82-245	EQUIP MNT/RPR - TOILET RENTAL	805	944	1,000	1,000	800	
54-82-248	SUPPLIES - IRRIGATION	9,283	8,987	10,000	10,000	9,000	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
54-82-250	EQUIPMENT SUPPLIES & MAINT	12,036	15,085	14,000	14,000	12,000	
54-82-252	CONTRACT MECHANIC	-	-	-	-	-	
54-82-253	EQUIPMENT LEASE	440	521	1,000	1,000	1,200	
54-82-255	FUEL	13,740	10,963	15,000	15,000	23,800	Carts combined
54-82-258	EQUIP MNT/RPR - MOWER SHARPEN	820	5,574	5,500	5,500	4,870	
~~54-82-259~~	~~EQUIP MNT/RPR - MISC RPR PARTS~~	83	-	-	-	-	
54-82-260	BLDGS & GROUNDS - SUPPLIES/MNT	1,270	6,460	2,300	2,300	1,600	
54-82-262	BLDGS & GROUNDS - GROUND SUPP	3,121	4,218	3,000	3,000	3,000	
54-82-270	UTILITIES - WATER	18,253	27,839	24,700	24,700	29,400	
54-82-322	SERVICES - TREE TRIMMING	3,545	3,600	3,400	3,400	2,000	
54-82-330	EDUCATION AND TRAINING	671	100	500	500	2,200	
54-82-472	UNIFORMS - PROTECTIVE OSHA	-	167	800	800	900	
54-82-482	SPEC DEPT SUPP - SHOP/SM TOOLS	1,117	1,686	1,000	1,000	1,000	
54-82-620	MISCELLANEOUS SERVICES	4,166	3,767	2,000	2,000	2,800	
54-82-631	EMPLOYEE INCENTIVE	-	-	-	-	-	
54-82-660	SUPPLIES - FERTILIZERS	11,955	11,939	17,000	17,000	18,600	
54-82-667	SUPPLIES - TOP DRESSING SAND	5,944	11,458	14,000	14,000	15,200	
54-82-668	SUPPLIES - SEED	2,263	3,324	3,000	3,000	3,000	
54-82-669	SUPPLIES - CART PATH	7,426	3,205	8,000	8,000	28,000	Seal Coat
54-82-674	SUPPLIES - TREE STAKES & ROPES	332	-	-	-	-	
54-82-675	PROJECT COMPLETIONS	1,614	-	-	-	-	
54-82-677	SUPPLIES - MISC CHEMICALS	9,094	9,154	11,000	11,000	9,500	
54-82-720	CAPITAL OUTLAY - BUILDINGS	-	840	-	-	-	
54-82-730	CAPITAL OUTLAY - GRNDS IMPROVMT	-	480	-	-	-	
54-82-732	CAPITAL OUTLAY - SPRINK	-	-	-	-	20,000	Irrigation system
54-82-735	CAPITAL OUTLAY - IMPROVEMENTS	-	-	18,800	18,800	8,000	Draimage
54-82-740	CAPITAL OUTLAY - EQUIPMENT	75,691	44,292	66,600	66,600	59,600	
COURSE & EQUIP MAINTENANCE & REPAIRS Total		**404,905**	**390,439**	**458,564**	**458,564**	**496,370**	
DRIVING RANGE							
54-83-111	OVERTIME SALARIES & WAGES	-	-	250	250	-	
54-83-114	SALARIES & WAGES - TEMP/P-TIME	25,741	30,711	23,000	23,000	-	
54-83-132	WORKERS COMP INSURANCE	395	326	549	549	-	
54-83-133	FICA TAXES	1,969	2,349	1,755	1,755	-	
54-83-250	EQUIPMENT SUPPLIES & MAINT	1,169	473	1,000	1,000	1,500	
54-83-269	TEE AREA MAINTENANCE	-	-	-	-	-	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
54-83-610	MISCELLANEOUS SUPPLIES	1,284	403	1,000	1,000	-	
54-83-631	EMPLOYEE INCENTIVE	-	-	-	-	-	
54-83-679	SUPPLIES - RANGE GOLF BALLS	2,717	2,772	3,000	3,000	3,000	
54-83-730	CAPITAL OUTLAY - IMPROVEMENTS	12,555	-	14,000	14,000	-	
54-83-740	CAPITAL OUTLAY - EQUIPMENT	5,595	-	10,000	10,000	-	
DRIVING RANGE Total		**51,424**	**37,034**	**54,554**	**54,554**	**4,500**	
PRO SHOP & CAFÉ							
54-84-250	EQUIPMENT SUPPLIES & MAINT	1,511	784	1,250	1,250	1,300	
54-84-260	BLDGS & GROUNDS - SUPPLIES/MNT	2,220	6,741	6,250	6,250	3,500	
54-84-400	MERCHANDISE PURCHASES- DIRECT	61,138	74,184	75,000	75,000	75,000	
54-84-500	NON INVENTORY PURCHASES	-	-	-	-	-	
54-84-740	CAPITAL OUTLAY	43,325	8,427	-	-	-	
PRO SHOP & CAFÉ Total		**108,193**	**90,136**	**82,500**	**82,500**	**79,800**	
DEBT SERVICE							
54-85-811	PRINCIPAL - G.O. BOND '03	-	-	-	-	-	
54-85-813	LESS - BOND PRINCIPAL PAYMENTS	-	-	-	-	-	
54-85-816	LEASE PAYMENT - GOLF CARTS	36,078	53,797	36,060	36,060	43,200	
54-85-821	INTEREST - G.O. BOND '03	-	-	-	-	-	
54-85-831	AGENT FEES - '03 BOND	-	-	-	-	-	
54-85-840	INTERFUND LOAN	-	393,411	-	-	-	
54-85-899	INTEREST EXPENSE	15,855	6,044	7,500	7,500	7,500	
54-95-796	Pension Prior Period Adjust						
DEBT SERVICE Total		**51,933**	**453,251**	**43,560**	**43,560**	**50,700**	
GOLF FUND REVENUES		**894,334**	**1,305,335**	**983,850**	**983,850**	**957,100**	
GOLF FUND EXPENDITURES		**870,091**	**1,233,396**	**976,216**	**976,216**	**956,620**	
NET GAIN/(LOSS)		**24,242**	**71,939**	**7,634**	**7,634**	**480**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAP PROJECT - 800 W							
CONTRIBUTIONS AND TRANSFERS							
72-38-800	CONTRIBUTIONS - WATER FUND			-			
72-38-810	CONTRIBUTIONS - WATER IMPACT FEE			-			
72-38-900	CONTRIBUTIONS - STREETS TAX			-			
72-38-910	CONTRIBUTIONS - STREETS IMPACT FEE	703,902		-			
CONTRIBUTIONS AND TRANSFERS Total		**703,902**		**-**			
CAPITAL PROJECTS							
72-70-730	CAPITAL OUTLAY - WATER	**347,645**		-			
72-70-770	CAPITAL OUTLAY - STREETS	**326,840**		-			
72-40-800	TRANSFERS TO OTHER FUNDS	**-**		-			
EXPENDITURES Total		**674,485**		**-**			
CAP PROJECT - 800 W FUND REVENUES		**703,902**		**-**			
CAP PROJECT - 800 W FUND EXPENDITURES		**674,485**		**-**			
NET GAIN/(LOSS)		**27,441**		**-**			

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAP PROJECT - 725 W							
73-36-600	Interest Earned	8		-			
73-36-630	Resident Sidewalk Part	5,167		-			
		5,175		**-**			
CONTRIBUTIONS AND TRANSFERS							
73-38-800	CONTRIBUTIONS - WATER FUND	-	22,448	-			
73-38-810	CONTRIBUTIONS - WATER IMPACT FEE	-		-			
73-38-900	CONTRIBUTIONS - STREETS TAX	419,962		-			
73-38-909	CONTRIBUTIONS - STREETS IMPACT FEE	-		-			
CONTRIBUTIONS AND TRANSFERS Total		**419,962**	**22,448**	**-**			
73-40-610	Misc Supplies	216		-			
		216	**-**	**-**			
CAPITAL PROJECTS							
73-70-730	CAPITAL OUTLAY - WATER	277,447	22,488	-			
73-70-770	CAPITAL OUTLAY - STREETS	147,474	-	-			
73-40-800	TRANSFERS TO OTHER FUNDS	-		-			
EXPENDITURES Total		**424,920**	**22,488**	**-**			
CAP PROJECT - 725 W FUND REVENUES		**425,137**	**22,448**	**-**			
CAP PROJECT - 725 W FUND EXPENDITURES		**425,136**	**22,488**	**-**			
NET GAIN/(LOSS)		**1**	**(40)**	**-**			

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAP PROJECT - PAGES LANE							
CONTRIBUTIONS AND TRANSFERS							
74-38-800	CONTRIBUTIONS - WATER FUND		225,000				
74-38-810	CONTRIBUTIONS - WATER IMPACT FEE		200,000				
74-38-900	CONTRIBUTIONS - STREETS TAX		175,000		133,500		
74-38-910	CONTRIBUTIONS - STREETS IMPACT FEE	2,066	198,000				
74-38-911	CONTRIBUTIONS - STORM WATER FUND	-	198,000				
74-38-920	CONTRIBUTIONS - GENERAL FUND						
74-38-999	CONTRIBUTIONS - UDOT GRANT				150,000		
CONTRIBUTIONS AND TRANSFERS Total		**2,066**	**996,000**	**-**	**283,500**	**-**	
CAPITAL PROJECTS							
74-40-620	Misc Service	2,066	1,966				
74-70-730	CAPITAL OUTLAY - WATER	-	444,602				
74-70-770	CAPITAL OUTLAY - STREETS	-	61,133		497,300		
74-70-771	CAPITAL OUTLAY - STORM WATER	-	114,199		160,300		
74-40-800	TRANSFERS TO OTHER FUNDS	-					
EXPENDITURES Total		**2,066**	**621,900**	**-**	**657,600**	**-**	
CAP PROJECT - PAGES LANE FUND REVENUES		**2,066**	**996,000**	**-**	**283,500**	**-**	
CAP PROJECT - PAGES LANE FUND EXPENDITURES		**2,066**	**621,900**	**-**	**657,600**	**-**	
NET GAIN/(LOSS)		**-**	**374,100**	**-**	**(374,100)**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAP PROJECT - 660 W							
CONTRIBUTIONS AND TRANSFERS							
75-38-800	CONTRIBUTIONS - WATER FUND	-		200,000	-	-	
75-38-810	CONTRIBUTIONS - WATER IMPACT FEE	-		200,000	-	-	
75-38-900	CONTRIBUTIONS - STREETS TAX	-		350,000	-	-	
75-38-909	CONTRIBUTIONS - STREETS IMPACT FEE				-	-	
75-38-999	CONTRIBUTIONS - UDOT GRANT				-	-	
CONTRIBUTIONS AND TRANSFERS Total				**750,000**	**-**	**-**	
CAPITAL PROJECTS							
75-70-730	CAPITAL OUTLAY - WATER	-		400,000	-	-	
75-70-770	CAPITAL OUTLAY - STREETS	-		350,000	-	-	
75-40-800	TRANSFERS TO OTHER FUNDS	-		-	-	-	
EXPENDITURES Total				**750,000**	**-**	**-**	
CAP PROJECT - 660 W REVENUES		**-**		**750,000**	**-**	**-**	
CAP PROJECT - 660 W EXPENDITURES		**-**		**750,000**	**-**	**-**	
NET GAIN/(LOSS)		**-**		**-**	**-**	**-**	

Acct	Acct.Name	Actual 2014-15	Actual 2015-16	ORIGINAL 2016-17	Estimated 2016-17	TENTATIVE 2017-18	Note
CAP PROJECT - PAGES LANE #2 800W - 1100W							
CONTRIBUTIONS AND TRANSFERS							
75-38-800	CONTRIBUTIONS - WATER FUND	-				70,000	
75-38-810	CONTRIBUTIONS - WATER IMPACT FEE	-				50,000	
75-38-900	CONTRIBUTIONS - STREETS TAX	-				20,000	
75-38-909	CONTRIBUTIONS - STREETS IMPACT FEE					100,000	
75-38-999	CONTRIBUTIONS - UDOT GRANT					500,000	
CONTRIBUTIONS AND TRANSFERS Total				**-**	**-**	**740,000**	
CAPITAL PROJECTS							
75-70-730	CAPITAL OUTLAY - WATER	-				120,000	
75-70-770	CAPITAL OUTLAY - STREETS	-				620,000	
75-40-800	TRANSFERS TO OTHER FUNDS	-					
EXPENDITURES Total				**-**	**-**	**740,000**	
CAP PROJECT - PAGES LANE #2 FUND REVENUES		**-**		**-**	**-**	**740,000**	
CAP PROJECT - PAGES LANE #2 FUND EXPENDITURES		**-**		**-**	**-**	**740,000**	
NET GAIN/(LOSS)		**-**		**-**	**-**	**-**	

MEMORANDUM

TO: Mayor & Council

DATE: April 27, 2017

FROM: Staff

RE: **Planned Unit Development (PUD) Ordinance**

At the April 18, 2017 meeting the City Council considered and requested changes to a draft ordinance that re-writes the current West Bountiful Municipal Code 17.68. This memo reviews the options developed based on the discussion at that meeting.

Background

On May 17, 2016, the City Council placed a six month moratorium on new PUD applications to allow time to study how PUDs could better meet the land use purposes unique to West Bountiful. Since that time, the City engaged the services of Mr. John Janson as a PUD consultant, held joint work meetings with the City Council and Planning Commission, held several Planning Commission meetings, and held a public hearing on March 14, 2017 to received public input on the Planning Commission's draft.

At the April 18, 2017 meeting, the Council's discussion focused on issues related to (1) maximum density bonuses, (2) the ability for the City to accept payment in-lieu of certain improvements, and (3) flexibility related to side-yard setback minimums. The Council's discussion was briefly reviewed at the Planning Commission meeting on April 25, 2017. The Planning Commission strongly standby their original recommendations.

Draft Options

Based on the discussion at the April 18th meeting, staff has developed a draft of the PUD Ordinance with the following changes:

A. **Payment In-Lieu**: The new draft includes the following language on under 17.68.020(K) [page 5]:

> "As an alternative or in addition to the foregoing, the City may consider contributions in the form of payment or installation of amenities at a location other than the PUD if a contribution to other trails, parks, or City facilities is deemed more appropriate than facilities on the PUD site. Any such payment or installation will be set forth in the development agreement, and a payment schedule and guarantees shall be created to reflect this negotiation."

B. **Density Bonus**: The new draft includes four options under 17.68.090 [page 6]. As part of a motion to adopt the ordinance, the Council may select 20, 25, 30, or 35 as the maximum density bonus (striking the numbers not used).

C. **Side Yard Setbacks**: The new draft includes three option under 17.68.100(C) [pages 7-8]. As part of a motion to adopt the ordinance, the Council may select one of the following options (striking the options not used):

   i. Existing language that prohibits changes from standard side yard setback requirements; or,
   ii. Requires that side yard setbacks in PUDs not be less than 8 feet with a combined total side yard minimum of 18 feet; or,
   iii. Strikes the language that would require anything other than what the Council ultimately approves in any given PUD for side yard setbacks (maximum flexibility).

The Council may adopt the draft ordinance (selecting from the options as described above); table the issue for further work/discussion, or send the draft back to the Planning Commission with additional instructions. Once adopted, the ordinance will be effective upon posting.

WEST BOUNTIFUL CITY

ORDINANCE #392-17

AN ORDINANCE ADOPTING CHANGES TO WBMC 17.68, PLANNED UNIT DEVELOPMENTS

WHEREAS, Utah Code Annotated § 10-9a, also known as the "Municipal Land Use, Development, and Management Act," grants authority to the West Bountiful City Council to make changes to its Zoning and Subdivision Ordinances; and,

WHEREAS, the City conducted a study of how Planned Unit Developments can better meet the land use purposes set forth in *Utah Code Ann.* § 10-9a-102 focusing on good land use principles, including public safety, health, and welfare; protecting the tax base; securing economy in governmental expenditures; protecting both urban and nonurban development; and conformity with the West Bountiful City General Plan, and

WHEREAS, the West Bountiful Planning Commission held a public hearing on March 14 , 2017, to consider proposed changes to the Planned Unit Development ordinance and received no objection to the proposed changes; and,

WHEREAS, following the public hearing, the West Bountiful Planning Commission unanimously voted to recommend to the City Council adoption of the proposed changes to WBMC 17.68.

NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT SECTIONS 17.68 OF THE WEST BOUNTIFUL MUNICIPAL CODE BE MODIFIED AS SHOWN IN ATTACHED EXHIBIT A:

Adopted this 2nd day of May, 2017. This ordinance will become effective upon signing and posting.

By:

_____

Ken Romney, Mayor

Voting by the City Council:	Aye	Nay
Councilmember Ahlstrom	____	____
Councilmember Bruhn	____	____
Councilmember Enquist	____	____
Councilmember Preece	____	____
Councilmember Williams	____	____

Attest:

_____

Cathy Brightwell, City Recorder

Chapter 17.68 Planned Unit Development Overlay Zone (PUD)

17.68.010 Purpose and Intent

17.68.020 Rezone Application Requirements

17.68.030 Development Agreement

17.68.040 Base Density

17.68.050 Lots

17.68.060 Area

17.68.070 Uses

17.68.080 Ownership

17.68.090 Density Bonus Considerations

17.68.100 Design

17.68.110 Considerations

17.68.120 Approval

17.68.130 Subdivision Processing

17.68.140 Limitations on Application

17.68.010 Purpose and Intent.

The purpose of the Planned Unit Development ("PUD") Overlay zone is to provide flexibility for the development of larger properties as well as those that have significant impediments to traditional development in the underlying zone. A PUD is a residential development planned as a whole, connected project. It incorporates a clear development theme which includes the elements of usable open spaces, diversity of lot sizes and/or housing design, amenities that reflect a rural community, enhanced streetscapes, and attractive entrances as part of the design.

West Bountiful City supports development that is creative and serves a purpose beyond the simple division of land. A PUD should benefit the City overall as well as the residents of the development in terms of such items as: usable open space, higher quality development, diverse housing types, and enhanced rural character. The purpose of a PUD is not to increase density, but to increase the quality of life in the community. In order to increase the quality of life in West Bountiful City, the City is willing to allow clustering or additional density of dwelling units in exchange for appropriate amenities.

A PUD Overlay Zone may be allowed at the discretion of the City Council following a recommendation of the Planning Commission in any agricultural or residential zone. Denial of a PUD Overlay Zone is not a governmental taking of property because no applicant shall be denied the right to develop property by satisfying all of the requirements of Title 16 and all other chapters of this Title.

The owner, or authorized agent, of a proposed PUD shall apply for and secure approval of the proposed PUD Overlay Zone in accordance with this Chapter before a subdivision application for the PUD can be submitted. The requirements of this PUD Overlay Chapter are intended to be in addition to the other requirements of this Title, and rely on, but do not necessarily strictly adhere to, the requirements of the underlying zone.

Subsequent to an approved rezone and development agreement, any development that satisfies the requirements of this Chapter may be considered for approval for a PUD subdivision under the requirements of Title 16, Subdivisions, and other requirements of Title 17. In the case of conflicting requirements of this Chapter and Title 16, Subdivisions, and Title 17, Zoning, this Chapter combined with the approved development agreement, shall govern.

17.68.020 Rezone Application Requirements

An application for a rezone to a PUD Overlay will be accompanied by:

A. A written description of how the subject property and the rezone application meet the intent of this zone, including the design theme proposed, as well as the means in which it furthers the City's goal of continuing the rural theme into the future.

B. A conceptual development plan. This plan must be drawn to scale and show property boundaries, proposed uses, proposed lots, and proposed roads.

C. Conceptual building elevations, materials, and commitments to architectural features.

D. Proposed, typical street cross sections addressing the width of street pavement, park strips and sidewalks, type of curb and gutter, park strip landscaping, street lighting and street furniture.

E. A written description of the recreational amenities.

F. If applicable, a density bonus justification addressing the criteria found in Section 17.68.090.

F. A detailed description of the flexibility being requested over traditional development in the current zone.

G. A conceptual improvement plan for all amenities and public improvements, including storm drainage.

H. A draft development agreement to be considered concurrently with the rezone that commits in writing to the concepts described above. See Section 17.68.030.

I. Project expectations – all PUD requests will include the following:

1. Parking, Garages, and Parking Lots. Each dwelling unit in a PUD shall include at least a two (2) car garage constructed in accordance with West Bountiful City building standards. In addition, every PUD shall provide for adequate off-street parking of vehicles (including recreational vehicle parking, unless specifically excluded in the development agreement and CCRs).

   All parking spaces, parking areas, and driveways shall be hard surfaced and properly drained. Large expanses of asphalt should be reduced and broken into smaller parking lots. Parking lots should include ample landscaping to buffer cars from neighboring properties.

2. Attractive Elevations. Variety and Architecture. Structures in the PUD must include, at a minimum, the following design elements:

   a. A variety of elevations, roof types (e.g., mansard, hip, gabled, traditional), colors, materials, and other architectural features must be incorporated into the housing units so as to eliminate or greatly reduce the impression of tract housing.

   b. The appearance of garage doors must be mitigated. Side entry garages that do not face public streets, garage doors that are recessed from the front of the structure, front elevations where the overall width of the building is at least twice the width of the garage or other creative solutions, such as windows, carriage door style, and/or color coordination, are highly encouraged.

   c. Dwellings with the same or similar elevations, façade, exterior design, or appearance generally should not be placed adjacent to each other or across the street from dwellings with the same or similar characteristics.

3. Upgraded Materials. The materials used to construct the structures in a PUD will represent an upgrade from typical construction practices. At a minimum, all residential structures within a PUD will include at least eighty (80) percent hard surface exterior materials (exclusive of windows and doors) defined as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar materials. The applicant must present samples of proposed materials to the City for review in connection with approval of the PUD Overlay Zone.

4. Vehicular and Pedestrian Access. Adequate vehicular and pedestrian access must be provided. A traffic impact study may be required, as part of the preliminary PUD Overlay plan, to project auto and truck traffic generated by the uses proposed. The traffic impact study shall be prepared by a registered traffic engineer, unless otherwise expressly waived by the City. The traffic study shall include, at a minimum, an analysis of on-site circulation, capacities of existing streets, the number of additional trips which will be generated, recommended traffic flow enhancements, origin/destination studies and peak traffic generation movements.

J. Project considerations – all PUD requests will include the following, as applicable:

1. Open spaces. Preservation, maintenance and ownership of all open spaces within the development shall be accomplished by either:

    a. Dedication of land to the City as a public park or parkway system; or
    b. Creation of a permanent, open space easement on and over private open spaces to guarantee that the open space remains perpetually as open space or as an agricultural or recreational use, as the case may be, with ownership and maintenance being the responsibility of a corporation or other association established with articles of association and bylaws or similar rules, which are satisfactory to the City.

    The applicant shall submit an improvement plan indicating the landscaping, trails, facilities, and other amenities proposed in the development. The applicant will be required to complete all improvements in accordance with the development agreement and applicable ordinances and standards. Furthermore, if any open space area is anticipated to be dedicated to the City, the landscaping materials, irrigation system and other improvements shall be completed in accordance with any design or improvement standards adopted by West Bountiful City.

2. Connection with Trails. Any PUD that is traversed by or connected to a City or regional trail will be required to install the trail connection or extension, consistent with all applicable ordinances and improvement standards of West Bountiful City.

3. Non-residential structures**.** Any proposed nonresidential structures, such as recreational amenities, should be complementary to the surrounding and historic architecture in terms of scale, massing, roof shape, exterior materials, etc. Such structures should not create masses out of proportion to the residential structures in the development and surrounding neighborhoods, but should be scaled down into groupings of smaller attached structures, that imitate single family home design or incorporate features that are consistent with the historical or rural characteristics of the City.

4. Signage. Entry feature signage, if any, should help unify the project and provide a positive image. Signage for any nonresidential community buildings within the PUD should be part of a coordinated signage system for the entire PUD project. Natural materials such as wood, stone, rock, and metal with external illumination are encouraged for all development-specific signs. The size, location, design and nature of signs, if any, and the intensity and direction of area or floodlighting (down lighting only) shall be detailed in the application. The size and location of signage shall conform to the requirements and guidelines for monument signage from Chapter 17.48 of this Title unless modifications are approved as part of the PUD Overlay.

K. General Contributions. The City, as part of the approval of a PUD Overlay, shall consider any contributions, as specified in the Development Agreement, which may include, but are not limited to one or more of the following:

1. Dedication of land for public park purposes.
2. Dedication of land for public school purposes.
3. Dedication of land for public road right-of-way purposes.
4. Construction of, or addition to, roads servicing the proposed project when such construction or addition is reasonably related to the traffic to be generated.
5. Installation of required traffic safety devices.
6. Reservation of areas containing significant natural, environmental, historic, archeological or similar resources.

As an alternative or in addition to the foregoing, the City may consider contributions in the form of payment or installation of amenities at a location other than the PUD if a contribution to other trails, parks, or City facilities is deemed more appropriate than facilities on the PUD site. Any such payment or installation will be set forth in the development agreement, and a payment schedule and guarantees shall be created to reflect this negotiation.

17.68.030 Development Agreement

"Development agreement" means an agreement negotiated and entered into by the City with a property owner and/or developer, pursuant to a proposed development within the City. The Agreement must (1) specify the existing subdivision and land use standards that will be changed in the PUD Overlay Zone and (2) detail the amenities and other benefits being provided to the City and its residents.

The development agreement shall run with the land and be binding on all successors and assigns of the property owner or developer; however, each development agreement must include a clause that allows the City to re-zone the property and withdraw from the development agreement if a subdivision plat consistent with the development agreement is not recorded within one (1) year of execution of the Agreement.

17.68.040 Base Density

The base density for each PUD Overlay Zone is the density that would be permitted in the zone in which the proposed development is located if the development were completed as a regular subdivision under Title 16 with each lot containing a minimum buildable area of thirty feet by fifty feet (30' X 50') while meeting the size and width requirements of the underlying zone.

A density bonus may be considered as described in Section 17.68.090.

<u>17.68.050 Lots</u>

Because the lot sizes in a PUD are flexible, a building footprint shall be indicated on each lot, identifying the buildable area of the lot and the required setback area for the lot. If the City Council determines it is important that an average size dwelling, in comparison with other dwellings in the general vicinity, be constructed on the proposed lots, it may require the buildable area of the lots to be increased.

Although flexibility in lot arrangement is a feature of a PUD, the lots in the development will be reviewed to ensure that the lots can be used for their intended purpose. Each lot should accommodate

a dwelling compatible with other dwellings in the development and access should be provided in a reasonable manner. Lots in a PUD should not be designed in a manner that creates odd-shaped lots to simply obtain additional lots.

17.68.060 Area.

No application for a Planned Unit Development Overlay Zone shall have an area less than:

1. Twenty (20) acres of land in the B-U/A-1 zone,
2. Fifteen (15) acres of land in the R-1-22 zone,
2. Ten (10) acres of land in the R-1-10 zone.

17.68.070 Uses.

Only residential uses and accessory uses are allowed.

17.68.080 Ownership.

The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

17.68.090 Density Bonus Considerations.

An applicant for a Planned Unit Development Overlay Zone may be eligible for a density bonus based on the value the City Council places on proposed amenities provided in the project. Density in excess of the Base Density may be considered for projects which satisfy the intent of the requirements, as determined by the City, of one or more of the density bonus amenities listed below. The bonus is granted, as determined by the City Council, in the rezoning/development agreement process. A density bonus shall not exceed twenty, twenty-five, thirty, or thirty-five (20, 25, 30, or 35) percent above the Base Density.

Amenities for a particular project may vary from those of another project because of the project type and market for which the project is being built. Types of amenities may include, but are not limited to, substantial landscaping; public tennis or pickle ball courts; trails; equestrian facilities; recreation facilities; parks; permanent open space; common useable agricultural or farming open spaces; or other similar features. Open spaces lacking a particular use/function or requiring a high level of maintenance do not contribute to justifying a density bonus. Such open spaces shall be privately maintained through the PUD. The City shall consider the total project and the proposed amenities, and determine the amount of density bonus, if any, a project may receive. When figuring total project density, the number of lots will always be rounded down to the nearest lot.

A density bonus shall always be at the option of the City. If the City determines that a density bonus is not appropriate in a certain area, the bonus will not be given. Additionally, the City may limit the number of additional lots allowed in a certain project.

The following list of amenity categories shall be considered by the City for a density bonus in a PUD Overlay Zone. The Council may grant a density bonus based on one or more of these categories. If a project receives a density bonus, the Base Density will be multiplied by the percentage granted to determine the additional units. Such calculations that result in fractional density results will be rounded down to the nearest whole number. In order to determine total project density, the City shall add all additional units to the Base Density.

To be considered for a density bonus, the amenities shall add value to the project and result in a more desirable project for the community as defined below. Developers are expected to provide amenities beyond those found in typical subdivisions to receive a bonus, based on the overall project quality and the following:

A. Rural site design and features

The City will consider an innovative site plan which promotes rural characteristics and preserves natural features of the site. To qualify for a density bonus, the overall site plan should incorporate rural design features such as, but not limited to: horse pasture, crop cultivation, community gardens, orchards, open space for grazing of animals, preservation of open irrigation ditches or their enhancement, unique curb/gutter and sidewalk configurations, deeper and varied setbacks, and historical materials with a rural architectural theme.

B. Substantial Public Benefit

The City will consider a density bonus if the project provides substantial public benefit through public facilities (such as park dedication, trail system, or other recreational facilities) that are both unique in character from other City facilities and serve the needs of an area greater than the immediate development. No density increase for substantial public benefit may be approved unless the public facilities provided are considered an enhancement of the typically required street improvements, sidewalks or trails, public recreational amenities, utilities, drainage facilities, and contribute to the rural theme of the area.

17.68.100 Design.

The City shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected as described below.

A. Density. Density of land use shall in no case be more than twenty (20) percent higher than allowed in the underlying zoning district.

B. Arrangement. Where feasible, the least height, density of buildings and uses, and/or greater setbacks shall be arranged around the boundaries of the development.

C. Specific regulations. Lot area, width, front and rear yard requirements, height, density, and coverage regulations shall be determined through approval of the rezone and development agreement and guided by the existing underlying zone. Side yard setbacks (i. cannot be changed

as part of a PUD); or (ii. shall not be less than 8 feet with a combined total side yard minimum of 18 feet; or (iii strike last sentence beginning with "Side yard").

17.68.110 Considerations.

In carrying out the intent of this Chapter, the City shall consider the following principles:

A. It is the intent of this Chapter that site and building plans for a PUD shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The City may require the applicant to engage such professional expertise as a qualified designer or design team.
B. It is not the intent of this Chapter that control of the design of a PUD by the City be so rigidly exercised that individual initiative is stifled and substantial additional expense incurred; rather, it is the intent of this Chapter that the control exercised be the minimum necessary to achieve the purposes of this Chapter.

17.68.120 Approval.

Rezoning to the PUD Overlay may be allowed in any agricultural or residential zoning district upon Planning Commission recommendation and City Council approval through the rezone process. All such rezone requests shall be accompanied by a development agreement and the other submittals required under this Chapter.

17.68.130 Subdivision Processing.

Only PUD subdivisions previously approved for a rezone with an approved development agreement shall be allowed in this zone. All PUDs developed under the PUD Overlay Zone shall be processed using the subdivision process of Title 16, except as expressly modified by this Chapter.

A. Relationship of PUD to this Title and Other Development Ordinances of West Bountiful City.

This Chapter is intended to be supplementary to the other provisions of this Title. Unless specifically indicated in this Chapter, all requirements of this Title and all other development ordinances of West Bountiful City must be satisfied with the following exceptions:

1. The frontage and lot area requirements may be modified for all lots, pads, or parcels within the Planned Unit Development except those located directly across a public street from a development that satisfies the standard frontage requirements of Title 17, Zoning.
2. The density of the development shall be calculated based on Sections 17.68.040 and 17.68.090.

B. Phasing.

All residential subdivisions with more than ten (10) lots, pads, parcels, or units shall include a phasing plan that specifies the timing of public improvements and residential construction. This

plan must be submitted to the Planning Commission at or before the submission of the Preliminary Plat.

The phasing plan shall include the number of units or parcels to be developed in each phase; the approximate timing of each phase; the timing of construction of public improvements and subdivision amenities to serve each phase, whether onsite or offsite; and the relationship between the public improvements in the PUD subdivision and contiguous land previously subdivided and yet to be subdivided. A developer may request a revision of the phasing plan, which may be necessary due to conditions such as changing market conditions, inclement weather or other factors. Should a developer fail to install amenities in a particular phase, the City may withhold building permits on the next phase until the missing amenities are installed.

C. Landscaping.

Landscaping, fencing and screening of the uses within the site and as a means of integrating the proposed development into its surroundings, shall be planned and presented in detail to the Planning Commission for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Planning Commission with the PUD subdivision.

D. Guarantees and Covenants.

In addition to a development agreement, adequate guarantees shall be provided for permanent retention and maintenance of all open space areas before final plan approval can be granted.

1. Open Space Guarantees: The City shall require the preservation, maintenance and ownership of all open space through one or more of the following:

    a. Dedication of the land as a public park or parkway system.

    b. Dedication of the land as permanent open space on the recorded plat.

    c. Granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreational or agricultural use, with ownership and maintenance being the responsibility of a residential corporation or association.

    d. Through compliance with the provisions of the Condominium Ownership Act, as outlined in Utah Code Annotated, Title 57, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

    In the event the common open space and other facilities are not maintained in a manner consistent with the approved final PUD subdivision plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible corporation or association.

2. Security for Improvements: In order to ensure that the PUD subdivision will be constructed to completion in an acceptable manner, the applicant shall provide security as outlined in Title 16. Such security shall cover the completion of offsite improvements, including, among other things, landscaping, sprinkling or irrigation systems, drives, storm drains, street surfacing, parking areas, sidewalks, curbs and gutters.

3. Covenants, Conditions and Restrictions for private amenities/improvements:

   The applicant for any PUD subdivision shall, prior to the conveyance of any unit, submit to the City a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final development plan and shall be recorded to run with the land. The declaration shall include management policies which shall set forth the quality of maintenance that will be performed, and shall specify the party responsible for such maintenance within the development. The declaration shall also contain, at a minimum, the following:

   a. The establishment of a corporation or other association responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the development.

   b. The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection, and the powers and duties of the committee; and including the person or entity with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.

   c. The method of calling a meeting of the members of the corporation or other association, with the members thereof that will constitute a quorum authorized to transact business.

   d. The manner of collection from unit owners for their share of common expenses, and the method of assessment.

   e. The establishment of an initial reserve fund for the corporation or other association, to adequately cover maintenance and operation expenses until such time as the corporation or association is fully operational and self-sustaining.

   f. Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.

   g. The method and procedure by which the declaration may be amended.

h. The declaration required herein, any amendments thereto, and any instrument affecting the property or any unit therein, are subject to approval by the City and must be recorded with the County Recorder.

17.68.150 Limitations on Application.

A. Construction on a PUD subdivision shall start within 1 year of the approval of the PUD subdivision, and such construction, or approved stages thereof, shall be completed within 4 years after the date construction begins, unless these timeframes are renegotiated with the City Council for good cause by the applicant. Failure to meet the one year deadline will result in fines and/or action to nullify the development agreement and Zone change, and such actions shall be described in the development agreement.

B. Upon approval of a PUD subdivision, construction shall proceed only in accordance with the plans and specifications approved by the City Council in the development agreement.

C. Amendment to approved plans and specifications for a PUD shall be obtained only by following the procedures outlined in this Chapter and may require a modification to the development agreement.

D. The code official shall not issue any permit for any proposed building, structure or use within the project unless such building, structure or use is in accordance with the approved development agreement and PUD subdivision plat and with any conditions imposed in conjunction with those approvals.

West Bountiful City **PENDING** **April 25, 2017**
Planning Commission

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on April 21, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 25, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat (Alternate) and Kelly Enquist (City Council)

STAFF PRESENT: Ben White (City Engineer) and Debbie McKean (Secretary)

MEMBERS/STAFF EXCUSED: Vice Chairman Terry Turner and Cathy Brightwell (Recorder)

VISITORS: Davis Clayton

The Planning Commission Meeting was called to order at 7:30 pm. by Chairman Denis Hopkinson. Corey Sweat offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda with amended agenda numbering. Laura Charchenko moved to accept the agenda with proposed changes. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

2. Consider Request From Scott Garner For Conditional Use Permit For Reduced Setbacks For A Proposed Warehouse Addition at 756 West 500 South.

Commissioner packets included a memorandum from Ben White regarding a Conditional Use (Setback) at 756 West 500 South along with a site plan.

Ben White updated the Commission regarding the rezoning of property from C-G to C-H. City Council approved the rezone of the entire property to a C-G Zone. This met Mr. Garner's

immediate needs so that he can proceed to build. Ben White showed the Commission a diagram of the property and where the building will be built on the site. A site plan of the building including a floor plan was provided in the Commissioner packets. The applicant has two requests - a setback in the side/back and a setback for the front from 25 ft., which can be altered if 100% of the frontage is landscaped. Alan Malan pointed out that it is not necessary for the front yard setback to be approved by the Planning Commission if code requirement is met and can be mediated with Staff. Chairman Hopkinson asked that the front setback not be less than 20 feet.

The request for the rear and side yard set back was discussed. Chairman Hopkinson pointed out that the request would not be conducive to allowing for maintenance and fire safety.

Mr. Clayton spoke to why he wants the 1 ft setback; it would allow him to not have to put in unusual footings. Alan Malan inquired if there were windows along the sides and Mr. Garner responded there are not but sky lights will be on the top.

Cory Sweat does not have an issue with the west setback request but feels the north side of the lot should be a 3 feet. Mike Cottle agrees and stated that it may not be a problem now but could be in the future. Laura Charchenko concurred with Commissioners Sweat and Cottle.

ACTION TAKEN:

Corey Sweat moved to reduce the setback at 756 West 500 South to 3ft. on the north side of the dwelling with all other setbacks as listed on the site plan and with the following findings: the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community and will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and will conform to the intent of the City's general plan. Mike Cottle seconded the motion and voting was 4 to 1 in favor with Chairman Hopkinson voting against the Motion.

3. Staff Report

Ben White

- **City Council Actions Update**
  The PUD Ordinance was discussed and considered by city council. They debated several issues recommended by planning commission and want as much flexibility as possible. Council did not like the reduced bonus density, they want the option in place to have money in lieu of City improvements, and are considering changed to side setbacks. Ben White suggested that in the future Staff put together a summary of what Planning Commission discusses and why

they make their recommendations when passing items on to City Council for their consideration.

- **New Developments**
  Security Investment property - 1100 W 500 South area. There is a proposal to build a 1-acre lot development similar to Millbridge. Ben introduced the idea of what the appropriate place to stub in roads for the future might be. This development will be adjacent to the Blended Use Zone which is also owned by the same developer. This could be developed this year.
  McKean/Hopkinson Property- 800 West 1000 North area. This is R-10 zone with a potential for 15 – 20 lots in the historic overlay zone. Some drainage challenges exist.
  Porter Lane rezoned area by Hamlet Homes. Recently rezoned to ½ acre. Some challenges remain on this property in addition to many utility easements. There was an oil pipeline rupture on this area approximately 25 years ago leaving a large portion of land contaminated and still has a few years before it is deemed cleaned by a passive treatment methods. They will most likely ask for a PUD to give them flexibility to work around the challenges and contaminated ground. This may not be developed this year.

- **Legislative Update**- House Bill 232- This bill will impact our City regarding construction standards. Language has been changed to include "land use regulations" instead of codes or zones which mean changes will need to be adopted by Ordinance. We may have to do another Public Hearing in order to make necessary changes to our current standards in which we just approved.

- **Miscellaneous-** Alan Malan updated the Commission regarding John Janson's presentation on PUD's. The average is 20% for bonus density.

4. Approval of Minutes dated March 28, 2017

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the March 28, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

5. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:20 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on May 9, 2017, by unanimous vote of all members present.

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Cathy Brightwell – City Recorder

Minutes of the West Bountiful City Council meeting held on Wednesday, April 18, 2017 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, Kelly Enquist, James Bruhn, Mark Preece, and Andrew Williams

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Police Chief Todd Hixson, Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director)

GUESTS: Alan Malan, Steven Rowley, Cody Keddington, David Clayton, John Janson

Mayor Romney called the regular meeting to order at 7:34 pm.

James Ahlstrom offered a prayer; Mark Preece led the Pledge of Allegiance.

1. Accept Agenda.

MOTION: ***James Bruhn Moved to Accept the Agenda as posted; Andy Williams Seconded the Motion which PASSED by Unanimous Vote of all Members Present.***

2. Public Comment (two minutes per person, or five minutes if speaking on behalf of a group).

No public comments were offered.

3. Consider Ordinance 392-17, An Ordinance Adopting Changes to WBMC 17.68, Planned Unit Developments.

Duane Huffman presented a redraft of the Planned Unit Development (PUD) ordinance. He reminded Council that in May of 2016, a six month moratorium was placed on new PUD applications to allow time to study how PUDs could better meet the land use purposes unique to West Bountiful. The City engaged the services of Mr. John Janson as a PUD consultant, held joint work meetings with the City Council and Planning Commission, held several Planning Commission meetings, and held a public hearing to receive public input.

The draft prepared by Mr. Janson was modified by Planning Commission to address several issues they felt were important. This recommended draft makes the following changes from the current city code.

1. Creates a PUD Overlay Zone, to reaffirm the discretion the City has in approving a PUD.
2. Clarifies the Rezone/PUD process (both for the rezone and subdivision processes).
3. Specifies standards which are to be included in all PUD applications.
4. Makes explicit the need for a Development Agreement that ultimately acts as the guiding document for an approved PUD.
5. Establishes minimum areas for PUDs based on specific underlying zones (20 acres in A-1; 15 acres in R-1-22; 10 acres in R-1-10).
6. Simplifies the consideration and awarding of density bonuses.
7. Clarifies that in the future the City will not accept payments in lieu of improvements for density bonuses.
8. Limits density bonuses to no more than 20% above base density (from 35%).
9. In general, allows more flexibility for the City to approve variations for standard subdivision/land use regulations, but does retain current standards for side yard setbacks.

There was discussion about several of the changes; specifically, the change in density bonus percentage, the express restriction on payment in lieu of improvements, the designation of minimum property size by zone, and the inability to modify side yard setbacks.

Council member Ahlstrom raised concerns about limiting flexibility with items 5, 7, 8, and 9. He stated he does not want anything that limits the ability to make the best decision by the Council and believes flexibility allows the Council to make the best decision on a case by case basis. For example, Council would never have to go above 20% density bonus but leaving it at 35% would provide more flexibility in cases where it might be appropriate. Payment in lieu of improvements is not ideal but in some cases, it may be the best way to provide public improvements to benefit the City. He added that having restrictions causes the Council to go through more hoops when approval of a PUD is discretionary anyway and the Council has the ability to set limits. He commented that this recommendation looks like a reaction to a previous PUD experience and believes the City needs to apply regulations more broadly rather than focusing on one bad experience.

Mayor Romney commented that the Ovation Homes project was deemed to be beneficial to the city so Council looked for way to make it work. Many citizens wanted it. It was a unique property with unique problems. Do we want our hands tied in the future? He added that he likes the side yard setback restriction because even with smaller lots homes do not feel as crammed together.

Mr. Janson was asked to provide his opinion on the draft. He agreed that it limits flexibility. He believes it gets back to the values exercise conducted last year that showed that rural feel and community improvements were very important, especially to the planning commission and this draft reflects their concerns to keep the city more rural. Regarding the payment in lieu provision, he said there are other cities that accept payment in lieu. Regarding setbacks, he said some cities allow flexibility by setting a percentage that can be changed and in some cases give authority to staff to approve setback changes up to 10 percent – not limited to PUDs.

Mr. Huffman recommended that whichever way they decide to go, they make the language explicit regarding the payment in lieu issue. He asked for direction on how to modify the proposal so that a new Ordinance can be prepared for approval. There was discussion about how to handle applications that may come in before the new Ordinance is finalized. Mr. Huffman and Mr. Doxey cited the Pending Ordinance Doctrine.

Mayor Romney asked for a straw poll on items 7, 8 and 9 to see where members stand on the draft. Regarding #7 – Payment in Lieu of improvements, Council members Ahlstrom, Preece, Williams and Enquist would like the restrictive language removed. Regarding #8 – Limit density bonus to 20%, Council members Ahlstrom and Preece would like it back to 35%, Bruhn and Enquist prefer 20%, and Council member Williams is okay with either one. Regarding #9 – Restrict side yard setbacks, Council members Ahlstrom and Preece would like the restriction removed, Bruhn and Enquist prefer it to stay, and Council member Williams does not feel strongly either way.

Staff will bring back a draft for consideration at the next meeting. While not officially sending it back to planning commission, the draft should be shared with them to get their opinions and comments.

MOTION*:* ***Kelly Enquist made a Motion to table this item and to have staff bring back revisions based on the discussion above. James Bruhn Seconded the Motion Which Passed by Unanimous Vote of All Members Present***

4. Consider Ordinance 393-17, Ordinance Rezoning the Property East of the 800 West Railroad Tracks on the North Side of 500 South from Commercial General to Commercial Highway and Amending the City's Zoning Map.

Ben White explained that Stone Creek Investment, LLC., owns the property at 756 W 500 South, just east of the Union Pacific Railroad tracks, which currently contains one small office-warehouse building with vacant land on the east and west. They would like to construct a building to the west that includes a warehousing component. Warehousing is a conditional use in the C-H zone but is not permitted in the C-G zone, so they have requested the property to be rezoned from C-G to C-H.

The planning commission considered the request and held a public hearing. They recommend splitting the zone through the property so that the warehouse building can be built on the west side but warehousing will not be allowed on the east side of the property.

Ben explained that the property was originally broken out into different parcels but the owner combined them into one before making the zoning request. To adopt the planning commission's recommendation would mean re-subdividing the property to avoid having two zones in one parcel.

David Clayton, architect for the owner, said they would prefer to have the entire property rezoned to C-H so they can proceed with construction.

MOTION*:* ***James Bruhn made a Motion to Adopt Ordinance 393-17 Rezoning the Entire Property at 756 W 500 South from Commercial General to***

Commercial Highway and Amending the City's Zoning Map. Andy Williams Seconded the Motion Which Passed.

The vote was recorded as follows:
James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andy Williams – Aye

5. Consider Award to Keddington & Christensen, LLC., for Financial Audit Services for Fiscal Year 2017.

Duane Huffman provided background on the decision to put the City's annual financial audit services out to bid for Fiscal Year 2017. He explained there is a value to having a fresh set of eyes every few years; we have been with our current company since 2011.

After reviewing the five proposals received, staff recommends awarding to Keddington & Christensen, LLC. While this award is for FY2017, there is an option to renew and the cost is a savings over our current agreement.

MOTION*:* ***Andy Williams made a Motion to Award to Kennington & Christensen, LLC., Financial Audit Services for Fiscal Year 2017. Mark Preece Seconded the Motion Which Passed.***

The vote was recorded as follows:
James Ahlstrom – Aye
James Bruhn – Aye
Kelly Enquist – Aye
Mark Preece – Aye
Andy Williams – Aye

6. Consider Purchase Approvals for Pump Station Motor ($11,452.00) and Parks Mower ($16,382.86).

During the course of the year, two needs have arisen that require the Council's consideration and if approved will eventually require either a reduction of planned expenditures or an amendment to the current year's budget. The City's procurement code requires that purchases of $10,000 or more first be approved by the City Council.

The 800 West Storm Water Pump station collects storm water from the Golden West subdivision and pumps it into the adjacent canal. For the purpose of redundancy and cases of high water volume, the pump station has two pumps and motors. Recently, it was determined that one pump needs to be replaced for a cost of $11,452.

The City is currently down one large mower for the Parks department and staff recommends purchasing a Hustler Super Z Hyper Drive Vanguard 60" mower and a 21" commercial hand mower this year for a total cost of $$16,382.86.

MOTION: ***James Bruhn made a Motion to Approve a Pump Station Motor ($11,452.00) and Parks Mowers ($16,382.86). Andy Williams Seconded the Motion Which PASSED by Unanimous Vote of all Members Present.***

9. Police Report.

Chief Hixson provided March statistics and updates. Officer Scheese has continued to do a good job after being released from field training.

All the officers have been issued Narcan and trained on how to administer it to a person that has overdosed on Opioids.

The EmPAC meeting for this month has been canceled. They held a flagger certification training class earlier this month.

Officer VanWagoner, the school liaison, conducted a school lockdown drill at West Bountiful Elementary school; this was the second drill this school year. Davis County School district is considering revamping its lockdown guidelines. Chief Hixson will sit on the committee.

The annual Earthquake Shakedown drill on Thursday, April 20 will include radio checks with the police department, public works and CERT.

10. Engineering Report/ Public Works.

Ben White –

- Hamlet Homes is looking at a possible PUD for the property on Porter Lane and 1100 West. It does not look like it will include a density bonus – only lot size flexibility due to challenges with the property.
- We have two projects currently out to bid – Asphalt Overlay and City Hall Roof Membrane Replacement.
- We have developed an alternative to a pump station for Ovation Homes. We will be meeting with them to discuss to pros and cons.

Steve Maughan –

- Questar's gas pipeline project is going strong; it is a daily chore to keep eyes on them. They are working on 1450 W and Millbridge Lane, and will hit 400 North heavy this week. The project is expected to continue all summer.
- Ovation Homes is doing basic grading and setting up SWPPS. Next week we should see equipment moving in.
- Nate is participating in a Storm Water coalition.

- We have received calls/emails from several residents regarding the cross walk on 1000 N at 700 W. They are concerned that cars are not slowing down and have asked for additional striping and signs. Chief watched it today and there were 5-7 kids in the morning and 10-15 in the afternoon although it was a rainy day. He will monitor it on nice days for a couple weeks and he and Steve will check out different options for signage.

11. Administrative/Finance Report.

- Our RFP for Property, Liability & Worker's Compensation Insurance was due today. We received 4 proposals which is one more than we received for the last RFP in 2014. We will be reviewing proposals for several weeks and Duane invited any council members who would like to be involved to let him know. He reminded them that the Proposers are restricted from talking with anyone associated with the City about their bids.
- The Compensation Study/Review is underway. Employees have been interviewed and job descriptions are being finalized. We hope to have something back in several weeks.
- Because the budget meeting for this week was canceled, a special budget meeting is scheduled for next Wednesday, April 26th at 7:00 pm.
- Duane reminded Council that the Candidate filing period is June 1 – June 7 from 8:00 am to 5:00 pm during the work week.

12. Mayor/Council Reports.

Kelly Enquist reported that the ULCT spring conference was informative. He also reported that Mosquito Abatement has had only 9 requests for spraying in West Bountiful – compared to 107 in Syracuse. This is the earliest they have ever had to spray. They are meeting with elementary school 4th graders to educate them about mosquitoes.

Andy Williams reported the Youth City Council's annual Easter egg scrambler was very successful. They even had a drone taking pictures. It is much better since it was moved to City Park. He added that they are still looking for a Youth Mayor for next year.

James Bruhn reported that he also enjoyed the ULCT conference. He confirmed that city council has adopted rules by which to hold its meetings – "West Bountiful City Council Rules of Order and Procedure" (Res. 331014).

He also mentioned that he had citizens contact him to complain about the zip line being out of service and suggested that we keep extra parts on hand in the future it is down for only a short period of time. Steve Maughan agreed it was a good idea.

Mark Preece reported that South Davis Sewer District had special meeting recently regarding the methane recovery project; construction should begin soon.

James Ahlstrom asked when the money will come from Ovation Homes and how the City plans to use it. Duane responded that they will pay the money when the plat is recorded and part of the money will be used to connect residents west of the subdivision to the new drainage system. Councilman Ahlstrom commented that he is still interested in pursuing pickleball courts in the Birnam Woods area.

13. Approve Minutes from the March 21, 2017, City Council Meeting.

MOTION: ***James Bruhn Moved to Approve the Minutes of the March 7, 2017 meeting as corrected. Mark Preece seconded the Motion which PASSED by Unanimous Vote of All Members Present.***

14. Executive Session For The Purpose of Discussing Items Allowed Pursuant to UCA, 52-4-205 (x)

There was no Executive Session.

15. Adjourn.

MOTION: ***James Ahlstrom moved to adjourn this meeting of the West Bountiful City Council at 9:28 p.m. James Bruhn seconded the Motion which PASSED by unanimous vote of all members present.***

The foregoing was approved by the West Bountiful City Council on Tuesday, May 2, 2017.

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Cathy Brightwell (City Recorder)