

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting on Tuesday, August 20, 2019 in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m.

COUNCIL MEETING

1. **Consider Councilman Hyer joining the meeting electronically via phone**
2. **Pledge of Allegiance:** Councilman Taylor
3. **Prayer:** Councilman Winsor
4. **Public Comment:**
 - a. Please state your name and address
 - b. Please keep public comments to 3 minutes or less per person
 - c. Please address the entire city council
 - d. City council will not respond during the public comment period
5. **Approval of Consent Agenda**
 - a. Minutes July 23, 2019
6. **Resolution 19-36** Adopt Certified Tax Rate of 0.001441
7. **Resolution 19-37** Adopt Fiscal Year 2020 Final Budget with Consolidated Fee Schedule
8. **Resolution 19-38** Award Westside Reservoir exterior improvement contract to Ormond Construction
9. **Resolution 19-39** Agreement between South Weber City and Davis Weber Counties Canal Company for new bridge crossing
10. **Approve** buyout of lease contract for Public Works 2017 Dodge Ram
11. **Approve** purchase of OpenGov software package
12. **Discussion:** Fire Station driveway options
13. **Discussion:** Commercial Overlay zone
14. **New Business**
15. **Reports:**
 - a. Mayor
 - b. Council Members
 - c. City Manager
16. **Closed Executive Session** (Utah Code 52-4-205(1))
the Council may consider a motion to enter into closed session for approved purposes
17. **Adjourn**

In compliance with The Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder (801-479-3177) at least two days prior to the meeting.

The undersigned duly appointed City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed, emailed, or posted to 1. City office building 2. Family activity center 3. City website www.southwebercity.com 4. Utah public notice website www.pmn.utah.gov 5. Each member of the governing body and 6. Any persons listed on the agenda

Lisa Smith

DATE: 08-15-2019

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 23 July 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

Blair Halverson
Kent Hyer
Angie Petty (excused)
Merv Taylor
Wayne Winsor

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

FINANCE DIRECTOR:

Mark McRae

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Paul Sturm, Frank Kucki, Julie Losee, Linda Marvel, Burke Johnson, Michael Grant, Stacey Eddings, Tonya Mackintosh, Cory Mackintosh, Landy Ukena, Brandyn Bodily, Elizabeth Rice, Sherrie West, Mark West, Chris Humpherys, Debi Waters, Brent Johnson, Melissa Petersen, and Jean Jenkins.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She announced there have been cards placed on the table in the back of the room which are not affiliated with the City.

PLEDGE OF ALLEGIANCE: Councilman Winsor

PRAYER: Councilman Hyer

CONFLICT OF INTEREST: None

PUBLIC COMMENTS:

Mayor Sjoblom reminded those in attendance of the proper procedures for public comments. They are as follows:

- a. Please state your name and address
- b. Please keep public comments to 3 minutes or less per person
- c. Please address the entire city council
- d. City council will not respond during the public comment period

Frank Kucki, 2323 View Drive, voiced his concerns that when traffic is backed up on Highway 89, vehicles travelling north take the South Weber Exit to make a U-turn and then get back on Highway 89. He explained this is a safety hazard for motorcyclists. He noted today was the first time he has seen a Davis County Sheriff's officer monitoring that intersection. He asked the Council to pass his thanks along to them. He recommended the City install a "no U-turn" sign.

Paul Sturm, 2527 Deer Run Drive, was worried about the proposed development on 2700 East (The Lofts at Deer Run). He recounted that on 10 August 2017 when the Planning Commission held a public hearing on this parcel, property owner Laurie Gale requested a rezone to the Commercial Overlay (CO) Zone. She verbally asked to remove one parcel from the application. He believed no public notice was placed on the actual property for the rezone in 2017. He referenced the Planning Commission meeting held on June 13th of this year and said Barry Burton stated the City doesn't have enough sewer capacity which may create liability issues with the state. Mr. Sturm felt Commissioner Rob Osborne's expressed unease with this development was never relayed to the City Council. He pointed out a discrepancy between the development agreement and the application. He envisioned the possibility that in four to five years Highway 89 may be reconstructed and there could be a twenty (20) foot tall noise/sound wall which with the thirty-three (33) foot elevation planned in this development would create a tunnel. The sound wall would block any view of South Weber City for anyone traveling past. He believed the blocked view would make commercial success in that area nearly impossible; therefore, leaving empty commercial buildings. He communicated apprehension with the attitude of the developer, Henry De Verona. He articulated the developer is not meeting the requirements for the C-O Zone. He provided documentation to support his observations (SEE ATTACHED)

Michael Grant, 2622 Deer Run Drive, expressed his appreciation for the City's open house which he attended last week. He was grateful for the opportunity to meet and discuss items with the City Council. He requested a letter to be sent with the City's utility bill proposing how much taxes will go up if commercial zones are not part of the City's General Plan. He attended the August 2017 meeting when Laurie Gale (2700 East property owner) announced she had someone interested in developing a day care on this property. He declared there was no discussion of a mixed-use development at that time.

Linda Marvel, 8087 S. 2700 E., addressed the proposed Deer Run Lofts and her opposition to this type of development in South Weber City. She claimed the developer is violating the zoning in that area. She requested the City hold the developer to strict standards of compliance. She didn't believe the City should allow high density housing anywhere. She felt the proposed condominiums will attract a transient population which will affect the school system. She questioned the City's desire for retail at this location as the increase in traffic would be significant.

Stacey Eddings, 2645 E. 7800 S., stated she is highly opposed to the Deer Run Development. She was against looking at cheap condominiums out her back door. She noted this development will have an impact on the economy and people who live in South Weber. She believed parking will create issues with people parking along the frontage road.

Julie & Aaron Losee, 2541 E. 8200 S., were concerned with the Lofts Development access, parking, and impact on the City. Julie related their feeling that this project is being proposed at the wrong location within the City.

Brent & Corinne Johnson, 8020 S. 2500 E., brought up the safety risk to children and adults walking down the street if the Lofts project proceeds.

Brandyn Bodily, 2408 E. 8240 S., thanked the Mayor, Council, and City employees for their service. He recommended a “no U-turn” sign be posted for those coming off the South Weber Exit of Highway 89. Concerning the Deer Run Development, he had misgivings that if the City doesn’t widen 2700 East, there would be a significant number of vehicles parking on the frontage road because there isn’t enough parking within the development itself. He referenced the curve in the road which creates a blind spot and proposed a turning lane. He thought the high amount of density is ridiculous for that parcel and expressed it isn’t wise planning. He reiterated 74 units is too many for that property.

Melissa Petersen, 8030 S. 2350 E., commented that South Weber City doesn’t need more high-density housing. She would like to see South Weber keep its small-town feel.

Chris Humpherys, 2518 E. 8200 S., listed what she loves about South Weber City. She hoped this development will not take place. She feared it will eventually turn into a slum with those types of units.

Elizabeth Rice, 7875 S. 2310 E., desired the City to look at what the citizens can support commercially. She questioned whether the development at Deer Run Flats creates the right flow for the City.

Jean Jenkins, 2065 E. Cedar Bench Drive, questioned if the Lofts at Deer Run is a done deal. She recalled that when she built her home there were strict requirements to follow in the building process. She specifically referenced the setback from the sidewalk which is not necessitated for the proposed development. She expressed the same building standards should apply.

Mayor Sjoblom thanked those in attendance and turned the time over to the council for response.

Councilman Taylor disclosed he has talked to Davis County Sheriff’s Department concerning the need for a “no U-turn” sign.

Councilman Hyer commented that he has lived in South Weber City for 40 years. He explained that developers propose projects and bring them forward to the City. He assured those in attendance that a developer is required to follow City Code. He pointed out the City is mandated to allow a certain amount of high-density housing or money is withheld from the state. He added his thanks to those attending.

Councilman Winsor explained the Lofts at Deer Run is far from a done deal: The process includes a preliminary plan review and there is nothing set in concrete. He assured individuals that their comments help and can be brought up during the Sketch Plan and Planning Commission meetings. He reminded residents that as the City continues the process of updating the General Plan, they need to be involved and voice their opinions. The City Council is required to follow current City Ordinance. He emphasized we can’t change code after a development has begun the process.

Mayor Sjoblom reminded those in attendance that they can reach out to her or the City Council at any time. She will take the comments very seriously and try her best to address those concerns.

Councilman Halverson related that he listened to the audio recording of 10 August 2017 and 22 August 2017. He pointed out there is a misconception that the development was only based on a day care center for this property. He explained during the Planning Commission meeting Commissioner Grubb stated there are many types of businesses that can be allowed in a C-O Zone--not just a day care center. He declared that was how it was presented to the City Council as well.

APPROVAL OF CONSENT AGENDA:

- a. May Budget to Actual**
- b. June Check Register**
- c. Minutes July 9, 2019**

Councilman Winsor pointed out an amendment to the 9 July 2019 minutes.

Councilman Taylor moved to approve the consent agenda with the minutes as amended. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted aye. The motion carried.

RESOLUTION 19-35 Mutual Aid Agreement with Mountain Green Fire Department

Mayor Sjoblom explained South Weber City and Mountain Green Fire Departments both have occasional need for additional fire personnel and/or equipment. The State of Utah authorizes mutual aid agreements between cities. Fire Chief Tolman has been working with Mountain Green Fire Department concerning a mutual aid agreement with no cost or liability to either city. Councilman Winsor pointed out the mutual aid agreement has a space for the City Manager to sign, but if the Mayor should sign it should be changed. David Larson clarified the City Code states that the City Manager executes agreements.

Councilman Hyer moved to approve Resolution 19-35 Mutual Aid Agreement with Mountain Green Fire Department. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted aye. The motion carried.

Approve spending for Fire Station roof repair

The South Weber Fire Station roof needs new shingles. The current roof has been damaged from multiple storms causing leaking into the attic and one of the upstairs bedrooms. Fire Chief Tolman requested multiple quotes and received two – Lifetime Roofing and Hopper Roofing. Lifetime's quote is \$28,793.00. Hopper's quote is \$22,825. The budget for this project is \$30,000. Captain Fessler explained that the shingles will be removed, and any damaged decking replaced. Councilman Hyer thanked the Department for getting multiple quotes. Mayor Sjoblom asked about the warranty time. Captain Fessler related they decided to go with a 30-year architectural roof because of the safety hazards that would result with snow melting off a 50-year metal roof and potentially blocking doorways.

Councilman Taylor moved to approve the bid of \$22,825 to Hopper Roofing for the South Weber Fire Station roof repair. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted aye. The motion carried.

Approve purchase of 20 Self Contained Breathing Apparatus (SCBA) Bottles

Mayor Sjoblom related the South Weber Fire Department requested quotes to purchase 20 SCBA bottles. Apparatus Equipment & Service, Inc. is the only company in Utah that can provide the bottles that work with the current apparatus. The quote is \$16,931.65. The Fire Department budgeted \$29,000 to purchase 20 bottles and staff feels very comfortable purchasing at that price. Captain Cole Fessler discussed the reason for choosing Apparatus Equipment & Service, Inc. He did reach out to other companies, but Apparatus is the only dealer that can provide a Honeywell bottle for a Honeywell pack. Councilman Halverson questioned why bottles aren't rotated over time, so they are not all replaced at once. Captain Cole Fessler recounted they were all purchased at the same time with grant money, so they are due to be replaced, but he has been working on setting up a five-year cycle for replacement.

Captain Cole Fessler described yesterday's events. South Weber Fire responded to a three-alarm fire in Layton City honoring a Mutual Aid Agreement. Our fire fighters then responded to a fire on Hwy 89 with a vehicle fire fulfilling the Mutual Aid Agreement with Weber County. He emphasized the importance of having these agreements in place.

Councilman Hyer moved to approve the purchase of 20 Self Contained Breathing Apparatus (SCBA) Bottles from Apparatus Equipment & Service Inc. for \$16,931.65. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted aye. The motion carried.

Approve purchase of OpenGov software package

Mayor Sjoblom reported City Staff has recognized a need in reporting the City's financial information to the citizens and the City Council. They have researched software that will connect to our current software and automatically download the City's financial data to present it through graphics and storytelling formats. After looking at several software options used by other cities in the state, they narrowed it down to two companies. This new software will allow staff to present financial information in more than a basic spreadsheet format. There will be user selectable charts and storyboards. The storyboards can be used to show pictures and narrative along with the dollars on major projects like South Bench Drive. This infographic information will be available on the City website. Staff will also be able to customize the financial data to meet the preferences of the City Council. The software vendor is OpenGov. The modules they are requesting for approval cost \$5,500 for one year. They propose reviewing the benefits after a year and deciding at that time whether to renew.

Councilman Hyer agreed graphs are easier to read than spreadsheets; however, he was concerned about the cost of \$5,500 annually. He pointed out that some of the graphs can be created in Excel. Mark McRae, Finance Director, said the City Staff doesn't have anyone who has enough knowledge with Excel. He has researched other Cities currently using this company. He explained it allows people to choose the data and format they want instead of staff predicting what might be requested.

Councilman Hyer asked if Mark can provide a couple of websites showing examples of the capabilities. Mark suggested the council look at Washington City's website. Councilman Winsor asked how often the City Staff is being approached by citizens of the community requesting financial information. Mark explained that he has discussed scenarios with David Larson, and they agreed it is a useful tool for the Council and the citizens. Councilman Winsor asked if this software is needed right now. David Larson understood the Council's concerns; however, the cost is in line with other software packages. He explained the City has received a significant discount in the cost which is typically \$15,000 a year. He felt it would be beneficial for the community, Council, Mark, and him.

Councilman Hyer moved to table the purchase of OpenGov software package to 20 August 2019 allowing the Council to receive more information. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Halverson, Hyer, Taylor, and Winsor voted aye. The motion carried.

New Business

Country Fair Days Parade: It was decided the City Council will meet at 10:15 for the parade on 10 August 2019. Councilman Hyer conveyed a banner will be displayed regarding Lisa Carter and her service with the Little Buckaroo Rodeo. He noted the City also lost Brandon Kap who traditionally helped with the Old Timers Softball Game.

South Bench Drive & South Weber Drive Intersection: David Larson, City Manager, reported the City recently received a proposal which affects the future intersection at South Bench Drive and South Weber Drive. He said the City would like to give input before the developer begins. He asked the City Council how they would like to proceed. Councilman Halverson disclosed the Planning Commission has requested the City conduct a feasibility study to help them proceed with the General Plan review. David said if we are going to have a vision to get up the hill, then the City needs to know whether it is possible. Councilman Winsor recommended going through the RFP process for a feasibility study of the intersection and the Council agreed. David said he will move forward with the RFP process.

REPORTS

Mayor Sjoblom: none

Councilman Taylor: He worked with the Davis County Sheriff's Department addressing the concerns with the U-turn off Highway 89.

Councilman Halverson: He attended the Restoration Advisory Board (RAB) meeting at Hill Air Force Base. The record of decision (ROD) review came in. He discussed the findings in which chemicals have been found for which testing wasn't being done. He reported the plumes are still shrinking. In Operable Unit #2 HAFB representatives will go door to door to request the installation of clean air sampling as they are having a poor response with current methods of contact. He said the 38 tests conducted so far on 475 East were all negative. He would like the Environmental Committee to meet and discuss these items in detail.

Councilman Hyer: He asked for a meeting with Staker Parson Companies and Geneva Rock. It has been at least six months since they have met with them. He wanted to assure the resident’s issues and concerns are being addressed.

Councilman Winsor: He was concerned about the lack of progress on South Weber Drive by UDOT. He requested a call be made to the project coordinator. David disclosed he meets with UDOT every Wednesday and reported that UDOT is aware of the upcoming Country Fair Days parade. He expressed that the project started with preparatory work which isn’t as visible. Councilman Winsor also thanked the public for addressing an emotionally charged subject in a professional manner. Councilman Taylor joined him in expressing gratitude to the audience.

David Larson, City Manager: He announced the next City Council meeting will be 13 August 2019. The only item on the agenda will be the Truth in Taxation hearing. He welcomed any questions individuals may have concerning this item. He explained they have tried hard to get the information to the public. He reported the FAC gym floor will be resurfaced August 12-16.

ADJOURNED: Councilman Winsor moved to adjourn the Council Meeting at 7:41 p.m. Councilman Hyer seconded the motion. Council Members Halverson, Hyer, Taylor and Winsor voted aye. The motion carried.

APPROVED: _____ Date _____
Mayor: Jo Sjoblom

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

Presentation to the South Weber City Council and Mayor - 23Jul19
Potential Discrepancies, Omissions, and Inconsistencies concerning The Lofts Project.
Highlights of each Exhibit are contained in the following Sections

Exhibit #1 10Aug17 Planning Commission Meeting Minutes

- 1) Laurie Gale, has asked to take off parcel 13-041-0115 from the rezone application.
- 2) Stacey Eddings, 2645 E. 7800 S., said she is on the opposite side of the Weber Canal from this property. She is concerned because she doesn't want apartments or businesses looking down into her yard. She is concerned about her privacy.
- 3) Commissioner Grubb said the C-O Zone would change the use a little bit.
- 4) Laurie Gale, applicant, said the parcel on the north side of the canal needs to be withdrawn from the application. (second mention)

Question: Why is Parcel 13-041-0115 in Exhibit A of the signed Development Agreement as part of the Development?

Question: Is it not the SWC process to announce via a sandwich board of a pending zoning change, not just those residents within 300 feet of the rezone and notified by mail?

Exhibit #2 22Aug17 City Council Meeting Minutes

Laurie Gale, 1088 S. Malington Lane South Jordan, Utah, said she is the applicant. She wanted to make sure that the fifth parcel on the north side is withdrawn. (NOTE: Parcel 13-041-0115 is now in Exhibit A of the signed Development Agreement.)

Question: If this parcel is truly included in the Development Agreement when was the Rezone Meeting held, and why were the initial invitees to the 10Aug17 not notified again?

Exhibit #3 13Jun19 Planning Commission Meeting Minutes 0 Issue Noted Sewer Capacity to service The Lofts

- 1) Barry (Burton) said technically, the capacity is not there now, but practically it is there. He said to meet the State statute we are not there, but by next year we should be able to. He said factually we don't have the legal capacity. He said Brandon is stating the capacity does not meet State statute and the city is working on that. Barry said building permits will be issued and occupancy granted once impact fees are paid.

Question: Is this a potential liability for SWC from the State or the Developer?

- 2) Barry said we can add that sewer will not impede those things taking place.
- 3) Commissioner Osborne suggested a certain percentage of commercial filled before the city approves residential spots.
- 4) Commissioner Osborne is concerned about the commercial going black.
- 5) Commissioner Walton said without the commercial piece the economic vitality doesn't exist.
- 6) Commissioner Osborne said the whole creation of that zone is to make sure we have commercial.
- 7) Overall applicable SWC Citizen comments to Ray Creek LLC during 13Jun19 Planning Commission Meeting:
 - a) Jed Schenk said South Weber has always been about being a community. He said if we continue to throw in more townhomes and high density, then it changes what this city is all about.
 - b) Rod Westbroek said Jed explained why each one of us moved here for the country charm. He served on the Planning Commission when the City Master Plan was reviewed. He said at that time it was evident that the citizens didn't want high density in this city. He is concerned about setting a precedent.
 - c) Candice Mikesome read from the City Master Plan concerning the small-town charm of this city. She understands growth is inevitable. She then quoted from the city's newsletter where the Mayor addresses some of these concerns.

Exhibit #4 Development Agreement 27Jun19 & Noted Changes

1) Paragraph 5 of the signed Development Agreement for the Lofts at Deer Run in South Weber City - Sewer Capacity:

a) The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects.

Question: Who pays for this?

- b) The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through impact fees assessed when the Building Permits are issued.
- c) **Building permit approval and occupancy will not be contingent upon sewer capacity.**

2) Paragraph 8 of the Development Agreement for the Lofts at Deer Run in South Weber City - Hours of Operation:

Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm. (NOTE: The Draft Development Agreement detailed that the development would include office, retail, and restaurant occupants. The following was extracted from the Draft Development Agreement:

Chart Extracted from DRAFT Development Agreement. Which Way Is It? - This or Item #8	SouthWeber	5/14/2019	Weekday		Weekend		Nighttime	
			Daytime	Evening	Daytime	Evening	Midnight-6am	
			100%	6am-6pm	6pm-Midnight	6am-6pm	6pm-Midnight	
	Office		100%		20%	5%	5%	5%
	Retail		80%		90%	100%	70%	5%
	Restaurant		85%		100%	80%	100%	50%
	Multi-Family		80%		100%	80%	100%	100%
Child/Office		100%		10%	10%	5%	5%	

Question: What is actually being proposed with these changes between 13Jun19 and 27Jun19?

Exhibit #5 South Weber 10-5G-1 - Zone C-O

Exhibit #5 is a copy of the actual code describing/prescribing the requirements of the Commercial Overlay Zone C-O. These requirements are very detailed. (NOTE: The preliminary architectural design for The Lofts does not come close to meeting the requirements of Zone C-O)

Exhibit #6 Extracts & Comments on 13Jun19 Draft Development Agreement

Exhibit #6 is a collage of different aspects of the Subdivision/Land Use Process Application, the Draft Development Agreement, the final Development Agreement, and a portion of Zone C-O content. Comment(s) are included with nearly each page. These notes point out potential discrepancies, omissions, and inconsistencies within the various documents.

Exhibit #7 Henry De Varona and CMT Labs comments

On 8Jul19 a SWC citizen met Mr. Henry De Varona (Director of Sales for Sunset Development LLC)

- 1) Asked citizen about The Lofts - Citizen answered "An Eyesore". Henry answered "Only if you want a view!"
- 2) CMT Labs arrived to oversee the digging of test pits to perform soils analysis. Was unaware that the property was a declared "Sensitive" area as per the City Master Plan. Henry downplayed the seriousness.

Exhibit #8 Impacts to UDOT and Residents of South Weber City with The Lofts Project

Discussions were held with UDOT personnel to address the impact of The Lofts Project on UDOT projects.

- 1) A 33 foot tall building and a 20 foot sound wall along the Frontage Road would create an open tunnel.
- 2) The Lofts is within the UDOT "Protected Corridor" and UDOT Region One must be notified.
- 3) A 20 foot sound wall would block the view of proposed commercial firms and would cause "black:' space.

Exhibit #1

Commissioner Johnson moved to open the public hearing. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Grubb, and Pitts voted yes. The motion carried.

***** PUBLIC HEARING *****

Public Hearing on Rezone: for property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, 13-140-0010, & 13-041-0115), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale: Commissioner Osborne said applicant, Laurie Gale, has asked to take off parcel 13-041-0115 from the rezone application. Barry Burton, City Planner, said the C-H Zone is designed primarily for retail commercial that is highway oriented. He said the C-O Zone is a little bit different and allows for different setbacks. It encourages mixed use (residential and commercial).

Stacey Eddings, 2645 E. 7800 S., said she is on the opposite side of the Weber Canal from this property. She is concerned because she doesn't want apartments or businesses looking down into her yard. She is concerned about her privacy.

Commissioner Grubb said the zone states the type of uses. He said with the current zone of commercial, there are a lot of different uses. He said the C-O Zone would change the use a little bit.

Laurie Gale, applicant, said the parcel on the north side of the canal needs to be withdrawn from the application. She said she has a buyer interested in this property and would like to develop a daycare on the property. She said the C-O Zone allows for a smaller setback.

Mike Grant, did not sign in, said he would like to know the location of this property. He would like to know the height of buildings for both zones. Barry said the height restriction is 35'.

Commissioner Johnson moved to close the public hearing. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Grubb voted yes. The motion carried.

***** PUBLIC HEARING CLOSED *****

Commissioner Johnson said the city's master plan does identify this area for commercial overlay (C-O) Zone. He said there are a lot of individuals looking for daycare centers. He feels it is needed in this area. Commissioner Grubb said the C-H Zone has a heavy impact on the neighbors and the C-O Zone has a softer impact on the neighborhood. He wants to stick with the master plan.

Barry Burton said this particular zone is recommended in the general plan. He has had numerous contacts with potential buyers and none have been interested in the existing commercial highway zone.

Commissioner Pitts agrees with the softer impact on the residents. Commissioner Osborne is concerned about this being a sneaky way of doing apartments but he has become comforted by the Gales with the possible daycare center.

Commissioner Johnson moved to recommend approval of the rezone request for property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010,), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O) by applicant Laurie Gale. Commissioner Pitts seconded the motion. Commissioners Johnson, Osborne, Pitts, and Grubb voted yes. The motion carried.

Exhibit #2

ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O): Tom said, Laurie Gale with Deer Run Plaza, LLC, agent for the property of the above listed parcels made application for change of zoning from the current Highway-Commercial Zones (C-H) and Commercial Zone (C) to Commercial Overlay Zone (C-O). On the 10th of August 2017, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning. He said this request is consistent with the general plan.

Laurie Gale, 1088 S. Malington Lane South Jordan, Utah, said she is the applicant. She wanted to make sure that the fifth parcel on the north side is withdrawn. She said the potential use is for a Day Care Center. Council Member Casas thanked Ms. Gale for her attendance and feels the Day Care will be a good use for the city.

Council Member Taylor moved to approve ORDINANCE 17-13 Rezone: property located at 2666 E. Deer Run Dr. and approx. 7850 S. 2700 E. (Parcels 13-041-0062, 13-041-0118, 13-041-0068, & 13-140-0010), approx. 2.35 acres, be rezoned from the Highway Commercial Zone (C-H) to Commercial Overlay Zone (C-O) and approx. 0.388 acres be rezoned from the Commercial Zone (C) to Commercial Overlay Zone (C-O). Council Member Sjoblom seconded the motion. Elyse called for the vote. Council Members Casas, Taylor, Sjoblom, and Winsor voted yes. The motion carried.

PUBLIC COMMENTS: (None)

Exhibit #3

South Weber City Planning Commission Meeting 13 June 2019 Page 10 of 12

amended. Also, to include to allow for another public hearing. Commissioner Johnson seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. The motion carried.

Commissioner Johnson said the City Master Plan will have public input prior to the six month completion. It was estimated this will be in September. Commissioner Osborne said an open house will be held and information put on the city website for public comments.

Action on Development Agreement for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development: Joseph Cook, of Deer Run Investments LLC, stated the agreement needs to be amended to Deer Run Investments LLC. He then discussed paragraph 3 and suggested approving based on exhibit A. He said paragraph 5 concerning the sewer capacity, there is presently capacity and we would like to see it included in paragraph 5 that it is available now. Barry said technically, the capacity is not there now, but practically it is there. He said to meet the State statute we are not there, but by next year we should be able to. He said factually we don't have the legal capacity. He said Brandon is stating the capacity does not meet State statute and the city is working on that. Barry said building permits will be issued and occupancy granted once impact fees are paid. Ivan Ray said Davis/Weber Canal Company lined the canal and there are casings. Barry said we can add that sewer will not impede those things taking place.

Barry discussed paragraph 6. Commissioner Osborne suggested a certain percentage of commercial filled before the city approves residential spots. He would like to see that added to the development agreement. Commissioner Grubb said the Planning Commission is trying to make sure the commercial space is filled. Joseph suggested creating an incentive zone. Commissioner Grubb said we may need to look at phasing. Barry suggested looking at phasing with the first phase being the commercial and residential facing the frontage road first. Commissioner Osborne is concerned about the commercial going black. Joseph said at some point the demand and supply will meet together and that is where we will find tenants. Commissioner Walton said without the commercial piece the economic vitality doesn't exist. Fred Cox, architect on the project, said the entire length of this development on the bottom is commercial. Barry said the type of commercial will be service oriented. Joseph said he can't guarantee he will sale residential much less commercial, but he does have incentive. Commissioner Osborne said the city needs to make sure this fits into the community that we want it to be. Barry said but you can't guarantee. Commissioner Osborne said the whole creation of that zone is to make sure we have commercial. Joseph said he has more incentive than the city does to have a nice project.

Barry discussed amendments to development agreement paragraph 3, paragraph 5, paragraph 6, and removing item #12. (SEE ATTACHED DEVELOPMENT AGREEMENT)

Commissioner Grubb moved to recommend to the City Council the approval of the Development Agreement with the amendments for The Lofts at Deer Run (Mixed Use) Subdivision at approximately 7870 S 2700 E. 3.29 acres on 7 Parcels by Sunset Development. Commissioner Walton seconded the motion. Commissioners Osborne, Grubb, Johnson, Pitts, and Walton voted aye. The motion carried

OTHER GENERAL COMMENTS ON HIGH DENSITY HOUSING

South Weber City Planning Commission Meeting 13 June 2019 Page 4 of 12

Jacob McReaken, 1453 E. 7500 S. believes residential high density is not the best location for this property. He did submit a letter to the city. He asked how does approving this rezone accomplishes the master goal of the City Master Plan. He said the setbacks are 15' and there is no landscape. He said there has been no traffic study. He is concerned about the low visibility. The proposal doesn't address fencing. He said there are no internal sidewalks. He feels that is a safety hazard because there isn't an adequate place for children to play.

Jed Schenk, 1630 South Weber Drive, said he is concerned about that property. He has lived in this city for over 40 years. He said years ago everyone went to Ray's Market for gas and milk. He said South Weber has always been about being a community. He said if we continue to throw in more townhomes and high density, then it changes what this city is all about.

Rod Wesbroek, 7903 S. 2800 E., said Jed explained why each one of us moved here for the country charm. He served on the Planning Commission when the City Master Plan was reviewed. He said at that time it was evident that the citizens didn't want high density in this city. He is concerned about setting a precedent.

Candice Mikesome, 1670 E. South Weber Drive, read from the City Master Plan concerning the small-town charm of this city. She understands growth is inevitable. She then quoted from the city's newsletter where the Mayor addresses some of these concerns. She said if this is rezoned high density, there is concern for traffic build up.

Exhibit #4

E 3169718 B 7295 P 562-570
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/01/2019 11:04 AM
FEE \$0.00 Pgs: 9
DEP RT REC'D FOR SOUTH WEBER CITY

When recorded return to:
South Weber City
1600 East South Weber Drive
South Weber, UT 84405

DEVELOPMENT AGREEMENT FOR THE LOFTS AT DEER RUN IN SOUTH WEBER CITY

This DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this 27th day of July, 2019, by and between DEER RUN INVESTMENTS, LLC of 784 Parkway Drive, North Salt Lake, UT 84054 (hereinafter referred to as "Developer"), and DEER RUN PLAZA LLC of 10883 South Martingale Lane, South Jordan, UT 84095 (hereinafter referred to as "Owner"), and SOUTH WEBER CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), of 1600 East South Weber Drive, South Weber, UT 84405. Developer, Owner, and City are heretofore referred to as the "Parties."

RECITALS:

- A. Owner acknowledge that Developer is their authorized agent to represent their interest in development of their fee simple title property, approximately 3.22 acres, as more particularly described in Exhibit A attached hereto (the "Property"). A Concept Plan of the site is attached hereto as Exhibit B.
- B. Developer proposes a mixed-use development which includes residential and commercial buildings and associated streets, shared parking, and other required improvements collectively known as the "The Lofts at Deer Run" (the "Development"), on the Property.
- C. The purpose of this Agreement is to establish the approved criteria required for the development of the Development prior to approval through the City's required subdivision process.
- D. City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq.*, and its land use policies, ordinances and regulations has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Development Agreement for the purpose of specifying the obligations of the respective parties with respect to the installation of required infrastructure improvements and such other matters as the Parties agree herein.

AGREEMENT

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

1. Incorporation of Recitals and Exhibits. The foregoing Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.

2. **City Laws and Purpose.** City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance as a legislative act and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.
3. **Subdivision Approval.** This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code. Approval will be based on substantial compliance with Exhibit B.
4. **Geotechnical.** The Development is located within the area identified in the General Plan as Sensitive Lands. As such, the Developer must comply with all provision of City Code, Title 10 Zoning Regulations, Chapter 14 Sensitive Lands Development Regulations.
5. **Sewer Capacity.** The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through the impact fees assessed when the Building Permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity.
6. **Density.** The Development will be limited to not more than seventy-four (74) new residential units. There shall be a minimum of 27,000 square feet of commercial space.
7. **Parking.** In order to accommodate the parking needs of both the residential and commercial users within the Development, there shall be at least one hundred and sixty-four (164) parking spaces. Of these spaces, there shall be one (1) space dedicated solely for each residential unit with the remaining spaces being shared by both commercial and residential occupants. In order to ensure parking requirements are followed, Developer agrees that future residents and commercial tenants/operators are made aware in writing of the dedicated and shared parking requirement. Signage and pavement marking must be provided designating a specific parking stall to each residential unit. Signage is not required for any remaining parking spaces.
8. **Hours of Operation.** Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm.
9. **Detention Basin.** A detention basin is required in order to control the flow of storm water leaving the site. The basin is the sole responsibility of the Development and will be privately owned and maintained. However, the sizing, design, location and construction of the basin must comply with City Code and City Standards.

10. Successors and Assigns.

10.1 **Binding Effect.** This Agreement shall be binding upon the successors and assigns of the Parties. Owners acknowledge and agree that if the City is not paid in full in a timely fashion by Developer of all monies as stated in this Agreement, no future development will be permitted by City on the Property until full payment is made.

10.2 **Assignment.** Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to South Weber City, and the prior written consent of City may also be evidenced by letter from City to Developer.

11. **Default.** In the event either Party fails to perform its obligations hereunder or to comply with the terms and commitments hereof, within thirty (30) days after having been given written notice of default from the other Party, the non-defaulting Party may, at its election, have the following remedies, which shall be cumulative:

11.1 all rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;

11.2 to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

11.3 the right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

12. **Court Costs and Attorneys' Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement or any of the documents provided for herein, the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

13. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such Party at:

Developer: Deer Run Investments, LLC
784 Parkway Drive
PO BOX 540395
North Salt Lake, UT 84054

City: South Weber City
Attention: City Manager
1600 East South Weber Drive
South Weber, UT 84405

Owner: Deer Run Plaza LLC
10883 South Martingale Lane
South Jordan, UT 84095

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this section.

14. General Terms and Conditions.

- 14.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of MLUDMA and applicable provisions of the City Laws.
- 14.2 **Captions and Construction.** This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to Developer vested development rights as described herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word.
- 14.3 **Term of Agreement.** The term of this Agreement shall be for a period of seven (7) years following the date of its adoption.
- 14.4 **Agreement to Run with the Land.** This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns. This Agreement shall be construed in accordance with the City Laws. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.
- 14.5 **Legal Representation.** Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the drafter of this Agreement
- 14.6 **Non-Liability of City Officials.** No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

- 14.7 **Entire Agreement.** This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.
- 14.8 **No Third-Party Rights.** The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.
- 14.9 **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder, shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.
- 14.10 **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
- 14.11 **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.
- 14.12 **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.
- 14.13 **Exhibits.** Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

Development Agreement for The Lofts at Deer Run in South Weber City

"Developer"
DEER RUN INVESTMENTS, LLC

By Joseph M. Cook Title Manager

Witness the hand of said grantors, this 27th day of June, A.D. 2019.

Deer Run Investments, LLC

State of Utah)
) ss.
 County of Davis)

On this 21 day of June, A.D. 2019, personally appeared before me,

Joseph M. Cook, the signer of the foregoing instrument, who duly acknowledged that he/she is the Developer of Deer Run Investments, a Limited Liability Company and signed said document in behalf of said Deer Run Investments, LLC by Authority of its Bylaws or Resolution of its Board of Directors, and said

developer acknowledged to me said Limited Liability Company executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

RAC
 NOTARY PUBLIC
 Commission Expires: 08/31/2022



Development Agreement for The Lofts at Deer Run in South Weber City

"Owner"

DEER RUN PLAZA LLC

By Laurie Gale Title Member - Registered Agent

On this 27th day of June, A.D. 2019, personally appeared before me,

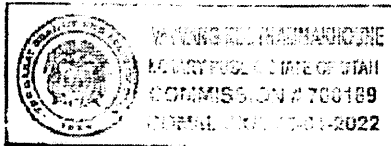
Laurie Gale, the signer of the foregoing instrument, who duly

acknowledged that he/she is the Registered Agent of Deer Run Plaza, a Limited Liability Company and signed said document in behalf of said Deer Run Plaza LLC by

Authority of its Bylaws or Resolution of its Board of Directors, and said

Laurie Gale acknowledged to me said Limited Liability Company executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.



Kyrin H. A.
NOTARY PUBLIC
Commission Expires: 5/1/22

"City"
SOUTH WEBER CITY

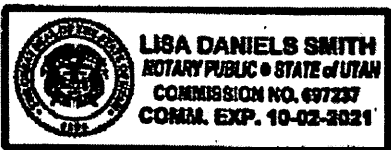
By [Signature]
David Larson, City Manager

[Signature]
Attest: Lisa Smith, City Recorder

State of Utah)
) ss.
County of Davis)

Subscribed and sworn to before me on this 1st day of July 2019, by David Larson.

WITNESS my hand and official seal the day and year in this certificate first above written,



[Signature]
NOTARY PUBLIC
Commission Expires: 10/02/2021

EXHIBIT "A"
THE LOFTS AT DEER RUN
BOUNDARY DESCRIPTION

13-041-0062

BEG ON THE W LINE OF A HWY, 125 FT PERPLY DISTANT W'LY FR THE CENTER LINE THEREOF, AT A PT 692.5 FT E & S 4°12' W 479.28 FT & N 85°48' W 142 FT, M/L, FR THE NW COR OF THE SW 1/4 OF SEC 36-T5N-R1W, SLM; RUN TH S 4° W 243.47 FT, M/L, ALG W LINE SD HWY TO DEER RUN ESTATES UNIT NO 5; TH N 87°57'40" W 289.07 FT TO THE E'LY LINE OF THE DAVIS & WEBER CO CANAL COMPANY R/W; TH NELY ALG THE E'LY & S'LY LINE OF SD CANAL R/W TO A PT S 83°46' W 136.27 FT, M/L, & S 67°01' W 74.64 FT ALG SD R/W FR THE W LINE OF SD HWY; TH S 4°12' W 133.40 FT; TH S 85°48' E 68.0 FT TO THE POB. CONT. 1.581 ACRES.

13-041-0115

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 36; & RUN TH E 45.36 FT; TH SE'LY 169.29 FT ALG THE ARC OF A 626.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21°03'13" E 168.80 FT); TH S 83°21'47" W 47.65 FT; TH S 88°38'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 62.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES

13-041-0068

BEG AT A PT 707.37 FT E & S 4°12' W 283.3 FT & S 83°46' W 152.07 FT FR NW COR OF SW 1/4 OF SEC 36-T5N-R1W, SLM; TH S 83°46' W ALG CANAL R/W 9.20 FT; TH S 67°01' W 74.64 FT; TH S 4°12' W 133.4 FT; TH S 85°48' E 76.00 FT, M/L, TO W'LY R/W LINE OF FRONTAGE RD; TH N 4°00' E 170.08 FT, M/L, TO POB. CONT. 0.388 ACRES

13-041-0118

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 36-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE N'LY BNDRY LINE OF SD TRACT AT A PT 200.00 FT PERPLY DIST W'LY FR THE CENTERLINE OF SD PROJECT, WH PT IS E 707.37 FT & S 4°12' W 283.30 FT & S 83°46'00" W 127.07 FT FR THE NW COR OF THE SW 1/4 OF SD SEC 36 SD PT BEING THE S'LY R/W LINE OF THE WEBER COUNTY CANAL COMPANY; & RUN TH S 4°00'00" W 413.55 FT; TH N 87°67'40" W 7.19 FT; TH S 12°25'38" E 106.71 FT; TH N 4°00' E 520.30 FT; TH S 83°46'00" W 23.37 FT TO THE POB. CONT 0.28 ACRES

13-140-0010

ALL OF LOT 2, DEER RUN ESTATES UNIT NO 5. EXCEPT THEREFR THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXIST STATE HWY 89 KNOWN AS PROJECT NO 0089, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN LOT 2, DEER RUN ESTATES UNIT NO 5, A SUB IN THE SW 1/4 OF SEC 36-T5N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 2, AT A PT 20.751 M (68.08 FT) PERPLY DISTANT N'LY FR THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STR) OF SD PROJECT, AT ENGINEER STATION 0+003.570; & RUN TH N 12°25'38" W 19.039 M (62.46 FT) ALG THE E'LY BNDRY LINE OF SD LOT 2; TH S 3°69'37" W 20.019 M (65.88 FT) TO THE S'LY BNDRY LINE OF SD LOT 2; TH E'LY 5.662 M (18.58 FT) ALG THE ARC OF A 98.978 M (318.17 FT) RAD CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 75°54'58" E FOR A DIST OF 5.662 M (18.58 FT)) TO THE POB. CONT 0.51 ACRES



- EXHIBIT B -

NO.	REVISION	DATE

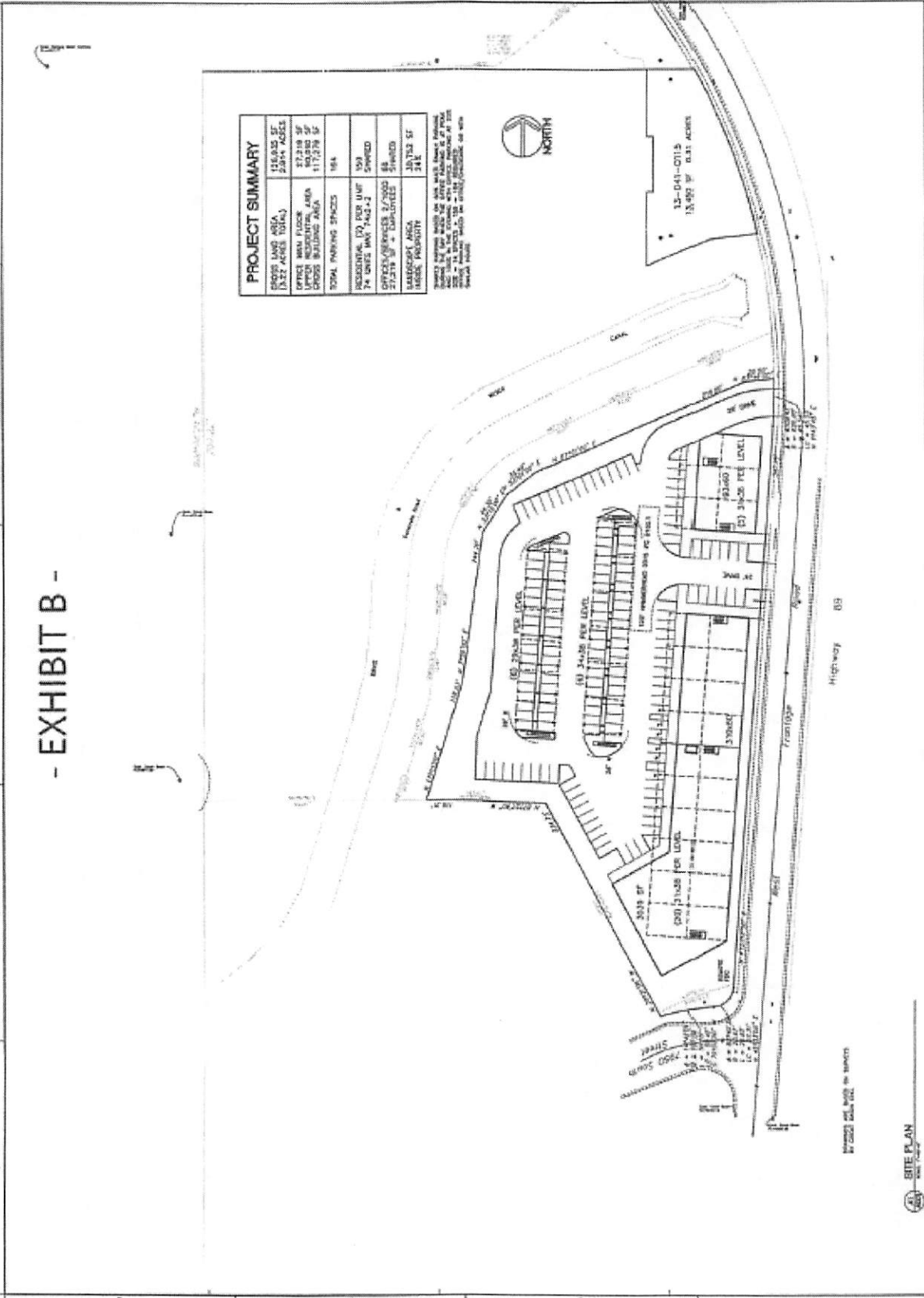
SITE PLAN
7870 S. 2700 EAST
SOUTH WEEN, UTAH
PROJECT NO. 2021-001-001
DATE: MAY 21, 2021

Sheet No. **A001**

PROJECT SUMMARY

PROPOSED LAND AREA	154,025 SF
(3.27 ACRES TOTAL)	2,074 ACRES
OFFICE MAIN FLOOR AREA	272,218 SF
UPPER RESIDENTIAL AREA	843,500 SF
CROSS BUILDING AREA	117,278 SF
TOTAL PARKING SPACES	164
RESIDENTIAL (70 PER UNIT)	100
74 UNITS MAX 142.12	SHIPPED
OFFICES/SPACES 2/7000	88
27,218 SF + EMPLOYEES	SHIPPED
LABORATORY AREA	10,738 SF
LABORATORY	344

PROJECT SUMMARY: THIS PLAN SHOWS THE MAIN FLOOR OFFICE BUILDING, UPPER RESIDENTIAL AREA, CROSS BUILDING AREA, AND LABORATORY AREA. THE TOTAL AREA IS 154,025 SF (3.27 ACRES). THE OFFICE BUILDING IS 272,218 SF, THE UPPER RESIDENTIAL AREA IS 843,500 SF, THE CROSS BUILDING AREA IS 117,278 SF, AND THE LABORATORY AREA IS 10,738 SF. THE TOTAL PARKING SPACES ARE 164. THE RESIDENTIAL UNITS ARE 100 (70 PER UNIT) AND 74 UNITS MAX 142.12 SHIPPED. THE OFFICES/SPACES ARE 2/7000 (88) SHIPPED. THE LABORATORY AREA IS 10,738 SF (344).



Changes made to "The Lofts" Development Agreement Between 13Jun19 & 27Jun19

From Draft Development Agreement As Of 13Jun19

- 3. Subdivision Approval.** This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code.

From Modified Development Agreement As Of 27Jun19

- 3. Subdivision Approval.** This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code. Approval will be based on substantial compliance with Exhibit B.

From Draft Development Agreement As Of 13Jun19

- 5. Sewer Capacity.** The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects will be paid for through the impact fees assessed when the Building Permit is approved.

From Modified Development Agreement As Of 27Jun19

- 5. Sewer Capacity.** The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through the impact fees assessed when the Building Permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity.

From Draft Development Agreement As Of 13Jun19

- 6. Density.** The Development will be limited to not more than seventy-four (74) new residential units.

From Modified Development Agreement As Of 27Jun19

- 6. Density.** The Development will be limited to not more than seventy-four (74) new residential units. There shall be a minimum of 27,000 square feet of commercial space.

From Draft Development Agreement As Of 13Jun19

Chart Extracted from DRAFT Development Agreement. Which Way Is It? - This or Item #8	SouthWeber	5/14/2019	Weekday		Weekend		Nighttime
			Daytime	Evening	Daytime	Evening	
			100% 6am-6pm	6pm-Midnight	6am-6pm	6pm-Midnight	Midnight-6am
	Office		100%	20%	5%	5%	5%
	Retail		80%	90%	100%	70%	5%
	Restaurant		65%	100%	80%	100%	50%
Multi-Family		60%	100%	80%	100%	100%	
Child/Office		100%	10%	10%	5%	5%	

- 8. Hours of Operation.** Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm.

From Modified Development Agreement As Of 27Jun19

- 8. Hours of Operation.** Commercial buildings shall limit the hours of operation of all businesses within the Development to the hours between 5:00 am to 6:00 pm.

ARTICLE N. COMMERCIAL OVERLAY ZONE (C-O)

10-5N-1: PURPOSE, DESCRIPTION AND GENERAL LIMITATION:

Zone C-O has been established for the purpose of providing space within the City for the establishment of mixed use neighborhood shopping centers used primarily to provide the retailing of convenience goods, the furnishing of certain personal services and the weekly household or personal needs of the residents of abutting residential neighborhoods, while also providing for housing within the commercial development. C-O Districts can be located on neighborhood feeder streets, on minor traffic streets, and on main arterial highways. Such districts should accommodate the pedestrian in their design, and be informed by the "South Weber Drive Commercial Design Guidelines". (Ord. 10-02, 3-23-2010)

10-5N-2: COMMERCIAL DEVELOPMENT OVER ONE ACRE:

- A. Conditional Use: Because of the possible adverse impacts of large scale commercial developments on surrounding neighborhoods, in terms of site design and layout, traffic control, as well as visual appearance, all C-O developments greater than one acre shall fall under the conditional use permit procedure pursuant to chapter 7 of this title.
- B. Subdivided Parcels: In the event commercial parcels are subdivided and retained under single ownership or sold separately and the total sum of all the commercial properties was greater than one acre at the time of adoption of the ordinance codified herein, then each commercial development must be approved as a conditional use. (Ord. 10-02, 3-23-2010)

10-5N-3: ARCHITECTURAL SITE PLAN REVIEW:

All proposed C-O developments shall meet the requirements of chapter 12 of this title.

All proposed C-O developments along the South Weber Drive corridor must follow the "South Weber Drive Commercial Design Guidelines" (Res. 09-36). (Ord. 10-02, 3-23-2010)

10-5N-4: PERMITTED USES:

Accessory uses and buildings.

Beauty and barber services.

Business services and professional offices.

Churches, synagogues and temples.

Eating establishments, including drive-ins.

Laundry and dry cleaning services.

Mobile businesses.

Retail trade, general merchandise.

Other uses deemed similar and compatible by the Planning Commission. (Ord. 10-02, 3-23-2010; amd. Ord. 16-21, 9-13-2016)

10-5N-5: CONDITIONAL USES:

All permitted uses allowed in this article requiring more than one acre in site area.

Amusement and recreation activities.

Automobile repairing, painting or upholstering; automatic car wash not to exceed four (4) wash bays.

Daycare center or preschool.

Electronic communication facilities.

Excavations of over two hundred (200) cubic yards, as allowed by section 10-6-2 of this title.

Public buildings and public utility buildings and uses.

Public gasoline service stations with retail component.

Reception center and/or wedding chapel.

Residential - live/work units. Dwellings, multiple-unit, in conjunction with ground floor retail or office space.

School, public and privately owned.

Small wind energy systems.

Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety (90) days upon completion of construction and thirty (30) days after notice, the buildings will be removed by the city at the expense of the owner.

Temporary businesses not to exceed ninety (90) days in length.

Temporary retail uses. (Ord. 10-02, 3-23-2010; amd. Ord. 13-11, 5-14-2013)

10-5N-6: BUILDING LOT REQUIREMENTS:

All buildings must comply with the provisions of this section, except those exempted as provided in chapter 11 of this title.

A. Density:

- 1. Minimum density: One unit per five thousand five hundred (5,500) square feet of lot area (plus or minus 8 units per acre).
- 2. Maximum density: One unit per one thousand seven hundred fifty (1,750) square feet of lot area (plus or minus 25 units per acre).

B. Lot Width: No particular requirements, as approved by the planning commission.

C. Lot Area: No particular requirements, as approved by the planning commission. (Ord. 10-02, 3-23-2010)

D. Development Components: Mixed use developments shall include a ground floor commercial component fronting all major streets, and are encouraged to include a vertical residential component. Residential and commercial are encouraged to be combined vertically; however upon planning commission recommendation, detached residential units shall be permitted. One hundred percent (100%) of the floor area on the first level shall be commercial. (Ord. 12-04, 5-22-2012)

10-5N-7: LOCATION OF STRUCTURES:

Structures	Front Setback	Side Setback	Rear Setback
Main and accessory structures	10 feet maximum	No requirement, except 10 feet minimum for sides fronting on street, with 20 foot maximum setback	No requirement, except that 20 feet shall be provided where the lot line is conterminous with any residential zone boundary
Temporary structures	10 feet	10 feet	30 feet

(Ord. 10-02, 3-23-2010)

10-5N-8: MAXIMUM STRUCTURE HEIGHT:

Main buildings and structures, three and one-half (3^{1/2}) stories or fifty feet (50'). Temporary structures, one story. (Ord. 10-02, 3-23-2010)

10-5N-9: OFF STREET PARKING AND LOADING:

Provisions of chapter 8 of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

Parking is not allowed in front of structures in the C-O zone. (Ord. 10-02, 3-23-2010)

10-5N-10: PERMITTED SIGNS AND LIGHTING:

Class 5 signs shall be permitted. (Ord. 10-02, 3-23-2010)

10-5N-11: SPECIAL PROVISIONS AND LIMITATIONS:

A. General Requirements: The following design standards shall be required of all developments in the mixed use zone in order to create a cohesive appearance that is pedestrian friendly and which encourages travel by public transportation, bicycling, vanpooling, and carpooling.



1. Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.
 2. Trash storage areas, mechanical equipment, transformers, meters, and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations, they shall be screened by decorative walls, earthen berms, landscaping or architectural treatments capable of screening views from streets and sidewalks. If in rooftop locations, mechanical equipment shall be screened by roof components, parapets, cornices, or other architectural features.
 3. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use except as specifically approved by the planning commission in conjunction with a conditional use application.
 4. Outdoor dining, seating, signage, and sales can be approved in conjunction with a conditional use application. Outdoor uses shall not be materially detrimental to the public health, safety, or welfare, nor injurious to property or improvements in the immediate vicinity of the use. The use shall be placed so as not to disrupt the traffic flow of vehicles or pedestrians into or on the site. Planning commission can at their discretion, place time limits on outdoor dining, seating, and signage based on intensity of use, and the impacts the use may pose to the development.
 5. Primary building orientation shall be toward the street. Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.
 6. Buildings shall incorporate exterior lighting and changes in mass, surface, or finish giving emphasis to entrances.
 7. Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.
 8. The facade of every residential floor greater than thirty (30) linear feet with street frontage shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves, or wall segments that create at least a two foot (2') variation in plane for at least ten (10) linear feet within each thirty foot (30') segment of facade.
 9. In paseos, plazas, and courtyards, lighting shall incorporate fixtures and standards designed for pedestrian areas.
 10. All new utility transmission lines shall be placed underground where feasible, or behind structures to minimize visual impact.
- B. Ground Floor Requirements: At least seventy five percent (75%) of the linear frontage of any ground floor, nonresidential wall with street frontage shall incorporate windows, doors, or display windows. Ground floor retail windows must remain free of signs and must not be tinted.
- C. First Floor Requirements: Multi-story buildings shall have the first floors with a minimum ceiling height of twelve feet (12'). Multi-story buildings designed for nonresidential uses on the first floor shall have walls, partitions, and floor/ceiling assemblies separating dwelling units from other spaces with a sound transmission classification (STC) of at least fifty (50) for airborne noise.
- D. Accessory Living Quarters: Where accessory living quarters are provided as permitted herein, no window shall be permitted in any wall of the same which is located within eight feet (8') of a side property line. (Ord. 10-02, 3-23-2010)

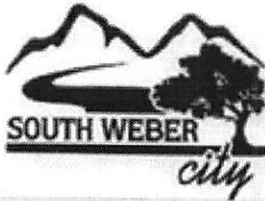
10-5N-12: LANDSCAPING REQUIREMENTS:

- A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Drought resistant plants are encouraged. Landscaping shall meet the requirements of chapter 15 of this title. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Buffer Yard Landscaping: A buffer yard shall be required between the C-O Zone and all residential zones. Buffer yards shall meet the requirements of chapter 15 of this title.

C. Street Trees: Street trees shall be required and meet the requirements of subsection 10-15-6D, "Park Strip Trees", of this title. (Ord. 18-05, 8-14-2018)

Exhibit #6



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00	400.00	2/21/19	17.054206	2/28/2019
Sketch	\$ 400.00	\$ 700.00	700.00	3/28/19	17.054677	4/18/2019
2nd Sketch	\$ 300.00	\$ 350.00	350.00	5/23/19	17.055277	5/23/2019
Prelim	\$ 600.00	\$ 900.00				
Final	\$ 700.00	\$ 1,100.00				

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: Deer Run
 Approx. Location: 7870 S. 2700 E. S. Weber, UT 84405
 Parcel Number(s): #13-041-0068 #0062 #0103 #0115 Total Acres: 3.29 +/-
 Current Zone: C-H If Rezoning, to what zone: C-O Bordering Zones: E-C/H / N, S, W
R-L-M
 Surrounding Land Uses: Residential
 Number of Lots: 80 units # of Lots Per Acre: 25 PUD: Yes No

Developer or Agent

Name: FRED COOK Joseph Cook
 Company: FBD / Glenkens Investments, LLC
 Address: P.O. Box 540395
 City/State/Zip: North Salt Lake 84054
 Phone: (801) 699-5448
 Email: sunetbuilders1@gmail.com
 784 Parkway Drive, North Salt Lake UT 84054
 850-699-3448

Developer's Engineer

Name: Fred Cook (Architect)
 Company: Entellen Design Build
 Address: 8707 Sandy Pkwy
 City/State/Zip: Sandy, UT 84070
 Phone: (801) 542-8090
 Email: fcc@fredcook.com
 State License # _____

Property Owner, if not Developer

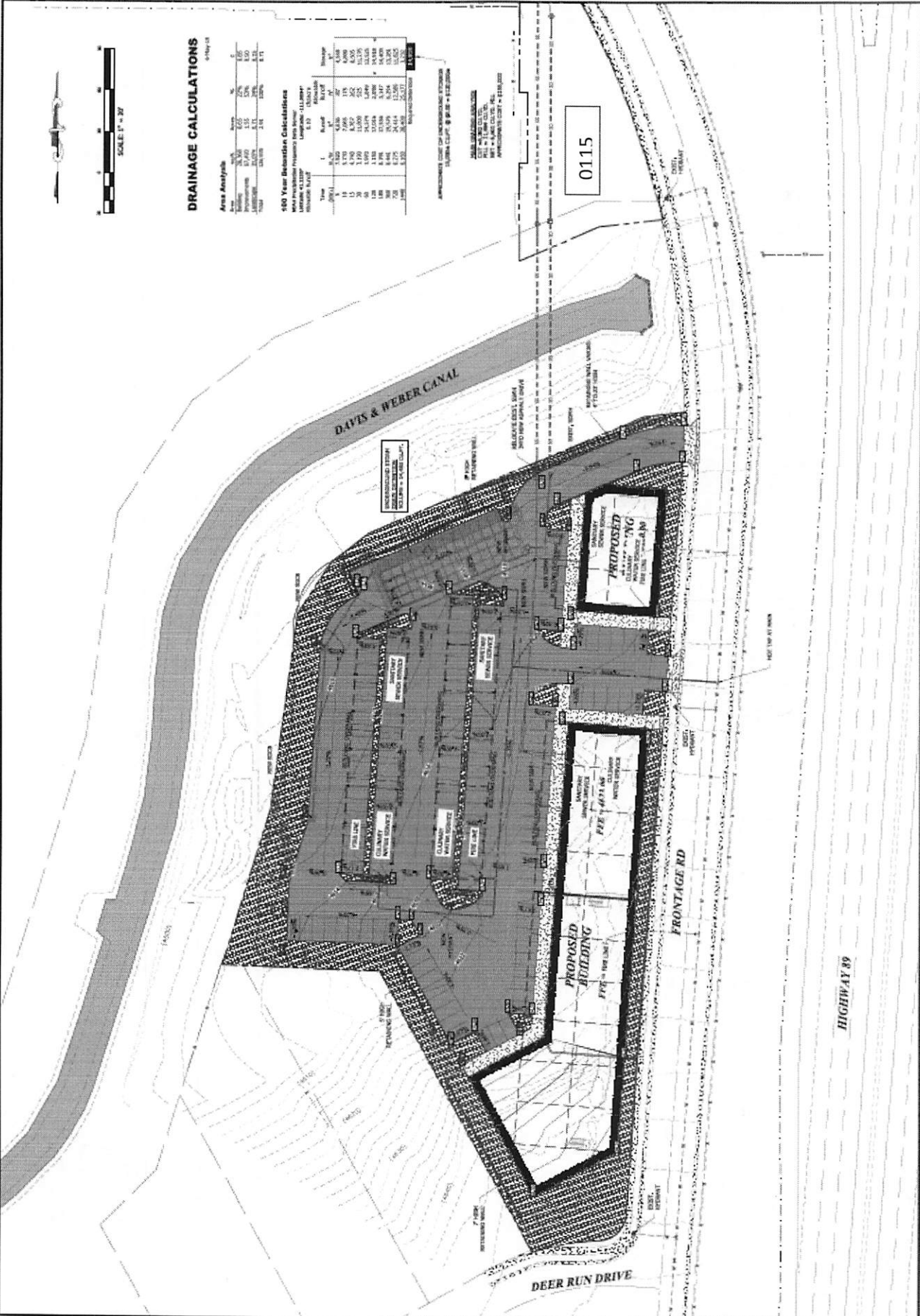
Name: Deer Run Plaza LLC
 Company: Deer Run Plaza LLC
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Surveyor, if not Engineer

Name: HENRY DeVARONA
 Company: Sunset Development
 Address: 5460 S 2450 W
 City/State/Zip: Roy, UT 84067-6717
 Phone: 801-477-5340
 Email: SunsetBuilders7@gmail.com

13-041-0062, 13-041-6118, 13-140-0010, 13-140-0009, 13-041-0118, 13-041-0068, 13-041-0115

Parcel #13-041-0062 (1.581 ac) - #13-041-6118 (does not exist) or 0118 (Duplicate parcel #) - #13-140-0009 (Belongs to UDOT) - #13-041-00118 (0.26 ac) - #13-041-0068 (0.388 ac) - & #13-041-0115 (0.31 ac) - NOTE: Not Adjacent! - Also Not 7 parcels, Only 5!



DRAINAGE CALCULATIONS
 4/15/14

Area Analysis

Area	Area	Runoff	Runoff	Runoff
Acres	sq. ft.	Runoff	Runoff	Runoff
1.00	43,560	0.20	8,712	0.20
2.00	87,120	0.40	17,424	0.40
3.00	130,680	0.60	26,136	0.60
4.00	174,240	0.80	34,848	0.80
5.00	217,800	1.00	43,560	1.00
6.00	261,360	1.20	52,272	1.20
7.00	304,920	1.40	60,984	1.40
8.00	348,480	1.60	69,696	1.60
9.00	392,040	1.80	78,408	1.80
10.00	435,600	2.00	87,120	2.00

100 Year Detention Calculations

Time	Flow	Depth	Velocity	Capacity
min	cfs	ft	ft/sec	cfs
1	8.71	0.15	0.15	8.71
2	17.42	0.30	0.30	17.42
3	26.14	0.45	0.45	26.14
4	34.85	0.60	0.60	34.85
5	43.56	0.75	0.75	43.56
6	52.27	0.90	0.90	52.27
7	60.98	1.05	1.05	60.98
8	69.70	1.20	1.20	69.70
9	78.41	1.35	1.35	78.41
10	87.12	1.50	1.50	87.12

100 Year Detention Volume

Time	Volume	Depth
min	cu ft	ft
1	435.6	0.15
2	871.2	0.30
3	1306.8	0.45
4	1742.4	0.60
5	2178.0	0.75
6	2613.6	0.90
7	3049.2	1.05
8	3484.8	1.20
9	3920.4	1.35
10	4356.0	1.50

APPROXIMATE COST OF IMPROVING EXISTING DRAINAGE
 100' DIA. CONC. CULVERT @ \$60.00 + \$120.00 = \$180.00

NEW DRAINAGE
 12" DIA. CONC. CULVERT @ \$100.00 + \$100.00 = \$200.00

TOTAL IMPROVEMENT COST = \$380.00



Overall

No.	Number	Date

THE LOFTS AT DEER RUN
 7800 S. 2700 EAST
 SOUTH WEST, UTAH

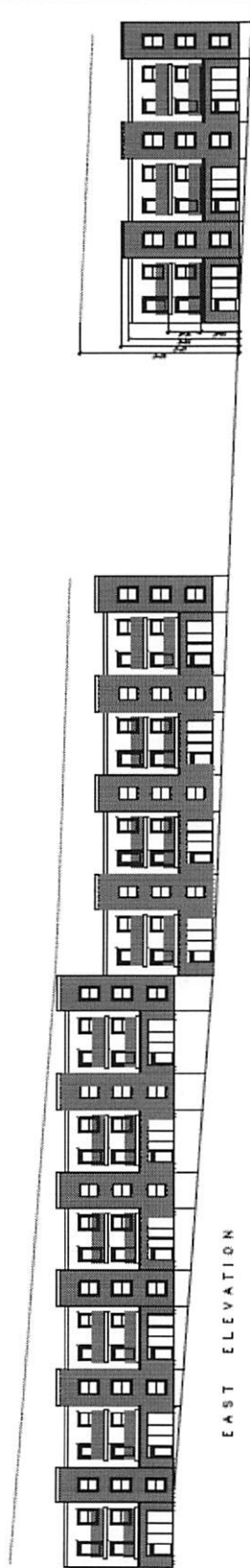
EXTERIOR ELEVATIONS

Sheet No. A300

Project No. ELEV-0301

Revision No. 1

DATE: MAY 1, 2018



EAST ELEVATION



"The Lofts' building design is not in compliance with Zone C-O requirements such as Section 10-5N-6 - Paragraph D. (ground floor commercial component fronting all major streets and direct access). NOTE: There is no setback minimum, and property/building access is over UDOT property!"

EXHIBIT "A"
THE LOFTS AT DEER RUN
BOUNDARY DESCRIPTION

13-041-0062

BEG ON THE W LINE OF A HWY, 125 FT PERPLY DISTANT WLY FR THE CENTER LINE THEREOF, AT A PT 692.5 FT E & S 4°12' W 479.28 FT & N 85°48' W 142 FT, M/L, FR THE NW COR OF THE SW 1/4 OF SEC 38-T5N-R1W, SLM; RUN TH S 4° W 243.47 FT, M/L, ALG W LINE SD HWY TO DEER RUN ESTATES UNIT NO 5; TH N 67°57'40" W 289.07 FT TO THE ELY LINE OF THE DAVIS & WEBER CO CANAL COMPANY R/W; TH NELY ALG THE ELY & SLY LINE OF SD CANAL R/W TO A PT S 83°46' W 136.27 FT, M/L, & S 67°01' W 74.84 FT ALG SD R/W FR THE W LINE OF SD HWY; TH S 4°12' W 133.40 FT; TH S 85°48' E 68.0 FT TO THE POB. CONT. 1.581 ACRES.

13-041-0115

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 38-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NW COR OF SD TRACT, WH PT IS E 434.00 FT FR THE W 1/4 COR OF SD SEC 38; & RUN TH E 45.36 FT; TH SELY 169.29 FT ALG THE ARC OF A 628.80 FT RAD CURVE TO THE RIGHT (NOTE: CHORD BEARS S 21°03'13" E 168.80 FT); TH S 83°21'47" W 47.65 FT; TH S 86°38'47" W 63.92 FT; TH N 71.41 FT; TH E 6.00 FT; TH N 52.00 FT; TH W 6.00 FT; TH N 65.00 FT TO THE POB. CONT 0.31 ACRES

13-041-0068

BEG AT A PT 707.37 FT E & S 4°12' W 283.3 FT & S 83°46' W 152.07 FT FR NW COR OF SW 1/4 OF SEC 38-T5N-R1W, SLM; TH S 83°46' W ALG CANAL R/W 9.20 FT; TH S 67°01' W 74.84 FT; TH S 4°12' W 133.4 FT; TH S 85°48' E 78.00 FT, M/L, TO WLY R/W LINE OF FRONTAGE RD; TH N 4°00' E 170.08 FT, M/L, TO POB. CONT. 0.388 ACRES

13-041-0118

A TRACT OF LAND IN FEE SIT IN THE NW 1/4 SW 1/4 OF SEC 38-T5N-R1W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE NLY BNDRY LINE OF SD TRACT AT A PT 200.00 FT PERPLY DIST WLY FR THE CENTERLINE OF SD PROJECT, WH PT IS E 707.37 FT & S 4°12' W 283.30 FT & S 83°46'00" W 127.07 FT FR THE NW COR OF THE SW 1/4 OF SD SEC 38 SD PT BEING THE SLY R/W LINE OF THE WEBER COUNTY CANAL COMPANY; & RUN TH S 4°00'00" W 413.55 FT; TH N 87°57'40" W 7.19 FT; TH S 12°25'38" E 108.71 FT; TH N 4°00' E 520.30 FT; TH S 83°46'00" W 23.37 FT TO THE POB. CONT 0.28 ACRES

13-140-0010

ALL OF LOT 2, DEER RUN ESTATES UNIT NO 5, EXCEPT THEREFR THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXIST STATE HWY 89 KNOWN AS PROJECT NO 0089, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN LOT 2, DEER RUN ESTATES UNIT NO 5, A SUB IN THE SW 1/4 OF SEC 38-T5N-R1W, SLM; THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF SD LOT 2, AT A PT 20.781 M (68.08 FT) PERPLY DISTANT NLY FR THE CENTER LINE OF DEER RUN DRIVE (7950 SOUTH STR) OF SD PROJECT, AT ENGINEER STATION 0+003.570; & RUN TH N 12°25'38" W 19.039 M (62.46 FT) ALG THE ELY BNDRY LINE OF SD LOT 2; TH S 3°59'37" W 20.019 M (65.68 FT) TO THE SLY BNDRY LINE OF SD LOT 2; TH ELY 5.692 M (18.68 FT) ALG THE ARC OF A 96.978 M (318.17 FT) RAD CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 75°54'58" E FOR A DIST OF 5.682 M (18.68 FT)) TO THE POB. CONT 0.51 ACRES

Development Property Size: 1.581 (0062) +0.388 (0068) +0.26 (0118) +0.51 (0010) = 2.739
2.739 ac * 25 units/ac (IAW Zone C-O) = 68.48 Units - Not the 74 proposed.

Note: Parcel 0015 = 0.31 ac and is not attached, thus should not be considered.
Furthermore, Laurie Gale, both during the City Planning Commission Meeting of 10Aug17 and the Council Meeting of 22Aug17, emphasized that Parcel 0115 is withdrawn from the zoning change - Now it is back in Exhibit A above!!

Another issue is safe ingress/egress for "The Lofts".. A turn lane is required to be built.
Safety for motorists and pedestrians is not being taken into consideration.

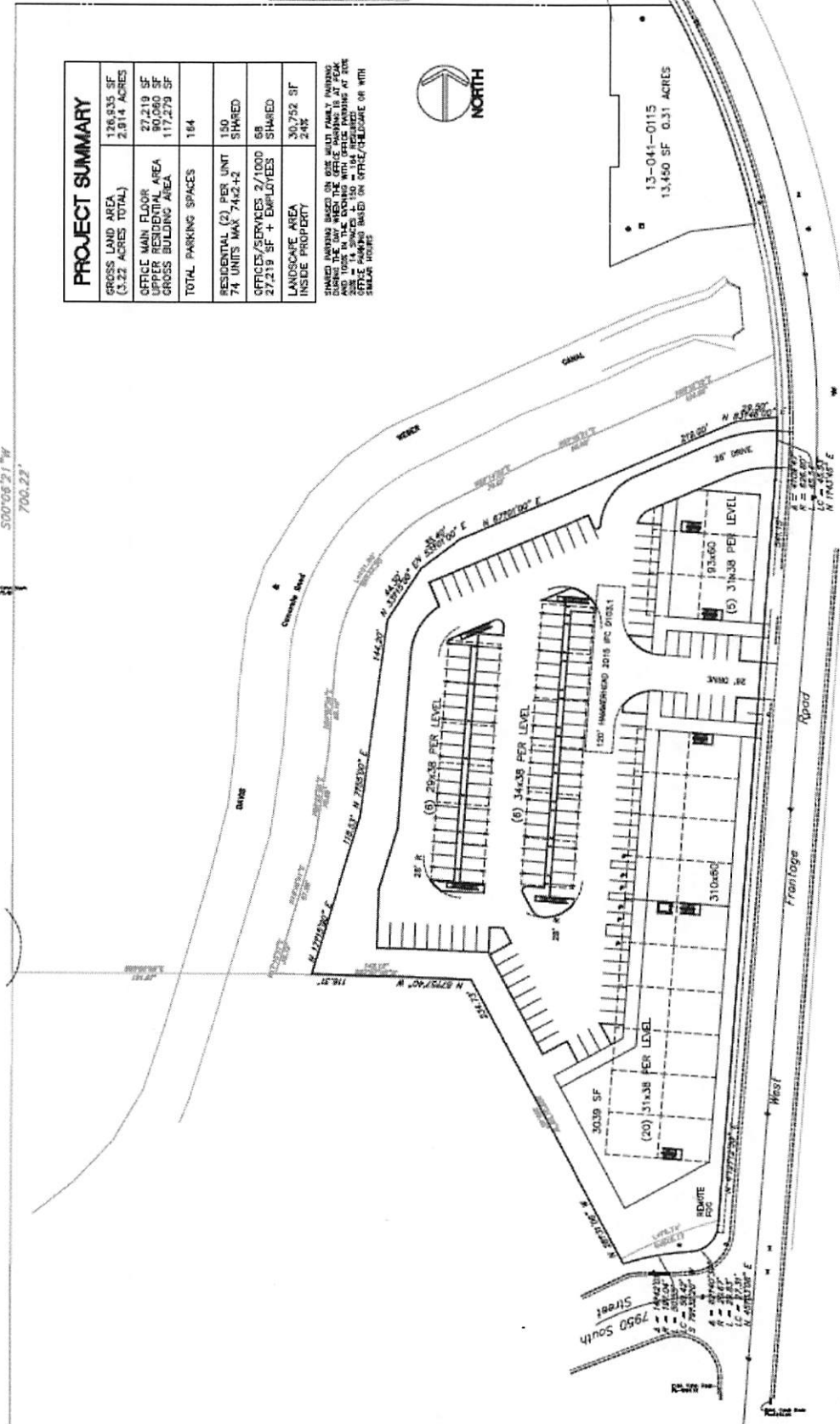
- EXHIBIT B -



No.	Description	Date

PROJECT SUMMARY	
GROSS LAND AREA (3.22 ACRES TOTAL)	126,935 SF
OFFICE MAIN FLOOR	27,219 SF
OFFICE RESIDENTIAL AREA	27,219 SF
GROSS BUILDING AREA	117,279 SF
TOTAL PARKING SPACES	184
RESIDENTIAL (2) PER UNIT	150
74 UNITS MAX 74x2+2	SHARED
OFFICES/SERVICES 2/1000	68
27,219 SF + EMPLOYEES	SHARED
LANDSCAPE AREA INSIDE PROPERTY	30,752 SF
	24%

SHARED PARKING BASED ON ONE WILD FAMILY PARKING SPACES PER UNIT. WHEN THE OFFICE HOUSING IS AT PEAK CAPACITY, THE OFFICE HOUSING WILL BE AT PEAK CAPACITY. THE OFFICE HOUSING IS AT PEAK CAPACITY WHEN THE OFFICE HOUSING IS AT PEAK CAPACITY. THE OFFICE HOUSING IS AT PEAK CAPACITY WHEN THE OFFICE HOUSING IS AT PEAK CAPACITY. THE OFFICE HOUSING IS AT PEAK CAPACITY WHEN THE OFFICE HOUSING IS AT PEAK CAPACITY.



THE LOTS AT DEER RUN
 2700 & 2700 EAST
 SOUTH WEBER, UTAH
 SITE PLAN
 Sheet No. A001-E924
 Title No. S00106217W
 Project No. 13-041-0115
 Designer: ENTELEN
 Date: MAY 24, 2019
 Scale: 1/8" = 1'-0"

A001

NOTES ARE BASED ON SURFACE GREAT BURN CHL.

Extracted from Zone C-O Description

10-5N-11: SPECIAL PROVISIONS AND LIMITATIONS:

A. General Requirements: The following design standards shall be required of all developments in the mixed use zone in order to create a cohesive appearance that is pedestrian friendly and which encourages travel by public transportation, bicycling, vanpooling, and carpooling.



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 6. Buildings shall incorporate exterior lighting and changes in mass, surface, or finish giving emphasis to entrances.
 7. Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.
 8. The facade of every residential floor greater than thirty (30) linear feet with street frontage shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves, or wall segments that create at least a two foot (2') variation in plane for at least ten (10) linear feet within each thirty foot (30') segment of facade.
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- C. First Floor Requirements: Multi-story buildings shall have the first floors with a minimum ceiling height of twelve feet (12'). Multi-story buildings designed for nonresidential uses on the first floor shall have walls, partitions, and floor/ceiling assemblies separating dwelling units from other spaces with a sound transmission classification (STC) of at least fifty (50) for airborne noise.
- D. Accessory Living Quarters: Where accessory living quarters are provided as permitted herein, no window shall be permitted in any wall of the same which is located within eight feet (8') of a side property line. (Ord. 10-02, 3-23-2010)

Exhibit #7

8Jul19 (~0839-0947)

At 7870 S. 2700 E. South Weber City (SWC), Utah (The Lofts)

Henry De Varona (Director of Sales for Sunset Development LLC) comment: Asked SWC Citizen what the Citizen thought of Lofts Project - The Citizen responded "An eyesore" - Henry's reply: "Only if you want a view!"

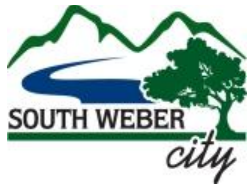
CMT Engineering Labs technician showed at The Lofts site to direct the digging of test holes. The tech stated that some of the test holes might be 20 feet deep. The citizen told the CMT Labs rep that this land was declared "Sensitive" as per SWC General Plan. He was shocked and said had not been told that they were "Sensitive" lands in this area. Henry De Varona told the CMT Lab representative that it was not a problem and downplayed any impacts. Henry continued by discussing what could be disturbed/removed. As per Henry it was OK to disturb/remove Sagebrush, but not trees.

Henry laid out the Lofts Development map for the CMT technician and made marks that indicated digging 5 test holes. Actually 14-15 test holes were dug!

Exhibit #8

Discussed with Mike Romero, UDOT Program Manager for the US89 Expansion Project, on the proposed "Lofts" Project and its design and proximity to his project. (NOTE#1: UDOT's Right-of-Way for US89 is 200 feet from the US89 Centerline. NOTE #2: Although currently the US89 Expansion Project ends at SR193, the plan is to extend this expansion to just beyond the Weber River in the next 4+ years.) He was unaware of the Lofts project that is directly adjacent to his project. When asked how tall of a sound wall would be necessary for a 33 foot tall building directly adjacent to his US89 project, Mike Romero responded that the tallest sound wall that UDOT installs is 20 feet tall. We discussed that, even at 20 feet tall, the top of the Lofts building would be at a higher elevation than the sound wall and Mike agreed. Also discussed that the combination of the Lofts building and the sound wall on either side of the Frontage Road would create an open tunnel the length of the Lofts property. Also, since The Lofts is within the "Protected Corridor" for US89 as per UDOT, such development must be coordinated/approved with UDOT Region One for potential impacts. (It is unknown if this has been done by SWC.)

[Other comments to be made are that, after this conversation, I came to the realization is that the 20 foot tall sound wall would: 1) block the view of the Lofts from US89, not the best situation where commercial operations are being proposed. Thus the significant possibility of "black" commercial properties on the ground floor of the Lofts. that was a major concern of Planning Commissioner Rob Osborne during the PC meetings of 13Jun19, and, 2) Block the view of a significant portion of South Weber City. We want to be known as a city with "Small Town Country Charm". With the sound wall in place South Weber City will be known as "South Weber - The Walled City".]



Council Meeting Date: August 20, 2019

Name: Mark McRae

Agenda Item: 6

Objective: Adopt the Certified Tax Rate for 2019

Background: Each year the county looks at all properties in our city and determines their assessed value. They work with the State to determine the certified tax rate for the city. The rate is determined by taking the dollar amount levied last year divided by the current assessed value and then adding an additional amount for new growth. The city must adopt this Certified Tax Rate allows the county to collect property taxes in the city's behalf and distribute them to city once collected. Last year's rate was .000769 and is .001441 for 2019. Because this is higher than the rate initially determined by the county, a Truth-in-Taxation hearing was publicized and held on August 13, 2019. The city has also held an Open House to inform our citizens on the need for this property tax increase. This rate should generate \$701,000 in property taxes. This will be an increase of about \$369,000 from new growth and the increased rate.

Summary: The Certified Tax Rate for 2019 for assessment of property taxes in South Weber will be .001441.

Committee Recommendation: na

Planning Commission Recommendation: na

Staff Recommendation: Adopt the 2019 Certified Tax Rate

Attachments: Resolution 19-36

Budget Amendment: na

RESOLUTION 19-36

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL ADOPTING THE CERTIFIED TAX RATE FOR TAX YEAR 2019

WHEREAS, South Weber City as a municipal corporation exists under the laws of the state of Utah, and

WHEREAS, the Davis County Auditor has reviewed the proposed certified tax rate and found it to be true and correct;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Adoption: The Property Tax Rate of 0.001441 for the Tax Year 2019 as agreed is ratified effective immediately and said rate is now duly adopted and approved.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

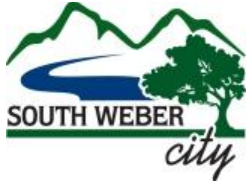
PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of August 2019.

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder



Council Meeting Date: August 20, 2019

Name: Mark McRae

Agenda Item: 7

Objective: Adopt of 2019 - 2020 Final Budget

Background: Each year all cities are required to adopt a city budget outlining expected revenues and expenditures for the next fiscal year. Staff and the city council have worked together over the past several months to put together a balanced budget for all funds which is fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2020. A public hearing was held on June 11, 2019 for public comment on the Tentative Budget. A Truth-in-Taxation hearing was held on August 13, 2019 for the property tax increase. Included as part of the budget is the Comprehensive Fee Schedule which will also become effective August 20, 2019.

Three changes have been made since the adoption of the Tentative Budget.

1. In the Capital Projects Fund the Restriction for Future Fire Vehicle Replacement was added in the amount of \$85,000. The yearly amount of \$85,000 to be set aside for future fire vehicles was adopted 3 years ago by resolution of the city council.
2. Also in the Capital Projects Fund, the replacement of a Park's department truck in the amount of \$100,000 was added. This is a carry over from the 2019 budget. The purchase was approved in 2018 and the truck ordered. We have not received delivery on the truck and are therefore again budgeting the expenditure in this 2020 budget.
3. Chapter 2 of the Consolidated Fee Schedule has been changed. The title has been changed from Animal Control to Public Safety. Ambulance Rates and Fees have been added. The amount of these fees is regulated by the State Code referenced in the Consolidated Fee Schedule.

Summary: Adopt the 2019-2020 Budget and Comprehensive Fee Schedule.

Committee Recommendation: na

Planning Commission Recommendation: na

Staff Recommendation: Adoption

Attachments: Resolution 19-29
2020 Budget and Comprehensive Fee Schedule
Chapter 2 Red line/Chapter 13 addition

Budget Amendment: na

CHAPTER 2: ~~ANIMAL CONTROL~~ PUBLIC SAFETY

Ambulance Rates and Charges In accordance with Utah Administrative Code, Rule R426-8, Emergency Medical Services Ground Ambulance Rates and Charges.

Dog and Cat Licensing Fees Animal Control Fees are set by Davis County

Animal Control Violation Fees In accordance with Davis County Animal Control fees.

CHAPTER 3: ANNEXATION

Application Fee: \$50
Processing Fee: \$900 (Minimum)

Any additional costs of processing, including reasonably necessary professional fees**, above \$900 will be charged to the applicant. Applicant will furnish Mylar and pay all associated recording costs.

**Professional services may include but are not limited to Engineering and Legal services. Prior to granting final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 4: APPEALS AND VARIANCE APPLICATIONS

1. **Appeals** \$100 per Appeal (Non-Refundable) plus third-party professional costs. This fee is for appeal of a single issue/action. Appeal of more than one issue/action may not be combined under one appeal fee and will be charged \$100 per issue/action under appeal.
2. **Variances** \$200 (Non-Refundable) plus 100% of professional services**

CHAPTER 5: BUSINESS LICENSES**

1. **Home Occupations with patrons/employees** \$50 plus annual Fire Inspection Fee**
2. **Group Home** \$50 plus annual Fire Inspection Fee*
3. **Short-Term or Vacation Rental** \$50 plus annual Fire Inspection Fee**
4. **Commercial** \$50 plus annual Fire Inspection Fee

CHAPTER 13: FAMILY ACTIVITY CENTER

2. Rental Fees for Family Activity Center—Reservations made with Rec. Dept.

No rentals shall be made for more than a one-month time period unless a signed long-term rental agreement is in place with the recreation department. Agreements with reservations of twelve months or longer may qualify for a 40% fee reduction. All rentals are subject to availability as determined by the Recreation Department. ~~The City reserves the right to refuse rental of the FAC facilities to any person or entity for any reason with or without cause.~~

RESOLUTION 19-37

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL ADOPTING THE 2019-2020 FISCAL YEAR BUDGET ENDING JUNE 30, 2020 WITH THE CONSOLIDATED FEE SCHEDULE

WHEREAS, South Weber City is a municipal corporation duly existing under the laws of the state of Utah; and

WHEREAS, Utah Code Annotated 10-6-111, 10-6-112 and 10-6-118 requires the governing body to prepare a tentative budget, provide that budget for public inspection and to approve that budget before the end of each fiscal period; and

WHEREAS, the City Council accepted the tentative budget on May 14, 2019 and held a public hearing on June 11, 2019; and

WHEREAS, increase in property tax requires additional hearings and procedures by state law which delay adoption of the final budget; and

WHEREAS, using direction from all City Departments and Committees, Finance Director Mark McRae has prepared the Final Budget with the Consolidated Fee Schedule for the City Council and public to review; and

WHEREAS, the Council desires to adopt the Final Budget as attached in full conformity with state laws;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Adoption. The South Weber City Final Budget for Fiscal Year 2020 with the Consolidated Fee Schedule is adopted as attached in Exhibit 1.

Section 2: Compliance and Submission: Staff is authorized to make any modification to the Final Budget to conform with the submission requirements of state law. Budget herein shall be forwarded to the State Auditor within thirty (30) days of adoption.

Section 3: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of August 2019.

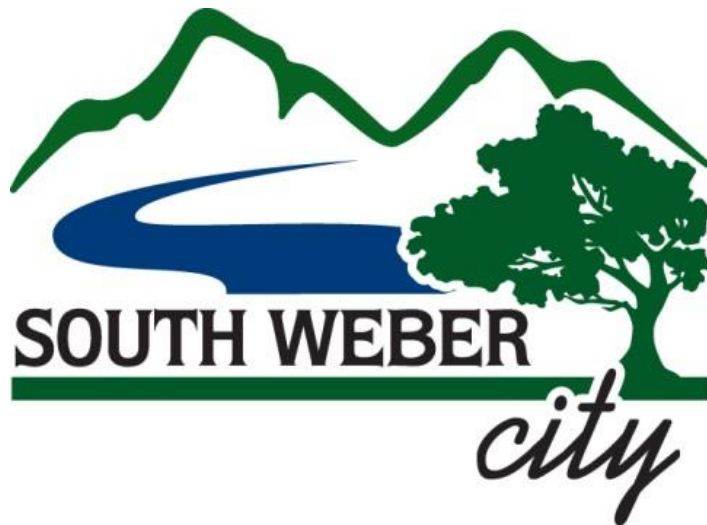
Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT 1

FISCAL YEAR 2020 FINAL BUDGET WITH THE CONSOLIDATED FEE SCHEDULE



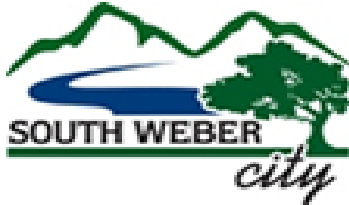
South Weber City
2019 – 2020
Final Budget

Jo Sjoblom, Mayor
David Larson, City Manager
Mark McRae, Finance Director

Adopted August 20, 2019

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BUDGET MESSAGE

May 14, 2019

To the South Weber City Mayor, City Council, and Citizens:

It is my pleasure to present the Fiscal Year (FY) 2019-2020 budget. A public hearing will be held on June 11, 2019 on the Tentative Budget. The final FY 2019-2020 budget will be adopted in August 2019 following a Truth In Taxation Hearing. As one of the most important policy documents the City adopts, the budget is published to provide the South Weber City Council, Citizens, the State of Utah, the South Weber City Administration, Business Groups, and any other interested parties or individuals with detailed information regarding the financial condition and plans of the City from July 1, 2019 to June 30, 2020. The city's Budget Officer is tasked with presenting an accurate and complete budget to the City Council for formal approval in an open and public meeting.

The budget is the City's financial plan for the 2019-2020 fiscal year. It is a representation of the financial guidance necessary for the thoughtful and considerate implementation of the goals and plans of the Mayor and City Council. The budget is constructed with a conservative forecast of underestimating revenues and overestimating expenses. All revenues and expenditures are scrutinized and monitored throughout the year by the administrative staff using systematic, aggressive internal financial controls. Safeguards have been implemented to monitor, authorize, and analyze expenditures. These procedures and controls provide staff with the ability to adjust for the impact of unanticipated changes to the economy without causing dramatic variations in service levels.

Budget Summary

At this time the economy remains robust with the State of Utah and Davis County being recognized as strong business climates. Davis County is the smallest county in land area in the state, but the third most populous. Davis county has 11.11% of Utah's population. In 2017 the unemployment rate was 3.1%. These county statistics and the following table are taken from the Davis County Annual Report – 2018 Assessor's Office.

Total Value–South Weber	2017 Values	2018 Values	% Change
Overall Total	684,518,759	755,748,263	10.41%
Avg. Single Family	304,798	327,466	7.44%
Avg. Condo/Attached PUD	166,518	184,173	10.60%
Total Assessed Commercial	13,528,440	18,011,715	33.14%

Throughout the last few years, City staff and elected officials have worked alongside with citizens, non-profit organizations, and enterprise groups to take a comprehensive look at the overall health of South Weber City; specifically, in terms of economic growth, infrastructural and facility repair, and improved fiscal management. Collectively, South Weber City officials continue to create long range plans which will, over time, promote an improved environment of health, safety, and wellness for its residents and guests.

Modifications in the budget this fiscal year support the goals the City has set in support of these plans. *In FY 2019 - 2020, total budgeted General Fund Revenue equals \$2,778,000, an increase of 10.8% due in part to subdivision review fees and an increase in the property tax rate. The major summary of fund expenditures, including contributions and transfers, are: \$2,778,000 General Fund, \$5,808,000 combined enterprise funds (Water, Sewer, Sanitation, and Storm Drain, \$2,525,000 Capital Projects, \$778,000 Transportation Utility and \$311,000 Recreation fund.*

The City Administration is continually looking for improved methods of operation and procedure in its approach to budgeting in order to efficiently control the expenditure of city funds. Fund balance allocations and reserves will be made as necessary to maintain a fiscally sound budget and financial policies.

Budget Priorities and Services

The FY 2019-2020 budget is prepared to meet the priorities of South Weber City. In January of 2017 2018, and 2019 the City Council held several meetings to discuss the economic, infrastructural, and financial future of the City. In those meetings, several priorities were identified and converted into goals to be achieved in the FY 2019 – 2020 budget. South Weber City is committed to providing ongoing services to its residents through its utility enterprise funds, parks and recreation facilities and programs, and contracts with the Davis County Sheriff's Office for Law Enforcement, Dispatch, and Animal Services.

South Weber City maintains its own Culinary Water System (supplied with water from a City well and from the Weber Basin Water Conservancy District), Sanitary Sewer Collection System (with treatment provided by the Central Weber Sewer Improvement District), Storm Drain System (supported by membership in the Davis County Storm Water Coalition), Street Repair System (supported by Class C Road Funds, and by private contractors chosen by competitive bidding who complete major streets projects), Fire Department and Emergency Management services (enhanced by Mutual Aid Agreements with other jurisdictions), Justice Court (provides adjudication services and sense of community identity), and support of the traditional and longtime community celebration of Country Fair Days (which identifies the values and culture of the South Weber City residents).

To reduce costs, South Weber City also contracts for the following services: information technology services; inter-local agreements with Davis County for law enforcement, dispatch, animal control, elections; and Wasatch Integrated Waste Management District and Robinson Waste for solid waste (garbage removal) services in conjunction with City-owned garbage cans and City billing services.

South Weber City also provides other municipal services, such as notary public services, water leak detection, recreation, and parks.

Population Growth and Commercial Development

South Weber City continues to experience persistent population growth. Construction in South Weber City within the last 3 years has noticeably increased. Investments have and continue to be made to the City's

infrastructural systems to provide for additional new office buildings, retail space, and residential housing. New residential dwellings continue to be constructed and the arrival of new commercial business is surfacing. In the coming years, the City will begin to see property taxes coming in from the new residential housing growth.

The City's General Plan and the current zoning map envisions and provides for additional residential development; however, the City needs additional commercial development zones that appeal to profitable business groups. Economic development continues to be a main priority and an essential need for the City's viability as it has potential to alleviate the service cost pressures of streets, police, fire, and parks through sales tax revenue. At present, South Weber City cannot sustain the same level of service it currently has under the existing financial business model. Currently, the City has only one consistent source of revenue, although by itself and at current rate inadequate – property tax.

Budget Guidelines and Principles

The Mayor and City Council have directed staff to prepare all budgets and funds under the following guidelines and principles:

- **City Council** – Execute the policies and directions of the Mayor and City Council.
- **Fiscal Responsibility** – Enterprise funds should be self-sustaining and “one-time” revenues are to be used for “one-time” expenses; on-going revenue sources should be used to pay for on-going expenses. Evaluate the health of the City's revenue sources on a regular basis. The General Fund should be supported by diverse revenue sources (property, franchise, and sales taxes) that do not cause instability.
- **Asset Management** – Develop capital facility plans for utilities, facilities, and other capital infrastructure that are supported by strategic financial plans. Capital facilities plans should be developed with impact fee facilities plans, and impact fee analysis every six years.
- **Compensation** – Establish and follow a market-driven compensation plan that will entice and retain high-quality employees.
- **Reserves** – Manage General Fund reserves in conformity with state law and establish enterprise fund reserves to sustain emergencies and infrastructure replacement.
- **Planning** – Plan with the big picture in mind. Seek feedback and input from the community.

Financial Highlights

General-

- The assets of South Weber City exceeded its liabilities at the end of the 2018 fiscal year by \$29,898,230 (net position). Of this amount, \$6,719,867 (unrestricted position) is available to meet ongoing obligations of citizens and creditors. Net position increased by \$2,742,973 from the prior year.
- The City's Governmental activities reported a combined ending fund balance of \$14,486,393. Of the combined total fund balance, \$2,371,933 is available for spending at the discretion of the City (unrestricted and undesignated fund balance).
- The unassigned fund balance of the general fund at June 30, 2018, totaled \$520,091 and is 25% of the general fund total revenue for the year.

- Total principal balance of debt for South Weber City decreased approximately \$298,000 due to principal payments on bonds, as well as a net decrease in principal balance as a result of the issuance of the Series 2017 Water Revenue Refunding bonds.
- Several developments were completed during the year, and the related infrastructure was contributed to the City. Capital assets were added in the water, sewer and storm drain funds, as well as the general fixed assets of the City.

Expenditures-

Personnel:

South Weber City has experienced several significant challenges concerning its workforce. Many of these challenges are attributed to the large amount of growth that has taken place and the recent surges that have occurred in the labor market. The labor market has improved significantly over the last several years making the City's competition to be against both the private and public sectors.

In addition, employment in the public-sector labor market has been dominated by neighboring area communities, both large and small. The attrition of these economic and market transformations has impeded the City's ability to be productive and cost effective.

As a result, the Mayor and Council have recognized that the ultimate benefit to South Weber City residents is the incalculable cost savings of retaining high quality employees. In an effort to address these concerns, several goals and objectives were identified:

1. Create a competitive compensation plan;
2. Establish control groups whereby data can be obtained (benchmarks)¹;
3. Collect the necessary market data from the benchmarks; and
4. Remain fiscally responsible, yet have the ability to attract, retain, and motivate high performing employees.

On May 16th, 2017, the City Council adopted a compensation plan that would take the average of the selected benchmarked cities and adjust the [City's] position ranges (min/mid/max) -15% below the average of the selected benchmarked cities. Below the average means that South Weber City would pay -15% below the average wage that an area, similar, and next step community would pay for any given position; allowing South Weber City to stay competitive, retain employees, yet not be subject to the higher compensated salaries of area, similar, and next step communities.

The City Council also adopted, in its policy, that range adjustments are to be conducted every two years to prevent the City from having to address this matter in the years to come. Compensation is contingent on performance and the availability of funds.

A significant portion of the City's workforce is non-benefited (seasonal and part-time/volunteer staff, including continuous aid from the U.S. Department of Labor Weber Basin Job Corps).

Operations:

trend. Capital

Public Safety is a major component of the General Fund. Over the prior years, the Emergency Medical Service level of South Weber has been significantly raised to the benefit of our citizens. Medical response time has decreased from an average of 10 minutes, to only 4 minutes. Staffing has changed from 11 volunteers to 35 part-time professionals, most of whom work full-time at other EMS agencies. This reduced response time and increased level of training is critical when seconds count in a medical emergency. Our EMS service level was also increased in 2018 with the addition of our own ambulance service. This needed increase in EMS service level has not come without a cost. Funding has been accomplished by moving one-time capital money to on-going EMS operations.

Capital:

A significant component of the Mayor and Council's "Priorities and Fundamental Focus" is the maintenance of the City's infrastructure, particularly the roads. The funding of Capital Projects is a fundamental financial tool that appropriates funds to maintain the assets of the City. As noted in the Operations section above, this funding has diminished significantly as resources have shifted to maintain the operational service levels of the city.

In June of 2017, the Mayor and Council adopted a Transportation Utility Fee (T.U.F.) for the preservation, maintenance, and operations of the South Weber City owned public roads. In doing this, restricted funds for roads has been implemented without a property tax increase. The 2020 budget includes the final \$5 graduated increase in this fee.

South Bench Drive Phase 1 was started in 2019 and continues into the 2020 budget. South Bench Drive is a traffic corridor that will eventually meet up with Layton to provide a link between SR193 and I-84. The Capital Projects budget for this is \$1,391,000 with developers paying \$827,000, Class 'C' roads funds covering \$317,000, and Impact Fees covering \$250,000. Future Impact Fees will eventually reimburse the Capital Projects fund for the Class "C" portion.

The Rehabilitation of the Westside Water tank has been studied for the last three years. Various options including total replacement, or major rehab have been carefully studied. The rehabilitation of the tank was started in 2018 and will continue into the 2020 budget year.

Revenue Highlights – Taxes and Fees

Taxes:

The Davis County Auditor's 2018 Certified Tax Rate for South Weber City is .000769, a decrease of approximately 5.7% from the previous year. This 2018 rate was adopted by the city council on June 19, 2018. The Certified Tax Rate is based on the previous years assessed valuations across the entire city and the amount of property tax received. The Certified Tax Rate will go up or down as needed to arrive at the same amount of tax dollars the City received the prior year. The only way the City can get more property taxes than allowed by the Certified Tax Rate is to hold a Truth in Taxation hearing and make a case for a tax increase to the public. The Davis County Auditors 2018 certified tax rate revenue for South Weber City is \$331,985.

For 2019-2020, the city is proposing a major property tax increase. The purpose of the increase is to provide a fiscally sustainable revenue source for current Public Safety service levels and provide funding for one-time infrastructure needs. A Truth in Taxation hearing will be held in August 2019, prior to the adopting of the final budget. Further information on the increase, its need, and purpose will be provided to citizens through multiple means prior to the Truth in Taxation hearing. Staff research shows the city has not had a significant property tax increase since South Weber was incorporated in 1971.

Fees:

Central Weber Sewer Improvement District (CWSID) approved a 2% rate increase for sewer treatment in a public hearing held in December 2018. Unlike prior years, the city will not increase the sewer rates, but absorb the increase within the current rate structure.

Wasatch Integrated Waste Management provides the disposal of our garbage which is collected weekly by Robinson Waste Services. WIWM is raising their rates by \$2.00 a can. This has necessitated a rate increase in the city's sanitation fee to cover the increased cost.

The culinary water rates were restructured and increased in 2018 to meet the infrastructure needs of the water system through 2025. The breakdown of these infrastructure expenditures is found in the Culinary Water Capital Facilities Plan. A public hearing on the new rates was held on May 15, 2018 and the new rates were adopted on May 22, 2018.

The Impact Fees for culinary water, sewer, parks and recreation have been adopted. The public safety, and storm water impact fees are in the process for completion and will be adopted this fiscal year.

Recognizing the current condition of the City's roads and the need for continual maintenance and preservation, on June 20, 2017, the Mayor and City Council adopted a Transportation Utility Fee. The adopted fee structure is tiered commencing at \$5.00 the first fiscal year; \$10.00 the second fiscal year; and will increase to \$15.00 beginning this fiscal year. The estimated total annual revenue from the fund for the first year is \$126,000, the second year \$252,000, and \$378,000 each year thereafter. A review of the fund and the associated fee will take place in the year 2022. The current budget is the third year of the fee and the increase from \$10 to \$15 is reflected in this budget.

The Transportation Utility Fee funds are restricted monies to be used for the sole purpose of the preservation, maintenance, and operations of South Weber City owned public roads. Funds originating from the Transportation Utility Fee shall be expended in accordance with the priorities indicated in the South Weber City Streets Capital Facilities Plan, the current remaining service life of roads, and/or as directed by the South Weber City Council.

In the General Fund and Capital Projects Fund, sales tax receipts are anticipated to be \$900,000. This increase is based on the health of the local economy.

Building fee revenue has increased in the past three years but is intentionally understated in the General Fund.

The Consolidated Fee Schedule is continually updated to meet the costs of current operations.

Summary

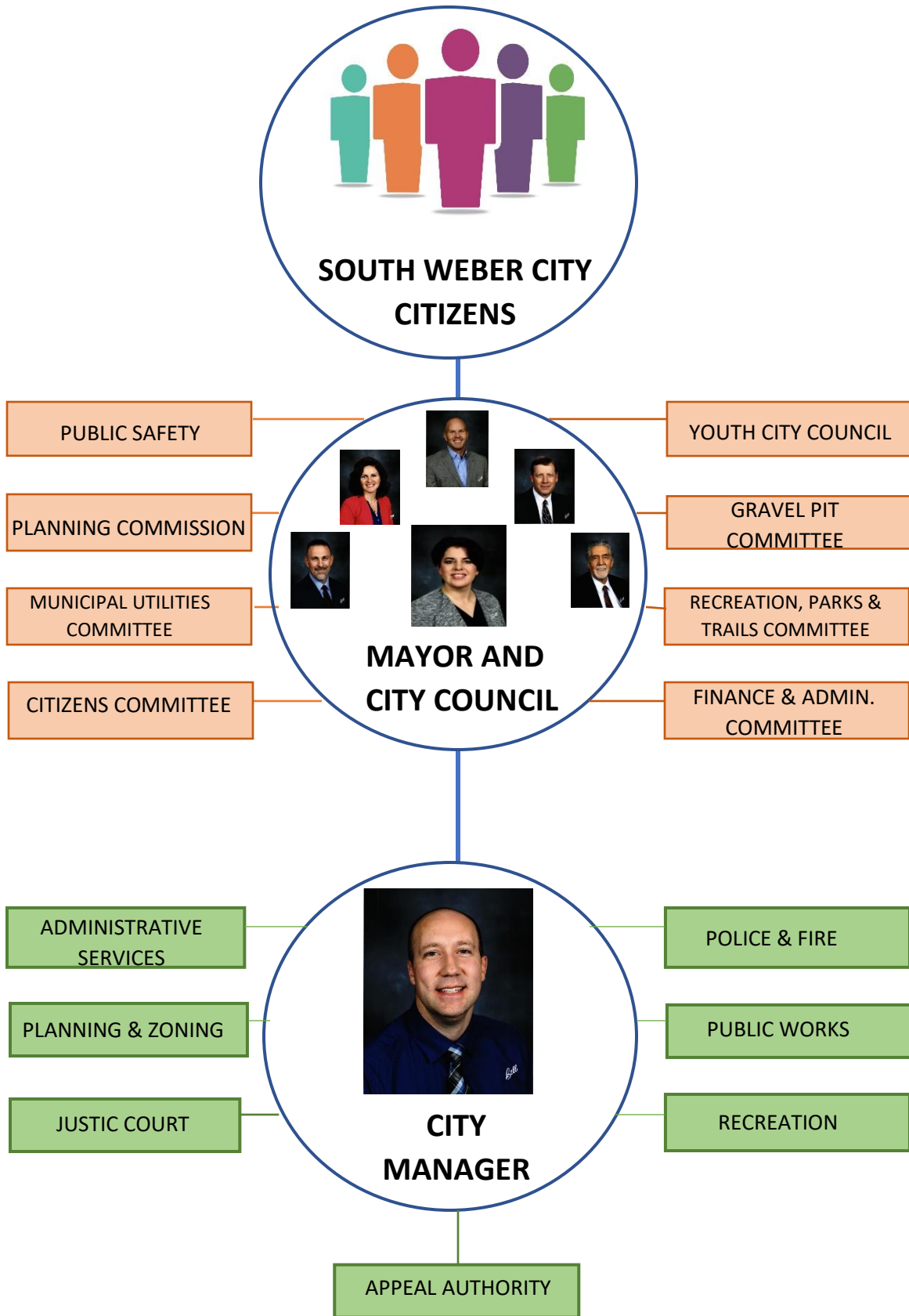
The attached budget is a balanced budget. The most significant change is a property tax increase to provide a fiscally sustainable funding for Public Safety, and in order to provide for the replacement and repair of facilities and other City infrastructure. South Weber City encourages, and is hopeful to have, public involvement in the budget process as it is a great opportunity for residents, business owners, and other stakeholders to participate in

the City's governmental operations. Like years past, the City will hold an open and public meeting where the tentative budget is presented and adopted (May 14, 2019). City Administration has afforded 4 weeks from that date for consideration of public comment, suggestions, and review. A public hearing on the South Weber City Fiscal Year 2019 – 2020 Tentative Budget will be held on June 11, 2019 and adoption of the final budget by the City Council in an open and public meeting will be held in August 2019 following a Truth in Taxation hearing on the property tax increase.

As a result of thorough, firm, and responsible financial practices and due to the efforts of the City's dedicated staff in many long-range planning efforts, I believe South Weber City is poised for a very prosperous future.

Respectfully Submitted,
David Larson
City Manager
South Weber City

Assisted by
Mark McRae
Finance Director
South Weber City



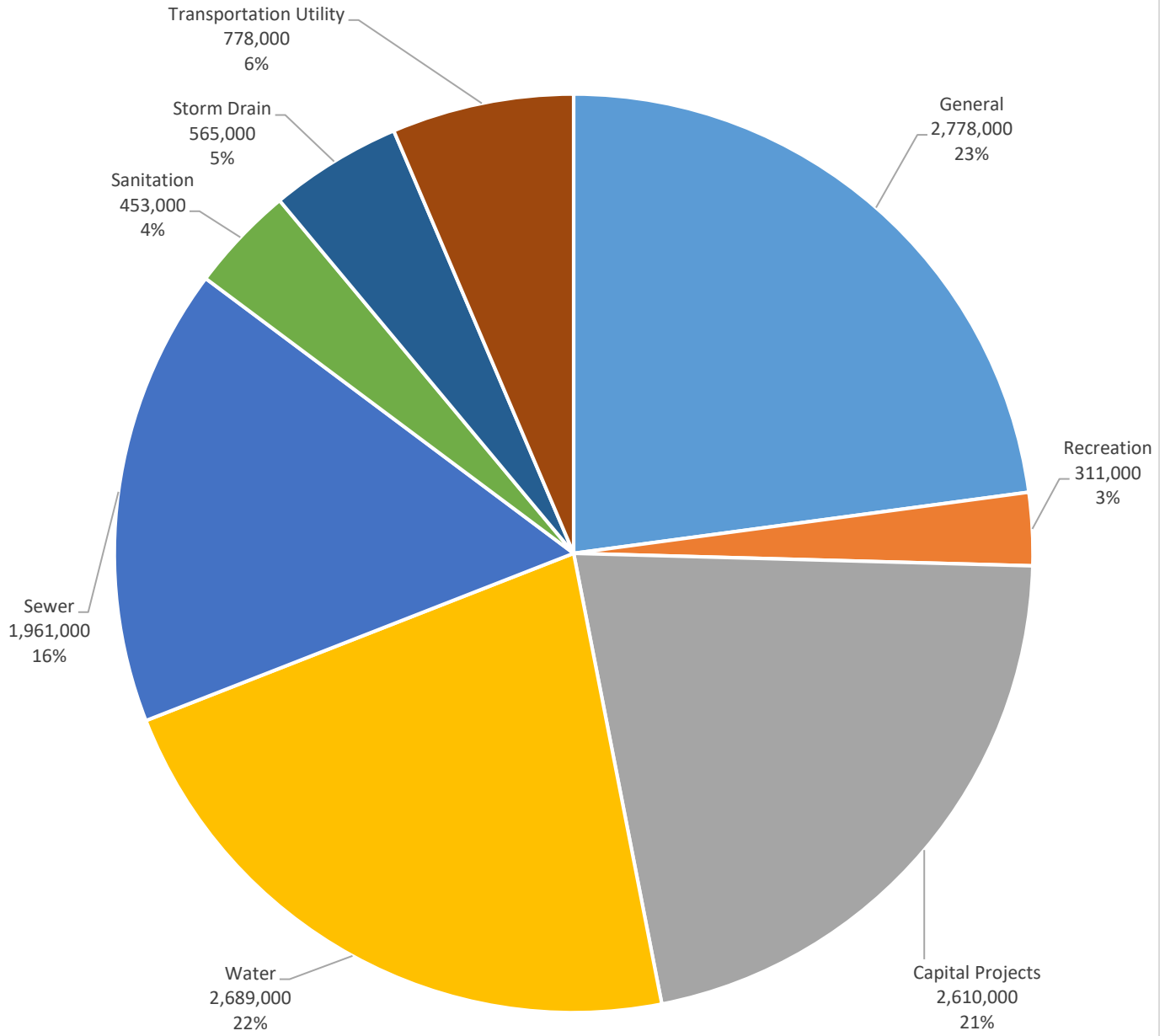
FUND SUMMARY

FY 2019-2020

FUND SUMMARY

Fund	Fund Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
10	General	1,983,328	2,093,822	2,454,409	2,507,000	2,778,000
20	Recreation	250,007	270,757	281,097	305,000	311,000
45	Capital Projects	174,424	886,827	2,524,489	2,636,000	2,610,000
51	Water	1,107,261	1,151,505	2,106,118	2,592,000	2,689,000
52	Sewer	669,709	743,048	952,262	1,919,800	1,961,000
53	Sanitation	343,221	344,831	338,431	353,000	453,000
54	Storm Drain	172,752	193,884	645,181	643,000	565,000
56	Transportation Utility	0	0	809,011	1,370,000	778,000
21	Sewer Impact	93,289	124,967	200,000	250,000	250,000
22	Storm Drain Impact	3,912	189,265	115,000	122,000	152,000
23	Park Impact	25,989	2,996	160,000	160,000	145,000
24	Road Impact	42,298	24,011	250,000	250,000	250,000
26	Water Impact	307,469	57,269	150,000	150,000	170,000
27	Recreation Impact	149,543	69,800	79,000	66,000	66,000
29	Public Safety Impact	34,999	12,416	10,468	10,000	10,000
		5,358,200	6,165,397	11,075,465	13,333,800	13,188,000

Major Funds



GENERAL FUND REVENUES

FY 2019-2020

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
GENERAL FUND REVENUES						
TAXES						
10-31-100	Current Year Property Taxes	291,931	295,754	316,500	332,000	701,000
10-31-120	Prior Year Property Taxes	56,287	26,052	19,800	20,000	20,000
10-31-200	Fee In Lieu - Vehicle Reg	28,033	30,089	22,000	25,000	25,000
10-31-300	Sales and Use Taxes	564,082	328,549	768,000	884,000	701,000
10-31-305	Transportation - Local Option					0
10-31-310	Franchise/Other	401,384	410,902	396,500	350,000	400,000
	Total Taxes:	1,417,259	1,104,959	1,522,800	1,611,000	1,847,000
LICENSES AND PERMITS						
10-32-100	Business Licenses and Permits	13,537	8,783	8,600	8,000	8,000
10-32-290	Plan Check and Other Fees	0	0	0	0	0
10-32-210	Building Permits	194,985	358,031	340,000	300,000	310,000
10-32-310	Excavation Permits	6,024	915	2,574	0	0
	Total Licenses and Permits:	214,545	367,729	351,174	308,000	318,000
INTERGOVERNMENTAL REVENUE						
10-33-400	State Grants	0	0	0	0	0
10-33-550	Wildland Firefighting	0	39,353	0	20,000	0
10-33-560	Class "C" Road Fund Allotment	258,944	262,218	94,000	94,000	94,000
10-33-580	State Liquor Fund Allotment	4,551	4,804	11,158	4,500	5,000
	Total Intergovernmental Revenue:	263,495	306,374	105,158	118,500	99,000
CHARGES FOR SERVICES						
10-34-100	Zoning & Subdivision Fees	24,870	16,310	15,250	10,000	15,000
10-34-105	Subdivision Review Fee	59,777	88,328	94,122	50,000	80,000
10-34-250	Bldg. Rental/Park Use (Bowery)	1,750	2,666	1,600	0	0
10-34-760	Youth City Council	152	0	0	0	0
10-34-560	Ambulance Service	0	0	100,000	100,000	100,000
	Total Charges for Services:	86,549	107,304	210,972	160,000	195,000
FINES AND FORFEITURES						
10-35-100	Fines	85,303	90,577	85,000	90,000	85,000
	Total Fines and Forfeitures:	85,303	90,577	85,000	90,000	85,000
MISCELLANEOUS REVENUE						
10-36-100	Interest Earnings	9,239	18,842	16,000	10,000	17,000
10-36-300	Newsletter Sponsors	150	0	0	0	0
10-36-400	Sale of Assets	0	0	2,457	0	0
10-36-900	Sundry Revenues	11,267	8,547	13,300	3,000	5,500

Total Miscellaneous Revenue:	20,656	27,389	31,757	13,000	22,500
CONTRIBUTIONS AND TRANSFERS					
10-39-100 Fire Agreement/Job Corps	3,580	0	3,500	3,500	3,500
10-39-110 Fire Agreement/County	1,522	927	1,400	1,000	1,000
10-39-300 Transfer for Administrative Services				162,000	167,000
10-39-800 Transfer from Impact Fees	63,676	104,711	40,000	40,000	40,000
10-39-900 Fund Balance to be Appropriated	0	0	0		
Total Contributions and Transfers:	68,779	242,537	206,900	206,500	211,500
	2,156,585	2,246,868	2,513,761	2,507,000	2,778,000

Account No.	Account Title	2016-17	2017-18	2	2
				0	0
				1	1
				8	8
				-	-
				1	1
				9	9
		Actual	Actual	Estimate	Budget
					Budget

GENERAL FUND REVENUES

TAXES

10-31-100	Current Year Property Taxes			291,931	295,754	316,500
10-31-120	Prior Year Property Taxes	56,287	26,052	19,800	20,000	20,000
10-31-200	Fee In Lieu - Vehicle Reg	28,033	30,089	22,000	25,000	25,000
10-31-300	Sales and Use Taxes	564,082	328,549	768,000	884,000	701,000
10-31-305	Transportation - Local Option			75,543	13,612	0
10-31-310	Franchise/Other	401,384	410,902	396,500	350,000	400,000
Total Taxes:		1,417,259	1,104,959	1,522,800	1,611,000	1,847,000

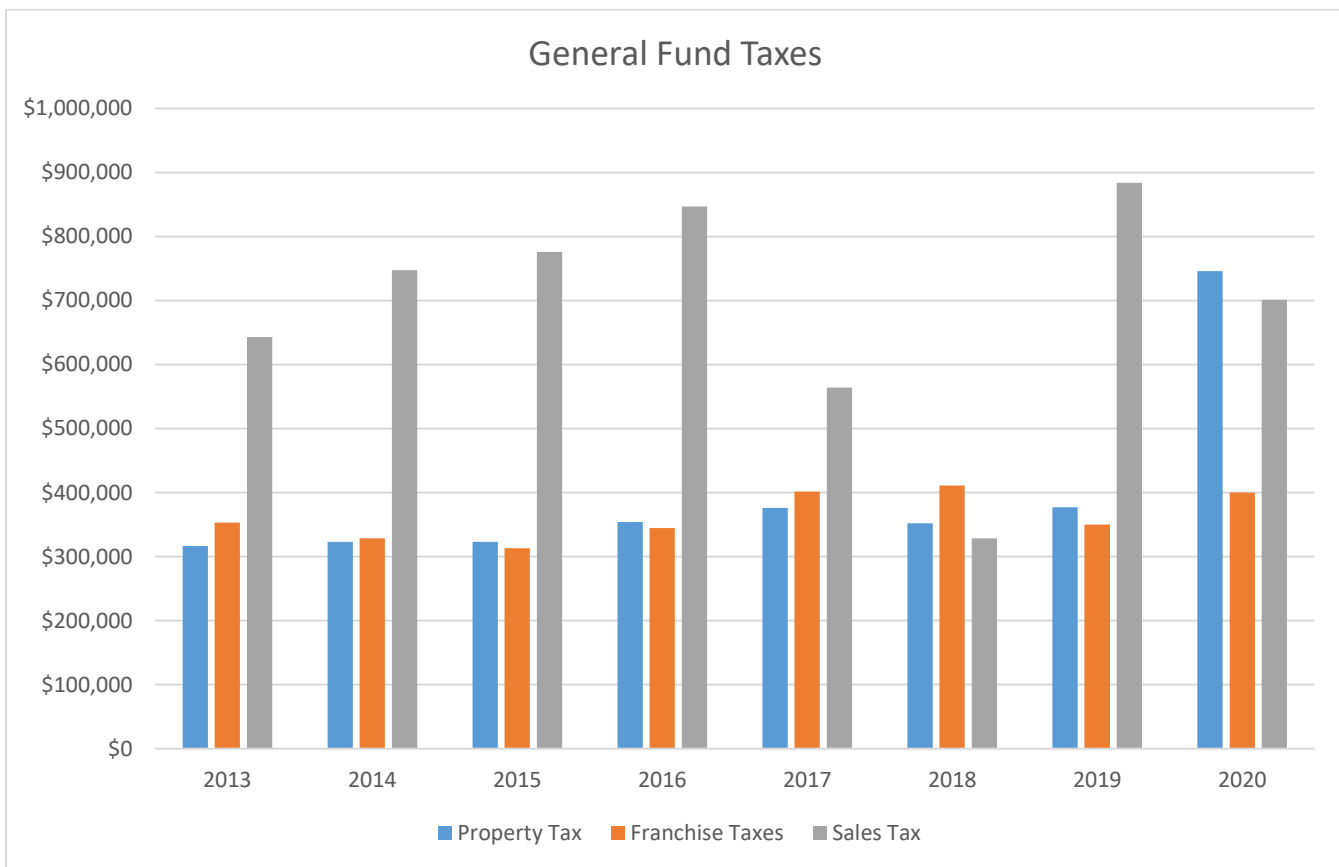
LICENSES AND PERMITS

10-32-100	Business Licenses and Permits			13,537	8,783	8,600
10-32-290	Plan Check and Other Fees	0	0	0	0	0

10-32-210	Building Permits	194,985	358,031	340,000	300,000	310,000
10-32-310	Excavation Permits	6,024	915	2,574	0	0
	Total Licenses and Permits:	214,545	367,729	351,174	308,000	318,000
INTERGOVERNMENTAL REVENUE						
10-33-400	State Grants	0	0	0	0	0
10-33-550	Wildland Firefighting	0	39,353	0	20,000	0
10-33-560	Class "C" Road Fund Allotment			258,944	262,218	94,000
10-33-580	State Liquor Fund Allotment			4,551	4,804	11,158
	Total Intergovernmental Revenue:	263,495	306,374	105,158	118,500	99,000
CHARGES FOR SERVICES						
10-34-100	Zoning & Subdivision Fees	24,870	16,310	15,250	10,000	15,000
10-34-105	Subdivision Review Fee	59,777	88,328	94,122	50,000	80,000
10-34-250	Bldg. Rental/Park Use (Bowery)			1,750	2,666	1,600
10-34-760	Youth City Council	152	0	0	0	0
10-34-560	Ambulance Service	0	0	100,000	100,000	100,000
	Total Charges for Services:	86,549	107,304	210,972	160,000	195,000
FINES AND FORFEITURES						
10-35-100	Fines	85,303	90,577	85,000	90,000	85,000
	Total Fines and Forfeitures:	85,303	90,577	85,000	90,000	85,000
MISCELLANEOUS REVENUE						
10-36-100	Interest Earnings	9,239	18,842	16,000	10,000	17,000
10-36-300	Newsletter Sponsors	150	0	0	0	0
10-36-400	Sale of Assets	0	0	2,457	0	0
10-36-900	Sundry Revenues	11,267	8,547	13,300	3,000	5,500
	Total Miscellaneous Revenue:	20,656	27,389	31,757	13,000	22,500

CONTRIBUTIONS AND TRANSFERS

10-39-100	Fire Agreement/Job Corps	3,580	0	3,500	3,500	3,500
10-39-110	Fire Agreement/County	1,522	927	1,400	1,000	1,000
10-39-300	Transfer for Administrative Services				162,000	167,000
10-39-800	Transfer from Impact Fees	63,676	104,711	40,000	40,000	40,000
10-39-900	Fund Balance to be Appropriated				0	0
Total Contributions and Transfers:		68,779	242,537	206,900	206,500	211,500
		<u>2,156,585</u>	<u>2,246,868</u>	<u>2,513,761</u>	<u>2,507,000</u>	<u>2,778,000</u>



GENERAL FUND DEPARTMENT SUMMARY

FY 2019-2020

GENERAL FUND SUMMARY

Dept.	Department Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
10-41	Legislative	57,233	53,812	62,177	64,000	60,000
10-42	Judicial	85,611	113,943	83,688	94,000	100,000
10-43	Administrative	874,588	642,575	745,934	800,000	925,000
10-54	Public Safety	170,318	158,289	169,079	173,000	258,000
10-57	Fire	194,630	410,576	583,664	580,000	603,000
10-58	Zoning	79,068	305,278	327,350	294,000	328,000
10-60	Streets	164,431	239,187	234,930	249,000	264,000
10-61	Class "C" Roads	227,024	0	0	0	0
10-70	Parks	130,426	170,162	247,588	253,000	240,000
		1,983,328	2,093,822	2,454,409	2,507,000	2,778,000

LEGISLATIVE DEPARTMENT

FY 2019-2020

The mission of the Legislative Services Department is to enact ordinances and resolutions, approve an annual budget and make other financial policy decisions, direct and supervise the City Manager, ensure that services are provided in a cost-effective manner, provide nominal compensation, as well as training and education, for elected officials and Planning Commission members, and provide policy direction for the benefit of the City, its residents, and businesses. To accomplish these important objectives, it is acknowledged that ongoing preparation and planning is realized, relationship development with neighboring public officials is attained, and that private enterprise groups are encouraged to participate in the future growth of the City.

Furthermore, the Mayor and City Council are committed to providing for a Youth City Council in order to provide leadership training and service opportunities for the youth who reside in the City, as well as a Planning Commission (to provide for recommendations and decisions regarding all land use ordinances and applications).

LEGISLATIVE

10-41-005	Salaries - Council & Commissions <i>Mayor & City Council</i> <i>(Planning Commission moved to Planning & Zoning.</i>	28,000
10-41-131	Employee Benefit-Employer FICA	2,200
10-41-133	Employee Benefit - Work. Comp.	700
10-41-140	Uniforms Councilmember shirts	300
10-41-210	Books, Subscriptions, Memberships ULCT Annual Membership Davis County Chamber of Commerce Membership	4,000
10-41-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> ULCT Fall Conference (6 councilmembers) ULCT St. George Conference (6 Council Members) Spring Retreat Misc.	12,600
10-41-240	Office Supplies and Expenses	200
10-41-370	Professional/Technical Service	0
10-41-494	Youth Council <i>16 members with Council Advisor</i>	3,000

ULCT Legislative Day
 Youth Council Annual Conference
 Community Events

10-41-620	Miscellaneous	4,000
	Donation to Sunset Jr. High	
	Donation to Northridge	
	City Holiday Season Event	
	Other unclassified	
10-41-740	Equipment	0
	Conference Room chairs	
10-41-925	Transfer to Country Fair Days	5,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
LEGISLATIVE						
10-41-005	Salaries - Council & Commissions	30,324	27,600	27,600	28,000	28,000
10-41-131	Employee Benefit-Employer FICA	2,378	2,328	2,111	2,200	2,200
10-41-133	Employee Benefit - Work. Comp.	662	694	719	700	700
10-41-140	Uniforms	0	0	43	300	300
10-41-210	Books, Subscriptions, Memberships	0	3,946	4,382	4,000	4,000
10-41-230	Travel & Training	3,116	6,712	12,395	12,600	12,600
10-41-240	Office Supplies and Expenses	1,304	103	178	200	200
10-41-370	Professional/Technical Service	0	0	0	0	0
10-41-494	Youth City Council	2,879	1,111	3,090	4,000	3,000
10-41-620	Miscellaneous	5,571	3,978	11,659	12,000	4,000
10-41-740	Equipment	0	4,247	0	0	0
10-41-925	Transfer to Country Fair Days	11,000	3,093	0	0	5,000
		57,233	53,812	62,177	64,000	60,000

JUDICIAL DEPARTMENT

FY 2019-2020

The South Weber Justice Court was established in 1971 when the city was incorporated. Its mission is to improve the quality of life for the residents and non-residents who frequent the city. The Court has jurisdiction to adjudicate infractions and misdemeanors (Class B & C) when the violation occurred within city boundaries. Several law enforcement agencies issue citations into the South Weber Justice Court including Utah Highway Patrol, Davis County Sheriff's Office and the Division of Wildlife Resources. Small claims cases which either occurred in the city or where the defendant resides in the city may also be heard if the suit is \$11,000 or under. The South Weber Justice Court is dedicated to serving the public with respect and professionalism. The Judge is assisted in his duties by one full time clerk and one assistant clerk. The latest re-certification took effect February 8, 2016 and will continue for a four-year term. The Administrative Office of the Courts oversees Utah judicial matters and has found this court to be in full compliance with all standards, regulations and guidelines. The court is a Class IV Justice Court based on the volume of citations processed.



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JUDICIAL

10-42-004	Judge Salary <i>.1 FTE</i>	16,000
10-42-120	Full-time Employee Salaries <i>.5 FTE</i>	34,000
10-42-130	Employee Benefit - Retirement	11,000
10-42-131	Employee Benefit-Employer FICA	4,000
10-42-133	Employee Benefit - Work. Comp.	500
10-42-134	Employee Benefit - UI	500
10-42-135	Employee Benefit - Health Ins.	14,000
10-42-210	Books/Subscriptions/Membership Utah State Code books	600
10-42-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> Admin. Office of Courts - Fall Admin. Office of Courts - Spring BCI Conference Judge Local training	1,500
10-42-240	Office Supplies & Expense <i>Normal office supplies, postage and copying</i>	400
10-42-243	Court Refunds	0
10-42-313	Professional/Tech. - Attorney <i>Contracted Service for City Prosecutor & Public Defenders</i>	10,000
10-42-317	Professional/Technical-Bailiff <i>Contracted Service with County Sheriff's Office</i>	4,000
10-42-350	Software Maintenance <i>Software maintenance contracts</i>	800
10-42-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	1,200
10-42-610	Miscellaneous Judge cell phone allowance	1,500

Account NO.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
JUDICIAL						
10-42-004	Judge Salary	14,068	14,736	14,432	15,000	16,000
10-42-110	Employee Salaries	37,640	51,252	29,221	33,000	34,000
10-42-130	Employee Benefit - Retirement	10,648	11,526	8,433	10,100	11,000
10-42-131	Employee Benefit-Employer FICA	3,956	4,923	3,276	3,600	4,000
10-42-133	Employee Benefit - Work. Comp.	78	107	76	100	500
10-42-134	Employee Benefit - UI	0	700	500	500	500
10-42-135	Employee Benefit - Health Ins.	0	15,306	10,083	11,200	14,000
10-42-210	Books/Subscriptions/Membership	551	514	593	600	600
10-42-230	Travel & Training	1,191	990	1,509	2,000	1,500
10-42-240	Office Supplies & Expense	726	676	482	500	400
10-42-243	Court Refunds	75	0	0	0	0
10-42-313	Professional/Tech. - Attorney	7,230	7,200	7,000	9,600	10,000
10-42-317	Professional/Technical-Bailiff	3,650	3,325	4,782	4,000	4,000
10-42-350	Software Maintenance	498	523	791	800	800
10-42-550	Banking charges	1,108	1,975	1,475	1,500	1,200
10-42-610	Miscellaneous	132	191	1,037	1,500	1,500
10-42-980	State Treasurer Surcharge	4,059	0.00	0	0	0
		85,611	113,943	83,688	94,000	100,000

ADMINISTRATIVE DEPARTMENT

FY 2019-2020

The Administrative Department's mission is to serve as the focal point of the day-to-day operations and administrations of the City while implementing and enacting the policies of the Mayor and Council, carrying out directives of the City Manager through staff and contract relationships, and providing quality services to its residents and the businesses in South Weber City.



ADMINISTRATIVE

10- 43- 110	Full Time Employee Salaries <i>City Mgr., Finance Dir., Treasurer, Recorder, and Util Billing clerk -4 FTE</i>	331,0 00
10- 43- 120	Part-time Employee Wages <i>Deputy Recorder and Recording Secretary - 1 FTE</i>	33,00 0
10- 43- 130	Employee Benefit - Retirement	78,00 0
10- 43- 131	Employee Benefit-Employer FICA	28,00 0
10- 43- 133	Employee Benefit - Work. Comp.	3,200
10- 43- 134	Employee Benefit - UI	4,800
10- 43- 135	Employee Benefit- Health Ins	97,00 0
10- 43- 136	HRA Reimbursement - Health Ins	6,000
10- 43- 137	Employee Testing	0
10- 43- 140	Uniforms	1,000
10- 43- 210	Books/Subscriptions/Membership <i>Memberships in Professional Organizations and Subscriptions</i>	3,500

UCMA, ICMA, AICPA, ULCT, UGFOA,
Standard Examiner, etc.

10- Public Notices 5,000
43-
220

Notices published in the Standard Examiner

10- Travel & Training 20,00
43- 0
230

*Charges for conferences, educational
materials, & employee travel*

ULCT Spring and Fall Conferences
UCMA Conference
UGFOA Conference (local & national)
GFOA Conference
UMCA
UAPT
ICMA Conference
Caselle Conference
City Manager Vehicle Allowance
Other trainings - 1-2 day local

10- Office Supplies & Expense 8,000
43-
240

*Copier Supplies, Postage, and general office
supplies*

10- Equipment - Operating Supplies and 4,000
43- Maintenance
250

*Upkeep or repair of equipment and operating
supplies*

10- Fuel Expense 0
43-
256

10- General Government Buildings 7,500
43-
262

Maintenance of City Hall

Janitorial Services
Fire Ext., flags, misc.
Other

10- Utilities 4,500
43-
270

*Electricity, Natural Gas and Recycling
expenses for City Hall*

10-43-280	Telephone	18,000
	<i>Comcast services and Cellphone Allowances</i>	
10-43-308	Professional & Tech. - I.T.	14,000
	Executech	
	Infobytes	
	Other	
10-43-309	Professional & Tech. - Auditor	10,000
10-43-310	Professional & Tech. - Planner	0
	(Moved to Planning & Zoning Dept.)	
10-43-311	Professional & Tech. - Eco Dev/ Comm Fundraising	0
	(Moved to Planning & Zoning Dept.)	
10-43-312	Professional & Tech. - Engineer	0
	(Moved to Planning & Zoning Dept.)	
10-43-313	Professional & Tech. - Attorney	25,000
10-43-314	Ordinance Codification	3,000
10-43-316	Elections	16,000
	<i>Municipal Election run by County</i>	
10-43-319	Professional & Tech. - Subd. Reviews	0
	(Moved to Planning & Zoning Dept.)	
10-43-329	City Manager Fund	3,000

Special activities at City Manager's discretion

10- 43- 350	Software Maintenance	24,00 0
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Software maintenance contracts

Caselle Software
 Laserfische
 Focus & Execute
 ArchiveSocial
 Office 365/email/backup
 Domain Name/ Misc.

10- 43- 510	Insurance & Surety Bonds	45,00 0
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General Liability and Property Insurance

10- 43- 550	Banking Charges	3,000
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Bank charges and fees and credit card transaction fees

10- 43- 610	Miscellaneous	5,000
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Unclassified unanticipated expenses

10- 43- 625	Cash over and short	0
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10- 43- 740	Equipment Purchases	27,00 0
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*Computer upgrades and software
 Website Development & Software*

10- 43- 841	Transfer to Recreation Fund	97,50 0
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10- 43- 910	Transfer to Cap. Proj. Fund	0
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ADMINISTRATIVE

10-43- 110	Full Time Employee Salaries	331,000
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City Mgr., Finance Dir., Treasurer, Recorder, and Util Billing clerk -4 FTE

10-43-120	Part-time Employee Wages <i>Deputy Recorder and Recording Secretary - 1 FTE</i>	33,000
10-43-130	Employee Benefit - Retirement	78,000
10-43-131	Employee Benefit-Employer FICA	28,000
10-43-133	Employee Benefit - Work. Comp.	3,200
10-43-134	Employee Benefit - UI	4,800
10-43-135	Employee Benefit- Health Ins	97,000
10-43-136	HRA Reimbursement - Health Ins	6,000
10-43-137	Employee Testing	0
10-43-140	Uniforms	1,000
10-43-210	Books/Subscriptions/Membership <i>Memberships in Professional Organizations and Subscriptions UCMA, ICMA, AICPA, ULCT, UGFOA, Standard Examiner, etc.</i>	3,500
10-43-220	Public Notices <i>Notices published in the Standard Examiner</i>	5,000
10-43-230	Travel & Training <i>Charges for conferences, educational materials, & employee travel ULCT Spring and Fall Conferences UCMA Conference UGFOA Conference (local & national) GFOA Conference UMCA UAPT ICMA Conference Caselle Conference City Manager Vehicle Allowance Other trainings - 1-2 day local</i>	20,000

10-43-240	Office Supplies & Expense <i>Copier Supplies, Postage, and general office supplies</i>	8,000
10-43-250	Equipment - Operating Supplies and Maintenance <i>Upkeep or repair of equipment and operating supplies</i>	4,000
10-43-256	Fuel Expense	0
10-43-262	General Government Buildings <i>Maintenance of City Hall</i> Janitorial Services Fire Ext., flags, misc. Other	7,500
10-43-270	Utilities <i>Electricity, Natural Gas and Recycling expenses for City Hall</i>	4,500
10-43-280	Telephone <i>Comcast services and Cellphone Allowances</i>	18,000
10-43-308	Professional & Tech. - I.T. Executech Infobytes Other	14,000
10-43-309	Professional & Tech. - Auditor	10,000
10-43-310	Professional & Tech. - Planner (Moved to Planning & Zoning Dept.)	0
10-43-311	Professional & Tech. - Eco Dev/ Comm Fundraising (Moved to Planning & Zoning Dept.)	0
10-43-312	Professional & Tech. - Engineer (Moved to Planning & Zoning Dept.)	0
10-43-313	Professional & Tech. - Attorney	25,000
10-43-314	Ordinance Codification	3,000

10-43-316	Elections <i>Municipal Election run by County</i>	16,000
10-43-319	Professional & Tech. - Subd. Reviews (Moved to Planning & Zoning Dept.)	0
10-43-329	City Manager Fund <i>Special activities at City Manager's discretion</i>	3,000
10-43-350	Software Maintenance <i>Software maintenance contracts</i> Caselle Software Laserfische Focus & Execute ArchiveSocial Office 365/email/backup Domain Name/ Misc.	24,000
10-43-510	Insurance & Surety Bonds <i>General Liability and Property Insurance</i>	45,000
10-43-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	3,000
10-43-610	Miscellaneous <i>Unclassified unanticipated expenses</i>	5,000
10-43-625	Cash over and short	0
10-43-740	Equipment Purchases <i>Computer upgrades and software</i> Website Development & Software	27,000
10-43-841	Transfer to Recreation Fund	97,500
10-43-910	Transfer to Cap. Proj. Fund	0

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
ADMINISTRATIVE						
10-43-110	Full Time Employee Salaries	198,221	265,759	275,982	294,000	331,000
10-43-120	Part-time Employee Wages	10,831	34,765	48,252	57,000	33,000
10-43-130	Employee Benefit - Retirement	40,314	42,652	54,696	70,100	78,000
10-43-131	Employee Benefit-Employer FICA	16,159	19,337	24,901	26,800	28,000
10-43-133	Employee Benefit - Work. Comp.	632	1,623	2,892	1,200	3,200
10-43-134	Employee Benefit - UI		4,550	4,600	4,600	4,800
10-43-135	Employee Benefit - Health Ins.	42,407	45,795	61,224	61,600	97,000
10-43-136	HRA Reimbursement - Health Ins	3,300	3,300	5,150	6,000	6,000
10-43-137	Employee Testing	670	238	56	400	0
10-43-140	Uniforms	593	685	684	1,100	1,000
10-43-210	Books/Subscriptions/Membership	2,374	2,005	3,159	3,400	3,500
10-43-220	Public Notices	8,440	4,023	3,977	5,000	5,000
10-43-230	Travel and Training	8,775	14,407	19,306	20,000	20,000
10-43-240	Office Supplies & Expense	3,142	9,297	7,689	8,000	8,000
10-43-250	Equipment - Oper. Supplies and Maint.	2,699	3,773	3,684	4,000	4,000
10-43-256	Fuel Expense	347	149	87	0	0
10-43-262	General Government Buildings	5,266	9,241	8,399	7,300	7,500
10-43-270	Utilities	4,479	7,651	4,895	4,500	4,500
10-43-280	Telephone	12,862	13,850	16,325	15,000	18,000
10-43-308	Professional & Tech. - I.T.	11,947	15,209	12,610	18,000	14,000
10-43-309	Professional & Tech. - Auditor	10,000	10,000	10,000	10,000	10,000
10-43-310	Professional & Tech. - Planner	8,077	0	0	0	0
10-43-311	Professional & Tech. - Eco Development	2,190	0	0	0	0
10-43-312	Professional & Tech. - Engineer	38,598	0	0	0	0
10-43-313	Professional & Tech. - Attorney	18,638	10,425	16,463	25,000	25,000
10-43-314	Ordinance Codification	1,580	1,200	3,500	3,000	3,000
10-43-316	Elections	0	14,311	0	0	16,000
10-43-319	Prof./Tech. - Subd. Reviews	68,183	0	0	0	0
10-43-329	City Manager Fund	1,987	575	2,859	3,000	3,000
10-43-350	Software Maintenance	10,256	11,360	20,352	12,000	24,000
10-43-510	Insurance & Surety Bonds	44,782	42,063	43,842	45,000	45,000
10-43-550	Banking Charges	1,890	2,812	2,025	3,000	3,000
10-43-610	Miscellaneous	1,186	672	2,321	5,000	5,000
10-43-625	Cash over and short	229	69	4	0	0
10-43-740	Equipment	17,533	4,779	12,000	12,000	27,000
10-43-841	Transfer to Recreation Fund	87,400	37,500	40,000	40,000	97,500
10-43-910	Transfer to Cap. Proj. Fund	188,600	8,500	34,000	34,000	0
		874,588	642,575	745,934	800,000	925,000

PUBLIC SAFETY DEPARTMENT

FY 2019-2020

South Weber City is contracted, through an interlocal agreement with Davis County Sheriff's Office (DCSO) for Law & Alcohol Enforcement, Paramedic, Animal Control, and other related public safety services. The DCSO also provides the City with emergency planning and management services. South Weber City and DCSO are continually seeking new methods of ingenuity and resourcefulness to maintain a level of service that will ensure a gratifying quality of life, safety, & security of our community.

PUBLIC SAFETY

10-54-310	Sheriff's Department <i>Sheriff's office & Narcotics Strike Team</i> Sheriff Contract Davis Metro Narcotics Strike Force	230,000
10-54-311	Animal Control <i>Contracted Services with Davis Animal Control</i>	21,000
10-54-320	Emergency Preparedness	2,000
10-54-321	Liquor Law (Narcotics) <i>Liquor Funds Transferred to County for Enforcement</i>	5,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
PUBLIC SAFETY						
10-54-310	Sheriff's Department	149,961.71	140,114	141,980	145,000	230,000
10-54-311	Animal Control	15,364.20	18,175	19,499	21,000	21,000
10-54-320	Emergency Preparedness	441.00	0	2,000	2,000	2,000
10-54-321	Liquor Law (Narcotics)	4,550.72	0.00	5,600	5,000	5,000
		170,317.63	158,288.73	169,079	173,000	258,000

FIRE DEPARTMENT

FY 2019-2020

The Mission of the South Weber City Fire Department is to protect lives, preserve property and stabilize incidents involving fire, medical emergencies and other dangerous conditions. The South Weber City Fire Department is dedicated to sustaining the health, safety, and wellness of the residents of South Weber City.

The Fire Departments Core Values are:

To **Prepare** effectively for Fire and Emergency Medical Response (EMS).

To **Engage** in bettering the community we serve.

To **Affect** the lives of those we serve in a positive manner.

To **Respond** professionally always.

To **Live** and uphold the oath of which we are sworn.

The South Weber City Fire Department is a full-time department operated by a part-time staff with a geographic response area of the City, that includes Highway 89, Interstate 84, and the Weber Basin Job Corps. The South Weber City Fire Department is committed to the assistance of neighboring cities, counties, and Hill Air Force Base through mutual aid agreements.



FIRE

10-57-120	Part-time Employee Wages Chief, 3 Captains, Emts & Firefighters - 11 FTE	370,000
10-57-131	Employee Benefit-Employer FICA	29,000
10-57-133	Employee Benefit - Work. Comp.	14,000
10-57-134	Employee Benefit - UI	5,000
10-57-137	Employee Testing	500
10-57-140	Uniforms	12,000
10-57-210	Books, Subscriptions, and Memberships <i>Memberships in Professional Organizations and Subscriptions</i>	2,500
10-57-230	Travel and Training Emt School Fire Certifications & Recertifications Fire Prevention Fire School Miscellaneous	12,000
10-57-240	Office Supplies & Expense <i>Copier Supplies, Postage, and general office supplies</i>	1,000
10-57-250	Equipment Supplies & Maint. <i>Upkeep or repair of equip. and oper. supplies, including fuel and oil (This year includes replacement of 20 Air Pack bottles)</i>	40,000
10-57-256	Fuel Expense	4,000
10-57-260	Building Supplies and Maint. <i>Upkeep of Fire Station</i>	12,000
10-57-270	Utilities <i>Electricity and Natural Gas expenses</i>	5,000
10-57-280	Telecom <i>Cable, air cards and cellphone expenses</i>	5,000
10-57-350	Software Maintenance <i>Software maintenance contracts Caselle Software Image Trend (New NFIRS software & setup)</i>	6,000

10-57-370	Professional & Tech. Services Medical Director UCAN Fees for Radios Dispatch Fees	13,000
10-57-450	Special Public Safety Supplies <i>Supplies purchased which are peculiar to the Fire department. Includes turnouts, hoses, EMT supplies, etc.</i>	25,000
10-57-530	Interest Expense - Bond 28% Fire, 72% Recreation - (Impact Fees when available)	7,000
10-57-550	Banking Charges	500
10-57-622	Health & Wellness Expenses Mandatory baseline testing	1,500
10-57-745	Equipment Costing Over \$500	10,000
10-57-811	Sales Tax Rev Bond - Principal 28% Fire, 72% Recreation	28,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
FIRE						
10-57-120	Part-time Employee Salaries	83,845.54	174,139	365,665	352,000	370,000
10-57-131	Employee Benefit-Employer FICA	6,414.48	13,322	26,885	26,900	29,000
10-57-133	Employee Benefit - Work. Comp.	2,487.70	5,860	11,468	12,500	14,000
10-57-134	Employee Benefit - UI	0.00	1,000	2,000	2,000	5,000
10-57-137	Employee Testing	649.90	862	260	100	500
10-57-140	Uniforms	1,580.00	7,798	9,865	10,000	12,000
10-57-210	Books/Subscriptions/Membership	700.00	822	2,100	2,300	2,500
10-57-230	Travel and Training	1,911.77	12,704	11,885	12,200	12,000
10-57-240	Office Supplies & Expense	2,668.52	1,415	823	1,000	1,000
10-57-250	Equipment Supplies & Maint.	11,601.12	41,559	17,517	32,400	40,000
10-57-256	Fuel Expense	2,092.01	4,534	5,061	3,100	4,000
10-57-260	Building Supplies and Maint.	5,852.92	20,573	10,375	12,000	12,000
10-57-270	Utilities	8,440.48	10,911	6,576	5,000	5,000
10-57-280	Telephone	4,770.49	5,691	7,313	6,000	5,000
10-57-350	Software Maintenance	1,043.59	1,008	3,541	3,800	6,000
10-57-370	Professional & Tech. Services	16,751.73	13,078	13,103	13,000	13,000
10-57-450	Special Public Safety Supplies	12,383.28	56,454	57,217	38,700	25,000
10-57-530	Interest Expense - Bond	9,191.06	8,542	7,110	7,200	7,000
10-57-550	Banking Charges	315.50	267	200	500	500
10-57-622	Health & Wellness Expenses	89.75	555	0	2,600	1,500
10-57-745	Equipment Costing over \$500	0.00	6,243	0	12,000	10,000
10-57-811	Sales Tax Rev Bond - Principal	21,840	23,240	24,700	24,700	28,000
		194,630	410,576	583,664	580,000	603,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
PUBLIC SAFETY IMPACT FEE FUND						
Revenue						
29-34-200	Public Safety Impact Fees	17,920	0	5,000	10,000	10,000
	Total Source: 34:	17,920	0	5,000	10,000	10,000
Revenue						
29-37-100	Interest Earnings	356	328	500	0	0
	Total Revenue	18,276	328	5,500	10,000	10,000
Contributions and Transfers						
29-39-500	Contribution From Fund Balance	16,722	0	0	0	0
	Total Contributions and Transfers	16,722	0	0	0	0
Expenditures						
29-40-760	Projects	0	0	0	0 *	
29-80-800	Transfer to General Fund	34,999	12,416	10,468	10,000 *	10,000
	Total Expenditures	34,999	12,416	10,468	10,000	10,000
	Revenue Total	34,998	328	5,500	10,000	10,000
	Expenditure Total	34,999	12,416	10,468	10,000	10,000
	Net Total	(0)	(12,088)	(4,968)	0	0

* Fire Station Bond Payment \$21,900

PLANNING AND ZONING

FY 2019-2020

South Weber City Planning and Zoning services provide for the short and long-range planning of South Weber City. Zoning services are comprised of both full-time and contracted personnel. The South Weber City Building Official is charged with assisting citizens and business groups with compliance to the City's code, standards, ordinances, and permitting process for the regulation of building construction; and working with developers and contractors through the development process for the successful achievement of their project goals. South Weber City has contracted with Barry Burton for planning services and Jones & Associates Consulting Engineers for engineering services.



Planning and Zoning

10-58-110	Full-time Employee Salaries - 1 FTE Public Works Director and Building Inspector
10-58-120	Part-time Employee Salaries Planning Commission and Development Co-ordinator 2.9 FTE
10-58-130	Employee Benefit - Retirement
10-58-131	Employee Benefit-Employer FICA
10-58-133	Employee Benefit - Work. Comp.
10-58-134	Employee Benefit - UI
10-58-135	Employee Benefit - Health Ins.
10-58-137	Employee Testing
10-58-140	Uniforms <i>1 FTE Public Works Uniform and Cleaning costs</i>
10-58-210	Books/Subscriptions/Membership <i>Memberships in Professional Organizations and Subscriptions</i> Building Code books (updated every three years) ICC memberships - National, State & local
10-58-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> ULCT fall conf - Planning commission Land Use Academy of Utah(LUAU) Utah Land Use Institute Iworx
10-58-250	Equipment Supplies & Maint. <i>Upkeep or repair of equip. and oper. Supplies</i>
10-58-255	Vehicle Lease <i>Department share based on FTE</i>
10-58-256	Fuel Expense
10-58-310	Professional & Tech. - Planner (Moved from Administrative Dept.)

10-58-311	Professional & Tech. - Eco Dev/ Comm Fundraising (Moved from Administrative Dept.)
10-58-312	Professional & Tech. - Engineer (Moved from Administrative Dept.)
10-58-319	Professional & Tech. - Subd. Reviews (Moved from Administrative Dept.)
10-58-350	Software Maintenance
10-58-370	Professional & Tech. Services
10-58-620	Miscellaneous General Plan Update

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
Planning and Zoning						
10-58-110	Full-time Employee Salaries	46,513	81,077	101,651	112,000	82,000
10-58-120	Part-time Employee Salaries	0	3,591	15,512	4,000	33,000
10-58-130	Employee Benefit - Retirement	8,987	15,406	22,564	26,000	20,000
10-58-131	Employee Benefit-Employer FICA	2,454	6,063	8,874	9,000	9,000
10-58-133	Employee Benefit - Work. Comp.	851	1,624	2,695	2,700	3,000
10-58-134	Employee Benefit - U.I.	0	1,000	1,700	1,700	1,600
10-58-135	Employee Benefit - Health Ins.	6,831	12,394	16,993	33,000	10,000
10-58-137	Employee Testing	0	65	65	0	0
10-58-140	Uniforms	0	502	1,234	800	900
10-58-210	Books/Subscriptions/Membership	687	600	1,000	1,500	1,500
10-58-230	Travel & Training	9,048	1,213	2,161	4,700	5,000
10-58-250	Equipment Supplies & Maint.	168	5,691	6,697	6,000	4,000
10-58-255	Vehicle Lease	0	8,799	0	0	0
10-58-256	Fuel Expense	933	724	991	0	1,000
10-58-280	Telephone	0	0	1,250	0	0
10-58-310	Professional & Tech. - Planner	0.00	13,954	10,320	12,000	12,000
10-58-311	Professional & Tech. - EcoDev	0.00	0	0	0	0
10-58-312	Professional & Tech. - Engineer	0.00	59,285	65,599	27,000	60,000
10-58-319	Professional & Tech. - Subd. Reviews	0.00	89,584	65,545	50,000	80,000
10-58-350	Software Maintenance	1,200	2,459	2,500	3,000	3,000
10-58-370	Professional & Tech. Services	150	1,228	0	600	0
10-58-620	Miscellaneous	1,246	21	0	0	2,000
10-58-740	Equipment over \$500	0	0	0	0	0
		79,068	305,278	327,350	294,000	328,000

STREETS

FY 2019-2020

The South Weber City Streets Department finances the maintenance of the City's streets, public rights of way, and safeguards the streets to be free from hazards. The Streets Department is accountable for maintaining the specific street and roadway certification levels of City employees to ensure that contemporary best practices are implemented and observed for the delivery of safe transportation. The Streets Department provides motorists travelling in South Weber City with safe roadways by means of snow removal and hazard free rights-of-way. In the 2018 – 2019 budget, the Transportation Utility Fund (TUF) was created for maintaining street infrastructure. Many of the previous costs associated with the Street Department and Class "C" budgets are now in the Transportation Utility Fund (TUF).



STREETS

10-60-110	Full-Time Employee Salaries - .65 FTE	39,000
10-60-120	Part-Time Employee Salaries - .77 FTE	21,000
10-60-130	Employee Benefit - Retirement	10,000
10-60-131	Employee Benefit-Employer FICA	4,500
10-60-133	Employee Benefit - Work. Comp.	1,700
10-60-134	Employee Benefit - UI	800
10-60-135	Employee Benefit - Health Ins.	10,000
10-60-137	Employee Testing	0
10-60-140	Uniforms <i>1 FTE Public Works Uniform and Cleaning costs</i>	1,000
10-60-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> Road School Misc.	2,000
10-60-250	Equipment Supplies & Maint. <i>Upkeep or repair of equip. and oper. Supplies</i>	17,000
10-60-255	Vehicle Lease <i>Department share based on FTE</i>	0
10-60-256	Fuel Expense	5,000
10-60-260	Buildings & Grounds - Shop <i>33% of Shop building and grounds maintenance</i>	10,000
10-60-271	Utilities - Street Lights <i>Power & Repair</i>	50,000
10-60-312	Professional & Tech. - Engineer New Development	30,000
10-60-350	Software Maintenance <i>Software maintenance contracts</i>	3,000
10-60-370	Professional & Tech. Services	1,000

Other

10-60-410	Special Highway Supplies Sweeping (3 times a year) Barricades Repairs	15,000
10-60-411	Snow Removal	35,000
10-60-420	Weed Control	2,500
10-60-422	Crosswalk/Street Painting	5,000
10-60-424	Curb, Gutter and Sidewalk Restoration	0
10-60-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	500
10-60-745	Equipment	0

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
STREETS						
10-60-110	Full-Time Employee Salaries	16,637	43,228	43,359	40,000	39,000
10-60-120	Part-Time Employee Salaries	10,458	11,356	18,573	19,000	21,000
10-60-130	Employee Benefit - Retirement	3,246	8,624	8,250	10,000	10,000
10-60-131	Employee Benefit-Employer FICA	2,050	4,076	4,590	4,400	4,500
10-60-133	Employee Benefit - Work. Comp.	726	1,351	1,639	1,700	1,700
10-60-134	Employee Benefit - UI	0	900	800	800	800
10-60-135	Employee Benefit - Health Ins.	284	6,834	8,504	13,000	10,000
10-60-137	Employee Testing	399	385	150	0	0
10-60-140	Uniforms	772	1,159	948	900	1,000
10-60-230	Travel & Training	1,049	881	1,053	1,800	2,000
10-60-250	Equipment Supplies & Maint.	17,689	18,535	17,188	17,000	17,000
10-60-255	Vehicle Lease	1,057	8,799	0	0	0
10-60-256	Fuel Expense	973	2,728	5,093	5,000	5,000
10-60-260	Buildings & Grounds - Shop	5,633	7,416	7,707	10,000	10,000
10-60-271	Utilities - Street Lights	46,598	51,430	37,504	43,000	50,000
10-60-312	Professional & Tech. - Engineer	20,499	32,235	30,303	10,000	30,000
10-60-350	Software Maintenance	451	891	1,291	3,000	3,000
10-60-370	Professional & Tech. Services	2,262	531	4,150	5,000	1,000
10-60-410	Special Highway Supplies	16,620	9,893	10,417	25,000	15,000
10-60-411	Snow Removal Supplies	0	23,012	27,662	30,000	35,000
10-60-420	Weed Control	1,712	11	500	4,000	2,500
10-60-422	Crosswalk/Street Painting	0	4,645	5,000	5,000	5,000
10-60-424	Curb & Gutter Restoration	15,000	0	0	0	0
10-60-550	Banking Charges	316	267	250	400	500
10-60-745	Equipment	0	0	0	0	0
		164,431	239,187	234,930	249,000	264,000

PARKS

10-70-110	Full-Time Employee Salaries - 1.65 FTE	55,000
10-70-120	Part-time Employee Salaries - .3 FTE	16,000
10-70-130	Employee Benefit - Retirement	14,000
10-70-131	Employee Benefit-Employer FICA	6,000
10-70-133	Employee Benefit - Work. Comp.	3,000
10-70-134	Employee Benefit - UI	2,000
10-70-135	Employee Benefit - Health Ins.	33,000
10-70-137	Employee Testing	0
10-70-140	Uniforms <i>Uniform and Cleaning costs</i>	1,600
10-70-230	Travel & Training <i>Charges for conferences, educational materials, & employee travel</i> Playground Equipment Certification (URPA) Utah Recreation & Parks Assoc. Conference Sod Classes	2,500
10-70-250	Equipment Supplies & Maint. <i>Upkeep or repair of equipment and operating supplies</i>	9,000
10-70-255	Vehicle Lease <i>Department share based on FTE</i>	0
10-70-256	Fuel Expense	5,000
10-70-260	Buildings & Grounds - Shop <i>33% of Shop building and grounds improvements</i>	10,000
10-70-261	Grounds Supplies & Maintenance <i>Upkeep and repair of park grounds and structures</i>	35,000
10-70-270	Utilities <i>Electricity and Secondary Water expenses</i> Electricity Water	8,000
10-70-312	Professional & Tech. - Engineer	20,000

10-70-350	Software Maintenance <i>Software maintenance contracts</i>	600
10-70-430	Trees and Beautification	2,000
10-70-435	Safety Incentive Program	0
10-70-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	300
10-70-626	UTA Park and Ride <i>Dumpsters and trash removal, lights, snow removal and repairs</i>	15,700
10-70-740	Equipment Purchases Trailer	1,300
	IMPACT FEE FUND	
23-40-760	Projects Canyon Meadows Park - Stub Utilities for 2nd Ball Diamond Canyon Meadows Park - Additions Canyon Meadows Park - Phase 2 construction drawings	145,000

PARKS DEPARTMENT

FY 2019-2020

The South Weber City Parks Fund sustains the operations and maintenance of approximately 50 acres of parks throughout the City. The Parks Department is commissioned to beautifying park land by providing the citizens with quality parks, trails, and green open spaces. It is the goal of the Parks Department to enhance each park facility with amenities that are complimentary to the enjoyment of the community; and to enhance the personal, societal, recreational, and economical benefits that affect citizens and visitors in their pursuit of peaceful, enjoyable leisure. South Weber City continues to invest into safe trails, park play equipment, and improved recreational fields that will provide enriched recreational activities for people of all ages and abilities.

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
PARKS						
10-70-110	Full-Time Employee Salaries	38,858.76	54,270	55,989	49,000	55,000
10-70-120	Part-time Employee Salaries	7,966.79	6,684	3,040	14,000	16,000
10-70-130	Employee Benefit - Retirement	9,025.34	10,367	10,572	10,900	14,000
10-70-131	Employee Benefit-Employer FICA	3,517.56	4,568	4,602	5,200	6,000
10-70-133	Employee Benefit - Work. Comp.	1,178.35	1,683	1,551	2,000	3,000
10-70-134	Employee Benefit - UI	0.00	800	1,000	1,000	2,000
10-70-135	Employee Benefit - Health Ins.	6,633.24	10,786	18,411	22,000	33,000
10-70-137	Employee Testing	388.80	146	406	0	0
10-70-140	Uniforms	0	1,232	2,050	1,600	1,600
10-70-230	Travel & Training	0.00	560	1,052	1,800	2,500
10-70-250	Equipment Supplies & Maint.	7,387.70	10,324	10,891	9,000	9,000
10-70-255	Vehicle Lease	1,056.99	0	0	0	0
10-70-256	Fuel Expense	3,712.61	6,445	3,979	4,000	5,000
10-70-260	Buildings & Grounds - Shop	5,746.73	217	5,500	10,000	10,000
10-70-261	Grounds Supplies & Maintenance	14,073.29	16,978	27,126	19,000	35,000
10-70-270	Utilities	4,127.64	12,821	5,777	8,000	8,000
10-70-280	Telephone	0.00	0	342	0	0
10-70-312	Professional & Tech. - Engineer	0	13,085	34,111	34,000	20,000
10-70-350	Software Maintenance	451.10	523	691	600	600
10-70-430	Trees	47.40	7,516	2,000	5,000	2,000
10-70-435	Safety Incentive Program	0.00	0	0	0	0
10-70-550	Banking Charges	315.50	267	220	400	300
10-70-626	UTA Park and Ride	25,938.00	10,891	17,759	15,500	15,700
10-70-740	Equipment		0.00	40,518	40,000	1,300
		130,426	170,162	247,588	253,000	240,000

Account No.	Account Title	2016-17 Actual	2017 - 18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
PARK IMPACT FEE FUND						
Revenue						
23-37-100	Interest Earnings	601	1,744	1,000	1,000	1,000
23-37-200	Park Impact Fees	20,117	130,707	177,740	80,000	80,000
	Total Revenue	20,718	132,450	178,740	81,000	81,000
Contributions and Transfers						
23-39-500	Contribution From Fund Balance		0	80,000	79,000	79,000
	Total Contributions and Transfers			80,000	79,000	79,000
Expenditures						
23-40-250	Equipment		0	0	0	0
23-40-760	Projects *	25,989	2,996	160,000	160,000	145,000
	Total Expenditures	25,989	2,996	160,000	160,000	145,000
	Park Impact Fee Fund Revenue Total	20,718	132,450	258,740	160,000	160,000
	Park Impact Fee Fund Expenditure Total	25,989	2,996	160,000	160,000	145,000
	Net Total Park Impact Fee Fund	(5,271)	129,455	98,740	0	15,000

CAPITAL PROJECTS FUND

FY 2019-2020

The Capital Projects Fund was created as a mechanism to provide for the purchase or construction of capital assets valued at \$10,000.00 or more where the asset life is more than 3 years, and the item is capitalized or depreciated. The most common types of capital projects are infrastructural: parks, streets, facilities, heavy equipment, and/or the purchase of land. Capital projects are financed by public funds, bonds, grants, loans, existing cash reserves, and impact fees as determined and directed by the South Weber City Council.

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
CAPITAL PROJECTS						
REVENUES						
45-30-300	Sales Tax	0	0	192,000	21,000	200,000
45-33-400	State Grants	0	0	445,250	445,250	0
45-34-440	Contributions	0	0	571,000	571,000	827,000
45-34-445	Contributions - Restricted	595	79	0	0	0
45-36-100	Interest Income	15,675	18,132	8,000	6,000	8,000
45-36-110	Gain on Sale of Assets	0	0	1,750	0	0
45-39-389	Fund Balance to be Appropriated	0	0	710,000	882,750	680,000
45-39-470	Transfer from General Fund	438,600	8,500	0	0	0
45-39-800	Transfer from Impact Fees	47,020	22,623	410,000	410,000	395,000
45-39-810	Transfer from Class "C"	0	0	300,000	300,000	500,000
		501,890	49,334	2,638,000	2,636,000	2,610,000

CAPITAL PROJECTS

45-57-720	Fire -Buildings		30,000
	New Roof on Fire Station	30,000	
45-43-740	Fire - Purchase of Equipment		85,000
	Restrict additional for vehicle replacement	85,000	
45-60-720	Streets - Building		800,000
	Land Acquisition - New PW Facility	800,000	
45-60-730	Streets - Improvements Other Than Buildings		1,391,000
	South Bench Dr - Phase 1A	685,000	
	South Bench Dr - Phase 1B	135,000	
	South Bench Dr - Phase 1A - Developer Portion	549,000	
	South Bench Dr - Phase 1B - Developer Portion	22,000	
	Safety Sidewalks - South Weber Drive	0	
45-60-740	Streets - Purchase of Equipment		34,000
	Pick-up truck	34,000	
45-70-730	Parks - Improvements Other than Buildings		145,000
	Canyon Meadows Park - Stub Utilities for 2nd Ball Diamond	10,000	
	Canyon Meadows Park Project	120,000	
	Canyon Meadows Park - Phase 2 construction drawings	15,000	
45-70-740	Parks - Purchase of Equipment		125,000
	Mower	25,000	
	Replace 1 leased truck (Carried over from 2019 budget)	100,000	

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
CAPITAL PROJECTS						
45-40-740	General Capital Expenditures	0	0	0	0	0
45-43-740	Administrative - Purchase of Equipment	0	0	10,950	11,000	0
45-57-720	Fire - Buildings	0	0	0	0	30,000
45-57-740	Fire - Purchase of Equipment	0	274,094	270,009	273,000	85,000
45-60-720	Streets - Buildings	1,902	5,050	0	0	800,000
45-60-710	Streets - Land	0	0	2,129	0	0
45-60-730	Streets - Improvements Other than Bldgs.	43,245	571,469	1,656,495	1,662,000	1,391,000
45-60-740	Streets - Purchase of Equipment	13,547	0	300,000	300,000	34,000
45-70-730	Parks - Improvements Other than Buildings	81,730	36,215	189,662	190,000	145,000
45-70-740	Parks - Purchase of Equipment	34,000	0	95,245	200,000	125,000
45-90-850	Transfer to Transportation Utility Fund	0	0	0	0	0
	Contribution to Fund Balance			0	0	0
		174,424	886,827	2,524,489	2,636,000	2,610,000

RECREATION FUND

FY 2019-2020

The mission of the Recreation Department is to enrich the lives of the residents of South Weber City by promoting, developing, and maintaining recreational activities that afford children and adults with opportunities for growth, health, happiness, and personal development. The Recreation Department offers welcoming facilities, exercise equipment, and a variety of indoor and outdoor athletic programs for all ages. The South Weber City Recreation Department values citizen involvement and continues to establish a strong sense of community through the development of the social, cultural, and physical well-being of the City's residents and their visitors.

The Recreation Department maintains 8 athletic fields that are used for Soccer, Flag Football, Lacrosse, T-Ball, and Softball, and 6 Baseball Diamonds. The Family Activity Center offers an indoor track, weight room, full size basketball court, and auxiliary programs of Yoga, Jump Rope, Tumbling, Karate, Hula Dancing, and Zumba classes to meet the interests and desires of the citizens of the community and their visitors. These programs offer a wide range of activities for all ages.



Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
RECREATION						
RECREATION REVENUE						
20-34-720	Rental - Activity Center	5,650	9,322	9,986	8,000	10,000
20-34-750	Recreation Fees	41,639	0	0	0	0
20-34-751	Membership Fees	18,963	20,873	18,386	18,000	20,000
20-34-752	Competition Basketball	18,760	17,244	4,615	17,000	17,000
20-34-753	Misc. Revenue	835	2,179	2,109	0	1,000
20-34-754	Competition Baseball	0	580	300	0	0
20-34-755	Basketball	0	13,381	14,164	14,000	14,000
20-34-756	Baseball & Softball	0	10,363	7,600	7,500	7,500
20-34-757	Soccer	0	10,891	11,155	8,000	8,000
20-34-758	Flag Football	0	3,940	4,641	4,000	4,500
20-34-759	Volleyball	0	1,660	1,065	2,000	2,000
20-34-841	Gravel Pit Fees	32,887	23,417	66,874	50,000	55,000
20-36-895	Rental of Uniforms and Equip	1,500	0	0	1,500	1,500
Total Recreation Fee Revenue:		120,234	113,850	140,895	130,000	140,500
20-37-100	Interest Earnings	3,411	6,185	2,500	2,000	3,000
Contributions & Transfers						
20-39-470	Transfer from General Fund	87,400	37,500	40,000	40,000	97,500
20-39-800	Transfer from Recreation Impact Fees	141,143	677	66,000	66,000	66,000
	Contribution from Fund Balance			60,000	67,000	4,000
Total Contributions & Transfers:		228,543	38,177	166,000	173,000	167,500
Total Fund Revenues		352,188	158,211	309,395	305,000	311,000

RECREATION FUND

RECREATION EXPENDITURES

20-71-110	Full-time Salaries <i>Recreation Director</i>
20-71-120	Part-time Salaries - 1.6 FTE <i>5 Employees</i>
20-71-130	Employee Benefit - Retirement
20-71-131	Employee Benefit-Employer FICA
20-71-133	Employee Benefit - Work. Comp.
20-71-134	Employee Benefit - UI
20-71-135	Employee Benefit - Health Ins.
20-71-137	Employee Testing
20-71-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> Utah Rec & Parks Association Conference ULCT Conferences Other
20-71-240	Office Supplies and Expense <i>Copier Supplies, Postage, and general office supplies</i>
20-71-241	Materials & Supplies <i>Towel Service</i>
20-71-250	Equipment Supplies & Maint. <i>Upkeep or repair of equipment and operating supplies</i> Weight Equipment
20-71-256	Fuel Expense
20-71-262	General Government Buildings <i>Upkeep of building and floor resurfacing</i>
20-71-270	Utilities <i>Electricity and Natural Gas expenses</i>
20-71-280	Telephone
20-71-331	Community Events Daddy/Daughter

Halloween

- 20-71-350 Software Maintenance
Software maintenance contracts
- 20-71-480 Basketball
Jr. Jazz program - 300 participants
- 20-71-481 Baseball & Softball
T-ball, Coach Pitch, Machine Pitch, baseball & softball - 250 participants
- 20-71-482 Soccer
Pre-kindergarten to 4th grade; 300 participants
- 20-71-483 Flag Football
1st to 9th grade, co-educational - 110 participants
- 20-71-484 Volleyball
Girls 3rd to 9th grade - 70 participants
- 20-71-485 Summer Fun
Citizen participation at Roy City Aquatics Center - 1200 participants
- 20-71-486 Sr Luncheon
Held 6 times a year - 21 Participant per luncheon
- 20-71-488 Competition Basketball
- 20-71-489 Competition Baseball
- 20-71-491 Fly Fishing
- 20-71-530 Interest Expense - Bond
28% Fire, 72% Recreation
- 20-71-550 Banking Charges
Bank charges and fees and credit card transaction fees
- 20-71-610 Miscellaneous
- 20-71-625 Cash Over and Short
- 20-71-740 Equipment
Replace 2 TVs
- 20-71-811 Sales Tax Rev Bond - Principal
28% Fire, 72% Recreation
- 20-71-900 Increase in Fund Balance
- 20-71-915 Transfer to Admin Svcs

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
RECREATION						
20-71-110	Full-Time Employee Salaries	47,265	47,974	51,319	52,000	54,000
20-71-120	Part-time Employees Salaries	36,270	37,695	34,415	51,000	51,000
20-71-130	Employee Benefit - Retirement	8,968	9,098	9,616	11,000	11,000
20-71-131	Employee Benefit-Employer FICA	6,277	6,461	6,218	7,800	8,000
20-71-133	Employee Benefit - Work. Comp.	1,714	1,696	2,032	2,400	2,000
20-71-134	Employee Benefit - Unemployment Ins.	0	1,300	1,500	1,500	2,000
20-71-135	Employee Benefit - Health Ins.	8,127	8,399	9,592	9,300	11,000
20-71-137	Employee Testing	266	356	486	0	200
20-71-230	Travel & training	1,060	720	1,014	1,500	1,500
20-71-240	Office Supplies and Expense	490	623	628	1,000	1,000
20-71-241	Materials & Supplies	1,156	1,128	1,846	2,000	2,000
20-71-250	Equipment Supplies & Maint.	163	472	931	1,000	1,000
20-71-256	Fuel Expense	146	308	308	100	200
20-71-262	General Government Buildings	1,499	1,907	3,830	4,000	4,000
20-71-270	Utilities	4,337	8,416	5,611	6,000	7,000
20-71-280	Telephone	2,899	3,316	3,777	3,500	4,000
20-71-331	Community Events	1,351	1,442	1,473	1,500	1,500
20-71-340	Program Officials	14,294	0	0	0	0
20-71-350	Software Maintenance	451	1,008	691	600	700
20-71-480	Basketball	7,686	10,686	10,852	11,500	11,000
20-71-481	Baseball & Softball	5,210	6,225	6,318	7,000	7,000
20-71-482	Soccer	4,176	3,419	4,105	4,500	4,500
20-71-483	Flag Football	2,349	2,221	2,967	3,300	3,000
20-71-484	Volleyball	1,388	1,185	935	2,000	2,000
20-71-485	Summer Fun	339	700	2,663	2,000	2,000
20-71-486	Sr Luncheon	1,445	1,434	1,648	1,500	1,500
20-71-487	Knight's Football	3,432	0	0	0	0
20-71-488	Competition Basketball	0	8,192	8,921	9,000	9,000
20-71-489	Competition Baseball	0	197	100	300	300
20-71-491	Fly Fishing	0	0	0	0	1,000
20-71-530	Interest Expense	23,634	21,966	24,283	24,700	17,000
20-71-550	Banking Charges	316	898	1,232	800	800
20-71-610	Miscellaneous	944	1,106	346	800	800
20-71-625	Cash Over and Short	8	(15)	0	0	0
20-71-740	Equipment	6,186	962	841	1,000	1,000
20-71-811	Bond Principal	56,160	59,760	64,900	64,900	72,000
20-71-900	Transfer to Fund Balance	0	0	0	0	0
20-71-915	Transfer to Admin Svs	0	19,500	15,500	15,500	16,000
		250,007	270,757	281,097	305,000	311,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
RECREATION IMPACT FEE FUND						
Revenue						
27-34-200	Recreation Impact Fees	19,730	0	32,000	65,000	65,000
	Total Source: 34:	19,730	0	32,000	65,000	65,000
27-37-100	Interest Earnings	1,347	1,581	1,813	1,000	1,000
	Total Revenue	21,077	1,581	33,813	66,000	66,000
Contributions and Transfers						
27-39-470	Transfer From Recreation Fund	0	0	0	0	0
27-39-500	Contribution From Fund Balance	0	0	17,173	0	0
	Total Contributions and Transfers	0	0	17,173	0	0
Expenditures						
27-40-760	Projects	0	69,800	0	0	0
27-80-800	Transfers	149,543	0	79,000	66,000	66,000
27-40-799	Facilities	0	0	0		
	Total Expenditures	149,543	69,800	79,000	66,000	66,000
	Recreation Impact Fee Fun Revenue Total	21,077	1,581	50,986	66,000	66,000
	Recreation Impact Fee Fund Expenditure Total	149,543	69,800	79,000	66,000	66,000
	Net Total Park Impact Fee Fund	(128,467)	-68,219	(28,014)	0	0

WATER UTILITY FUND

FY 2019-2020

The South Weber City Water Utility Fund is comprised of three fundamental areas of service:

1) Supply: administer water samples for safe consumption, manage reserves, and facility storage; 2) Distribution: maintains the appropriate quality, quantity, and pressure of the water system, including pipes and valves; and 3) Utility: meter reading, billing, and leak detection. The planning and engineering personnel oversee the long-range planning, design, and construction management of the water system improvements and extensions.

The City currently maintains 43.5 miles of pipe, 2,100 existing residential connections (ERC's), 4 water reservoirs, over 700 water valves, over 350 fire hydrants and conducts an average of 30 water samples per month to ensure the quality of safe drinking water. South Weber City progressively and continuously researches and implements the most efficient and effective methods for constructing and maintaining the City's culinary water system to meet the requirements of the Utah Clean Water Act (UCWA) and the Federal Safe Drinking Water Act (FSDWA).

Secondary water is provided by four third party agencies based on the geographical location of a residence or commercial development. Secondary water is not provided by the City and is not considered a part of South Weber City's water infrastructure.



Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
WATER UTILITY FUND						
WATER UTILITIES REVENUE						
51-37-100	Water Sales	1,050,259	1,068,384	1,452,036	1,580,000	1,500,000
51-37-105	Water Connection Fee	12,807	23,296	25,275	15,000	16,000
51-37-130	Penalties	48,036	44,505	39,565	46,000	39,000
	Total Water Utilities Revenue:	1,111,102	1,136,184	1,516,876	1,641,000	1,555,000
MISCELLANEOUS						
51-36-100	Interest Earnings	11,896	24,148	15,000	12,000	15,000
51-36-300	Sundry Revenues	2,088	3,475	2,725	0	0
51-38-920	Gain Loss Sale of Assets	0	0	0	20,000	0
	Total Miscellaneous	13,984	27,623	17,725	32,000	15,000
CONTRIBUTIONS AND TRANSFERS						
51-38-820	Transfer from Water Impact Fd	302,904	107,365	100,000	150,000	110,000
51-38-910	Capital Contributions	0	165,523	20,000	20,000	20,000
51-39-500	Contribution from Fund Balance	0	0	800,000	749,000	989,000
	Total Contributions and Transfers:	302,904	272,888	920,000	919,000	1,119,000
		1,427,991	1,436,695	2,454,601	2,592,000	2,689,000

Account +N27+/-	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 6 Mo. Actual	2018 - 19 Budget	2019 - 20 Budget
WATER						
51-40-110	Full-Time Employee Salaries	125,619	88,699	41,558	83,000	96,000
51-40-120	Part-time Employee Salaries	2,627	0	0	0	0
51-40-130	Employee Benefit - Retirement	31,180	18,804	8,341	20,000	23,000
51-40-131	Employee Benefit-Employer FICA	9,574	8,201	3,095	6,300	8,000
51-40-133	Employee Benefit - Work. Comp.	2,428	2,298	1,208	2,600	3,000
51-40-134	Employee Benefit - UI	0	1,000	0	1,200	1,400
51-40-135	Employee Benefit - Health Ins.	14,842	20,867	8,974	* 37,000	36,000
51-40-137	Employee Testing	0	0	0	0	0
51-40-140	Uniforms	512	674	334	900	900
51-40-210	Books/Subscriptions/Membership	0	2,360	1,160	1,500	1,600
51-40-230	Travel & Training	1,682	2,077	937	3,500	1,500
51-40-240	Office Supplies & Expense	1,219	1,789	354	1,900	1,800
51-40-250	Equipment Supplies & Maint.	10,002	8,725	3,462	25,000	25,000
51-40-255	Vehicle Lease	0	0	0	0	0
51-40-256	Fuel Expense	1,987	2,050	1,670	2,000	2,000
51-40-260	Buildings & Grounds	25	0	0	10,000	10,000
51-40-270	Utilities	19,875	17,289	4,322	24,000	24,000
51-40-280	Telephone	2,169	2,352	927	2,000	2,000
51-40-311	Professional/Technical	1,500	0	0	2,300	2,200
51-40-312	Professional/Technical-	60,436	25,015	14,777	70,000	70,000
51-40-350	Software Maintenance	5,193	4,924	2,991	7,000	7,000
51-40-370	Utility Billing Services	10,004	10,766	5,699	11,000	11,000
51-40-480	Special Water Supplies	2,541	10,449	21	5,000	7,000
51-40-481	Water Purchases	252,619	262,416	276,676	295,000	313,000
51-40-485	Fire Hydrant Update	34,140	51,539	0	50,000	50,000
51-40-490	O & M Charge	72,225	91,741	27,912	74,000	74,000
51-40-530	Interest Expense	131,756	114,531	58,827	120,600	120,600
51-40-550	Banking Charges	4,574	4,868	2,537	7,000	7,000
51-40-650	Depreciation	207,439	203,522	0	235,000	235,000
51-40-720	Meter Replacements	44,275	0	0	50,000	50,000
51-40-811	Bond - Principal	0	85,000	0	95,000	95,000
51-40-730	Improv. Other than Buildings	56,817	5,116	17,835	680,000	1,055,000
51-40-740	Equipment	0	35,531	70,750	95,000	250,000
51-40-750	Capital Outlay - Vehicles	0	0	0	45,000	45,000
51-40-900	Transfer to fund balance	0	0	0	0	0
51-40-915	Transfer to Admin Svs	0	68,900	0	59,200	61,000
	Transfer to Reserve for Replacement	0	0	0	470,000	0
		1,107,261	1,151,505	554,368	2,592,000	2,689,000

Account No.	Account Title	2016-17 Actual	2017 - 18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
WATER IMPACT FEE FUND						
Revenue						
26-37-100	Interest Earnings	3,170	2,816	1,000	1,000	1,000
26-37-200	Water Impact Fees	54,640	104,126	134,009	80,000	100,000
	Total Revenue	57,810	106,942	135,009	81,000	101,000
Contributions and Transfers						
26-39-500	Contribution From Fund Balance	0	0	69,000	69,000	69,000
Expenditures						
26-40-760	Projects	4,565	0	0	0	0
26-40-799	Facilities	0	0	0	0	0
26-80-800	Transfers	302,904	57,269	150,000	150,000	170,000
	Water Impact Fee Fund Revenue Total	57,810	106,942	204,009	150,000	170,000
	Water Impact Fee Fund Expenditure Total	307,469	57,269	150,000	150,000	170,000
	Net Total Water Impact Fee Fund	-249,658	49,673	54,009	0	0

SEWER UTILITY FUND

FY 2019-2020

The South Weber City Sewer Utility fund supports the maintenance, operations, and infrastructural needs of the sewer system. The planning and engineering personnel oversee the long-range planning, design, and construction management of the sewer system improvements and extensions. South Weber City is contracted with the Central Weber Sewer Improvement District for the treatment of wastewater.

South Weber City maintains 2,100 sewer laterals, 630 manholes, 30 miles of sewer main lines. The City is progressively and continuously researching and implementing the most efficient and effective methods for constructing and maintaining the City's sanitary sewer system in accordance with the Utah Sewer Management Program (USMP).



Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
SEWER UTILITY FUND						
MISCELLANEOUS REVENUE						
52-36-100	Interest Earnings	19,686	32,051	14,000	13,000	25,000
	Total Miscellaneous Revenue:	19,686	32,051	14,000	13,000	25,000
SEWER UTILITIES REVENUE						
52-37-300	Sewer Sales	862,467	885,324	902,189	870,000	900,000
52-37-360	CWDIS 5% Retainage	4,316	10,265	12,016	7,000	10,000
	Total Sewer Utilities Revenue:	866,783	895,589	914,205	877,000	910,000
CONTRIBUTIONS & TRANSFERS						
52-38-820	Transfer from Sewer Impact	77,291	124,967	250,000	250,000	150,000
52-38-910	Capital Contributions	30,000	193,960	18,000	18,000	18,000
52-38-920	Gain Loss Sale of Assets	0	0	0	0	
52-39-500	Contribution from Fund Balance	0	0	700,000	761,800	858,000
	Total Contributions:	107,291	318,927	968,000	1,029,800	1,026,000
		993,759	1,246,566	1,896,205	1,919,800	1,961,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
SEWER UTILITY						
52-40-110	Full-Time Employee Salaries	71,889	46,272	44,053	48,000	44,000
52-40-120	Part-time Employee Salaries	2,233	0	0	0	0
52-40-130	Employee Benefit - Retirement	18,258	11,302	8,455	8,000	11,000
52-40-131	Employee Benefit-Employer FICA	5,518	5,069	3,548	3,000	4,000
52-40-133	Employee Benefit - Work. Comp.	1,282	1,266	1,049	1,000	2,000
52-40-134	Employee Benefit - UI	0	500	500	500	1,000
52-40-135	Employee Benefit - Health Ins.	10,774	9,903	7,796	11,500	14,000
52-40-140	Uniforms	407	233	467	900	900
52-40-230	Travel & Training	230	260	1,725	2,000	3,000
52-40-240	Office Supplies & Expense	1,027	1,112	754	1,000	1,000
52-40-250	Equipment Supplies & Maint.	37	4,401	3,761	5,000	5,000
52-40-255	Vehicle Lease	0	0	0	0	0
52-40-270	Sewer - Power & Pumping	492	476	429	500	500
52-40-312	Professional/Technical-Engin	4,337	9,630	7,334	6,000	6,000
52-40-350	Software Maintenance	1,353	1,569	2,172	2,000	2,000
52-40-370	Utility Billing Services	7,114	7,524	7,982	7,000	7,000
52-40-490	O & M Charge	20,740	21,962	3,992	25,000	60,000
52-40-491	Sewer Treatment Fees	425,387	443,321	457,748	460,000	460,000
52-40-550	Banking Charges	3,166	4,041	2,956	4,000	4,000
52-40-650	Depreciation	95,465	121,029	130,000	130,000	130,000
52-40-690	Projects	0	20,678	21,143	958,000	958,000
52-40-915	Transfer to Admin Svs	0	32,500	40,400	40,400	41,600
52-40-990	Transfer to Fund Balance	0	0	0	0	0
	Transfer to Reserve for Replacement	0	0	206,000	206,000	206,000
		669,709	743,048	952,262	1,919,800	1,961,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
SEWER IMPACT FEE FUND						
Revenue						
21-37-100	Interest Earnings	912	2,317	1,000	0	0
21-37-200	Sewer Impact Fees	53,074	204,604	311,398	150,000	150,000
	Total Revenue	53,985.63	206,920.72	312,398.00	150,000	150,000
Contributions and Transfers						
21-39-500	Contribution From Fund Balance	0	0	0	100,000	100,000
	Total Contributions and Transfers	0	0	0	100,000	100,000
Expenditures						
21-40-250	Equipment	0	0	0	0	0
21-40-490	Sewer Impact Fee Projects	15,999	0	0	0 *	0
	Transfer to Sewer Fund			150,000	0	0
	Total Expenditures	15,999	0	150,000	0	
21-80-800	Transfers	77,291	124,967	50,000	250,000	250,000
	Sewer Impact Fee Fund Revenue Total	53,986	206,921	312,398	250,000	250,000
	Sewer Impact Fee Fund Expenditure Total	93,289	124,967	200,000	250,000	250,000
	Net Total Sewer Impact Fee Fund	(39,303)	81,954	112,398	0	0

SANITATION UTILITY FUND

FY 2019-2020

The Sanitation Utility fund was created to aid in improving and confirming the service delivery of solid waste sanitation. The City is progressively and continuously researching and implementing the most efficient and effective methods for constructing and maintaining the City's solid waste sanitation system; to include: (1) the prevention and spread of disease; (2) the deterrence of nuisances and damage to property; and (3) the minimizing of environmental pollution. South Weber City is contracted through Robinson Waste Services, Inc. for its solid waste sanitation removal service. However, the City's personnel manage and maintain the supply and distribution of all solid waste receptacles in the City.

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
SANITATION UTILITY FUND						
MISCELLANEOUS REVENUE						
53-36-100	Interest Earnings	3,903	6,513	4,000	3,000	3,000
	Total Miscellaneous Revenue:	3,903	6,513	4,000	3,000	3,000
SANITATION UTILITIES REVENUE						
53-37-700	Sanitation Fees	343,086	351,509	357,952	350,000	450,000
	Total Sanitation Utilities Revenue:	343,086	351,509	357,952	350,000	450,000
MISCELLANEOUS						
53-38-920	Gain Loss Sale of Assets	0	0	0	0	0
	Total Miscellaneous:	0	0	0	0	0
		346,989	358,022	361,952	353,000	453,000

SANITATION UTILITY

53-40-110	Full-Time Employee Salaries - .20 FTE
53-40-120	Part-time Employee Salaries
53-40-130	Employee Benefit - Retirement
53-40-131	Employee Benefit-Employer FICA
53-40-133	Employee Benefit - Work. Comp.
53-40-134	Employee Benefit - UI
53-40-135	Employee Benefit - Health Ins.
53-40-140	Uniforms
53-40-240	Office Supplies & Expense
53-40-250	Equipment Supplies & Maint. <i>Purchase of 200 garbage cans</i>
53-40-255	Vehicle Lease
53-40-350	Software Maintenance <i>Software maintenance contracts</i>
53-40-370	Utility Billing Services <i>% of services associated with the billing and collection of utility accounts</i>
53-40-492	Sanitation Fee Charges <i>Collection and disposal fees</i>
53-40-550	Banking Charges Bank charges and fees and credit card transaction fees
53-40-650	Depreciation
53-40-915	Transfer to Admin Svs

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
SANITATION UTILITY						
53-40-110	Full-Time Employee Salaries	20,195	13,136	10,422	9,000	10,000
53-40-120	Part-time Employee Salaries	657	0	0	0	0
53-40-130	Employee Benefit - Retirement	5,262	2,971	2,081	3,000	3,000
53-40-131	Employee Benefit-Employer FICA	1,551	1,321	779	700	800
53-40-133	Employee Benefit - Work. Comp.	430	390	306	300	300
53-40-134	Employee Benefit - UI	0	200	200	200	200
53-40-135	Employee Benefit - Health Ins.	2,823	2,621	1,930	4,000	4,000
53-40-140	Uniforms	196	(7)	0	900	900
53-40-250	Equipment Supplies & Maint.	5,819	10,659	5,788	10,000	12,000
53-40-255	Vehicle Lease	0	0	0	0	0
53-40-350	Software Maintenance	1,353	1,569	2,172	2,300	2,500
53-40-370	Utility Billing Services	3,331	3,277	3,393	5,000	5,000
53-40-492	Sanitation Fee Charges	293,839	297,173	283,653	284,500	385,000
53-40-550	Banking Charges	1,566	1,723	1,206	1,800	1,800
53-40-915	Transfer to Admin Services	6,200	9,800	26,500	26,500	27,500
53-40-900	Contribution to Fund Balance	0	0	0	4,800	0
		343,221	344,831	338,431	353,000	453,000

STORM WATER UTILITY FUND

FY 2019-2020

The Storm Water Utility fund certifies that the discharge of storm water pollutants is eliminated. The City is progressively and continuously researching and implementing the most efficient and effective methods for constructing and maintaining the City's storm water system in accordance with Utah Pollutant Discharge Elimination System (UPDES), National Pollutant Discharge Elimination System (NPDES), and the execution of the City's Municipal Storm Water System (MS4) permit.

The planning and engineering personnel oversee the long-range planning, design, and construction management of the storm water system improvements and extensions. South Weber City maintains 10 detention basins, 621 manhole basins, and 530 storm drain grates. Many of the City's detention basins have a joint use where they are also utilized for recreation and athletic programs.

The Public Works Department's mission is to aid in improving the quality of life for the residents of South Weber by working proactively as a team. This is also accomplished as we research and implement the most efficient and effective methods for constructing and maintaining the city's storm sewer system.



Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
STORM DRAIN						
MISCELLANEOUS REVENUE						
54-33-400	State Grants	0	0	110,000	110,000	0
54-36-100	Interest Earnings	7,438	8,330	5,000	5,000	10,000
Total Miscellaneous Revenue:		7,438	8,330	115,000	115,000	10,000
STORM Drain UTILITIES REVENUE						
54-37-450	Storm Sewer Revenue	171,369	173,955	178,689	175,000	177,000
Total Storm Drain Utilities Revenue:		171,369	173,955	178,689	175,000	177,000
54-38-910	Capital Contributions	28,000	335,141	140,000	140,000	140,000
Total Contributions:		28,000	335,141	140,000	140,000	140,000
CONTRIBUTIONS AND TRANSFERS						
54-38-600	Transfer from Impact Fees	0	189,265	115,000	115,000	152,000
54-39-500	Contribution From Fund Bal	0	0	83,000	98,000	86,000
Total Contributions and Transfers		0	0	198,000	213,000	238,000
		206,806	517,426	631,689	643,000	565,000

**STORM
Drain**

**EXPENDITURE
S**

54-40-110	Full-time Employee Salaries	36,000
54-40-120	Part-time Employee Salaries	0
54-40-130	Employee Benefit - Retirement	9,000
54-40-131	Employee Benefit-Employer FICA	3,000
54-40-133	Employee Benefit - Work. Comp.	2,000
54-40-134	Employee Benefit - UI	500
54-40-135	Employee Benefit - Health Ins.	17,000
54-40-140	Uniforms <i>.5 FTE Public Works Uniform and Cleaning costs</i>	400
54-40-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> State Certifications	500
54-40-240	Office Supplies & Expense	0
54-40-250	Equipment Supplies & Maint. <i>Upkeep or repair of equip. and oper. Supplies</i>	1,500
54-40-255	Vehicle Lease	0
54-40-256	Fuel Expense	400
54-40-270	Storm Drain - Power & Pumping	0
54-40-312	Professional/Technical-Engineering <i>Engineering Services including GIS</i>	11,000
54-40-315	Professional/Technical - Auditor	0
54-40-331	Promotion - Storm Drain <i>Payment to Davis County Storm Drain for education of communication</i>	1,500
54-40-350	Software Maintenance <i>Software maintenance contracts</i>	2,100
53-40-370	Utility Billing Services <i>% of services associated with the billing and collection of utility accounts</i>	2,100

54-40-493	Storm Sewer O & M <i>Cleaning of drains, ponds, and boxes</i>	30,000
54-40-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	1,000
54-40-650	Depreciation	130,000
54-40-690	Projects	296,000
	South Bench Dr Phase 1A	136,000
		0
	South Bench Dr Phase 1B	20,000
	South Bench Dr Phase 1A - Developer Portion	17,000
	South Bench Dr Phase 1B - Developer Portion	123,000
		0
54-40-915	Transfer to Admin Svs	21,000

STORM Drain

EXPENDITURES

54-40-110	Full-time Employee Salaries	36,000
54-40-120	Part-time Employee Salaries	0
54-40-130	Employee Benefit - Retirement	9,000
54-40-131	Employee Benefit-Employer FICA	3,000
54-40-133	Employee Benefit - Work. Comp.	2,000
54-40-134	Employee Benefit - UI	500
54-40-135	Employee Benefit - Health Ins.	17,000
54-40-140	Uniforms <i>.5 FTE Public Works Uniform and Cleaning costs</i>	400
54-40-230	Travel and Training <i>Charges for conferences, educational materials, & employee travel</i> State Certifications	500
54-40-240	Office Supplies & Expense	0

54-40-250	Equipment Supplies & Maint. <i>Upkeep or repair of equip. and oper. Supplies</i>	1,500
54-40-255	Vehicle Lease	0
54-40-256	Fuel Expense	400
54-40-270	Storm Drain - Power & Pumping	0
54-40-312	Professional/Technical-Engineering <i>Engineering Services including GIS</i>	11,000
54-40-315	Professional/Technical - Auditor	0
54-40-331	Promotion - Storm Drain <i>Payment to Davis County Storm Drain for education of communication</i>	1,500
54-40-350	Software Maintenance <i>Software maintenance contracts</i>	2,100
53-40-370	Utility Billing Services <i>% of services associated with the billing and collection of utility accounts</i>	2,100
54-40-493	Storm Sewer O & M <i>Cleaning of drains, ponds, and boxes</i>	30,000
54-40-550	Banking Charges <i>Bank charges and fees and credit card transaction fees</i>	1,000
54-40-650	Depreciation	130,000
54-40-690	Projects	296,000
	South Bench Dr Phase 1A	136,000
	South Bench Dr Phase 1B	20,000
	South Bench Dr Phase 1A - Developer Portion	17,000
	South Bench Dr Phase 1B - Developer Portion	123,000
54-40-915	Transfer to Admin Svs	21,000

Account No.	Account Title	2016-17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
STORM DRAIN						
54-40-110	Full-Time Employee Salaries	18,033	22,864	26,796	26,000	36,000
54-40-120	Part-time Employee Salaries	657	0	0	0	0
54-40-130	Employee Benefit - Retirement	4,832	4,857	5,450	7,000	9,000
54-40-131	Employee Benefit-Employer FICA	1,387	2,019	1,907	2,000	3,000
54-40-133	Employee Benefit - Work. Comp.	385	638	738	1,000	2,000
54-40-134	Employee Benefit - UI	0	300	400	400	500
54-40-135	Employee Benefit - Health Ins.	2,544	7,029	8,348	10,400	17,000
54-40-140	Uniforms	219	247	417	400	400
54-40-230	Travel and Training	300	1,430	100	500	500
54-40-250	Equipment Supplies & Maintenance	190	135	500	1,500	1,500
54-40-255	Vehicle Lease	0	0	0	0	0
54-40-256	Fuel Expense	366	310	590	400	400
54-40-270	Utilities	0	0	0	0	0
54-40-312	Professional/Technical-Enginr	20,425	13,953	9,446	11,000	11,000
54-40-331	Promotions	1,155	1,155	1,155	1,500	1,500
54-40-350	Software Maintenance	1,582	1,569	2,172	2,100	2,100
54-40-370	Utility Billing Services	2,137	1,667	1,871	2,100	2,100
54-40-493	Storm Drain O & M	1,070	4,932	16,049	20,000	30,000
54-40-550	Banking Charges	965	862	673	1,200	1,000
54-40-650	Depreciation	108,000	121,724	125,000	115,000	130,000
54-40-690	Projects	8,508	1,994	423,068	420,000	296,000
54-40-915	Transfer to Admin Services	0	6,200	20,500	20,500	21,000
		172,752	193,884	645,181	643,000	565,000

Account No.	Account Title	2016-17 Actual	2017 - 18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
STORM DRAIN IMPACT FEE						
Revenue						
22-37-100	Interest Earnings	1,155	2,311	1,100	0	0
22-37-200	Storm Drain Impact Fees	51,607	47,215	40,016	40,000	40,000
	Total Revenue	52,763	49,526	41,116	40,000	40,000
Contributions and Transfers						
22-39-500	Contribution From Fund Balance	0	0	74,000	82,000	112,000
	Total Contributions and Transfers	0	0	74,000	82,000	112,000
Expenditures						
22-40-690	Projects	3,912	0	0	7,000	7,000
22-40-799	Facilities	0	0	0	0	0
22-80-800	Transfers	0	189,265	115,000	115,000	145,000
	Total Expenditures	3,912	189,265	115,000	122,000	152,000
	Storm Drain Impact Fee Fund Revenue Total	52,763	49,526	115,116	122,000	152,000
	Storm Drain Impact Fee Fund Expenditure Total	3,912	189,265	115,000	122,000	152,000
	Net Total Storm Drain Impact Fee Fund	48,851	(139,739)	116	0	0

* Impact Fee Study \$7,000

TRANSPORTATION UTILITY FUND

FY 2019-2020

In 1937, The Utah State Legislature established a funding program called the Class “B” (counties) & “C” (municipalities) as a means of assisting counties and municipalities for the improvement of roads and streets throughout the state. These Funds differ from ordinary local revenues inasmuch as they are subject to administrative direction by the State in accordance with legislative provision. The Utah Department of Transportation (UDOT) B & C Regulations Document designates the regulations which are acceptable to the Utah Department of Transportation (UDOT) in the administration of funds for counties, cities, and towns provided for by the Utah Legislature.

In 2016, the State Legislature passed House Bill 362 that provided an increase to the Class “B” & “C” funds called the Proposition 1 Local Option Sales [Gas] Tax. This additional funding authorized counties to enact a 0.25% general sales tax from the sales of fuel. Roads and streets that are eligible for Class “B” and “C”, including Proposition 1 funding, must be under the jurisdiction and control of a county or municipality. In order to qualify for Class “B” & “C”, including Proposition 1 road money, maintenance eligible roads and streets must be maintained to a minimum standard or higher.

Recognizing the current condition of the City’s roads and the need for continual maintenance and preservation, on June 20, 2017, the Mayor and City Council adopted a Transportation Utility Fee. The City Council also created this Transportation Utility Fund. The Transportation Utility Fee funds are restricted monies to be used for the sole purpose of the preservation, maintenance, and operations of South Weber City owned public roads. Funds originating from the Transportation Utility Fee shall be expended in accordance with the priorities indicated in the South Weber City Streets Capital Facilities Plan, the current remaining service life of roads, and/or as directed by the South Weber City Council.

Account No.	Account Title	2016 - 17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
TRANSPORTATION UTILITY						
MISCELLANEOUS REVENUE						
56-36-100	Interest Earnings	0	8,770	1,500	1,000	1,000
	Total Miscellaneous Revenue:	0	8,770	1,500	1,000	1,000
TRANSPORTATION UTILITY REVENUE						
56-31-305	Transportation - Local Option	0	57,797	59,389	62,000	62,000
56-33-560	Class "C" Road Fund Allotment	0	0	150,000	150,000	211,500
56-34-270	Developer Pmts for Improv	0	0	150,000	150,000	13,500
56-37-800	Transportation Utility Fee	0	125,524	254,941	252,000	380,000
	Total Transportation Utility Revenue:	0	183,321	614,330	614,000	667,000
CONTRIBUTIONS AND TRANSFERS						
	Contribution From Fund Balance	0	0	0	0	110,000
56-39-500	Contribution From Fund Bal - Class C	0	0	755,000	755,000	0
	Total Contributions and Transfers	0	0	755,000	755,000	110,000
		0	192,091	1,370,830	1,370,000	778,000

Account No.	Account Title	2016 - 17 Actual	2017-18 Actual	2018 - 19 Estimate	2018 - 19 Budget	2019 - 20 Budget
TRANSPORTATION UTILITY						
56-76-312	Professional & Tech. - Enginr	0	28,948	18,080	18,000	18,000
56-76-424	Curb & Gutter Restoration	0	140	4,073	50,000	50,000
56-76-425	Street Sealing	0	0	256,949	250,000	400,000
56-76-730	Street Projects	0	32,418	229,909	495,000	310,000
56-76-910	Transfer Class "C" to Cap. Projects	0	0	300,000	300,000	0
56-76-990	Contribution to Fund Balance	0	0		257,000	0
		0	61,505	809,011	1,370,000	778,000

APPENDIX A CULINARY WATER CAPITAL FACILITIES PLAN

WATER CAPITAL IMPROVEMENT PROJECTS (CIP) PLAN

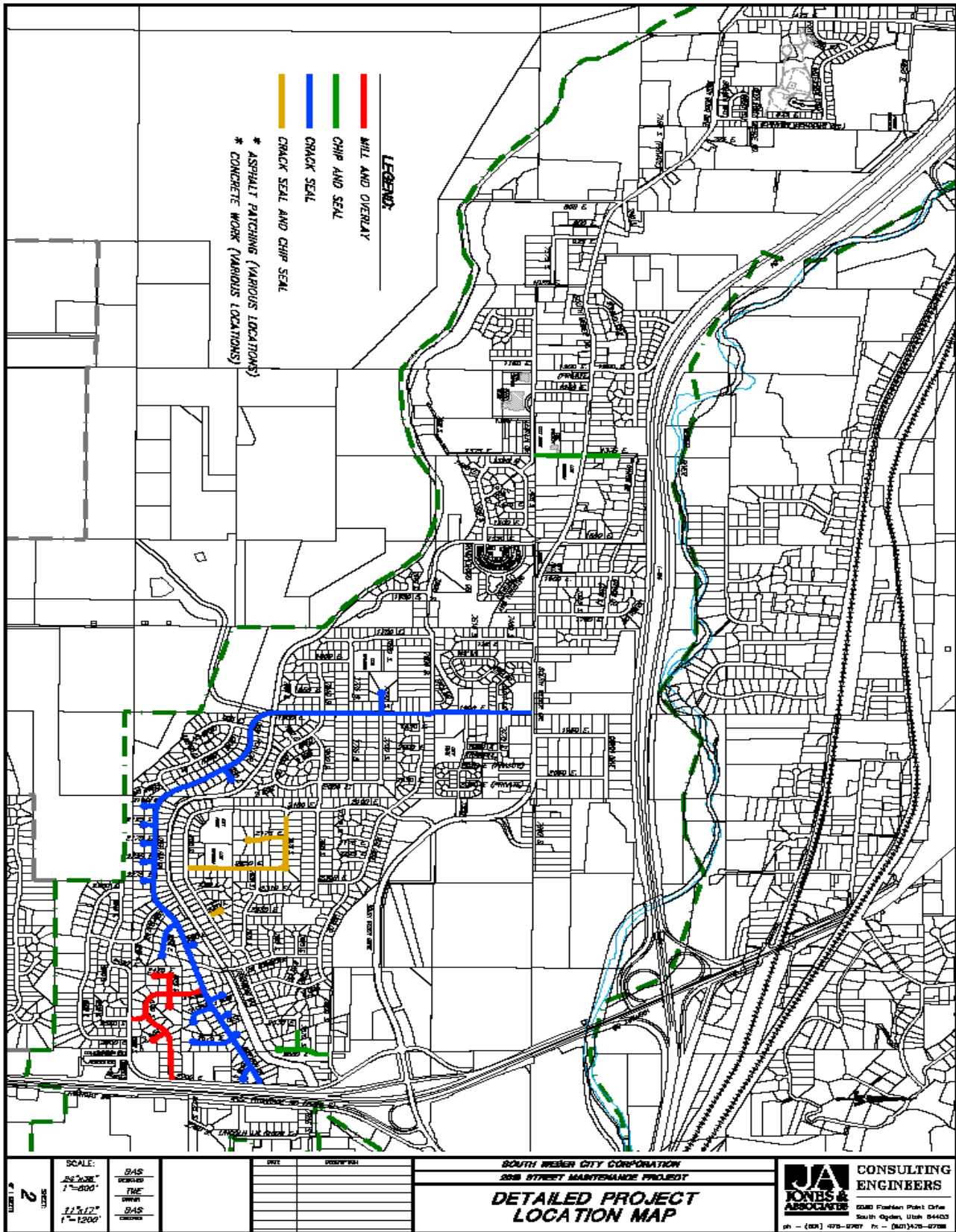
FY 2018 - 2025 --- Proactive Scenario ---

Date: May 15, 2018



Project No.	Project Description	Project Cost *	Construction Year [FY]	Evaluation Criteria				TOTAL
				Description of Need	Criticality	Condition	DOW Compliance/LOS	
1	Westside Reservoir Rehabilitation	\$ 598,825	2019	Rehabilitate reservoir to stop leak and correct deficiencies; currently under Order by DDW	5	5	5	15
2	Upsize to 8" pipe: 1375 East, south of Lester; 7600 South, west of 1375 East; 1800 East, south of 7775 South; 1750 East, south of 7775 South; Jensen Circle; replace lead joint pipe on Canyon Dr. between 1375 E and 1300 E	\$ 749,500	2020	Correct fire flow deficiencies; meet DDW minimum pipe size	4	5	5	14
3	Relocate transmission line to East Bench Reservoir #3	\$ 220,000	2021	Replace deteriorated feed/fill line with new line in more accessible location	5	4	3	12
4	Connect Lincoln Lane and 2750 East; upsize to 8" 8075 South, 2575 East, and 2350 East (south of Deer Run Dr.); upsize US 89 crossing at 8075 South to 12"; abandon existing 4" PSV and replace with new 8" PRV and line on Peachwood Dr.	\$ 570,313	2022	Correct fire flow deficiencies; meet DDW minimum pipe size	4	3	3	10
5	Construct new supply line from Westside reservoir(s) to South Weber Dr. at 475 E. for secondary feed to zone 1, including PRV; connect 925 East to S. Weber Drive	\$ 524,625	2023	Add redundant feed into Zone 1; correct fire flow deficiencies	4	3	3	10
6	Automate Weber Basin well feed to Reservoirs #1 and #2 to match supply to system demand	\$ 76,250	2024	Operate feed to Westside Reservoir more efficiently (reduce waste)	2	4	3	9
7	Construct Connection #4 to WBWCD's transmission line with pump station to pump to Zone 4	\$ 820,000	2025	Add redundant feed into Zone 4 and Reservoir #4	4	3	2	9
--- End of Culinary Water Rate Study Analysis ---								
8	Upsize Cottonwood Dr. to 8" line	\$ 431,750	2026	Meet DDW minimum pipe size	3	2	4	9
10a	Upsize to 8": 7875 South; 7925 South; Peachwood Dr. between 7925 South and Peachwood Way; 8100 South between Peachwood Drive and 2300 East; 2300 East; 2175 East; 7875 South between 2100 and 2175 East; 2100 East between 7800 South and City Park	\$ 532,625	2027	Meet DDW minimum pipe size	3	2	3	8
10b	Phase 2	\$ 532,625	2028					
11	Rehabilitate Well #1; add new generator; modify controls	\$ 298,750	2029	Rehabilitate well (City's water right) to correct failures and increase production	2	4	2	8
12	Upsize South Weber Drive (6650 South to end) to 10" line	\$ 482,625	2030	Correct fire flow deficiencies at west end of system	2	2	4	8
9a	Replace Westside Reservoir	\$ 513,900	2031	Replace Westside Reservoir	3	3	3	9
9b	Phase 2	\$ 513,900	2032					
9c	Phase 3	\$ 513,900	2033					

APPENDIX C 2019 STREET PROJECT MAP



CONSOLIDATED FEE SCHEDULE

Current

The purpose and objective of the Consolidated Fee Schedule is to provide easy access for residents, business groups, contractors, vendors, and city officials with the most current and up-to-date information regarding all fees for services charged by the City.

CONSOLIDATED FEE SCHEDULE (rev 08-20-2019)
of South Weber City

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CHAPTER 1: ADMINISTRATIVE CHARGES

1. Budget *	\$45 for bound copy; available for free in electronic format on City's website
2. Copies	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
3. Fax Machine	\$5.00 up to five pages \$.50 each additional page
4. Maps *	\$0.25 (8 ½" x 11") black & white \$0.75 (11" x 17") black & white \$2.25 (11" x 17") color
5. General Plan *	Available for free in electronic format on City's website
6. City Code Book *	Available for free in electronic format on City's website
7. Audio Recordings	\$5 per CD
8. General Research	\$15 per hour minimum for records research, payable in advance, plus \$.25 per each page copied, plus the cost of envelope and postage
9. Property Plat Research for Public Notice Mailing Labels	\$100
10. Public Works Standards *	Available for free in electronic format on the City website
11. Request for Special Planning Commission Mtg.	\$450
12. Use of City Chambers	No non-city activities shall be held at City Hall
13. Information or Forms on CD	\$5 per CD
14. Processing/Formatting of any records or requests not listed above	First 15 minutes free, additional time will be billed at \$15 per hour (UCA§ 63G-2-203).
15. Delivery of a record by electronic means such as e-mail or cloud services	Fee is based on time processing/formatting of the record before delivery, as described in #14 above.

* Available for free in electronic format on City's website; a CD may be provided for \$5 per CD.

CHAPTER 2: PUBLIC SAFETY

Ambulance Rates and Charges	In accordance with Utah Administrative Code, Rule R426-8. Emergency Medical Services Ground Ambulance Rates and Charges.
Dog and Cat Licensing Fees	Animal Control Fees are set by Davis County
Animal Control Violation Fees	In accordance with Davis County Animal Control fees.

CHAPTER 3: ANNEXATION

Application Fee:	\$50
Processing Fee:	\$900 (Minimum)

Any additional costs of processing, including reasonably necessary professional fees**, above \$900 will be charged to the applicant. Applicant will furnish Mylar and pay all associated recording costs.

**Professional services may include but are not limited to Engineering and Legal services. Prior to granting final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 4: APPEALS AND VARIANCE APPLICATIONS

- 1. Appeals** \$100 per Appeal (Non-Refundable) plus third-party professional costs. This fee is for appeal of a single issue/action. Appeal of more than one issue/action may not be combined under one appeal fee and will be charged \$100 per issue/action under appeal.
- 2. Variances** \$200 (Non-Refundable) plus 100% of professional services**

CHAPTER 5: BUSINESS LICENSES**

- 1. Home Occupations with patrons/employees** \$50 plus annual Fire Inspection Fee**
- 2. Group Home** \$50 plus annual Fire Inspection Fee*
- 3. Short-Term or Vacation Rental** \$50 plus annual Fire Inspection Fee**
- 4. Commercial** \$50 plus annual Fire Inspection Fee (plus any other applicable fees)**:

A. Alcoholic Beverage License (Retail)

Single Event	\$250 per year
Off-Premise	\$350 per year
Full-Service Restaurant; Limited-Service Restaurant; On-Premise Banquet; Beer Only:	\$500 per year

B. Cabarets

Class A -	\$200 per year
Class B -	\$100 per year

C. Sexually Oriented Businesses

Businesses Other Than Outcall	\$250 per business
Outcall Service	\$400 per business
Employee Licenses	\$150 per employee

5. Mobile Businesses

License	\$50
Single Use Permit	\$30
Recurring Operation Use Permit	\$50
Special Event Permit	\$40

6. Construction

\$50 plus annual Fire Inspection Fee**

7. Mining

\$1,377 plus annual Fire Inspection Fee**

8. Solicitors/Peddlers

\$50 per person

9. Vending Machine

\$40 per machine

10. Temporary Business

\$65 per location**

11. Fire Inspection

A. Home Occupation/Group Home	\$20 per inspection*
B. Light/Medium Commercial	\$40 per site*
C. Large Commercial or Mining/Gravel Pit	\$70 per site*

12. Amendment to Original Application/License

\$10 (Staff approval)
\$25 (Planning Commission approval)

13. Additional Copy of Business License

\$5 each

*If a fire inspection is scheduled and not completed due to failure on the applicant's part, a \$20 fee will be assessed in addition to the completed inspection fee.

**If a Conditional Use Permit is required, see Chapter 8.

LATE PAYMENT ON BUSINESS LICENSE:

A 50% penalty shall be assessed to the fee for any business license fees which have not been paid by 1 February. A 100% penalty shall be assessed for any business license fees which have not been paid by 1 March. (SWC Code 3-1-4 E)

FILING FEE REFUNDS: (SWC Code 3-1-3 B)

If applicant decides to withdraw application before a license is issued, one-half of the fee shall be non-refundable.

If business license official denies application, the application shall be returned with one-half of the amount of fees deposited. If applicant appeals to City Council and the Council approves the application, the applicant will resubmit to the City the amount of fee that was refunded by the licensing official.

CHAPTER 6: BUILDING PERMIT FEES

Fees are based upon the current International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, National Electrical Code, and the NFPA Standards.

The building permit valuations shall be based on the tables found in the current edition of the Building Standards Magazine. Other fees include:

1. Permit Fees

- | | |
|-----------------------------------|--|
| A. Building Permit Fee | Based on ICC formula of Gross Area x Square Foot Construction Cost x Permit Fee Multiplier |
| B. Plan Check Fee | 30% of Building Fee or \$47 minimum, plus 100% of professional services fees** |
| C. State Fee | 1% of Building Fee charged on all building permits |
| D. Central Weber Sewer Fee | \$2,449.65 (depending on ERU's); \$116.65 is a handling fee for South Weber. An additional \$75 (CW Res 98-2) SWC RES 04-005 if connecting directly into Central Weber's line. |
| E. Electrical | \$47.47 + \$50 completion bond; pay full amount when submitted (Includes state fee) |

F. Solar Panel, Wind Turbine, or any other alternative energy source	\$150 plus plan check fee
G. Fire Damage	\$47 per inspection plus plan check fee
H. Agricultural Building	Computed as a carport or garage
I. Remodeling	\$47 per inspection plus plan check fee as determined by the Building Inspector if no footings or foundation
J. Finish Basement	\$150 plus plan check fee
K. Swimming Pool	\$150 (additional inspections \$47 each) plus plan check fee
L. Wood Stoves	\$47 per inspection
M. Deck (After Home Built)	\$47 per inspection plus plan check fee
N. Demolition	\$94 + \$500 performance bond fee; minimum two inspections at \$47 each
O. Roof (structure change only)	\$47 per inspection plus plan check fee
P. Sign Permit	\$147.50; includes \$50 completion bond which is refundable when sign is taken down
Q. Parking Lots	Site Plan Review by Planning Commission. Cost of two inspections: (1) Completion (2) Compliance to PC requirements
R. Communication Tower	\$1,000
S. After Hours Inspection	\$94 per inspection
T. Penalty Fee	i) \$50, charged after a second or subsequent "failed" inspection on the same item and/or inspection. Fee is payable prior to third or subsequent inspection being performed. ii) \$150, charged for failure to obtain a valid permit before work has commenced.
U. Owner Transfer Fee	\$25
V. Amendment to Approved Permit	\$100 for each plan check fee for single family dwellings \$47 for each plan check fee for all other types of permit

W. Credit Card Service Fee 3%

*A minimum fee of \$47.47 + \$50 completion bond will be charged for any building permit; as well as electrical, mechanical, or plumbing permits.

**Professional services may include but are not limited to City Engineer review, or inspection and additional outside engineering including fire protection/sprinkling systems, legal services, structural engineering or other services as required by the City. Prior to granting occupancy all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

New residential and commercial building permits will also be charged impact fees, see Chapter 7.

2. Completion Fees

A. Commercial

Commercial building permits, new construction, or renewals or additions will be charged based on the valuation of the permit from the presently used International Building Code:

Valuations \$10,000 and above.	\$1,500
Valuations below \$10,000	\$500

B. Residential

All New Home Construction.	\$500
------------------------------------	-------

C. Remodeling Additions

Valuations \$10,000 and above.	\$200
Valuations below \$10,000	\$50

D. Miscellaneous Building Permits

All building permits will be charged a minimum completion fee of \$50.

CHAPTER 7: IMPACT FEES

Fees paid on new residential/commercial building permit. Calculations based on the summary of calculated impact fees:

1. Parks and Trails

Single Family Residential	\$2,096
Multi-Family Residential	\$1,787 per unit
Nonresidential	No fee

2. Public Safety Fire Station

Single Family Residential	\$126 / dwelling, Single Family residence = 1 dwelling
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Multi-Unit Residential
Commercial

\$56 / dwelling, each unit of multi-unit = 1 dwelling
\$0.19 / sq. ft. of commercial building

3. Recreational Building

Single Family Residential
Multi-Unit Residential
Nonresidential

\$834 / dwelling, Single Family residence = 1 dwelling
\$691 / dwelling, Each unit of multi-unit dev = 1 dwelling
No fee

4. Water

(Fees based on Water Meter Size)

	Ratio	1/1/2019	1/1/2020	1/1/2021	1/1/2022
Residential 1"	1	\$ 1,235	\$ 1,265	\$ 1,294	\$ 1,322
Commercial 1½ "	1.5	\$ 1,852	\$ 1,897	\$ 1,806	\$ 1,983
Commercial 2"	2	\$ 2,470	\$ 2,530	\$ 2,588	\$ 2,644
Commercial 3"	6.4	\$ 7,904	\$ 8,096	\$ 8,281	\$ 8,460
Commercial 4"	10	\$12,350	\$12,650	\$12,940	\$13,220

5. Sewer

	Ratio	Fee	Description
Residential	1	\$ 2,933	Single Family, Duplexes, Townhomes, Condos
Apartments	0.75	\$ 2,200	per unit, 3+ units per complex
Commercial 1½ "	1.5	\$ 4,400	Based on water meter size
Commercial 2"	2	\$ 5,867	Based on water meter size
Commercial 3"	6.4	\$18,776	Based on water meter size
Commercial 4"	10	\$29,338	Based on water meter size

6. Transportation

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.85		0.43	\$1,522.53
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.73		0.37	\$1,307.58
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.26		0.13	\$465.71

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
152	Warehouse / Distribution Center	1000 Sq. Feet Gross Floor Area	0.12		0.06	\$214.95
210	Single-Family Detached Housing	Dwelling Unit	1.00		0.50	\$1,791.21
220	Multi-Family / Apartment (Greater than 4 units)	Dwelling Unit	0.62		0.31	\$1,110.55
230	Multi-Family / Condo. Townhouse	Dwelling Unit	0.52		0.26	\$931.43
240	Mobile Home / RV Park	Occupied Dwelling Unit	0.59		0.30	\$1,056.81
254	Assisted Living Center	Bed	0.22		0.11	\$394.07
310	Hotel	Room	0.60		0.30	\$1,074.73
444	Movie Theater < 10 Screens	1000 Sq. Feet Gross Floor Area	3.80		1.90	\$6,806.60
445	Movie Theater ≥ 10 Screens	1000 Sq. Feet Gross Floor Area	4.91		2.46	\$8,794.84
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.53		1.77	\$6,322.97
520	Elementary School	1000 Sq. Feet Gross Floor Area	1.21		0.61	\$2,167.36
522	Middle School / Junior High School	1000 Sq. Feet Gross Floor Area	1.19		0.60	\$2,131.54
530	High School	1000 Sq. Feet Gross Floor Area	0.97		0.49	\$1,737.47
534	Private School (K-8)	Students	0.60		0.30	\$1,074.73
560	Church	1000 Sq. Feet Gross Floor Area	0.55		0.28	\$985.17
565	Day Care Center	1000 Sq. Feet Gross Floor Area	12.34		6.17	\$22,103.53
590	Library	1000 Sq. Feet Gross Floor Area	7.30		3.65	\$13,075.83
610	Hospital	1000 Sq. Feet Gross Floor Area	0.93		0.47	\$1,665.82

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
710	General Office Building	1000 Sq. Feet Gross Floor Area	1.49		0.75	\$2,668.90
720	Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	3.57		1.79	\$6,394.62
770	Business Park	1000 Sq. Feet Gross Floor Area	1.26		0.63	\$2,256.92
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	4.49		2.25	\$8,042.53
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	6.94		3.47	\$12,430.99
820	Shopping Center / Strip Mall	1000 Sq. Feet Gross Leasable Area	3.71	34%	1.22	\$4,385.96
826	Specialty Retail Center	1000 Sq. Feet Gross Leasable Area	2.71		1.36	\$4,854.18
841	Automobile Sales	1000 Sq. Feet Gross Floor Area	5.98		2.99	\$10,711.43
848	Tire Store	1000 Sq. Feet Gross Floor Area	4.15	28%	1.49	\$5,352.13
850	Supermarket	1000 Sq. Feet Gross Floor Area	9.48	36%	3.03	\$10,867.63
851	Convenience Market	1000 Sq. Feet Gross Floor Area	52.41	61%	10.22	\$36,612.14
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	24.30	47%	6.44	\$23,068.99
918	Hair Salon	1000 Sq. Feet Gross Floor Area	1.45		0.73	\$2,597.25
932	Restaurant, Sit-Down (High Turnover)	1000 Sq. Feet Gross Floor Area	9.85	44%	2.76	\$9,880.31
933	Fast Food without Drive-Through Window	1000 Sq. Feet Gross Floor Area	26.15	43%	7.45	\$26,698.87
934	Restaurant with Drive Through Window	1000 Sq. Feet Gross Floor Area	32.65	50%	8.16	\$29,241.50

ITE Code	ITE Land Use	Unit	Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
942	Auto Care Center	1000 Sq. Feet Gross Leasable Area	3.11		1.56	\$5,570.66
944	Gasoline/Service Station	Fueling Position	13.87	42%	4.02	\$14,409.56
945	Gasoline/Service Station with Convenience Store	1000 Sq. Feet Gross Leasable Area	97.47	56%	21.44	\$76,819.25
947	Self Service Car Wash	Wash Stall	5.54		2.77	\$9,923.30
948	Automated Car Wash	1000 Sq. Feet Gross Floor Area	14.12		7.06	\$25,291.88

If additional categories are desired, the City can use the ITE Trip Generation Manual, 10th ed., and multiply the total PM peak hour trips by 50 percent, by any reduction for pass-by trips, by the total cost per PM peak hour trip (\$3,582.42).

7. Weber Basin Water

	Ratio	Fee
Residential 1"	1	\$ 4,363
Commercial 1½ "	1.5	\$ 6,544
Commercial 2"	2	\$ 8,726
Commercial 3"	6.4	\$27,923
Commercial 4"	10	\$43,630

8. Central Weber Sewer *\$2,514.95, (*\$2,395 to Central Weber + \$119.95 City fee).

There is an additional \$75.00 fee if connecting directly to the Central Weber Sewer Line.

* The City collects sewer service charges on behalf of Central Weber Sewer District. Any increase in Central Weber Sewer District's impact fee will be passed on to the consumer, with such increase to go into effect at the time Central Weber Sewer makes the increase effective.

9. Storm Sewer

Residential	\$665 / dwelling, Single Family residence = 1 dwelling
Multi-unit Residential	\$665 x (impervious area [ft ²]) / (3,365 ft ²)
Nonresidential	\$665 x (impervious area [ft ²]) / (3,365 ft ²)

CHAPTER 8: CONDITIONAL USE PERMITS

1. Non-Residential Zones

- | | |
|---|--|
| A. Concept Plan Review
(not required) | \$200 (includes 1.5 hours of professional services) |
| B. Sketch Plan | \$400 for the first meeting and \$300 for each subsequent meeting plus 100% of professional services** |
| C. Preliminary | \$600 plus 100% of professional services** |
| D. Final | \$700 plus 100% of professional services** |
| E. Escrow Contingency | 15% of estimated approved total cost of required improvements, plus 100% of professional services |
| F. Escrow Guarantee | 10% of estimated approved total cost of required improvements, plus 100 % of professional services |

2. Residential Zones \$200 plus 100% of professional services** (includes one site plan meeting where applicable) Additional site plans see (4) below.

3. Amendment ½ of what original fee would be if it were a new application plus 100% of professional services** (includes one site plan meeting). Additional site plans see (4) below.

4. Site Plan Meeting \$200 per meeting plus 100% of professional services**

**Professional services may include but are not limited to Engineering, Inspections, GPS surveying and mapping, recording fees, and Legal services. Prior to granting preliminary approval, final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 9: PLANNING & DEVELOPMENT FEES

1. Subdivisions: (Private & Public)

A. Minor Subdivision (1-10 Lots)

Concept Plan Review (not required)	\$200 (includes engineering and other professional services)
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Sketch Plan Review	\$400 for first meeting and \$300 for each subsequent meeting plus 100% of professional services**
*Preliminary	\$600 plus 100% of professional services**
*Final	\$700 plus 100% of professional services**

*If preliminary and final are combined on a "Minor" subdivision and approved in the same meeting, the "final" fee will be charged; otherwise, both preliminary and final fees apply.

Amendments to Preliminary or Final prior to recording of original submission	1/2 of original fee, plus 100% of professional services**
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B. Major Subdivision (11 plus lots)

Concept Plan Review (not required)	\$400, includes engineering and other professional services
Sketch Plan Review	\$700 for first meeting and \$350 for each subsequent meeting, plus 100% of professional services**
Preliminary	\$900, plus 100% of professional services**
Final	\$1100, plus 100% of professional services**
Amendments to Preliminary or Final	1/2 of original fee (prior to recording of original submission), plus 100% of professional services**

In addition, every developer/builder for either minor or major subdivisions will pay the actual cost for all recording fees including any escrow & developer agreements or any other security agreements and any additional submittals requested by the City.

*Fees:	Sidewalk	\$30/ft. 6' sidewalk; \$20/ft. 4' sidewalk
	Curb & Gutter	\$20/ft. standard curb and gutter

*When approved by the City Council, a 1-2 lot subdivision may pay these fees in lieu of actually constructing the curb and gutter and/or sidewalk. This request can only be made if the subdivision is located in an area that does not have existing curb, gutter and sidewalk immediately adjacent to the property being developed. The City will use these fees to construct the improvements at a later date.

2. Escrow Agreement

- | | |
|--|---|
| A. Administrative Fee (assessed to all Escrow Agreements) | .005 of total escrow*, plus 100% of professional services |
| B. Escrow Contingency | 15% of estimated approved total cost of required improvements, plus 100% of professional services |
| C. Escrow Guarantee | 10% of estimated approved total cost of required improvements, plus 100% of professional services |

*The Administrative Fee is calculated based on the total escrow amount but is not part of the escrow. This fee will be collected prior to the recording of the plat.

- | | |
|---|---|
| 3. Street Lights, Street Signs, and Chip and Seal | as determined by the City Engineer |
| 4. Vacation of Plat, Street or Easement or any Amendments to a Recorded Subdivision Plat | \$750, plus 100% of professional services** |
| 5. Site Plan | \$700, plus 100% of professional services**;
includes one site plan meeting where applicable;
additional site plans are \$200 per meeting |

**Professional services may include but are not limited to engineering, inspections, GPS surveying and mapping of improvements, recording fees, and legal services. Prior to granting preliminary approval, final approval, issuing a building permit, and/or granting conditional or final acceptance, all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 10: ZONING/ORDINANCES

- | | |
|---|-----------------------|
| 1. Application for Change in Zoning and/or Ordinances | \$300 |
| 2. Fee for Amending Zoning Map upon approval of Rezone | \$180 |
| 3. Zoning Re-submission by same owner of property | \$120 within 6 months |

CHAPTER 11: EXCAVATION FEES (SWC Code 7-3-6)

- | | |
|---|--|
| 1. Base Permit Fee
(Two Inspections) | \$94 |
| 2. Additional Inspection Fee | \$47 each |
| 3. Potholes 100 sq. ft. or less
Roads less than 2 Years Old | \$112 each
(NPC * 100 s.f. * L2F) / SSFF = (\$2.80 * 100 s.f.* 0.4) / 0.045=\$112 |
| 4. Potholes 100 sq. ft. or less
Roads more than 2 Years Old | \$70 each
(NPC * 100 s.f. * M2F) / SSFF = (\$2.80 * 100 s.f.* 0.25) / 0.045=\$70 |
| 5. Diminished Road Integrity Fee
Roads less than 2 Years Old | Total Square Feet X \$1.12
NPC * L2F * TSF = \$2.80 * 0.4 * TSF = \$1.12 * TSF |
| 6. Diminished Road Integrity Fee
Roads Older than 2 Years | Total Square Feet X \$0.70
NPC * M2F * TSF = \$2.80 * 0.25 * TSF = \$0.70 * TSF |
| 7. Escrow/Financial Guarantee | Total Square Feet X \$2.80 (*NPC) |

NPC = New Pavement Cost = \$2.80/s.f.

SSFF = Small Square Footage Compensation Factor, less than 2' X 2' = 0.045

TSF = Total Square Footage of excavation site restoration

L2F = Roads less than 2 years old factor = 40% = 0.4

M2F = Roads more than 2 years old factor = 25% = 0.25

* City Engineer Approved - New Pavement Cost (3" asphalt, 8" road base) = NPC = \$2.80/s.f.

CHAPTER 12: COURT FEES FOR CITY ORDINANCE VIOLATIONS

- | | |
|------------------------------------|-----------------------------------|
| Class B Misdemeanors | \$150 bail*, plus state surcharge |
| Class C Misdemeanors | \$80 bail*, plus state surcharge |
| Infractions | \$25 bail*, plus state surcharge |
| Credit Card Convenience Fee | \$3.00 |

*Subject to change based on state bail schedule

CHAPTER 13: FAMILY ACTIVITY CENTER - 1181 E. Lester Drive

1. Membership Fees*

A. Residents

Individual Pass)	\$2 day	\$20 month	\$100 – 6 Months	\$180 – Year
Family Pass	\$3 day	\$30 month	\$150 – 6 Months	\$270 – Year

("Family" defined as occupants of the same household)

B. Non-Residents

Individual Pass	\$3 day	\$25 month	\$125 – 6 Months	\$200 – Year
Family Pass	\$5 day	\$40 month	\$175 – 6 Months	\$300 – Year

("Family" defined as occupants of the same household)

C. Discounted Membership Fees

Senior Citizens (Age 65 & up)	50% discount on all membership fees.
SW Firefighters** (In Good Standing)	Free, monthly individual pass as long as firefighter remains in good standing.
SW Employees**	Free, monthly individual pass as long as (full/part time) employee is full time or part time.
Elected Officials**	Free, monthly individual pass while in office.

**Employees, firefighters and elected officials may purchase family passes by paying the difference between the individual and family pass fee.

D. Corporate Membership Fees (Annual Only)

Corporate Membership (Company within SW City) (List of members must be submitted)	\$800 Annual up to 10 members
Corporate Membership (Company outside SW City) (List of members must be submitted)	\$1,000 Annual up to 10 members

2. Rental Fees for Family Activity Center - Reservations made with Rec. Department

A. Multi-Purpose Room

Residents	\$30 for first hour and \$10 for each additional hour; one hour minimum and four hours maximum rental
Nonresidents	\$40 for first hour and \$10 for each additional hour one hour minimum and four hours maximum rental

B. Aerobics Room

Residents	\$20 for first hour & \$10 for each additional hour
Nonresidents	\$30 for first hour & \$10 for each additional hour

C. Gymnasium (Half-court only)

Residents	\$20 per hour - during hours of operation
Nonresidents	\$35 per hour – during hours of operation

D. Exempt

City Sponsored Activities

No rentals shall be made for more than a one-month time period unless a signed long-term rental agreement is in place with the recreation department. Agreements with reservations of twelve months or longer may qualify for a 40% fee reduction. All rentals are subject to availability as determined by the Recreation Department.

CHAPTER 14: PARK FEES

Park Bowery and Other Reservable Area Fees

	<u>Resident</u>	<u>Non-Resident</u>
1. Cherry Farms Park Bowery*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
2. Central Park-Fire Station*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
3. Canyon Meadows*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
4. Posse Picnic Area		
Mon-Thurs	\$12.50	\$25
Weekend	\$25	\$40
5. Posse Arena	<i>Non-Reservable</i>	
6. Volleyball Courts*	\$35 (10-hour time limit)	
7. Ball Diamond* (Canyon Meadows Park & Cherry Farms Park)	\$35	
8. Stage*	\$50	
9. Canyon Meadows Concession Stand		

A. Rental: \$25 rental plus \$200 refundable deposit

B. Deposit Policy: A security deposit is required for all rentals. A \$50 payment is due at the time the reservation is made and the balance paid at the time the key is picked up. Deposits made via check will be cashed. The security deposit will not be refunded if the key is lost, if the facility is found to be in disrepair upon inspection, or any rules mandated by the Health Department are broken. If the key is lost a refund may be given less the cost incurred to rekey and purchase new keys for the facility. If the facility or any items therein is found to be damaged or in disrepair, a refund of the difference may be given if the cost of repair is less than the deposit. No refund will be given in the event the Health Department mandates are not followed.

C. Refunds: The Fee and security deposit may be refunded in full if the reservation is canceled three (3) weeks prior to use. A refund of 50% of the fee and 100% of the security deposit may be made if the reservation is canceled less than 3 weeks, but more than 48 hours prior to scheduled use.

Special rules apply which are listed on Rental Agreement.

South Weber City reserves the right to refuse rental to any person or entity for any reason with or without cause.

*Reservations must be made and paid for at the Family Activity Center.

Fees are not refundable due to weather. No refunds for cancellations unless canceled two weeks in advance.

CHAPTER 15: RECREATION FEES

- 1. Refunds:**
- a) Prior to issuance of uniform/equipment: Refund less \$5 administrative fee
 - b) After issuance of uniform/equipment: 50% refund
 - c) No refund over 30 days after close of registration nor if registrant has participated in activity.

2. Activity Fees:

A. Basketball Jr. Jazz	\$44 Registration \$5 Additional Fee – Non-Resident
B. Soccer	Pre-K and up \$30 without Shirt; \$40 with Shirt \$5 Additional Fee – Non-Resident
C. Softball	\$44 Registration \$5 Additional Fee – Non-Resident
D. Baseball	\$44 Registration \$5 Additional Fee - Non-Resident
E. Tee-Ball	\$33 Registration \$5 Additional Fee – Non-Resident
F. Coach Pitch	\$33 Registration \$5 Additional Fee – Non-Resident
G. Machine Pitch	\$44 Registration \$5 Additional Fee – Non-Resident
H. Volleyball	\$35 Registration \$5 Additional Fee - Non-Resident

I. Flag Football

\$40 Registration
\$5 Additional Fee – Non-Resident

J. Miscellaneous Events

As determined by the Recreation Director

3. Late Registration Fee: \$10 for each registration after the signup deadline.

CHAPTER 16: WATER FEES

1. Connection Fee

\$265 (.75") Standard Meter

For New Construction

(Connection Fee includes cost of standard meter, delivery, inspection & administrative charges)

Larger Meter (>1.00") - \$25 plus cost of meter

2. Rate

A. Per Month

Gallon Allotment	Residential Using Secondary Water for Outdoor Needs	Residential w/Secondary Water Available	Residential w/o Secondary Water Available	Multi-Family Residential	Non-Residential
Base Rate					
0	\$38.43	\$38.43	\$38.43	\$29.20	\$38.43
Usage Charges					
1-2,000	2.00	2.00	2.00	2.00	2.00
2,001-4,000	2.20	2.20	2.20	2.20	2.20
4,001-6,000	2.50	2.50	2.50	2.50	2.50
6,001-8,000	3.00	3.00	3.00	3.00	3.00
8,001-10,000	3.50	3.50	3.50	3.50	3.50
10,001+	4.00			4.00	
10,001-15,000		6.00	3.00		
15,001-30,000		6.00	2.3		
30,001+		6.60	3.00		
10,001-30,000					3.75
30,001-60,000					4.00
60,001+					4.25

¹ \$29.20 determined by applying 17% census discount (percentage difference between number of persons per household of single verses multi-family units) and 7% administrative savings discount to rates for single family dwellings. Same discounts apply to sewer utility rates as well.

Definitions

Residential Using Secondary Water for Outdoor Needs shall mean property owners who have *access to a pressurized irrigation system and who choose to use pressurized irrigation system to water their property.

Residential w/Secondary Water Available shall mean property owners who have access to a pressurized irrigation system, but who choose to use culinary water to water their property.

Residential w/o Secondary Water Available shall mean property owners who do not have *access to a pressurized irrigation system and who choose to use culinary water to water their property.

Multi-Family Residential shall mean any structure with two (2) or more separate single-family dwellings within one structure.

Commercial shall mean any property whose primary use is commercial in nature and shall include both conforming as well as legal non-conforming uses.

*Access to Pressurized Irrigation shall mean a distance of ninety (90) feet or less exists between any property boundary (within a secondary service district) to a pressurized secondary irrigation system.

- B. Sign-Up Fee** \$25.00
- C. Re-establishment Fee** \$75.00
Reestablish service after it has been shutoff at owner’s request.
- D. After Hours Service Fee** \$50.00
- E. Late Fee if not paid by the 18th of the month** \$15.00
In the event the 18th falls on a Saturday, Sunday, or holiday, the late fee will be added if the bill is not paid by close of business on the next day of business.
- F. Shut-Off Fee for Non-Payment** \$50.00 per occurrence
After Posted Business Office Hours including weekends and holidays. Meters will not be turned back on until business hours (SWC Code 8-1-4 B).

Once a Shut-off Fee has been assessed, the fee shall be due and payable even if the water is not actually turned off.
- G. Tamper Fee** \$200.00
Turning on/tampering with a water meter or using an illegal connection at any time is a class B misdemeanor (SWC Code 8-1-6 & 8-1-7)
- H. Fire Hydrant Meter** \$25.00 Rental Fee + \$500.00 deposit; deposit refunded upon return of meter in working condition

CHAPTER 17: SEWER FEES

1. Sanitary Sewer Fees (Waste Water)

A. Monthly User Fees:	<u>City</u>	<u>CWSD**</u>
i) Residential	\$14.33	\$19.01
ii) Commercial (Minimum)***	\$28.66	\$38.02
iii) Church	\$29.56	\$40.52
iv) School	\$113.90	\$159.66
v) Job Corps	\$770.49	\$1,087.26
vi) Non-City Residential	\$20.50	\$27.73
vii) *Multi-Family Residential	\$10.89 per unit	\$14.45

* Multi-Family Residential shall mean any structure with two or more separate single-family dwellings within one structure. Fee is per unit.

** Central Weber Sewer District assesses their own fees that are then passed on to the consumer.

***Commercial use is based on a water usage with a 2 ERU minimum (up to 25,000 gal.); water usage over 25,000 gal. will be billed at \$1.15/1000 gallons (City) and \$1.52/1000 gal. (CWSD)

B. Basement Apartments	Considered Multi-Family Residential
C. Duplexes/Twin Homes	Considered Multi-Family Residential
D. Sewer Inspection Fee	\$47

CHAPTER 18: STORM DRAIN

Monthly Utility Fee	\$7 single family dwelling \$5.56 Multi-family Non-residential/commercial based on ERUs
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CHAPTER 19: GARBAGE COLLECTION FEES (Monthly):

1. Residential Container	\$14.55
Extra Container	\$ 8.70 (Four-month minimum)
2. Commercial Container	\$58.20 (300-gallon container)
Extra Container	\$34.80
3. County or Non-Resident	\$16.55 (90-gallon container)
Extra Container	\$10.70 (Four-month minimum)
4. Residential Container	\$65.00 (Replacement charge for each damaged, destroyed, or lost can).

*A business or resident may have two 90-gallon containers at the residential rate. Upon request of a third container, the commercial rate will then be charged in that the first two 90-gallon containers will be billed as one commercial 300-gallon container and the additional containers will be charged at the commercial extra container rate. All home occupations are considered residential - not residential and business.

5. Putting Utilities on Hold

The City agrees to not charge the above monthly utility fees for Water & Garbage Collection only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and
- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves mid-month the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

CHAPTER 20: TRANSPORTATION UTILITY FEES (Monthly)

1. Residential	\$15.00
2. Residential – Multi Unit	\$15.00 per ERU
3. Non-Residential	\$15.00 per ERU

CHAPTER 21: UTILITY BILLING

1. Standard Residential (minimum monthly charges)

Water	\$38.43 plus usage as stated in table in CFS Ch. 20.2
Garbage	\$14.55; extra container \$8.70
Storm Sewer	\$ 7.00
Central Weber Sewer	\$19.39
Sewer	\$14.33
Transportation Utility	<u>\$15.00</u>
TOTAL	\$108.70

2. Putting Utilities on Hold

The City will not charge the monthly utility fees for Water and Garbage only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and
- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves midmonth the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

CHAPTER 22: COLLECTION FEES

Collections and Attorney's Fees: All customers and applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11. Accounts sent to the attorney for collection will be charged according to reasonable attorney fees as stated in the Code of Judicial Administration Rule 4.505.

Returned Check and Returned Electronic Fund Transfer Fee: \$20


These fees include/not limited to non-sufficient fund checks or electronic fund transfers (EFTs), stopped payment checks or canceled accounts where funds are not available.

If an individual's utility payment is returned from the bank on two separate occasions within a 12-month period, the City will be compelled to make this individual comply with the following procedures:

1. Discontinue water service until payment has been paid with cash, cashier's check, or money order.
2. Required to pay shut-off fee.
3. Required to pay all fees associated with returned check or EFT.
4. Hereinafter, all utility payments will then need to be paid with cashier's check, money order or cash. No personal checks or EFTs will be accepted for a one-year period.

PROJECT UPDATE MEMO

To: South Weber City

From: Dana Q. Shuler, P.E. 
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **1 MG WESTSIDE RESERVOIR PROJECT**

Date: August 9, 2019

Below is a summary of the tasks associated with the Westside Reservoir Project.

DIVISION OF DRINKING WATER (DDW) COMPLIANCE

During the City's last sanitary survey, it was noted that the reservoir was leaking significantly. In August 2018, the DDW contacted the City with an order to fix the reservoir. The City entered into a Corrective Action Plan in September 2018. It was noted that the City was already taking steps to correct the leak (studies, budgeting, etc.). December 2019 was established as the goal date to have the rehabilitation complete.

We are on schedule to meet this deadline and have been communicating with the DDW on our progress.

PROPERTY NEGOTIATIONS

Access to the reservoir is by private lane, over the Davis and Weber Counties Canal Company (DWCCC) canal, and through private property. The City has a prescriptive right to continue to use these accesses but wanted to formalize the arrangement. Legal descriptions were prepared for the proposed access easements. We met with most of the property owners to discuss the easements. However, negotiations failed with several of the property owners, so the City decided not to pursue those and concentrate on the one property that required an easement. This easement was obtained and recorded.

The City is proceeding with planning for the replacement reservoir. Currently, we are looking at potential sites and land acquisition options.

In conjunction with the new bridge, the City has been coordinating with the DWCCC. We have negotiated an agreement for this new crossing, and the agreement will be brought to City Council on August 20, 2019 for approval.

BRIDGE

The existing bridge that crossed the canal was a steel beam, wood-decked structure. The bridge structural capacity was unknown, the 90-degree turn onto the bridge was difficult, and the decking was failing. It was decided that in order to provide a safe access across the canal for both the City and the tank contractors, a new bridge was needed.

In Fall 2018, SWC advertised a request for proposals related to the new bridge. In order to get the new bridge in place by the time the canal company needed to run water in the canal, we chose a design/construction method that 1) allowed the City to hire a contractor who would give input into the design; 2) fast-track the design-to-construction process, and 3) gave the City the most flexibility.

The bridge was installed in March 2019, and the project completed in April 2019.

RESERVOIR REHABILITATION (INTERIOR)

Based on previous studies, several factors are contributing to the reservoir's leak, including cracks and voids under the floor slab. In May 2019, SWC advertised a request for proposals related to rehabilitating the reservoir. After evaluating the proposals, the City selected DN Tanks for the project based on their proposed construction methods, qualifications, experience, and value engineering ideas.

A pre-construction meeting is tentatively scheduled for August 20, 2019.

RESERVOIR IMPROVEMENTS (EXTERIOR)

Miscellaneous improvements are needed on reservoir piping, appurtenances, and around the site. These items include: construction of an air gap structure, modification of inlet and drain piping, and installation of a curtain drain up-gradient of the reservoir to divert ground water from the tank's foundation and protect the rehabilitation efforts.

This project was bid on August 8, 2019, and is scheduled for award on August 20, 2019.

OVERALL

We anticipate that this rehabilitation project coupled with a site improvements project will gain 10-15 years of additional life from this reservoir.

BID TABULATION

South Weber City Westside Reservoir Improvements Project

Bid Opening: August 8, 2019, 2:00 pm, Jones & Associates

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		Claude H. Nix Construction Co., Inc.		J.R. Burton Contractors		L&M Farm Industries		Ormond Construction Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 2,681.00	\$ 2,681.00	\$ 6,348.59	\$ 6,348.59	\$ 5,000.00	\$ 5,000.00	\$ 8,500.00	\$ 8,500.00
2	Implement safety measures	1	LS	2,200.00	2,200.00	676.00	676.00	2,500.00	2,500.00	500.00	500.00	4,500.00	4,500.00
3	Grade existing dirt road to 12-ft wide	1,700	LF	6.00	10,200.00	3.00	5,100.00	1.18	2,000.00	2.65	4,505.00	4.25	7,225.00
4	Remove woody vegetation on tank slope	1	LS	1,500.00	1,500.00	919.00	919.00	300.00	300.00	500.00	500.00	1,500.00	1,500.00
5	Replace 6' chain link fence (specified locations only); tie into existing	100	LF	36.50	3,650.00	33.00	3,300.00	25.00	2,500.00	24.50	2,450.00	31.53	3,153.00
6	Remove existing gate and furnish and install double 8-ft gate	1	EA	2,500.00	2,500.00	1,418.00	1,418.00	700.00	700.00	2,000.00	2,000.00	1,369.57	1,369.57
7	Furnish and install 12" RCP	16	LF	50.00	800.00	107.00	1,712.00	42.19	675.04	28.12	449.92	114.13	1,826.08
8	Furnish and install curtain drain	825	SF	30.00	24,750.00	7.00	5,775.00	24.85	20,501.25	15.08	12,441.00	16.64	13,728.00
9	Furnish and install 4" PVC	60	LF	50.00	3,000.00	40.00	2,400.00	15.00	900.00	3.35	201.00	16.15	969.00
10	Perform grading improvements	1	LS	8,000.00	8,000.00	7,638.00	7,638.00	2,500.00	2,500.00	5,000.00	5,000.00	6,500.00	6,500.00
11	Expose drain line	45	LF	20.00	900.00	13.00	585.00	16.00	720.00	2.25	101.25	32.00	1,440.00
12	Construct air gap structure and pipe improvements (from north vault to north fence line)	1	LS	15,000.00	15,000.00	16,711.00	16,711.00	17,146.00	17,146.00	16,100.00	16,100.00	15,043.94	15,043.94
13	Abandon in place east vault	1	LS	2,500.00	2,500.00	3,330.00	3,330.00	4,800.00	4,800.00	11,500.00	11,500.00	3,500.00	3,500.00
14	Perform north vault improvements	1	LS	15,000.00	15,000.00	18,495.00	18,495.00	14,455.00	14,455.00	14,418.00	14,418.00	15,800.85	15,800.85
15	Replace northeast hatch	1	LS	12,500.00	12,500.00	8,798.00	8,798.00	4,292.00	4,292.00	6,610.00	6,610.00	8,689.30	8,689.30
TOTAL BASE BID (Items 1-15)				\$110,000.00		\$79,538.00		\$80,337.88		\$81,776.17		\$93,744.74	
See note 1													
ADDITIVE ALTERNATES													
A1	Demolish, remove, and dispose of 100,000 gallon concrete tank (37' dia x 15' tall)	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 47,016.00	\$ 47,016.00	\$ 32,500.00	\$ 32,500.00	\$ 59,000.00	\$ 59,000.00	\$ 12,325.00	\$ 12,325.00
A2	Furnish and install safety net or grate in northeast hatch	1	EA	\$ 2,200.00	\$ 2,200.00	\$ 136.00	\$ 136.00	\$ 1,802.00	\$ 1,802.00	\$ 600.00	\$ 600.00	\$ 500.00	\$ 500.00
TOTAL BASE BID w/ ADDITIVE ALTERNATIVES (Items 1-15, AA1, AA2)				\$132,200.00		\$126,690.00		\$114,639.88		\$141,376.17		\$106,569.74	

Project Engineer Dana Q. Shuler


Date 8/8/2019

Notes

- Item 6 was incorrectly multiplied by 2.

RECOMMENDATION OF AWARD

To: South Weber City

From: Dana Q. Shuler, P.E. 
City Engineer's Office
Jones & Associates Consulting Engineers

RE: **RECOMMENDATION OF AWARD**
WESTSIDE RESERVOIR (EXTERIOR) IMPROVEMENTS PROJECT

Date: August 8, 2019

GENERAL

On August 8, 2019 at 2:00 p.m., bids were opened for the Westside Reservoir Improvements Project Project. Four (4) bids were received were received from the following contractors:

1. Claude H. Nix Construction
2. J.R. Burton Contractors
3. L&M Farm Industries
4. Ormond Construction

The results of the bidding are shown on the enclosed Bid Tabulation.

In addition to the Base Bid, costs were requested for two (2) additive alternate items. These additive alternate items were 1) demolition of the existing 100,000 gallon water tank, and 2) addition of a safety net to the large hatch.

The Bid Tabulation shows the bidders in order of lowest to highest according to the Base Bids. (All Base Bids came in considerably lower than the budget.) The addition of both Additive Alternate Bids changes the order of the Bidders. From lowest to highest, the order and Bids are now:

1. Ormond Construction – \$106,569.74
2. J.R. Burton Contractors – \$114,639.88
3. Claude H. Nix Construction – \$126,690.00
4. L&M Farm Industries – \$141,376.17

BUDGET

The following is a budget summary:

	Estimate	Actual
2019-2020 Project Budget	\$ 475,000	\$ 475,000
Interior Improvements (estimate)	\$ 320,000	
Total Base Bid		\$ 363,930
Additive Alternate Bid		\$ 14,600
Value Engineering (estimate)		\$ -60,000
Exterior Improvements (estimate)	\$ 120,000	
Base Bid + AA1 +AA2		\$ 106,569.74
Balance*	\$ 35,000	\$ 49,900.26

*Does not include engineering or contingencies

AWARD RECOMMENDATION

Overall, we recommend that the Council award the Project to **Ormond Construction** for the Base Bid plus Additive Alternates 1 and 2 for a total contract amount of **\$106,569.74**.

Attachment: Bid Tabulation

RESOLUTION 19-38

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AWARDING WESTSIDE RESERVOIR EXTERIOR IMPROVEMENT CONTRACT

WHEREAS, City facilities are in continual need of repair and maintenance; and

WHEREAS, the Westside Reservoir exterior improvement project was scheduled for renovation based on level of need and availability of funds; and

WHEREAS, bids were advertised per state requirements on both July 21 and July 28, 2019 and were opened by City Engineer, Jones and Associates on August 8, 2019; and

WHEREAS, Engineer Dana Shuler has made a careful evaluation of bids and has recommended acceptance of the bid from Ormond Construction in the amount of \$106,569.74; and

WHEREAS, the City Council has reviewed all available data and concurs with the Engineer's recommendation;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Award: The Westside Reservoir Exterior Improvement Contract is hereby awarded to Ormond Construction in the amount of \$106,569.74.

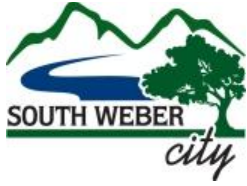
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of August 2019.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder



Council Meeting Date: August 20, 2019

Name: Dana Shuler, Jones & Associates

Agenda Item: Agreement between South Weber City and Davis Weber Counties Canal Company for new bridge crossing

Objective: Formalize agreement between SWC and DWCCC for bridge crossing at 7150 S

Background: No known agreement exists between SWC and DWCCC regarding the bridge at 7150 S.

Summary: Previous bridge used by City, DWCCC, and private property owners was structurally deficient. In order to accommodate heavy trucks anticipated for Westside Reservoir Rehabilitation, bridge needed to be replaced. This agreement formalizes the encroachment permit, and defines ownership, users, and maintenance of the new bridge.

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

Staff Recommendation:

Attachments: Agreement with exhibits

Budget Amendment:

RESOLUTION 19-39

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPROVING AN ENCROACHMENT AGREEMENT
WITH DAVIS WEBER COUNTIES CANAL COMPANY**

WHEREAS, the bridge currently in place over the Davis Weber Counties’ canal at 7150 South is no longer serviceable; and

WHEREAS, South Weber City plans to replace the existing bridge which will require encroachment upon Davis Weber Counties Canal Company’s property; and

WHEREAS, it is in the best interests of both the City and the Company to enter into this agreement;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: Encroachment License Agreement for Vehicle Bridge Over the Davis Weber Canal is hereby approved as attached in Exhibit 1.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of August 2019.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Hyer	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Taylor	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Jo Sjoblom, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT 1

ENCROACHMENT LICENSE AGREEMENT FOR VEHICLE BRIDGE OVER THE DAVIS WEBER CANAL

**ENCROACHMENT LICENSE AGREEMENT
FOR VEHICLE BRIDGE OVER
THE DAVIS WEBER CANAL**

THIS ENCROACHMENT LICENSE AGREEMENT ("**Agreement**") is entered into as of this 20th day of August 2019 ("**Effective Date**"), by and between Davis & Weber Counties Canal Company, a Utah Nonprofit Mutual Water Company ("**Company**"), and South Weber City ("**Licensee**"). Company and Licensee may be referred to individually as "Party" or collectively as "Parties."

RECITALS

- A. Company is the owner of certain real property, easements, and/or rights of way associated with its water conveyance system and related facilities ("**Company Property**").
- B. Company has constructed ditches, concrete canal, pipeline, box culvert, and related facilities ("**Company Facilities**") on or within the Company Property which are used to deliver water.
- C. Licensee seeks the right to re-construct and operate a vehicle bridge in South Weber City which will cross or encroach upon Company Property or Company Facilities as more specifically described on Exhibit A hereto ("**Project**").

In consideration of the payment of a license fee and in further consideration of the mutual promises and covenants set forth herein the Parties agree as follows:

AGREEMENT

- 1. The one-time license fee which Licensee would normally pay Company is hereby waived because this new bridge will replace for safety reasons an existing bridge to serve abutting land owners. The reconstructed bridge will also provide benefit to Company which can use it for maintenance purposes for its Facilities.
- 2. Company will assume all costs for all administrative, legal, and engineering fee incurred by the Company to review and inspect the Project.
- 3. Licensee shall reimburse Company for any additional operation and maintenance costs incurred by the Company as a result of the Project. Company will provide Licensee a written invoice detailing additional or extraordinary operation or maintenance expenses related to Company Facilities incurred by Company as a result of the Project, and Licensee will pay the invoice within thirty (30) day of its receipt.
- 4. Licensee is granted the right to construct, maintain, and operate the Project as set forth in Exhibit A. Any modification to the Project must be submitted to the Company, in advance of any work being done, for review and approval. Additionally, Licensee may allow the adjacent landowners Dad's Farm L.L.C. and Bonnie B. & Stanley R. Cook, or their successors to use the Project during the term of this License, provided that none of Licensee's obligations hereunder may be transferred without Company's consent, such consent to be granted or withheld in Company's sole discretion.

5. This Agreement will take effect on the Effective Date and shall continue until terminated as provided herein.

6. Licensee shall at all times be solely responsible for the operation and maintenance of the Project. Project shall be kept in good repair and shall be maintained and operated in a manner that will not adversely impact Company Property or Company Facilities.

7. Licensee shall not repair, remove, replace, or modify the Project without first obtaining written consent from the Company.

8. Company reserves the right to inspect the Project at any time during its construction, operation, repair, removal, or replacement.

9. If at any time, Company determines, in its sole discretion, that Company Facilities subject to this Agreement require repair or replacement, Licensee will, at its sole expense, remove or modify any portion of the Project that the Company, in its sole discretion, deems necessary to perform such repair or replacement. If Licensee fails to respond to Company's request that any portion of the Project be removed or modified, Company may choose to remove or modify any portion of the Project, and Licensee will be solely responsible for costs incurred by Company in performing any such repair or replacement related to removing or modifying the Project. Company will provide Licensee a written invoice detailing such costs incurred, and Licensee shall pay the invoice, in full, within thirty (30) days of its receipt. Licensee will have no claim against Company for any claims, costs, or damages to the Project.

10. Licensee will indemnify and hold harmless Company and its principals, agents, and employees, from and against all claims, loss, liability, suits, and damages, including attorneys' fees, charges, or expenses for injury or damages to any persons or property that may result from this Agreement, including, but not limited to, damages to Company or any third party as a result of Licensee's encroachment upon Company Property or Company Facilities. It is the intent of the Parties that this indemnity be construed broadly in order to protect Company from any and all incidences resulting from Licensee's encroachment of Company Property. This indemnity does not include claims resulting from Company's gross negligence or willful misconduct.

11. Licensee will maintain insurance on the Project and will add Company as a secondary insured to all insurance policies related to the Project. Failure to maintain insurance as required will entitle, but not require, Company to immediately terminate this Agreement.

12. The right to cross or encroach upon Company Property created under this Agreement is not an easement or other perpetual interest in Company Property. No interest will be perfected under the doctrines of adverse possession, prescription, or other similar doctrines of law based on adverse use, as the use permitted is entirely permissive in nature.

13. This Agreement may be terminated if Company, in its sole but reasonable discretion, determines that Licensee has not complied with the terms of this Agreement by giving Licensee twenty (20) days prior notice of the default, during which Licensee will have an opportunity to cure the default and avoid termination. If this Agreement is terminated, Company will have the right to pursue any and all claims against Licensee related to the encroachment of Company Property including removal of the Project from Company Property.

14. This Agreement may not be assigned or transferred by Licensee without the prior written consent of Company, which consent will not be unreasonably withheld.

15. This Agreement constitutes the entire agreement between the parties and cannot be altered except through a written instrument signed by the Parties. This Agreement supersedes all previous agreements, whether written or oral.

16. This Agreement will be enforced and governed under the laws of the State of Utah.

17. In the event an action is filed as a result of a dispute arising out of this Agreement, Company will be entitled to reasonable attorneys' fees.

[SIGNATURE PAGES FOLLOW]

The Parties have executed this Agreement to be effective as of the date first written above.

Company

By: _____

Its: _____

STATE OF _____)

: ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____ in his/her capacity as _____ of _____ Company.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

Licensee

By: _____

City Manager, David Larson

ATTEST:

City Recorder

STATE OF _____)

: ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by David Larson in his/her capacity as the City Manager of South Weber City.

NOTARY PUBLIC

Residing at: _____

My Commission Expires:

EXHIBIT A

**Application for License Agreement
Davis and Weber Counties Canal Company**

INSTRUCTIONS:

Please type or print legibly. Please be sure that all information is correct and complete. Incomplete applications will result in processing delays. Send the complete application packet and fee to:

Davis & Weber Counties Canal Co.
138 West 1300 North
Sunset, UT 84015-2918

APPLICANT INFORMATION

1. Full legal name, address, telephone number and FAX number of entity with whom the License Agreement will be executed and issued:

Name: South Weber City

Address: 1600 E. South Weber Dr., South Weber, UT 84405

Phone: 801-479-3177 FAX: _____

2. Full legal name and title of individual(s) who will sign the License Agreement:

Name: David Larson

Title: City Manager

3. Name, address, telephone number and FAX number of individual(s) to contact for additional information if other than the Licensee(s) listed in Item No. 1.

Name: _____

Address: _____

Phone: _____ FAX: _____

4. Name, address, telephone number and FAX number of Consultant used on the project, if any:

Name: Jones & Associates

Address: 6080 Fashion Point Drive, South Ogden, UT 84403

Phone: 801-479-9767 FAX: _____

5. Brief description of proposed project:

Provide a brief description of the nature of the proposed use, construction or installation (attach additional sheets if necessary). As applicable, describe physical data and dimensions (such as pipe sizes, line voltages, etc.), materials to be used (pipe type, casings, pipe hangers, etc.), and construction methods (boring, jacking, open trench, etc.).

Replace an existing, failing bridge with a new, precast concrete bridge with cast-in-place footings and wingwalls. Bridge is 18' wide by 27' long.

6. Location of proposed use:

A. Section 28 Township 5N Range 1W SLB&M

B. Davis & Weber Counties Canal Co. Centerline Station: 290+00
(Contact JUB Engineers, Inc. for stationing)

7. Length of time requested for use of land/easement: indefinitely

8. Anticipated date of commencement of construction within the DWCCC right-of-way:
February 1, 2019

9. Anticipated date of construction completion within the DWCCC right-of-way:
April 24, 2019

PLANS AND SPECIFICATIONS:

Attach three (3) complete sets of plans and specifications showing proposed construction. Plans must include plan, profile, and cross-section views of any crossings and must have adequate dimensioning of features to allow for field verification. Include any details that are necessary for complete understanding of proposed construction. Plans and specifications must be stamped and signed by a professional engineer licensed in Utah.

FEES: A \$250.00 non-refundable application fee payable to Davis and Weber Counties Canal Company must accompany this application. **Waived, per agreement**

CERTIFICATION:

I certify that the information given in this application is true, complete, and correct to the best of my knowledge and belief, and is given in good faith. I understand that the fees submitted with this application represent the cost only for processing this application and that I may be required to pay additional fees to DWCCC associated with professional services incurred and/or the administration of any License Agreement which may be granted as a result of this application. I understand that the submission of this application does not constitute a contract between the applicant and DWCCC and does not grant or guarantee any right-of-use implied or otherwise by DWCCC. I also understand that no work can commence until a fully executed License Agreement is issued.

APPLICANT

SIGNATURE: _____

APPLICANT PRINT: _____

DATE: _____

RECEIVED BY: _____

TITLE: _____

DATE: _____

SOUTH WEBER CITY CORPORATION

WESTSIDE RESERVOIR BRIDGE

REPLACEMENT PROJECT

CONSULTING ENGINEERS
JONES & ASSOCIATES
 6000 Fashion Point Drive
 South Ogden, Utah 84403
 (801) 478-9767 www.jonesa.com

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE (LATEST EDITION) AND OTHER REGULATORY AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE.
4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE TECHNICAL PROVISIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION AS PRESCRIBED BY OSHA.
7. PROJECT HORIZONTAL AND VERTICAL DATUM ARE BASED ON JONES AND ASSOCIATES SURVEY PROJECT CONTROL. LOCAL PRIMARY HORIZONTAL AND VERTICAL CONTROL AND CONSTRUCTION STAKING WILL BE ESTABLISHED BY OWNER PRIOR TO CONSTRUCTION. CONSTRUCTION STAKING SCHEDULING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY TO THE GENERAL PUBLIC DURING BRIDGE DELIVERY AND CONSTRUCTION.
9. THE CONTRACTOR SHALL HOLD A VALID UTAH CONTRACTOR'S LICENSE PRIOR TO AND THROUGHOUT PROJECT CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
11. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE PURPOSE OF RECORDING ALL ACTUAL MEASUREMENTS AND DETAILS TO BE USED IN THE PREPARATION OF "AS-BUILTS" DRAWINGS. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILTS" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
13. ALL CUT AND FILL SLOPES AND OTHER DISTURBED AREAS SHALL BE SEEDED USING A CITY STANDARD SEED MIX MIXTURE. EROSION CONTROL BLANKETS/MATS ARE ALSO REQUIRED TO PROTECT ALL SLOPES. IN LIEU OF SEED AND BLANKETS, HYDROSEEDING MAY BE USED.
14. EXACT EXISTING UTILITY LOCATIONS ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF AND PROTECT ALL EXISTING UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY. ALL UTILITIES MUST BE "BLUE STAKED" PRIOR TO EXCAVATION (1-800-662-4111).
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WEBER CITY PUBLIC WORKS STANDARDS EXCEPT WHERE SPECIFIED OTHERWISE.
16. PULVERIZED ASPHALT MATERIAL MAY BE USED AS ROAD BASE MATERIAL ALONG ACCESS ROAD.
17. THE CONTRACTOR SHALL IMPLEMENT BMP'S TO MITIGATE EROSION AND PREVENT SOIL FORM ENTERING CANAL. ANY DEBRIS THAT ENTERS THE CANAL SHALL BE REMOVED BY THE CONTRACTOR.

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LEGEND

	EXISTING	PROPOSED	
PROPERTY OR R/W LINE	- - - - -	- - - - -	(WHITE)
FENCE	- - - - -		
CONTOUR LINE	- - - - - 4250		
SANITARY SEWER - PLAN	- - - - -		
STORM DRAIN LINE - PLAN	- - - - -	- - - - -	
STORM DRAIN LINE - PROFILE	- - - - -	- - - - -	
GAS LINE	- - - - -		
TELEPHONE / CABLE TV	- - - - -		
FIBER OPTIC	- - - - -		
OVERHEAD POWER	- - - - -		
POLE & ANCHOR	○ - - - - -		
IRRIGATION	- - - - -		
OPEN DITCH	- - - - -		

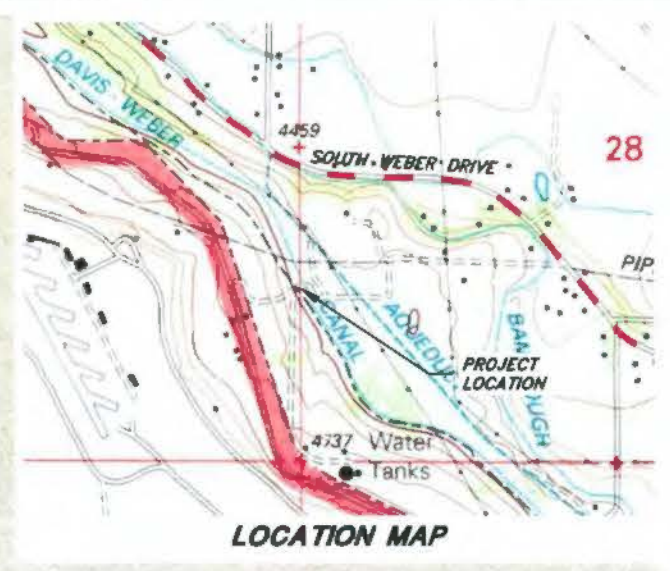
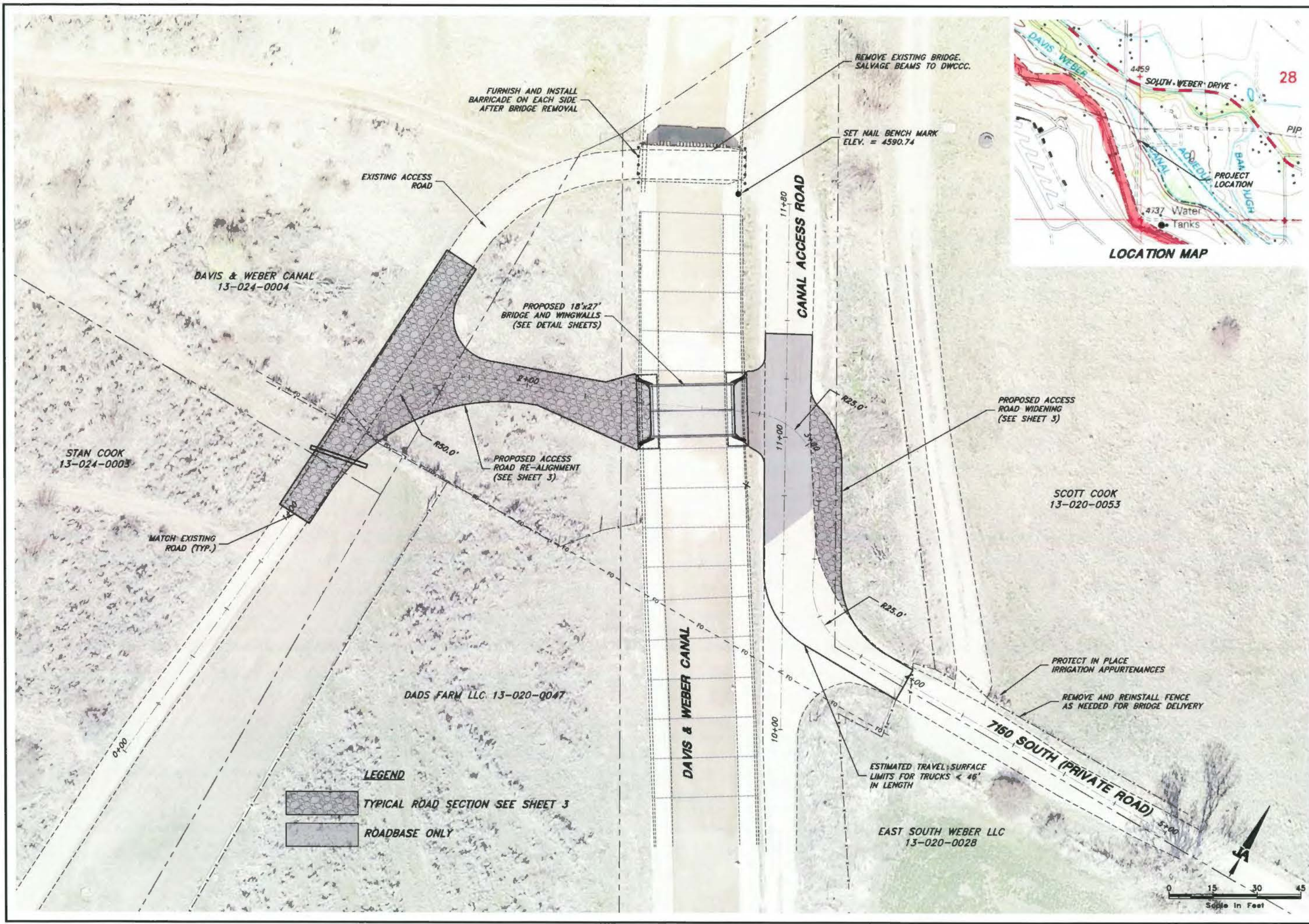


AS-BUILTS
 2019-04-19

SOUTH WEBER CITY CORPORATION
 WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT
TITLE SHEET
GENERAL NOTES & LEGEND

Know what's below. **811**
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SCALE:	24" x 36"	THE DRAWING	DQS ORDERED	DATE
SHEET:				APPR.
1				DATE
OF 1 SHEETS				



JONES & ASSOCIATES

CONSULTING ENGINEERS

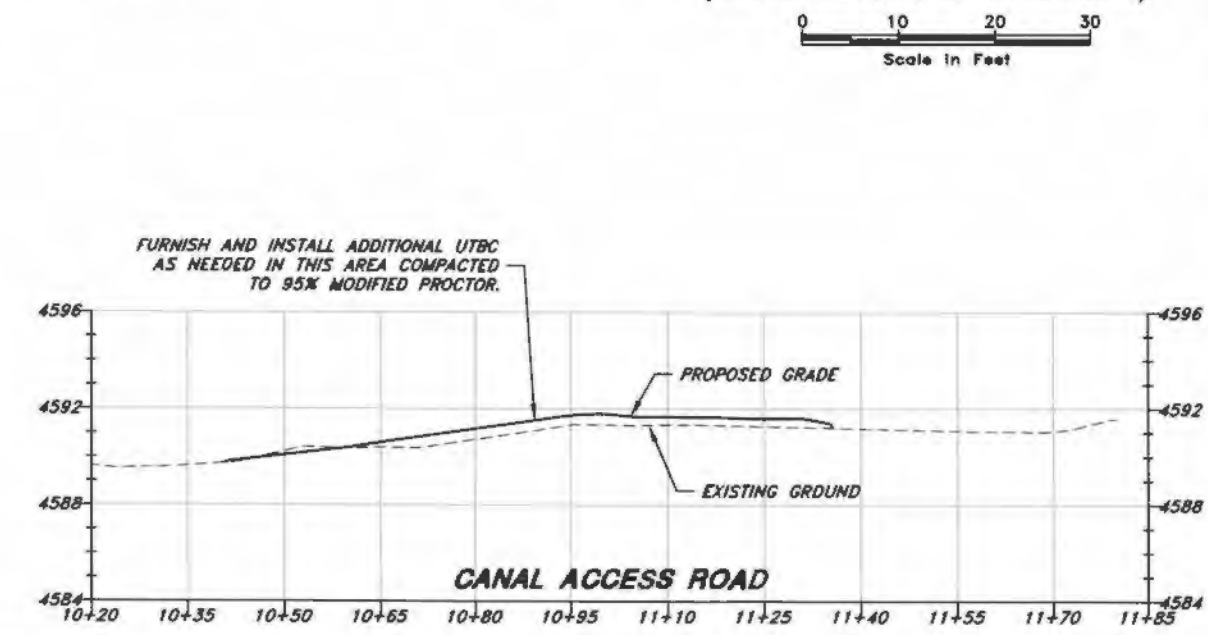
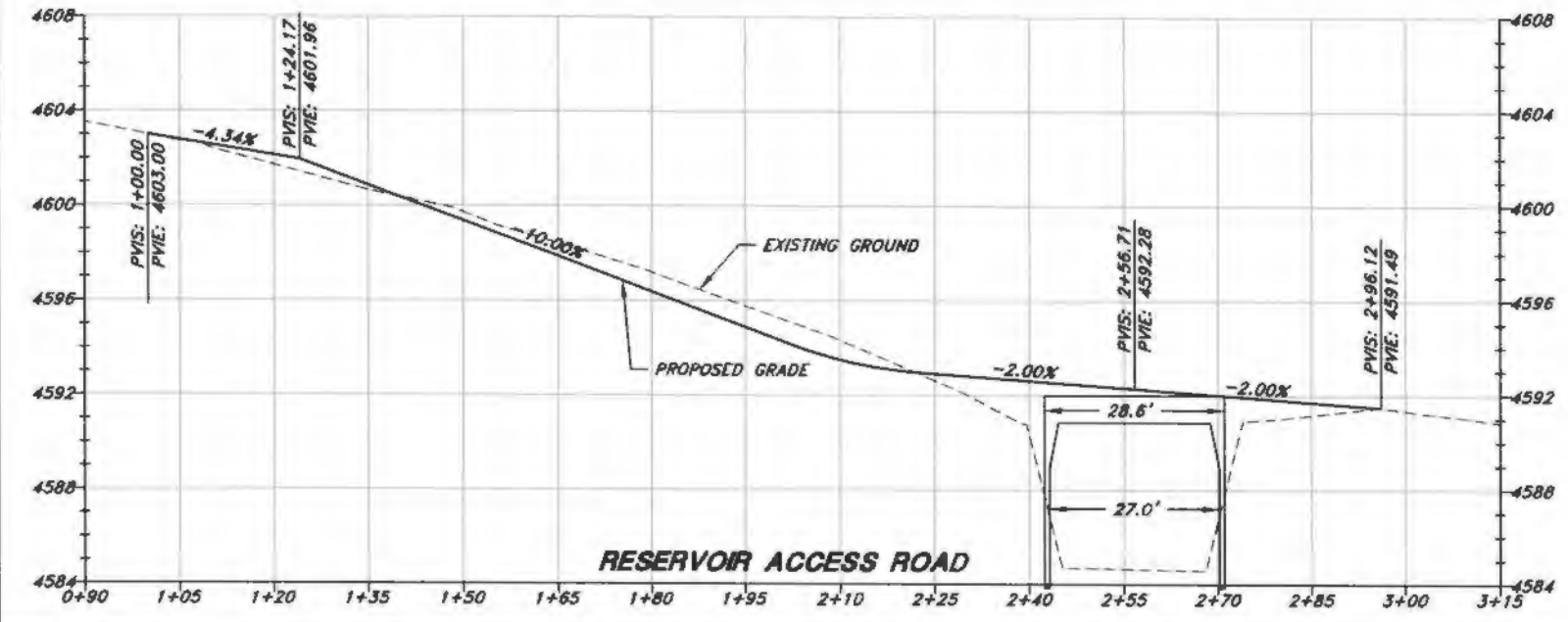
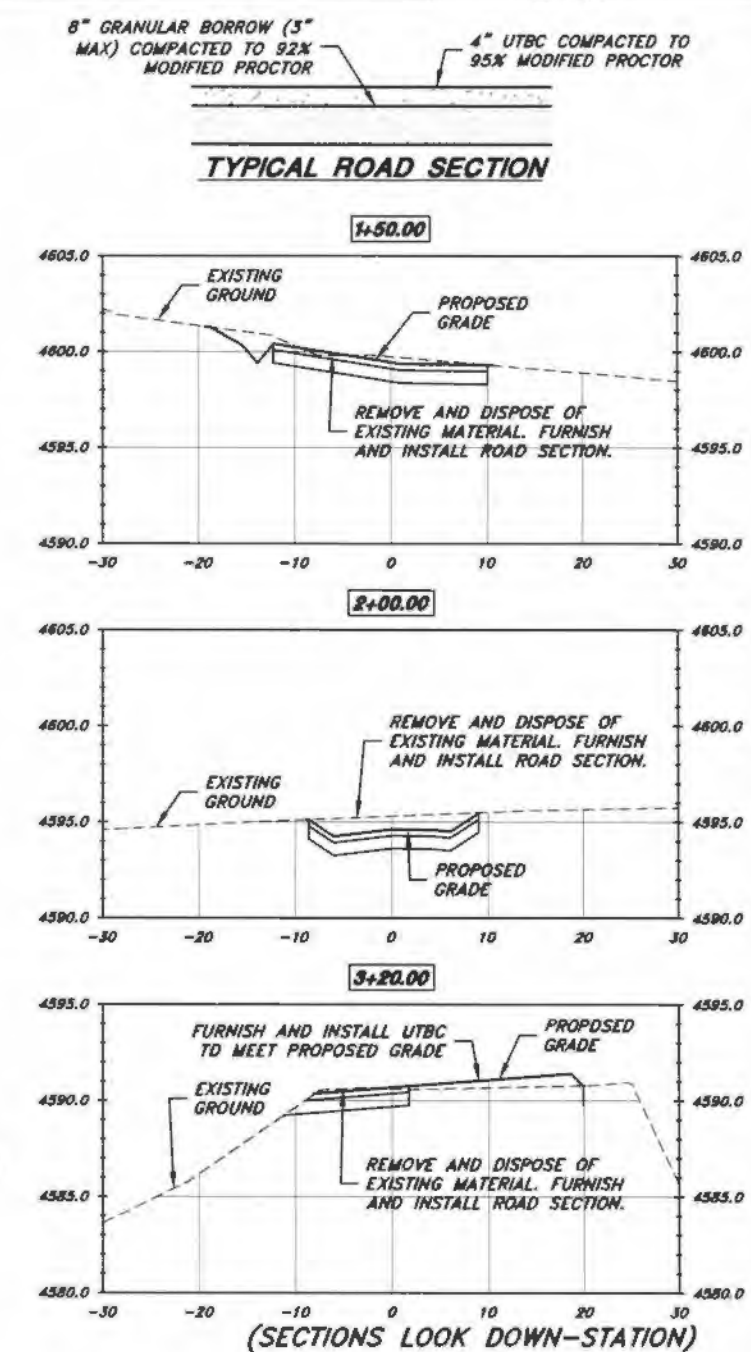
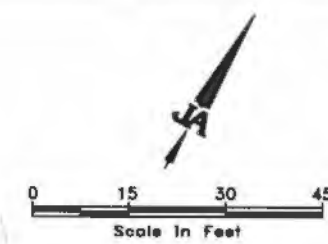
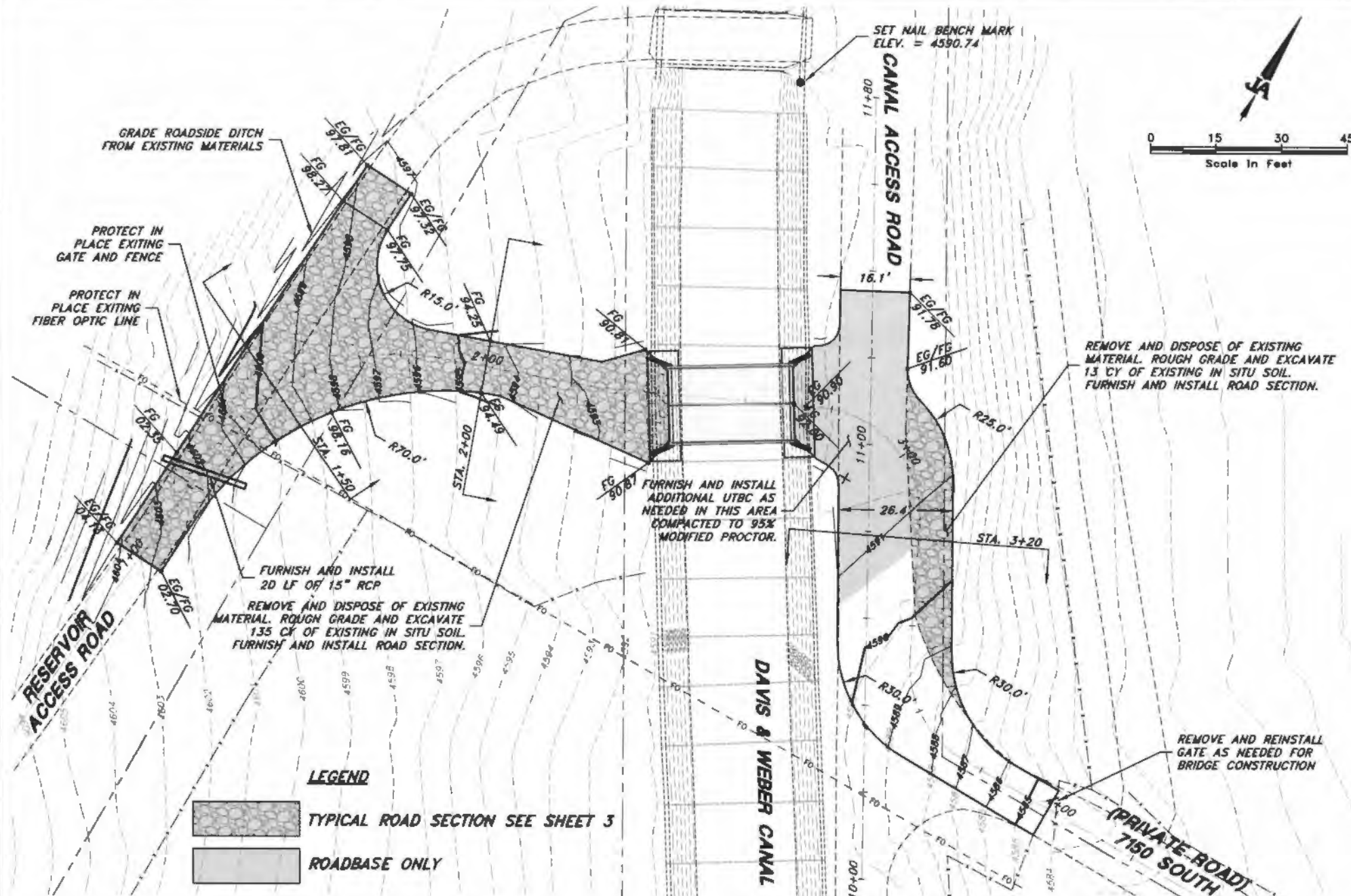
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South Ogden, Utah 84403
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WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SITE PLAN

DESIGNED	THE	DRAWN	DGS	DATE	APPR.
SCALE: 24"x36"	SCALE	SCALE	SCALE		
SEE BAR	11'x17"	SEE BAR	SCALE		
SHEET: 2 OF 1 SHEETS					

SCALE:	24" x 36"	SEE BAR
SCALE:	11" x 17"	SEE BAR
SHEET:	3	
OF 1 SHEETS		





REMOVE AND DISPOSE OF
242 SF OF SLOPE PAVING

SAWCUT JOINTS
(TYP)

CENTERLINE
OF CANAL

FLOW

PROTECT IN PLACE
EXISTING CONCRETE LINING

SAWCUT JOINTS AS
NECESSARY (TYP)

REMOVE AND DISPOSE OF
248 SF OF SLOPE PAVING



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SOUTH WEBER CITY CORPORATION

WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SLOPE PAVING REMOVAL PLAN

SHEET:

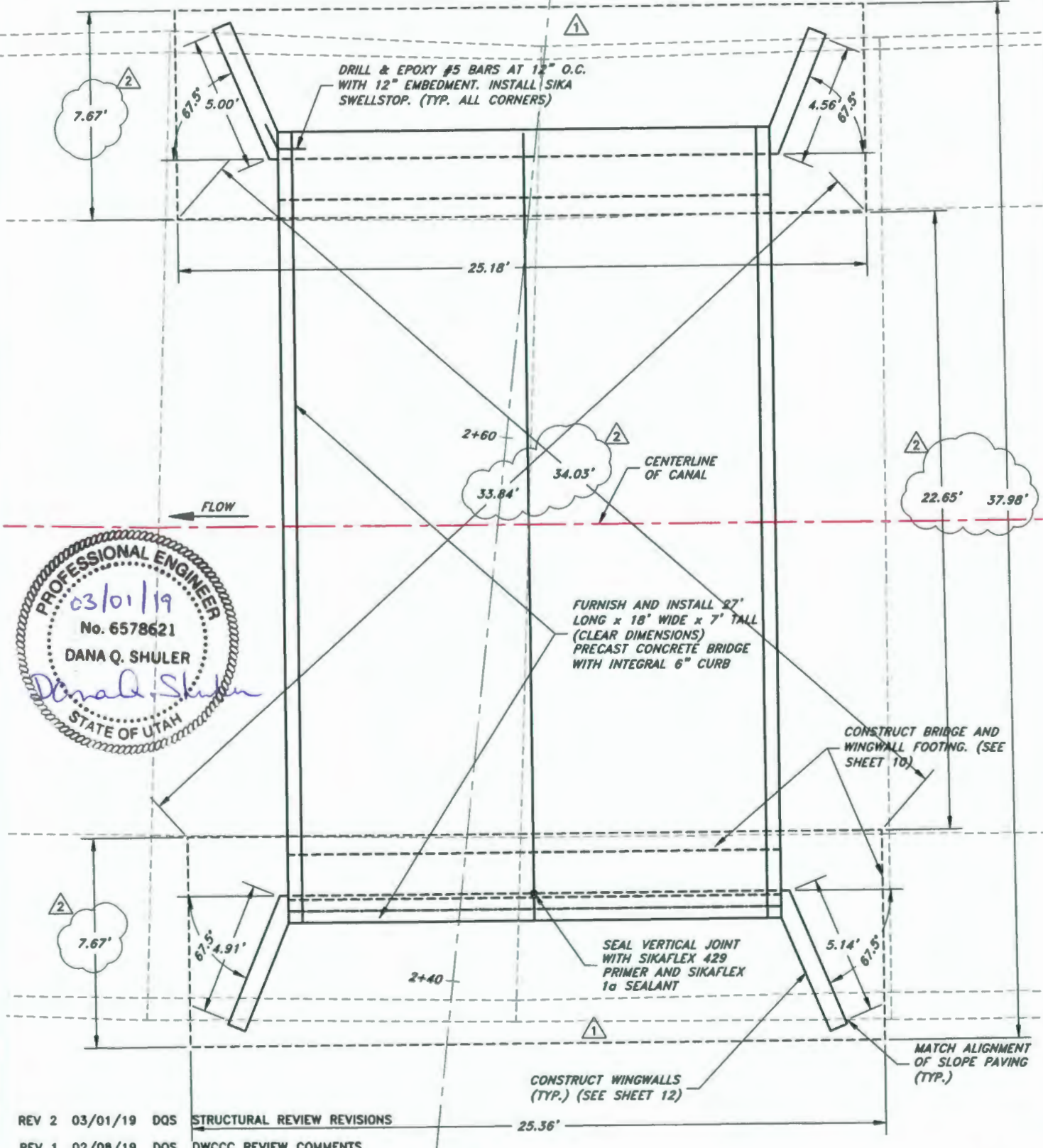
4

OF 1 SHEETS

0



2+80



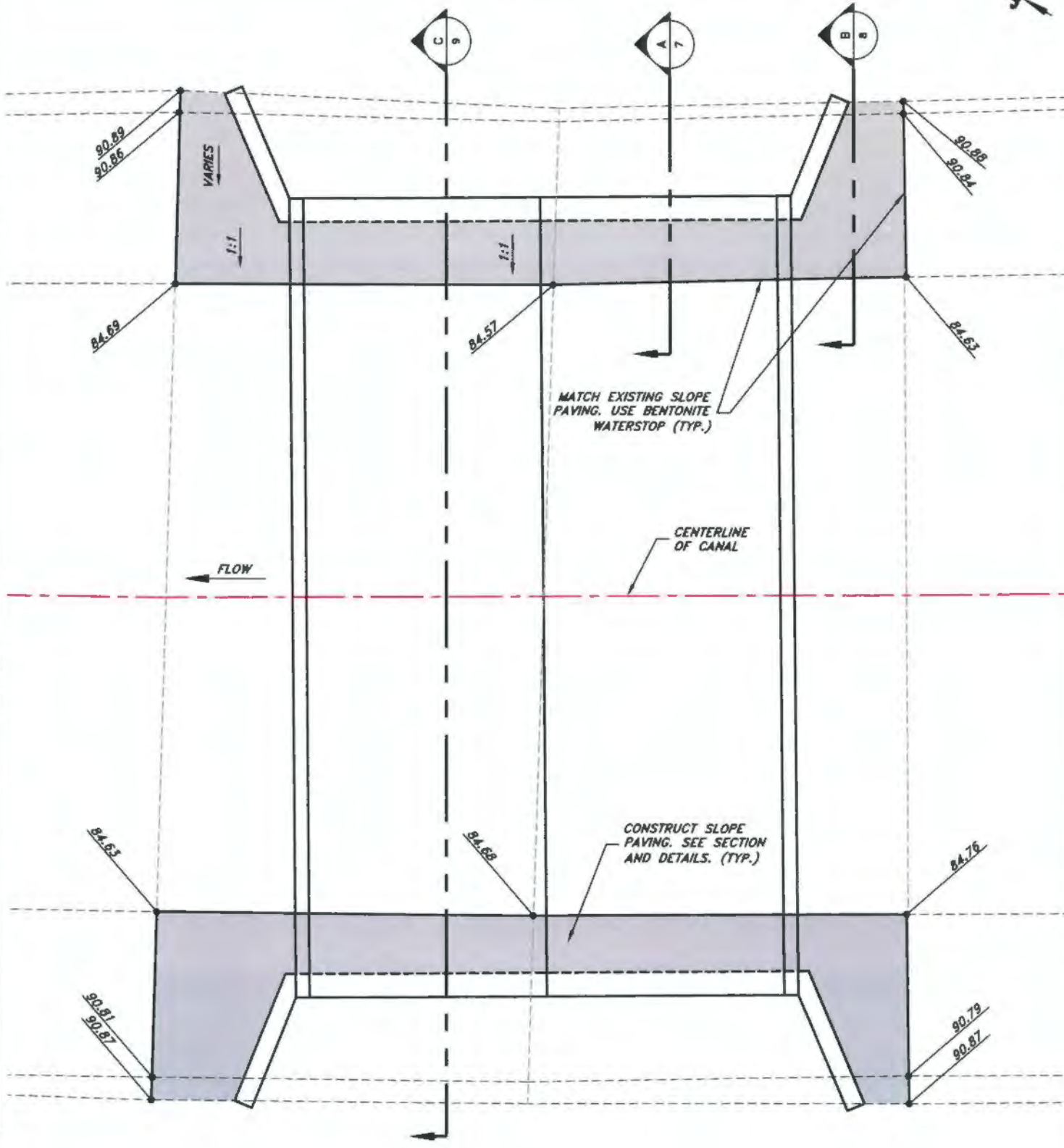
PROFESSIONAL ENGINEER
 03/01/19
 No. 6578621
 DANA Q. SHULER
Dana Q. Shuler
 STATE OF UTAH

REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS
 REV 1 02/08/19 DQS DWCC REVIEW COMMENTS

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SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT
BRIDGE AND FOOTING LAYOUT

SHEET:
5
 OF 1 SHEETS
 0





PRECAST BRIDGE WITH INTEGRAL 6" CURB WALL

FINISHED GRADE (SEE SHEET 3)

BRIDGE DECK

EXISTING GROUND

SLOPE PAVING (SEE SHEET 11)

FILL VOID WITH UTBC COMPACTED TO 95% MODIFIED PROCTOR

MATCH EXISTING

BRIDGE FOOTING (SEE SHEET 10)

2



REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS



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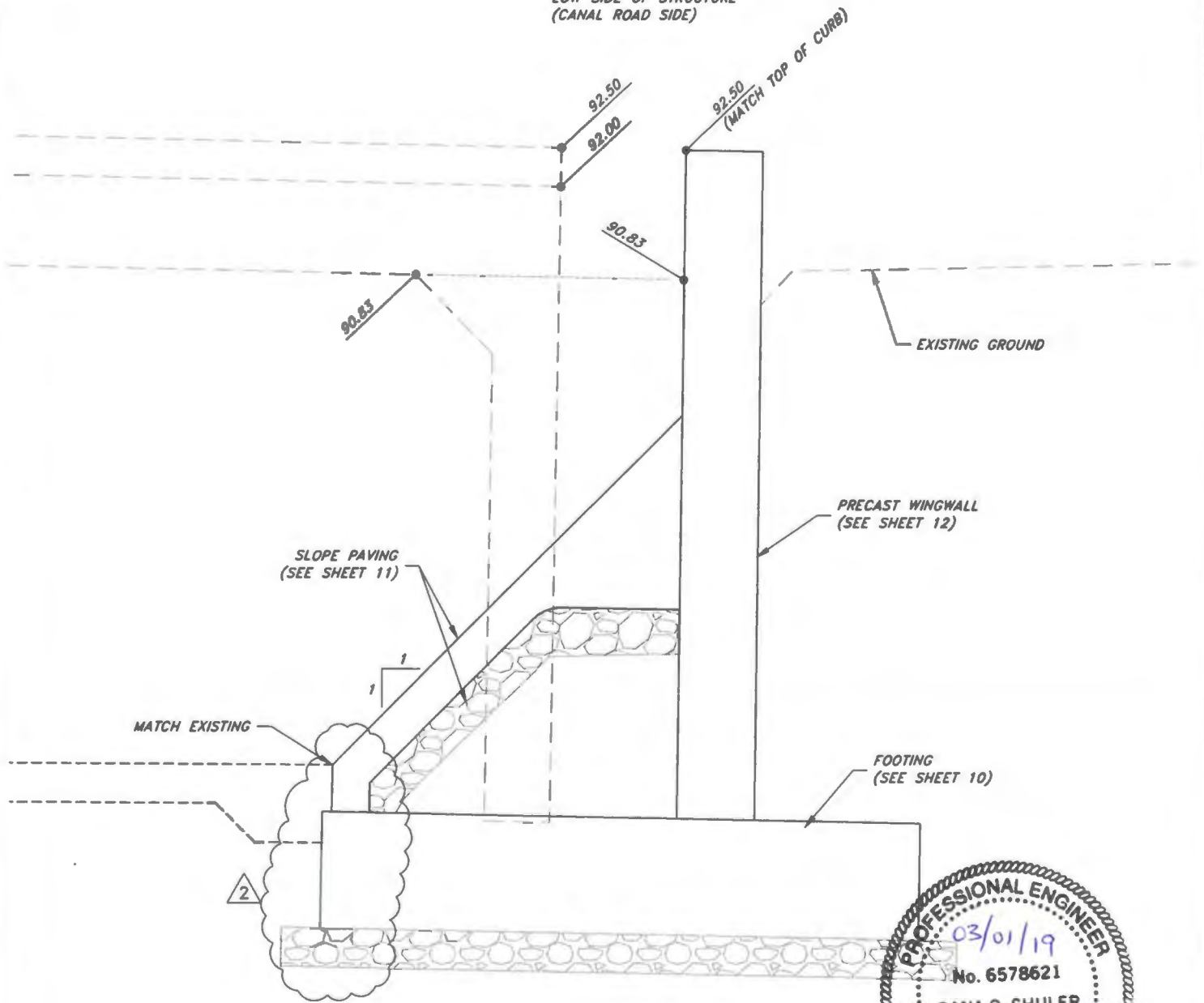
SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SECTION A-A

SHEET: 7
OF 1 SHEETS
0



NOTE:
ELEVATIONS SHOWN ARE FOR
LOW SIDE OF STRUCTURE
(CANAL ROAD SIDE)



REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS



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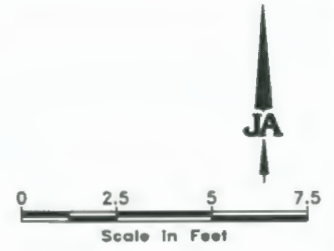
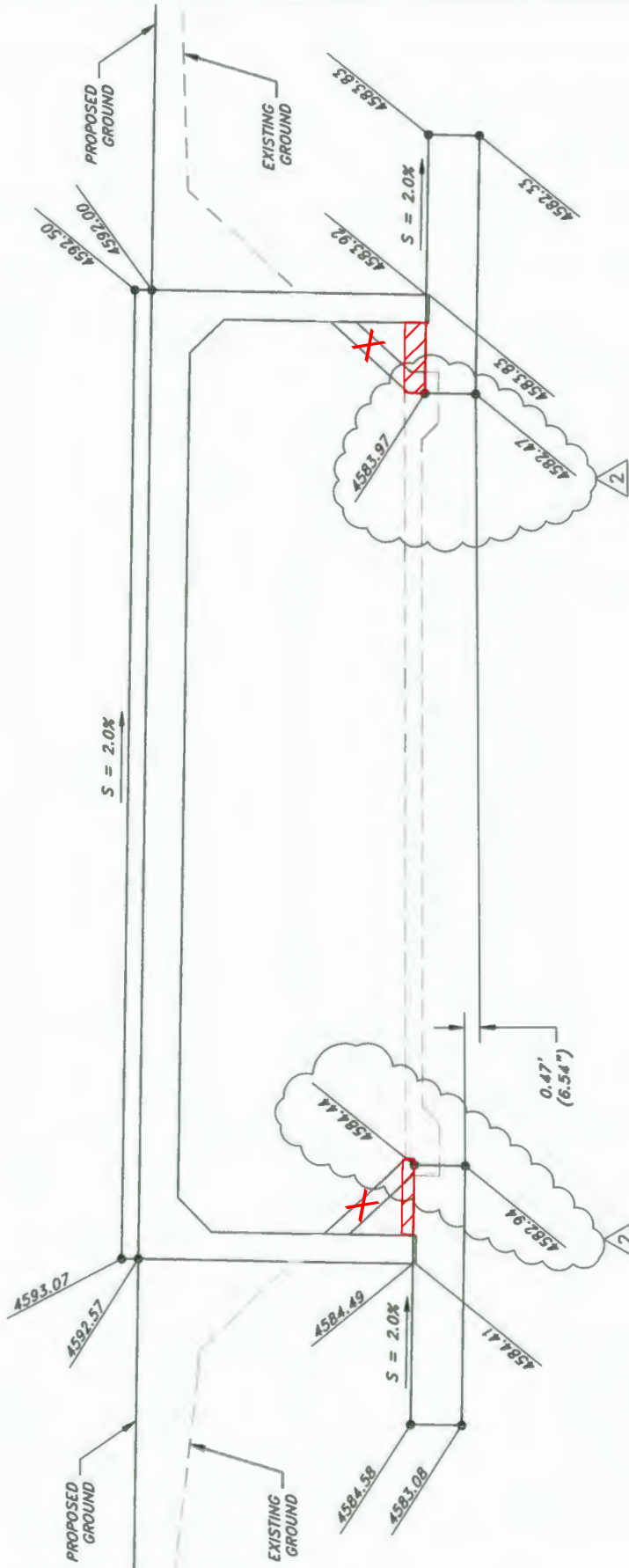
SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SECTION B-B

SHEET:
8
OF 1 SHEETS
0

(LOW SIDE)

(HIGH SIDE)



REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS



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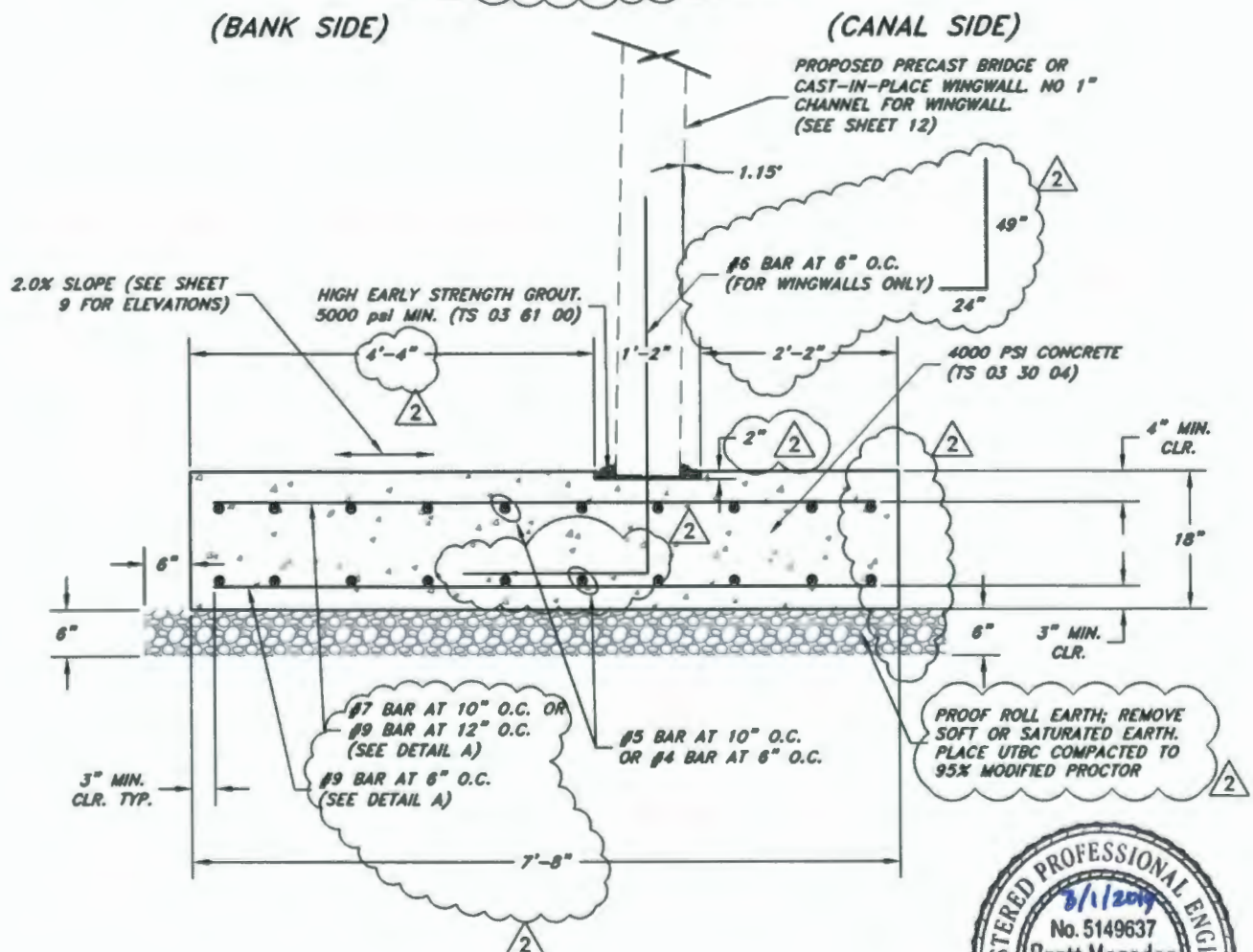
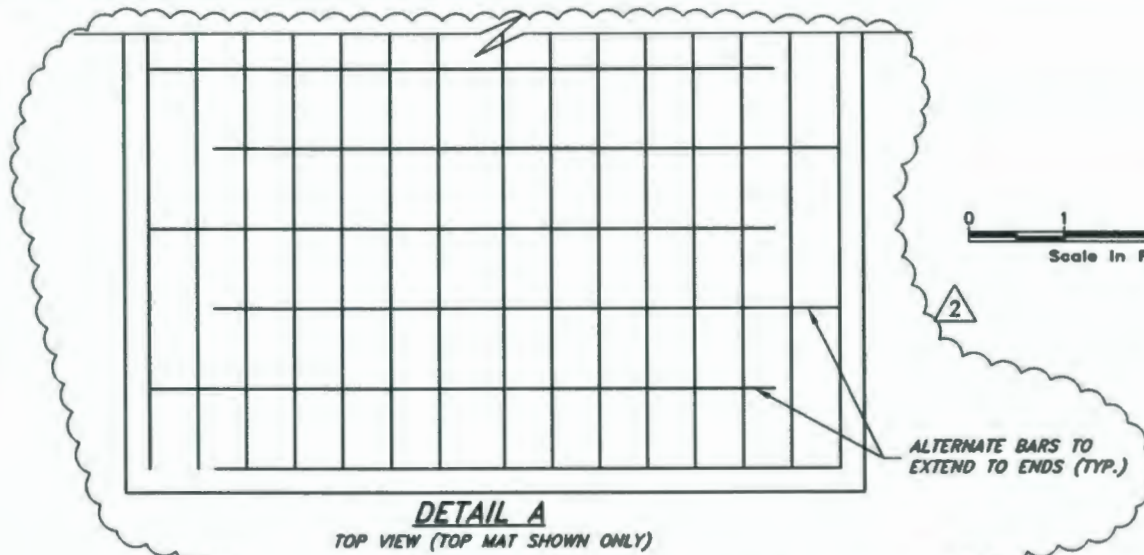
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WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SECTION C-C

SHEET:

9

OF 1 SHEETS



REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS
REV 1 1-23-19 DQS MODIFIED NOTES



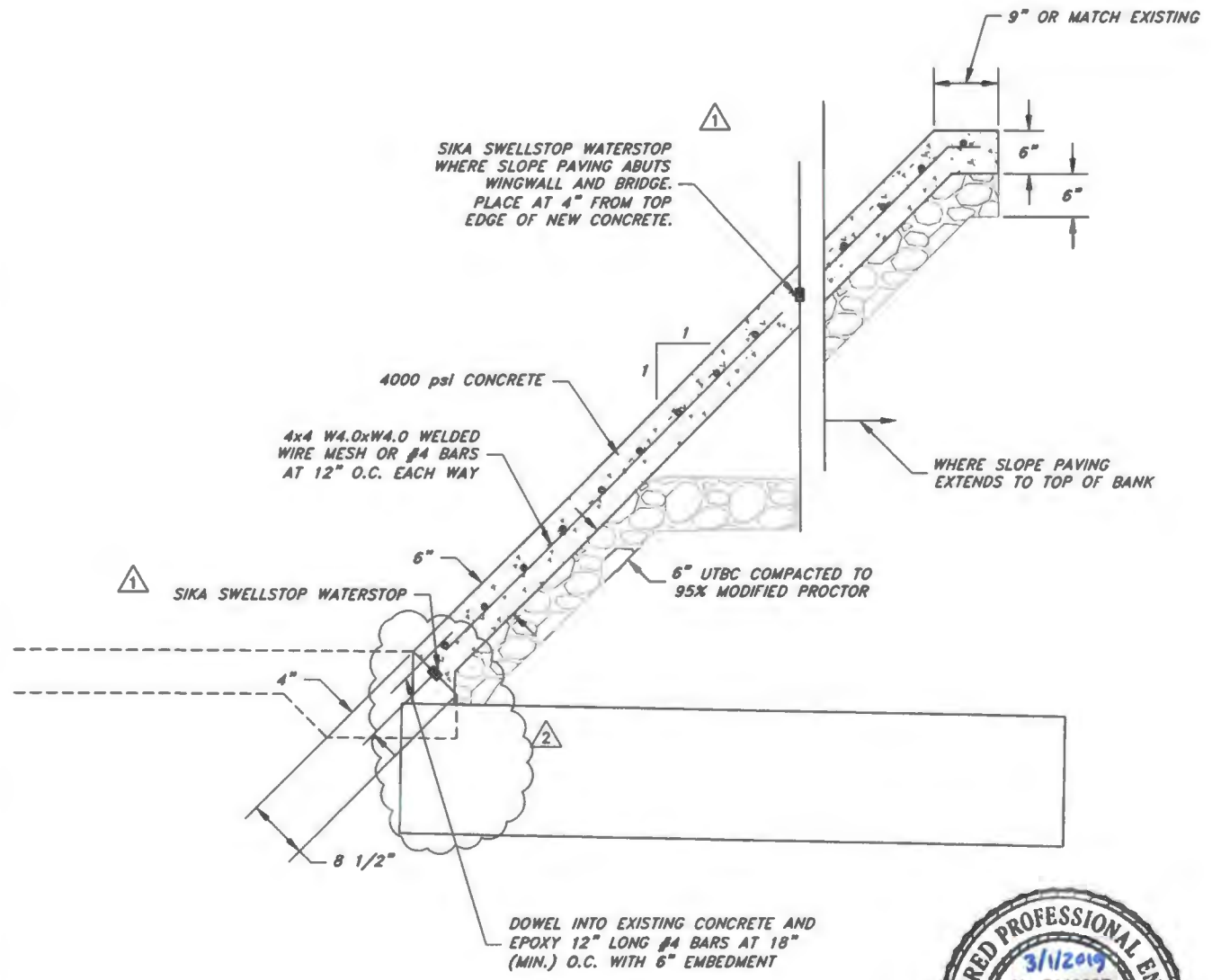
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SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

BRIDGE FOOTING DETAIL

SHEET:
10
OF 1 SHEETS
0



REV 2 03/01/19 DQS STRUCTURAL REVIEW REVISIONS
 REV 1 02/08/19 DQS DWCC REVIEW COMMENTS

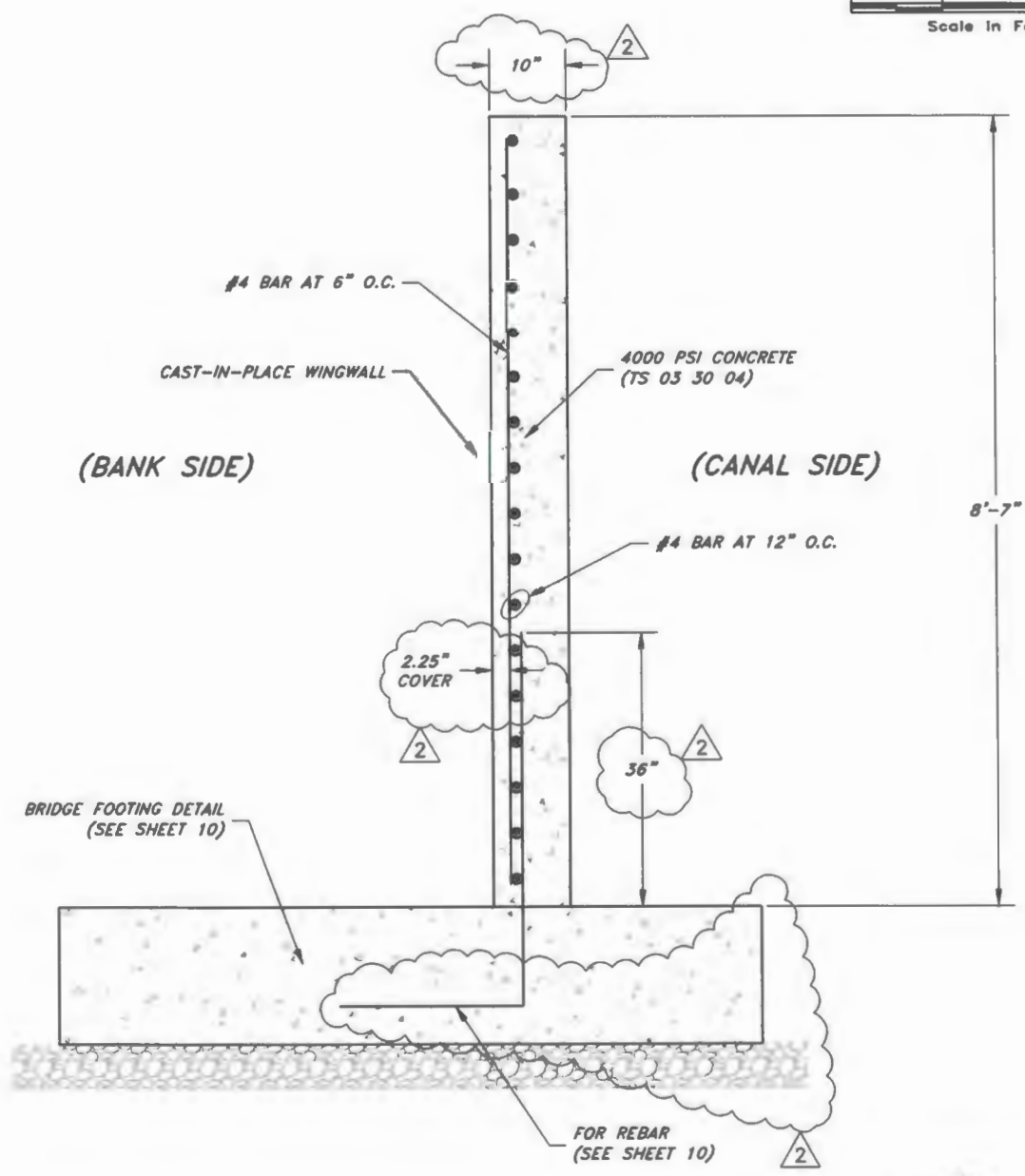


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SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT

SLOPE PAVING DETAIL

SHEET:
11
 OF 1 SHEETS
 0



NOTE:
SEE SHEET 9 FOR
FOOTING ELEVATIONS

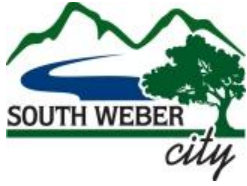
REV 2 03/01/19 DOS STRUCTURAL REVIEW REVISIONS



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SOUTH WEBER CITY CORPORATION
WESTSIDE RESERVOIR BRIDGE REPLACEMENT PROJECT
WINGWALL DETAIL

SHEET:
12
OF 1 SHEETS
0



Council Meeting Date: August 20, 2019

Name: Mark Larsen

Agenda Item: 10

Objective: Approve buyout of lease on Dodge truck

Background: We have had a tow year lease on two 2017 Dodge ½ ton trucks. The lease has ended and one of the trucks has been turned back in. We would like to purchase the remaining truck for the Public Works. Department. We have budgeted \$45,000 for a new truck in the 2020 budget. The price for the lease buy-out is \$19,750.00. Now that we have Jody and Karl working for us, we are short pickup trucks that can pull the parks trailers.

Summary: Purchase the Dodge ½ ton truck that we have been leasing the last two years.

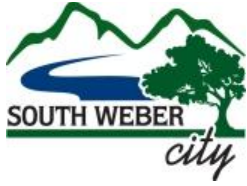
Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: Approve Purchase

Attachments: NA

Budget Amendment: NA



Council Meeting Date: August 20, 2019

Name: Mark McRae

Agenda Item: 11

Objective: Approve purchase of OpenGov software

Background: Staff has recognized a need in how the city's financial information is presented to our citizens and to the City Council. We have also heard from the city council that citizens want to know how we intend to spend their tax dollars and that we need to do a better job keeping the council and citizens up to date on how the city is progressing on those plans. We have researched software that will download our financial data and present it in a more graphical and storytelling format. After looking at several software options used by other cities in the state, we narrowed it down to two companies which interface with our current financial software. This new software will allow staff to present financial information in more than a spreadsheet format. There will be user selectable charts and storyboards. The story boards can be used to show pictures and narrative along with the dollars on major projects like South Bench Drive. This infographic information will be available on the city website. Council members will also be able to customize the financial data to meet their preferences. The software vendor is OpenGov. The modules we are requesting for approval cost \$5,500 annually. We will review the benefits to the city after a year and make the decision to renew or not.

Summary: This software will allow for better communication to our citizens on how their money is being spent.

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: Approve Purchase for \$5,500.00

Attachments: Example of Performance reporting
Example of Storytelling

Budget Amendment: NA

BUDGETING AND PERFORMANCE

Performance Management Reporting

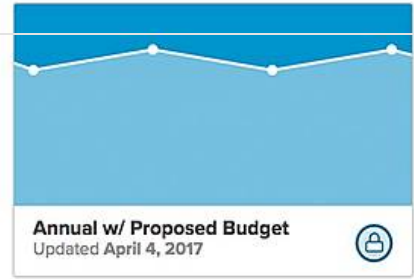
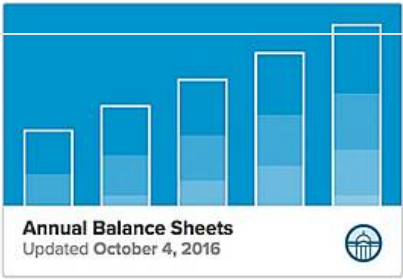
Create New Report

- REPORTS
- BUDGETS
- DATA
- PORTAL
- SETTINGS
- HELP

Reports

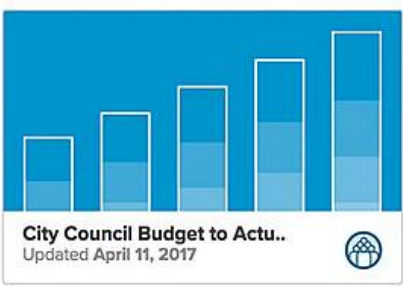
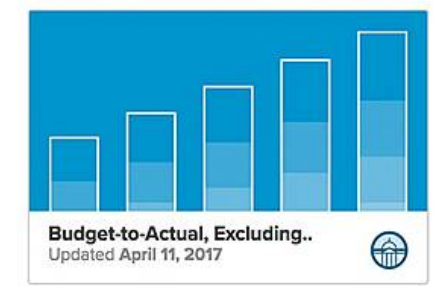
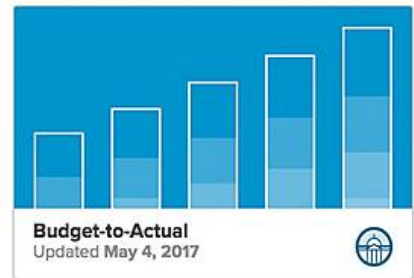
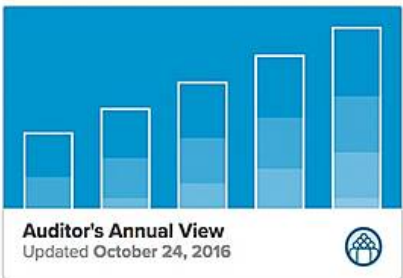
\$8,147	\$869	\$4,263	\$2,167	\$8,4
\$4,472	\$816	\$1,144	\$3,162	\$12,5
\$4,543	\$8,416	\$2,815	\$1,729	\$6,2
\$517	\$12,516	\$2,471	\$329	\$1,1
\$319	\$6,286	\$16,461	\$7,281	\$1
\$1,549	\$21,153	\$6,723	\$1,941	\$2
\$1,519	\$1,816	\$4,244	\$951	\$

5 Year Capital Improvem...
Updated October 24, 2016



\$8,147	\$869	\$4,263	\$2,167	\$8,4
\$4,472	\$816	\$1,144	\$3,162	\$12,5
\$4,543	\$8,416	\$2,815	\$1,729	\$6,2
\$517	\$12,516	\$2,471	\$329	\$1,1
\$319	\$6,286	\$16,461	\$7,281	\$1
\$1,549	\$21,153	\$6,723	\$1,941	\$2
\$1,519	\$1,816	\$4,244	\$951	\$

Assessed Valuations
Updated March 16, 2017



\$8,147	\$869	\$4,263	\$2,167	\$8,4
\$4,472	\$816	\$1,144	\$3,162	\$12,5
\$4,543	\$8,416	\$2,815	\$1,729	\$6,2
\$517	\$12,516	\$2,471	\$329	\$1,1
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\$1,549	\$21,153	\$6,723	\$1,941	\$2
\$1,519	\$1,816	\$4,244	\$951	\$

Compensated Absences
Updated September 14, 2016



Make decisions with data you trust

Save time, improve outcomes, and collaborate more effectively. Replace your manual reports with easy-to-use and powerful analytics that quickly transform information into insights.

Make your data accessible

Provide on-demand access to let anyone in your organization or community quickly explore, analyze and understand critical financial and performance data.

Collaborate effectively

Improve alignment for greater impact by informing your team's decisions with reliable, up-to-date data.

Accelerate analysis

Explore high-level trends then drill into transactional details to make complex data easy-to-understand and actionable

Engage your community and tell your story

Get the conversation going and make better decisions. Intuitive and interactive visualizations empower anyone to explore and understand even the most complex data.

[Get a Demo](#)

**“We can create and share the closing
the day after closing: a saving**

ACCESSIBILITY

All your data, on-demand

You and your team work more effectively when you can see the whole picture. Integrate your ERP system with OpenGov and empower everyone with access through any modern web browser connected to the internet.



Departments General Fund Expenses

Login Help Share

Budget & History

FTE by Quarter

Quarterly Report - History

Quarterly Report - Relative to Budget

Filters Views

2016 Budget: Corrections costs are rising

2016 Budget: County more than doubles Pension payment

2016 Budget: Balanced Revenues and Expenditures

Do County Expenditures Equal County Revenues?

How much does the County spend on Human Services?

What are the sources of County revenues?

How much Tax Revenue does the County receive?

How has County spending on utilities changed over time?

How much does the County spend for employee wages and benefits?

How much does the County pay toward employee benefits?

Does the County contribute to its Pension Fund?

Does the County use tax dollars to supplement the list system?

How much does the County spend each year on Debt Service?

How did the Operation and Sale of Parkhouse Impact the County Budget?

How much does the County provide in Subsidies for education and

Other

Other

Other

Other

Other

Other

Other

Other

Other

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Other

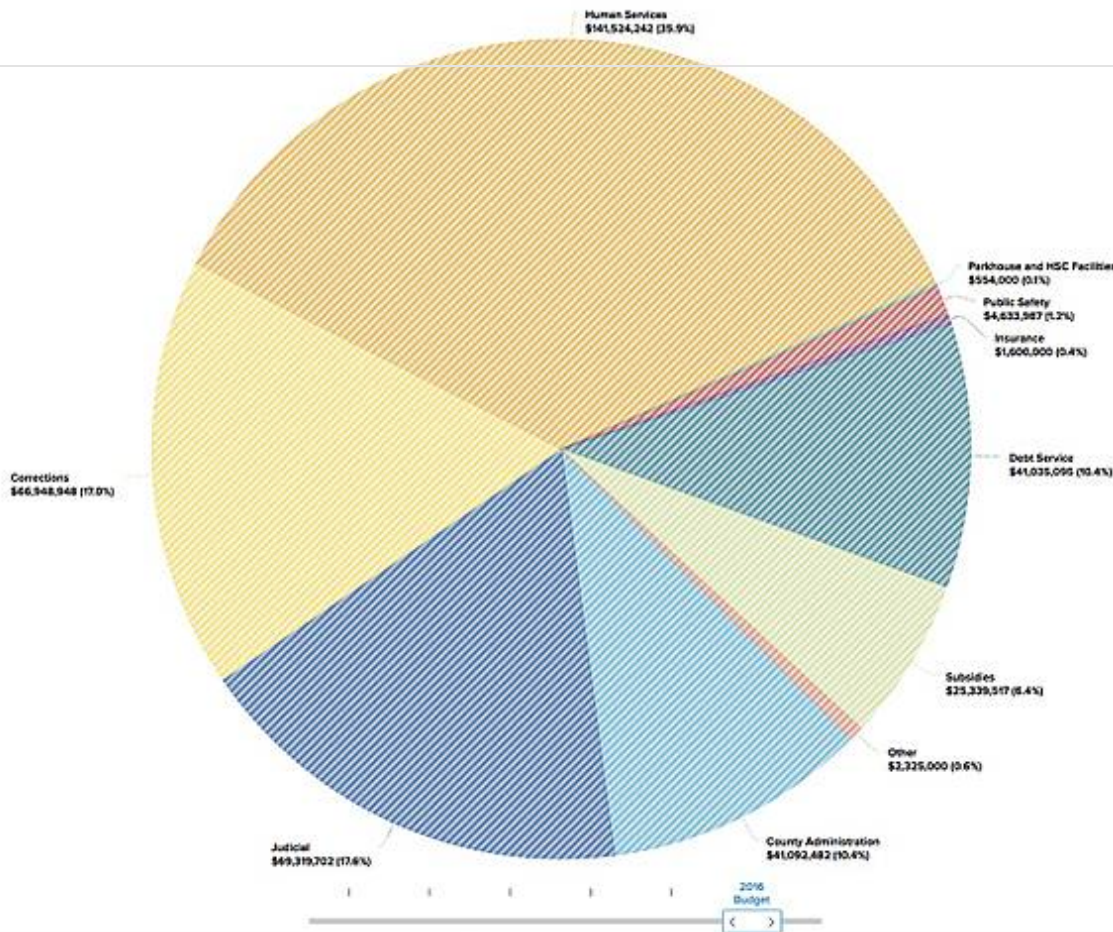
Other

Other

Other

Other

Other



Sort By Chart of Accounts

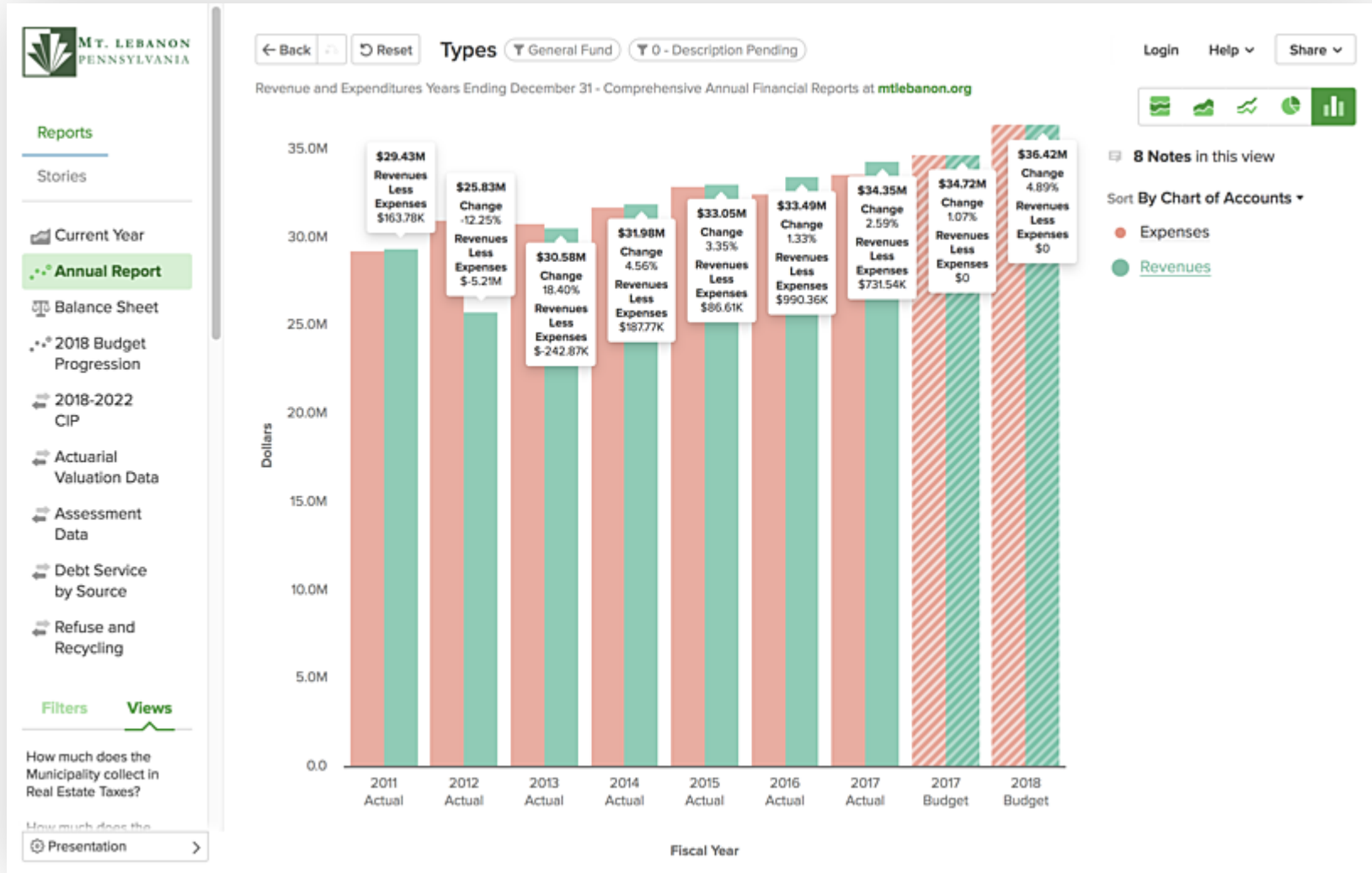
- County Administration
- Judicial
- Corrections
- Human Services
- Parkhouse and HSC Fac...
- Public Safety
- Insurance
- Debt Service
- Subsidies
- Other

Explore spending in detail

COMPREHENSIVE

Advanced financial and performance reporting

Monitor revenue and spending, analyze performance, and explore data from your entire organization. With intuitive and powerful reporting capabilities, you can empower anyone in your organization with the knowledge and insights to make better, faster decisions.



Discover the underlying trends driving your expenses

MAPPING

Pinpoint your understanding with interactive maps

Visualize and analyze capital project progress, economic activity, crime hotspots, and other geographic data points in the context of your community.



- Monthly Financial Report
- 2017 Adopted Budget
- Checkbook
- Payroll Register
- Sales Tax by Industry
- Capital Improvement Projects Budget - FY2017**
- New Construction & Additions
- Debt Service with Purpose

FILTERED BY: All

Filters >

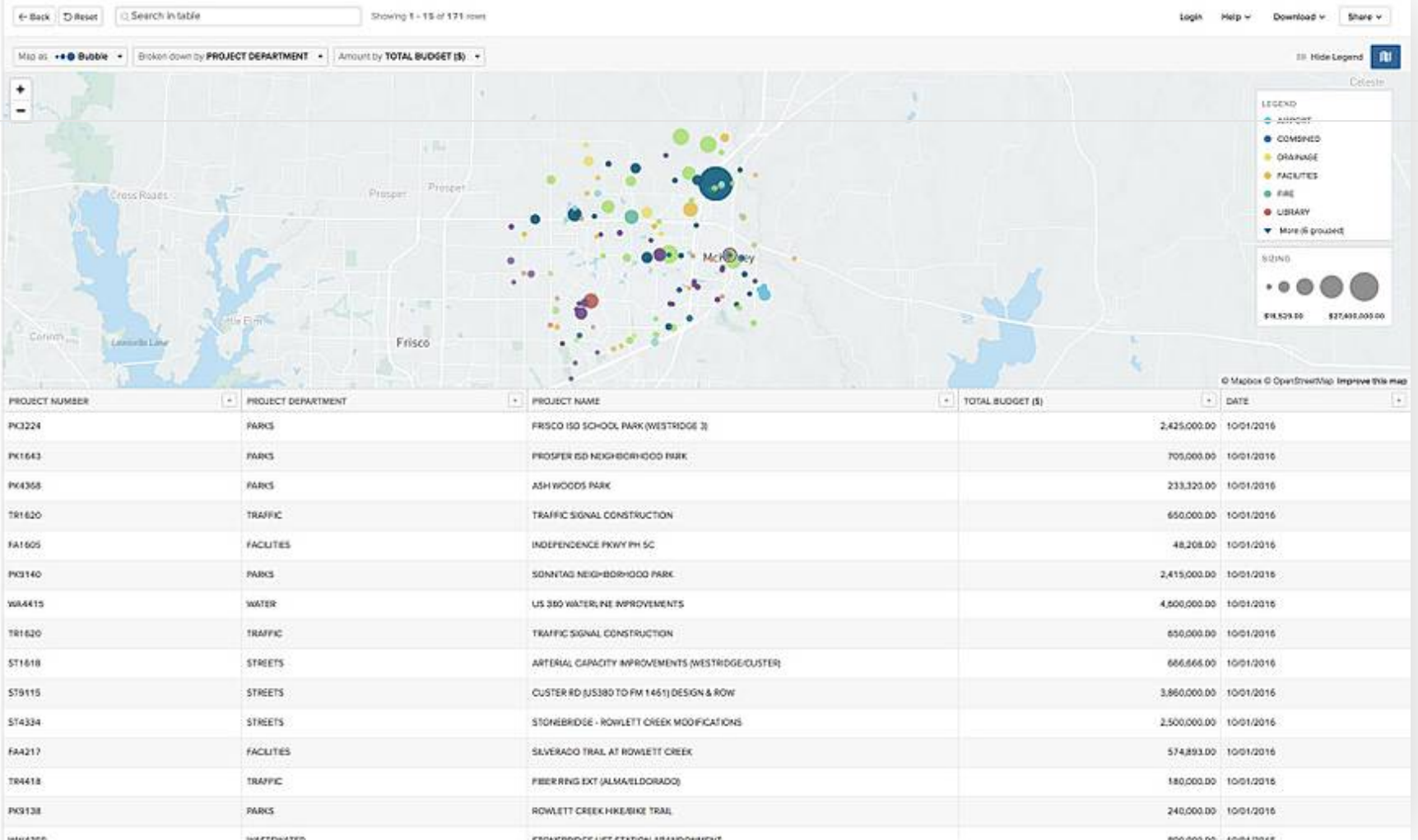
Columns >

Aggregates >

Visualizations X

TOTAL FOR A MONTH
\$332,463,639.00

Powered by OPENGOV

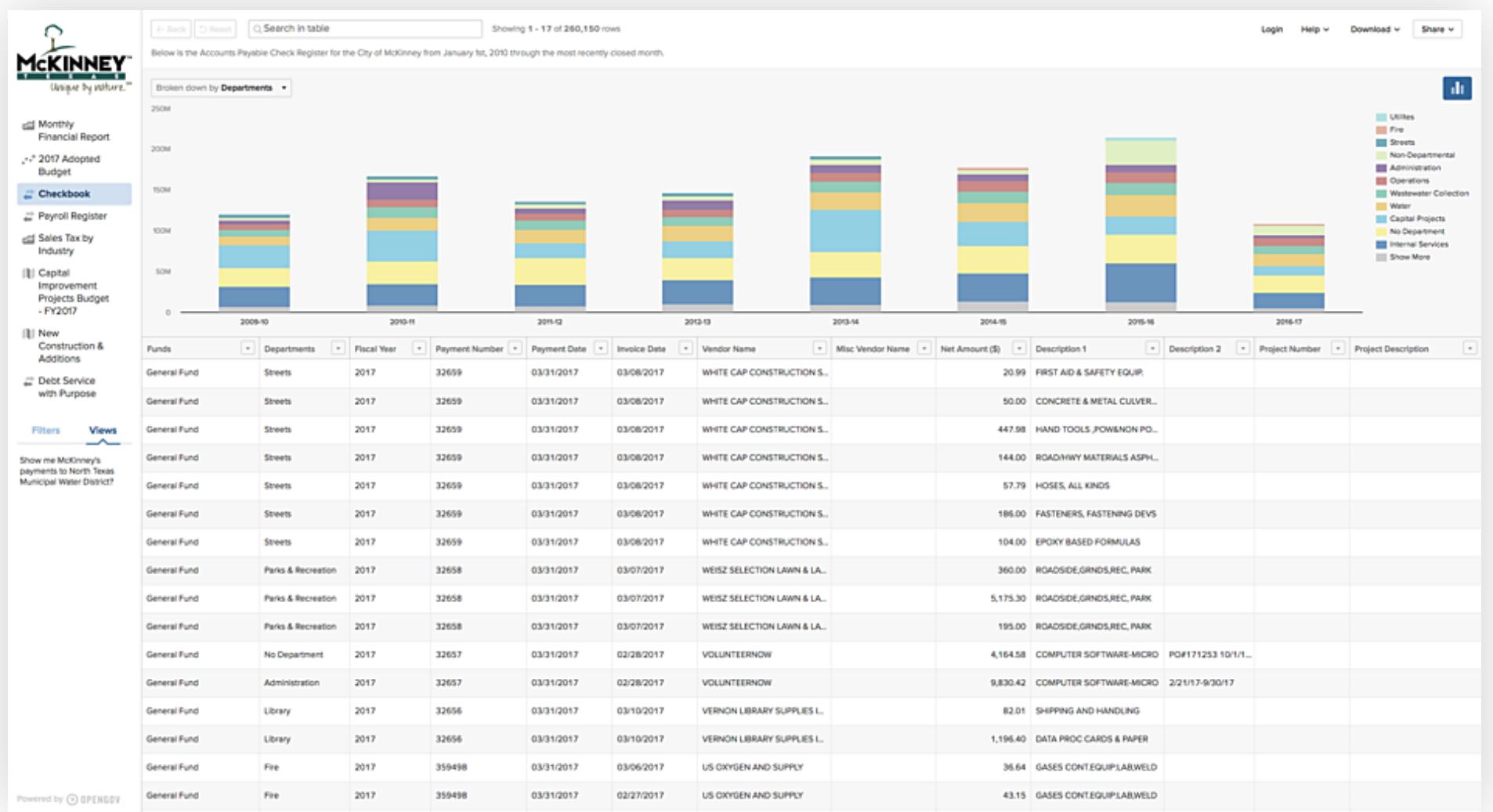


Capital improvement plans by department and budget

DETAILED TRANSACTIONS

Quickly search all transactions

Explore payment history by fund, department, date, or vendor. Enable stakeholders to dive into the details, or create interactive visualizations on demand.



Simplified data management

It's easier than ever to explore and manage your chart of accounts using OpenGov's powerful and intuitive Chart of Accounts Editor

Secure report sharing

Control report access with multiple levels of permissioning, so data is only shared with the appropriate audiences.

Automate your uploads

Reduce manual uploads, improve accuracy, and speed up your analysis with ERP Integrations.

Budgeting and Performance Capabilities In Depth



Budget Book Creation and Publication

Fast, easy document creation

[View Feature](#)



Workforce Planning and Forecasting

Easier, accurate, strategic workforce planning

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eBook

Measure What Matters: 5 Performance Management Best Practices



Blog

3 Inspiring Government Performance Management Leaders to Watch

Next Steps

Case Study: Implementing World-Class Performance Management in Bernalillo County, NM

eBook: The Buyer's Guide to Management Reporting Software

Blog: 5 Steps To Making Modern Government Performance Management a Reality

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COMMUNICATIONS AND REPORTING

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All changes saved

Menu ▾
Preview
Publish

HEADER ▾

FULL-WIDTH ☰ ▾

TWO-COLUMNS ☰ ▴

Reset content
Clear content

FOOTER ▾

CLOUD CITY, USA

Strategic Vision 2020

Provide some additional detail about your story to create interest

+

We've heard from the community

Now we're taking action

In this section, you can go into further detail. Make your content more accessible by writing short sentences, choosing words and phrases you'd use when talking to a neighbor, and avoiding jargon. Tip: [Use Hemingway Editor](#).

+

Write a short title

In this section, you can go into further detail. Make your

Write a short title

In this section, you can go into further detail. Make your

Communicate clearly and keep your residents informed

Share the real story and spend less time responding to rumors. Transform raw data into engaging charts, graphs, maps, and more to improve understanding among the public and decision makers alike.

Maintain credibility

Publicly demonstrate progress on projects and strategic initiatives. Show results anyone can understand by uniting financial and performance data and adding valuable context.

Hold vendors accountable

Publish your checkbook and make transactions public to enable staff and citizens to easily explore payments.

Build support for key programs and initiatives

Replace static PDFs of your budget book or CAFR with dynamic, interactive content. Increase interest and understanding to streamline the approval of large expenses and multi-year projects.

Substantiate your story

Let the numbers speak for themselves with public reports and visualizations that are engaging and easy-to-understand. Demonstrate success with data.

[Get a Demo](#)

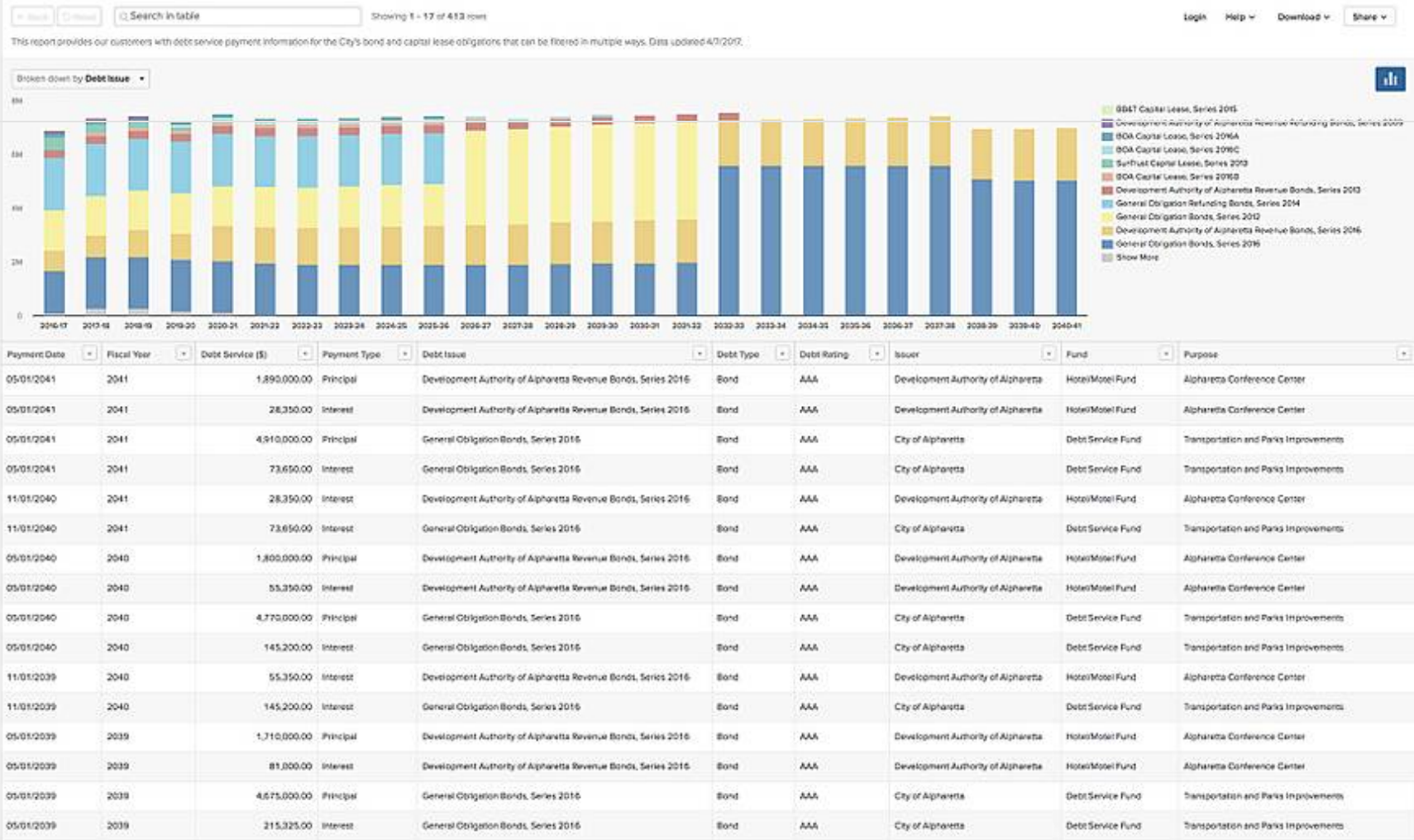
**“We began rethinking how we engage with our r
wouldn’t work if we wanted to maintain support
serving students.”**

Ahmad Sheikholeslam, Chief Business and Operations Officer
Menlo Park City School District, CA

DATA VISUALIZATION

Drill-down to the details

It's easy to explore financial and performance data via click-through data tiles. Residents, regulators, and staff can quickly understand where money is being spent and how programs are having impact.

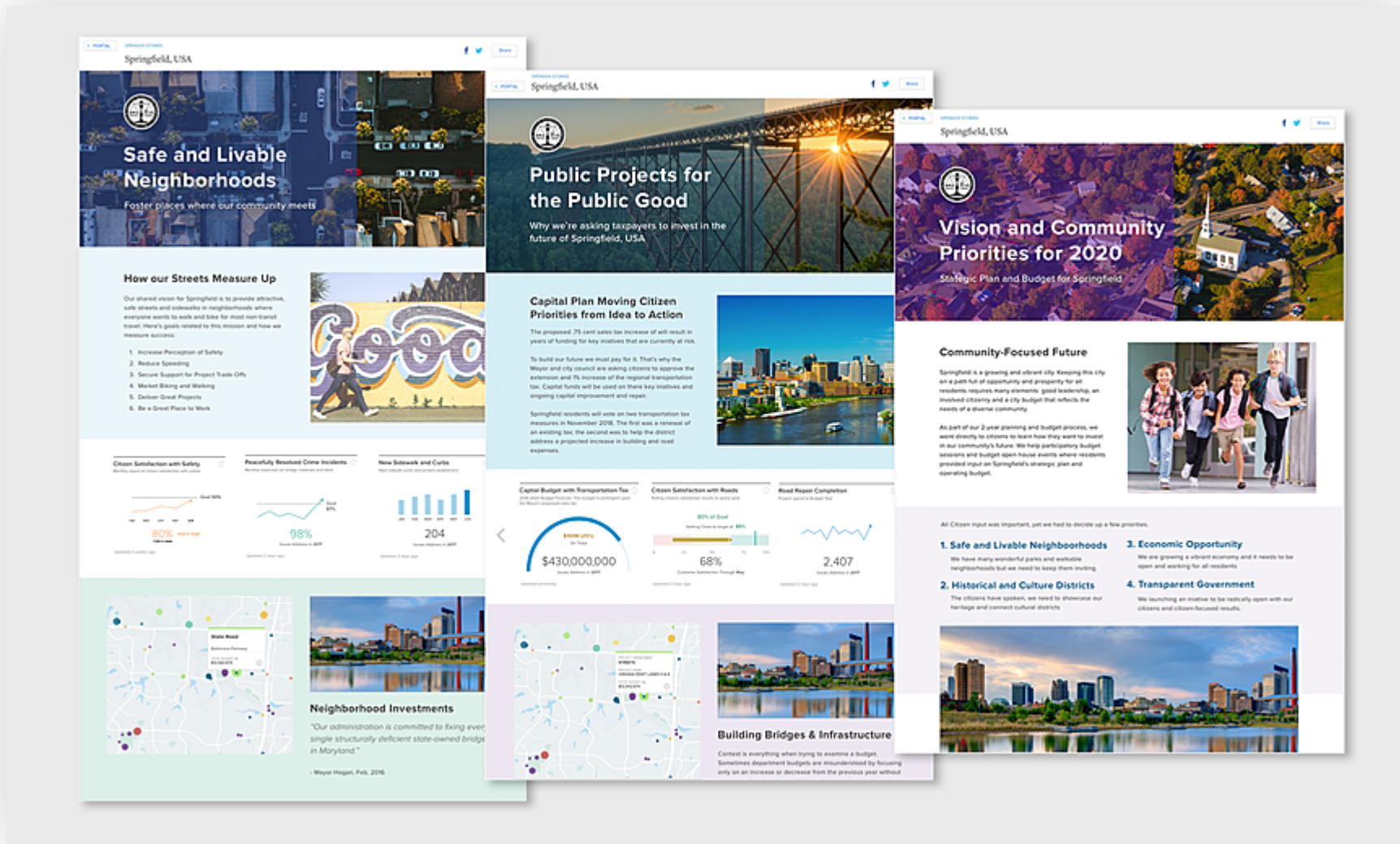


Share debt and lease payment schedules

STORIES

Publish compelling content

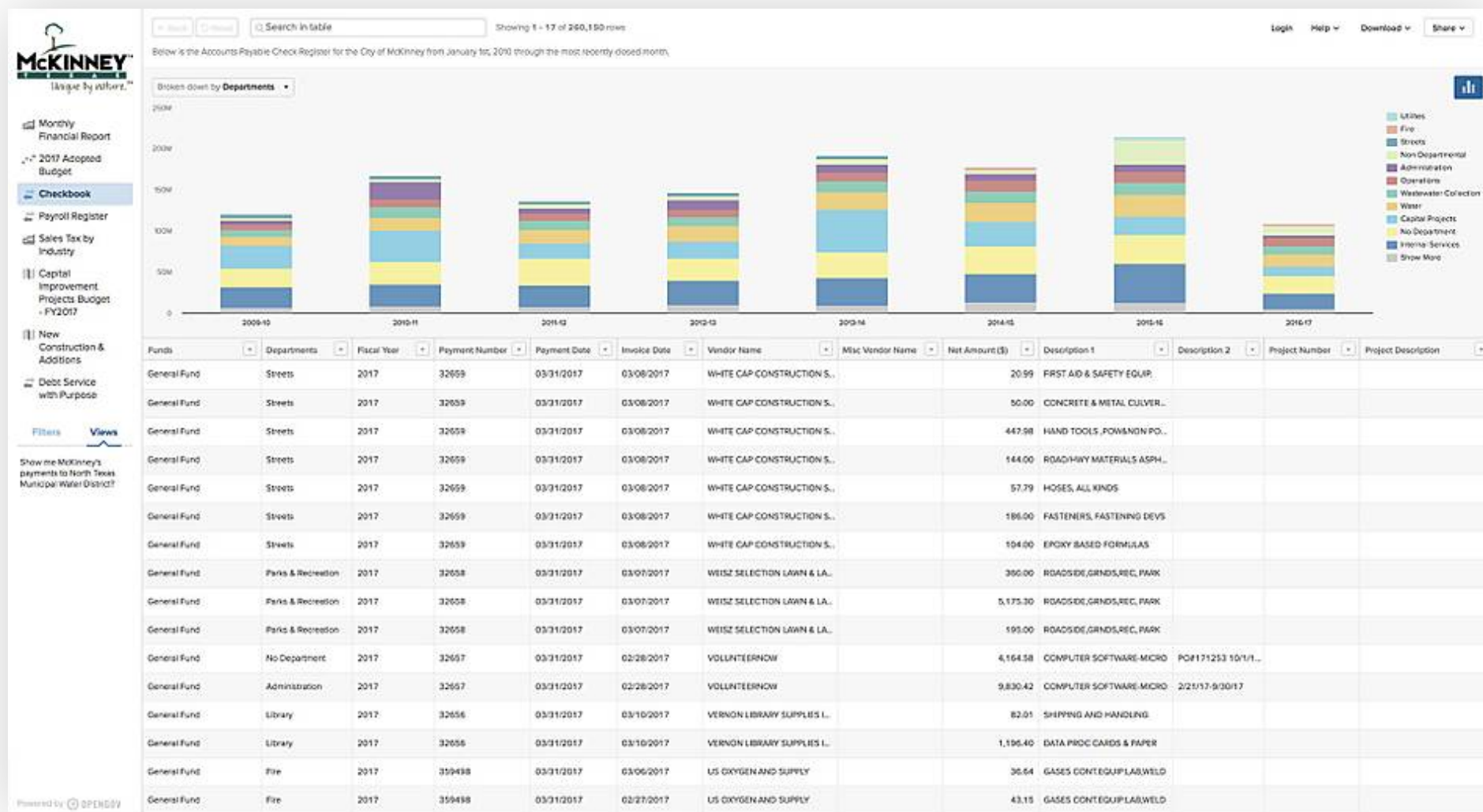
Create and share content easily using a simple, drag-and-drop page builder to combine your data with images, maps, and narrative context. Present complex information in a way that's easy for anyone to understand.



DETAILED TRANSACTIONS

Quickly search transactions

Explore payment history by fund, department, date, or vendor. Enable citizens to dive into the details, or create interactive visualizations on demand.



Easily searchable transaction records

Share what you want

Retain control of what data is shared with public access controls.

Reduce FOIA requests

Save countless hours responding to requests by sharing your data online.

Achieve your objectives

Bring your data together in one place, quickly create and publish content.

Communications and Reporting Capabilities In Depth



Management Reporting

Make data-driven decisions, find answers faster, and track progress towards strategic goals.

[View Feature](#)



Open Town Hall

Gather more public feedback with online forums and surveys.

[View Feature](#)

Related Resources



eBook

Administrator's Guide to Financial Transparency



eBook

TX Finance Transparency Star - OpenGov

Next Steps

Case Study: Nassau Bay TX

Case Study: Middletown RI

Case Study: Washougal WA

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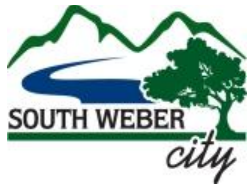
Careers

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Council Meeting Date: August 20, 2019

Name: David Larson

Agenda Item: Commercial Overlay Zone Discussion

Objective: Provide Direction for Planning Commission During the General Plan Update Process

Background: City Code includes a zone titled Commercial Overlay, which allows for a mixed-use of residential and commercial on the same property. The current zoning map has 2 properties zoned Commercial Overlay – the proposed Lofts at Deer Run property and the property west of the storage units along South Weber Drive next to 2100 East.

The General Plan shows a cross hatch on all commercial property that would allow for a rezone to mixed-use. With recent development pressure on multiple properties to become mixed use, tonight's discussion centers on the idea of whether the City Council wants to consider removing the Commercial Overlay zone entirely from future rezones. No mixed-use zone would require any future property owner to either be commercial or residential only.

Summary: Commercial Overlay Zone Discussion

Committee Recommendation: NA

Planning Commission Recommendation: NA

Staff Recommendation: NA

Attachments: NA

Budget Amendment: NA