



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, September 10, 2019 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. **CALL MEETING TO ORDER *Council Members may participate electronically by phone.**
 - A. **Roll Call** Mayor Troy Stout
 - B. **Prayer:** Lon Lott
 - C. **Pledge of Allegiance:** By invitation
- II. **CONSENT CALENDAR**
 - A. **Approve City Council Minutes of August 20, 2019 and August 27, 2019**
 - B. **Bond Release #4 – The Ridge at Alpine Phase I: \$172,387.35**
 - C. **Payment: Holbrook Asphalt - \$53,806.20**
- III. **PUBLIC COMMENT**
- IV. **REPORTS AND PRESENTATIONS**
 - A. **Financial Report**
 - B. **UTA Presentation**
- V. **ACTION/DISCUSSION ITEMS**
 - A. **Alpine Ridge Estates – Request for a PRD:** The City Council will consider approving PRD status for a 9-lot subdivision located at approximately 430 N. 400 W. in the CR-20,000 zone.
 - B. **Land Swap and Parking Exception Request – Paul Anderson:** The City Council will consider approving a land swap and parking exception for property owned by Paul Anderson on Main Street.
 - C. **Appointment of Administrative Law Judge:** The Council will consider the appointment of an administrative law judge for Alpine City.
 - D. **Moderate Income Housing:** The City Council will discuss methods of compliance with the Moderate Income Housing requirement as mandated by the state for Alpine City.
 - E. **Short Term Rentals:** The City Council will discuss regulation of short term rentals in Alpine.
- VI. **STAFF REPORTS**
- VII. **COUNCIL COMMUNICATION**
- VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
September 6, 2019

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission/City Council, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

1 **ALPINE CITY COUNCIL MEETING**
2 **Alpine City Hall, 20 North Main**
3 **Alpine, UT**
4 **August 20, 2019**

5
6 **I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor Troy Stout.

7
8 **A. Roll Call:** The following were present:

9
10 Mayor Troy Stout

11 Council Members: Ramon Beck, Jason Thelin, Carla Merrill, Kimberly Bryant, Lon Lott

12 Staff: Shane Sorensen, Austin Roy, Marla Fox, Police Chief Gwilliam, Fire Chief Reed Thompson

13 Others: Keith Wilson, Terri Wilson, Loraine Lott, David McManus, Catherine Marchant, Sherman Myers, Terry
14 Averett, Carolyn Riley, Norine Garrett, Connie McKeon, Paul Bennett, Sylvia Christiansen, Sullivan Love, Colleen
15 Taylor, Merrily Lau, David Harvey, Marsha Harvey, Gordon Willis, Susan Willis, Marianne Smith, Lindsey
16 Hegerhorst, Ernest Ramos, Viola Ramos, Dave Blackwell, Annette Flygare, Allison Bench, John Lohner, Diane
17 Lohner, Daryle Hughes, Klaus Goeckeritz, Constance Goeckeritz, Mike Christofferson, Alan Jensen, Lois Jensen,
18 Jeff Call, Clark K. Parker, Christy Parker, Jessica Smuin, Richard James, Mark Dell'Ergo, Jill Dell'Ergo, Katrina
19 Kennedy, Udell Blackham, Dave Matthews, Jennifer Stout, Troy Ellis, Andy Goddard, David Larsen, Jeanne
20 Larsen, Melanie Ewing, Vickie Mueller, Dennis Fox, Suzanne Aldous, Judi Pickell, Blair Dennis

21
22 **B. Prayer:** **Ramon Beck**

23 **C. Pledge of Allegiance:** **Troop 808**

24
25 **II. PRESENTATION ON PROPOSED TAX INCREASE and ALPINE CITY BUDGET FY 2019-20**

26
27 Mayor Stout said an anonymous letter had been sent to Alpine Residents, which posed the question of whether or
28 not Alpine needed smaller city government. He said that if they really looked at how the city was constructed, and
29 compared it to other comparably sized cities, they ran a very lean operation and had done so for many years. They
30 had been short-staffed for years to make sure they were as frugal as possible. Every member of the staff had
31 multiple responsibilities as part of that burden.

32
33 Mayor Stout said that the Council worked very hard to not over-govern, but to do the things necessary for our
34 community. He encouraged the residents to attend meetings to get a glimpse of that. He also encouraged the
35 residents to feel free to pick up the phone at any time and talk to him or the City Council because they were happy to
36 discuss the issues. Government in Alpine was not nearly as big as what one would find in other comparably sized
37 cities.

38
39 Mayor Stout said the anonymous letter claimed that Cedar Hills City was saving money with their current agreement
40 with American Fork. Cedar Hills had told Alpine and Highland of their plan to leave the Lone Peak Public Safety
41 District two year ago. Alpine fought to keep them, but Cedar Hills decided to sign a contract with American Fork.
42 Alpine could have chosen to leave as well but did not think that was in the best interest of the City. He said it was
43 not accurate that they would save money by leaving. He said it was also impractical to go to American Fork City
44 because Alpine didn't share a border with them. Emergency services could not be provided in a timely manner
45 because they had to travel through another city to get to Alpine. Mayor Stout said the mayors of the three cities met
46 to discuss this issue multiple times. Once cities knew Cedar Hills was leaving, the Public Safety District made cuts
47 in preparation for their departure. However, costs had gone up and the City's obligations to meet public safety had
48 not gone down, plus they had assets like trucks and equipment which required upkeep and replacement. Alpine did
49 ask the Chiefs to cut their costs without compromising the safety of the cities, and they did,

50
51 Mayor Stout that he took this decision to increase taxes very seriously because one of his primary responsibilities as
52 a government leader was the safety of the community. And as a resident of Alpine, he would be paying for the
53 increase like everyone else.

1 **Shane Sorensen - Presentation.** Mr. Sorensen said a lot of time had been spent on both the Alpine City Budget and
2 the Lone Peak Public Safety District Budget. On June 25, 2019, the Council held a special Public Hearing on the
3 proposed budget. Tonight, they were holding a Truth and Taxation Hearing, which was required by State Law.

4
5 Shane Sorensen identified what the increases in the budget were for.

6
7 Police Department

- 8
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1. Officer recruitment and retention
 2. Increase starting wage
 3. 3% merit
 4. Retirement, increased due to increased wages
 5. 401 K
 6. Vehicle replacement

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16 Fire Department

- 17
1. Address Changes due to the Cedar Hills Departure
 2. Reduce Fire Fighters from 9 to 8
 3. Proposed staffing
 4. Alpine fire station 2

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22
23 Shane Sorensen showed how the fees would be allocated. The Alpine Fire Station had a three-man crew and a fire
24 truck that also had ambulance capabilities. The Highland Fire Station had a three-man crew, a fire truck, and an
25 ambulance with a two-man crew.

26
27 Shane Sorensen explained where the tax dollars go. He said that in past years, Alpine School District received the
28 largest portion of property taxes. Alpine City got 12.6%. The proposed 2019 tax showed that the School District
29 would get about 70% and Alpine City would get 15%. The proposed revenue increase for 2020 would be
30 \$423,633.66. That increase would translate to a cost of \$1.67 per month for each \$100,000 of home value. If a home
31 was valued at \$600,000, the taxes would increase by about \$122 a year.

32
33 Police Chief Brian Gwilliam said the basis for the increase for the Police Department was for retention and
34 recruitment. There was a shortage of police officers in Utah because of retiring officers, plus it was a profession that
35 people didn't want to go into. The recruitment pool was shrinking, and the population was growing. He said the
36 department needed to hire and replace officers. He proposed an increase to the starting wage, which would increase
37 annual salaries from \$41,000 to \$45,000. He was also asking for a 3% merit increase for good work. Competing
38 cities offered better benefit packages and they would like to match some of those offers. There was also a need to
39 replace four vehicles.

40
41 Fire Chief Reed Thompson said the primary adjustment to the Fire Department Budget was a result of Cedar Hills
42 leaving the District. American Fork had provided a proposal to Cedar Hills and they chose to go with them. He said
43 that when he hired on to the Lone Peak Fire District, he saw that they top heavy, so he reduced the administrative
44 positions from five to two in order to reduce costs. His team looked at the operations model and decided to go with a
45 three-man crew at each city. The two cities would share the ambulance, which was stationed in Highland. The fire
46 truck in Alpine also had ambulance capabilities. The firefighters would be trained as paramedics as well. With that
47 plan, Chief Thompson felt they would be able to respond to emergencies in a timely manner. He said all of Alpine
48 could be reached within eight minutes from the Alpine Station. He said eighty percent of Alpine could be reached in
49 eight minutes by the ambulance. 37% of the staff would be in Alpine and Alpine would have 35% of the budget.
50 He said if Alpine had their own station with all the staffing and all the components it would cost \$1.2 million. The
51 proposed budget of \$1.1 million would be shared with Highland City. Chief Thompson added that he met with
52 American Fork and they had no interest in sharing a program with Alpine. They did not share a border with Alpine
53 and Alpine had large homes on the mountainsides, which made firefighting difficult. He said he had cut his budget
54 by over \$100,000 and cut staff from nine employees to eight employees. He still had industry standards he had to
55 meet but was able to cut the fluff.

1 Ramon Beck said he was on a fixed income but he felt like the chiefs had successfully sat down and looked at how
2 to fix the budget situation. Emergency services were about safety and it was a big deal.

3
4 Jason Thelin said he had met with the Fire Chief Thompson a few times and saw that he had a white board in his
5 office filled with ideas on how to save money.

6
7 Lon Lott said each member of the City Council had met with the chiefs to see what a realistic budget would be.
8 There were fixed costs that didn't go away. Even if they streamlined and tried to make cuts, they still had to have
9 vehicles and hoses and equipment that worked. Employees' wages had been talked about, but these men were
10 putting their lives at risk for such a little amount. The citizens needed qualified people to save a life or to resuscitate
11 someone. The fire department had seen some turbulent times, but Chief Thompson had tried hard to make things
12 work. Lon Lott said most of the citizens in attendance that evening fell into the senior age bracket. He said he was
13 getting older too, and would soon be on a fixed income, as well. He said that in the 33 years he had lived in Alpine,
14 he had paid just over \$3000 for the police department and the fire department and parks. He said this increase was
15 not a one-time thing where they could cut out one thing to pay for it. He said he understood the concerns about
16 coming up with money on a fixed income.

17
18 Kim Bryant said she had spent over ten years on the Lone Peak Public Safety Board. The chiefs had worked hard to
19 trim their budget. She said she didn't appreciate someone writing a letter insinuating that the city hadn't done their
20 due diligence to find way to trim and cut. The Lone Peak PSD had some of the best paramedics in the state as well
21 as policemen. These men put their lives on the line for very little pay. By increasing the budget, they were trying to
22 keep Alpine citizens safe.

23 24 **III. PUBLIC HEARING ON THE PROPOSED TAX INCREASE**

25
26 Mayor Stout opened the Hearing for public comment.

27
28 Suzanne Peterson, Country Manor Lane, said she had a neighbor who had a medical problem and the paramedics
29 responded quickly and it was appreciated by the neighbors. In 2014, there was breach of contract that cost the city 3
30 million dollars. She wanted to know about that.

31
32 Mayor Stout said there was a court case and the money was paid to the developer. The jury awarded the dollar
33 amount and the rainy-day fund was used to pay that debt. It was not something the City could budget for and it was
34 a one-time amount. This tax increase was about an ongoing budget that the City had to plan for each year. Had the
35 City not had to pay for the lawsuit, they could have used some of this money in the rainy day fund, but it would not
36 have lasted very long.

37
38 Mrs. Peterson asked if the City presently had a rainy day fund. Mayor Stout said the City had an ongoing fund that
39 they added to. Mrs. Peterson asked if Alpine owned their own fire station. Mayor Stout said Alpine City did own the
40 fire station and each city was responsible for the maintenance of their own station.

41
42 Blain Dennis, Mountain Oak Circle, said salaries were a big portion of the budget. He wanted to see a comparison
43 of salaries to neighboring cities and all the human resources of the city staff. He wanted to know where Alpine
44 stood and if they were on par with everyone else.

45
46 Mayor Stout said Alpine had a limited business district compared to other cities so that makes a difference in tax
47 revenue. Shane Sorensen said some cities had lower taxes rates.

48
49 Sullivan Love, Scenic Drive, asked if there was any discussion with Lehi City about fire service. Chief Thompson
50 said Lehi was not sought out this year. Mr. Sullivan asked if salaries and benefits dropped. Shane Sorensen said
51 there was some decrease for less experienced, new officers.

52
53 Clark Parker, East Mountain Drive, said there were costs for metering watering, pushing snow for parking lots in
54 Smooth Canyon, and the lawsuit. He said the perception was that money was being spent that maybe didn't need to
55 be spent.

1 Mayor Stout said there were some projects that the City did now because if they waited, it would cost more later on.
2 Regarding the installation of water meters for pressurized water, the state was requiring metered water at some
3 point. The City had a million dollar grant available. If they hadn't taken advantage of it, they would have lost it and
4 would have to pay the full amount later on.
5
6 Lon Lott said the City had talented men on staff who were able to take care of many of the construction projects.
7 They were able to do things in-house rather than hiring outside contractors, which saved the City money.
8
9 Shane Sorensen noted that the tax increase would go to the safety district. The City had different funds for other
10 projects.
11
12 Catherine Marchant, Lakeview Drive, said Utah County residents seemed to want something for nothing, but they
13 had to expect to pay for good services. She said it was okay to raise taxes so they could continue to live in a great
14 community.
15
16 David Harvey, Lakeview Drive, asked the Council to improve the sound system in the Council Chambers. He said
17 he was opposed to any tax increase and said this would be quite an increase for him. Seniors were being taxed out
18 of their homes. He wanted to know if there could be a tax ceiling for seniors that were on fixed incomes. He asked
19 for a ten percent reduction in what was being proposed or some way to help the seniors.
20
21 Dave McManus, Main Street, said it was hard to rely on receiving emergency services from other cities because
22 someone got shortchanged. He said Alpine needed their own officers and own ambulance so they could serve the
23 residents of Alpine. It took time for other cities' emergency vehicles to get to Alpine. He asked how much a life was
24 worth?
25
26 Alan Gilman, Westfield Road, said citizens should review the newsletter and if there was something they were
27 concerned about, come to the Council meetings. He said everyone should be involved the water rates increase.
28
29 Dave Mathews said it was his opinion that the budget was the responsibility of the City Council. He said the
30 proposed tax increase was reasonable, but it was a startling in one-year jump. He asked if this would be stable or if
31 the tax would continue to go up year after year.
32
33 Mayor Stout said the increase was built in to address some issues from the past and also plan for the future.
34
35 Paul Bennett, Fort Canyon Rd, wanted to know why a fire truck had to come on site when an ambulance was
36 requested. Fire Chief Thompson said the staff on the fire truck provided care before the ambulance arrived and for
37 transport. He said they needed the manpower on both pieces of equipment to provide the necessary aid.
38
39 Sherman Myers, Lakeview Drive, said he supported an increase but would like to see faster response times. He said
40 the credit rating of a city was in part decided by the willingness of the city to implement tax increases.
41
42 Udell Blackam, Ridge Lane, asked what Cedar Hills was paying. Chief Thompson said their cost was based on the
43 number of residents and said their percent was 26% with a dollar amount of \$780,000. Mayor Stout said there was a
44 cost to leaving the district as well.
45
46 Keith Wilson, 100 South, asked when the PI bond would expire. Shane Sorensen said it would be paid off in about
47 six years. Mr. Wilson said he was told that the city was cutting benefits of the police and fire. Chief Thompson said
48 in this proposed budget, they were mid-market with our competitors.
49
50 Chief Gwilliam said the police were actually going to increase the benefit package.
51
52 Mayor Stout said public safety was managed by a board with members from each city. Each city had an equal say in
53 proportion to the number of residents.
54
55 Lon Lott said that if Alpine went with service from American Fork or Lehi, they would not have a say.
56

1 Mayor Stout said if Alpine did contract with another city, it would only be for the length of the contract and then the
2 host city could raise the prices greatly, leaving Alpine with no voice or control.

3
4 Carla Merrill said she was in favor of the tax increase for the safety of the citizens.

5
6 Kimberly Bryant said even with the increase, Alpine's tax rate was still lower than many cities in the county.

7
8 Ramon Beck said the City should annex lots that were in the county but were adjacent to Alpine and used City
9 services. They should bring those lots so their taxes and fees were going to Alpine rather than the county.

10
11 Jason Thelin said he felt that the letter that was sent out was dishonest because all these questions could be answered
12 by staff or Council.

13
14 Mayor Stout said all these questions have already been answered in previous meetings.

15
16 Lon Lott said he appreciated the comments made that night. He said he would look into what could be done to help
17 give a break to seniors. It was difficult to make these decisions, but they had to be made to keep the community
18 moving along.

19
20 Mayor Stout thanked the fire and police chiefs for the work they did. He also said the Alpine City staff was very
21 lean and everyone did additional work to help save money.

22
23 Mayor Stout closed the Public Hearing.

24
25 **IV. ACTION/DISCUSSION ITEMS**

26
27 **A. Ordinance No. 2019-19A, Adopting the Budget for Fiscal Year 2019-20.**

28 Shane Sorensen said the budget was originally presented in June. Nothing had changed from what was adopted as
29 the tentative budget.

30
31 **MOTION:** Carla Merrill moved to approve Ordinance No. 2019-19 adopting the Alpine City Budget for Fiscal
32 Year 2019-20. Jason Thelin seconded. Ayes: 5 and Nay: 0. Motion passed.

33
34

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

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41 **B. Resolution No. 2019-09, Adopting the Certified Tax Rate**

42
43 **MOTION:** Kimberly Bryant moved to approve Resolution No. 2019-09 adopting the Certified Tax Rate. Lon Lott
44 seconded. Ayes: 5 Nays: 0. Motion passed.

45
46

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

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53 **MOTION:** Ramon Beck moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

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55 The meeting was adjourned at 9:13 pm.

**ALPINE CITY COUNCIL MEETING
20 N. Main, Alpine, UT
August 27, 2019**

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I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Troy Stout

A. Roll Call: The following were present and constituted a quorum:

Mayor Troy Stout
Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Lon Lott
Kimberly Bryant was excused.
Staff: Shane Sorensen, Charmayne Warnock, Austin Roy, Reed Thompson
Others: Loraine Lott, Jim Oler, Patti Oler, Dustin Bruce, Delin Wareham, Nate Hutchinson, Clark Parker, Christy Parker, Will Jones, Richard James, Natalie Devereaux, Sarah Hymas, McKay Taylor

B. Prayer: Jason Thelin
C. Pledge of Allegiance: McKay Taylor

II. CONSENT CALENDAR

- A. Approve City Council minutes of August 13, 2019**
- B. Payment to Peak Asphalt, LLC for chip seal oil: \$17,793.00**
- C. Bond Release #3, The Ridge at Alpine, Phase I: \$62,2889.23**
- D. Bond Release #2, Conrad’s Landing: \$64,472.75**
- E. Payment #4 – Phase III Installation of PI Meters – BMEI: \$96,061.63**

MOTION: Lon Lott moved to approve the Consent Calendar. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

III. PUBLIC COMMENT

Delin Wareham – Bayberry Circle. She said people were waiting in line to use the pickleball courts in Burgess Park. The tennis courts were hardly being used at all. She asked if the City could build more pickleball courts or restripe the tennis courts for pickleball use. Troy Stout said the Council had talked about doing that. Shane Sorensen said the wet spring weather had not been conducive to restriping, but the Council had approved putting in dual lines.

Nate Hutchinson - Grove Drive. He said he was one of the owners of Flagship Homes and had purchased several homes in the Beck Pines subdivision near the Timberline Middle School. The road between the school and the subdivision was frequently clogged with parked cars and you could barely get a truck through there. With kids running into the road and construction trucks traveling to job sites, it was a very dangerous situation. He said people were even parking in the cul-de-sacs for activities at the school. He said that some communities turned cul-de-sacs into private streets that were maintained by the homeowners who plowed the snow and enforced parking restrictions. He suggested the City might want to consider that.

McKay Taylor – Maple Drive. He proposed an Eagle Scout project to repaint the footprints on the sidewalks that led to Alpine Elementary so kids would know it was a safe way to walk to school. Shane Sorensen said he should first knock on people’s doors and see if the homeowners were okay with having the footprints painted on the sidewalk in front of their homes.

1 **IV. REPORTS AND PRESENTATION**

2
3 **A. Financial Report**

4
5 Shane Sorensen said it was very early in the new budget year and there was little to report. They were working on
6 the audit right now which should come to the Council in September.

7
8 **V. ACTION/DICUSSION ITEMS**

9
10 **A. Smooth Canyon Park – Proposed Parking Improvement Options**

11
12 Shane Sorensen said the Council had discussed this item at their meeting of August 13, 2019. There were no new
13 plans, but they were hoping for a full Council at this meeting since the issue dealt with changes to open space, which
14 required a super majority vote.

15
16 Staff was proposing a new parking lot with 50 parking stalls. The old restroom would be relocated to Healey Park
17 and a new restroom built in Smooth Canyon Park along with a playground and pavilion. The second half of the park
18 would eventually be built on the property to the south, which would open up more possibilities, but there was no
19 certainty when that would happen.

20
21 Lon Lott said the City had been working on the parking issue in Smooth Canyon Park for many years. Neighbors
22 had come to the Council meeting with concerns about people parking on the street and related safety issues. People
23 were using the church parking lot across the street for the soccer games, and there were concerns about kids running
24 across the street or trying to use the restrooms in the church. To address neighborhood concerns, the city had put up
25 No Parking signs along the streets to discourage soccer parking in front of homes, and proposed expanding the
26 existing parking lot Smooth Canyon Park to accommodate more parking. The first plan showed 75 parking stalls.
27 The neighbors didn't like that plan, saying it was too big, so Kimberly Bryant made a motion to redesign the plan to
28 show a parking lot with 50 spaces. At the last meeting, staff came back with a plan showing a parking lot with 50
29 stalls. It was voted on but failed.

30
31 Jason Thelin said he was the one who dissented at the last meeting when the plan came to a vote. He said that since
32 the city was building a new parking lot for Healey Park to the north, why were they in a hurry to expand the parking
33 lot in Smooth Canyon Park? He suggested they wait and see how it worked. Perhaps it would be adequate. If not,
34 they could look at expanding the parking lot in Smooth Canyon Park in a year or too. In the meantime, they could
35 put up signs that said there was overflow parking in the Healey Park to the north.

36
37 Mayor Stout said that one of the challenges of directing parking to the northern lot was that kids would still be
38 crossing the street. Not everyone used the crosswalk. There could be safety issues.

39
40 Kimberly Bryant joined the meeting by phone at 7:30 pm.

41
42 Lon Lott said he understood what Jason Thelin was saying, but if the parking was still inadequate, people would be
43 parking on the street. The real solution would be a larger parking lot.

44
45 Mayor Stout reviewed the motions made at the earlier meeting, both of which failed. In the second motion,
46 Kimberly Bryant moved to schedule only one game at a time on the soccer field beginning next year. He explained
47 that they couldn't change it to just one game this year because they had already contracted with the teams for the
48 season and schedules were set. He said that if there was only one game going at a time, there would still be another
49 team warming up for their game.

50
51 Mayor Stout opened the meeting to public comment, asking people to limit their comments to three minutes, and to
52 pick a representative from the group to speak rather than having everyone come up and repeat the same thing.

53
54 Patti Oler – Round Mountain Drive. She said she had an alternate plan and new information. Since her comment
55 would take longer, she asked to represent the group and speak longer than three minutes. The mayor agreed.

1 Ms. Oler said that she had monitored the parking and counted cars during the games the previous week. There were
 2 four places where people parking in order of preference. First was the parking lot, second was the curb of the stub
 3 street by the farmer's field. Third was up north or in the church parking lot. She said she noticed that the parked cars
 4 were not using the space very economically and suggested the City stripe the parking lot for maximum efficiency.
 5 She said there was never a time when two games weren't being played at the same time. Practices were not a
 6 problem. The problem came when games were scheduled back to back. If there was fifteen minutes between games,
 7 it gave people time to come and go. When people came before the previous game ended, there were parking
 8 problems.
 9

10 She said her conclusion was that the City should schedule one game at a time and put in the playground. That would
 11 give the little kids something to do during the games. She said they should give the scheduling guidelines to the
 12 soccer association and talk to the recreation director about it. She suggested increasing the time between games from
 13 fifteen to thirty minutes. They should also stripe the parking lot. She said they should hold off on expanding the
 14 parking lot in Smooth Canyon Park and see if the other one worked. She said she was happy to continue monitoring
 15 the parking.
 16

17 Carla Merrill said the problem with spacing the games so much was that they ran out of daylight.
 18

19 Sara Hymas – Round Mountain Drive. She said she grew up in Alpine and loved it here. She moved back for its
 20 beauty, safety, and peace. She said every neighbor she'd talked to had been fine with the alternative parking in the
 21 ugly field. She said she was pleading as someone who loved Alpine to find a way to make everyone happy.
 22

23 Doug Mower. He said he liked Jason Thelin's suggestion and would like to see what effect opening up the new
 24 parking lot in Healey Park would have before they expanded the parking lot in Smooth Canyon. They would see
 25 what the safety issues would be with people crossing the road.
 26

27 Shane Sorensen said his questions was, if they cut back from two games to one game, how many kids would be
 28 displaced? The soccer teams would be coming to the Council meetings and asking where they could go.
 29

30 Carla Merrill said that if they limited their local soccer clubs, they would be displacing their own kids.
 31

32 **MOTION:** Lon Lott moved to relocate the bathroom in Smooth Canyon Park to Healey Park and replace it with a
 33 new bathroom, stripe the parking lot, and work with the parks director to manage the playing field. Kimberly Bryant
 34 seconded. Ayes: 5 Nays: 0. Motion passed.
 35

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

42
 43 Carla Merrill asked why he was not expanding the parking. Even if the mirror park comes in on the south end, there
 44 would still be parking issues.
 45

46 Lon Lott said that over the years, they'd heard compelling suggestions. He felt that definitely the parking lot in
 47 Healey Park needed to be done. Possibly in a year they would expand the parking lot in Smooth Canyon Park and
 48 put in the playground. The restrooms were the key element, and they needed to be done soon. There would be a hole
 49 in the Smooth Canyon Park if they didn't put in the new restroom.
 50

51 Carla Merrill said the No Parking signs on the streets needed to go down. They didn't have signs in other parts of
 52 town. Lon Lott said the signs were done as a curtesy to the neighbors. If removing the signs would help with the
 53 parking, he'd be in favor of that. He said he supported expanding the parking lot at some point, but something
 54 needed to be done with the bathrooms that evening.
 55

1 Shane Sorensen said they would need to work on a solution for the crosswalk with the busier traffic and kids
2 crossing the road from Healey Park.

3
4 Carla Merrill asked if they needed a motion to take down the signs. Shane Sorensen said the signs were put up by
5 the city and they could take them down.

6
7 **B. Ordinance No. 2019-17, Amending the Development Code, Article 4.07.040, Street Classifications**

8
9 A discussion on the Moyle Drive access into Lambert Park preceded the action on Ordinance No. 2019-17.

10
11 Mayor Stout said that in the final judgement on the lawsuit brought by Patterson against Alpine City, the judge ruled
12 that the road in Lambert Park was only required to be kept open year-round and maintained for year-round access. The
13 City was not required to pave it. He said he would like to reclassify that road as an emergency access road only and
14 grade it as an alternate means of access in the event of an emergency. The judge ruled that it was an emergency
15 access only. It was not a secondary access road.

16
17 Lon Lott said he had concerns about changing the classification as set forth in previous Settlement Agreements. He
18 didn't want to send any kind of signal that the Council was trying to change it. He said they should keep it graded
19 and do what was required to get over the ditch so emergency vehicles could travel on it.

20
21 Jason Thelin asked about the possibility of putting up a gate. Lon Lott said he thought they should stick to what the
22 earlier Agreements specified and the court ruling. Shane Sorensen said the court ordered the City to maintain the
23 road so emergency vehicles could access the road year-round.

24
25 Troy Stout said he would like to have a good legal opinion on what they could do. Obviously, he wanted to avoid
26 conflict over their legal obligations, but there were a lot of violations on the road in Lambert Park. He'd called the
27 police multiple times. Some citations were given for construction trucks using it and people driving on it to take
28 their kids to school.

29
30 Will Jones said he didn't know why the Council wanted to poke the bear. The City had made an agreement that it
31 would be open for emergency access. The agreement did not say it would have gates. The City needed to enforce the
32 signage. When Box Elder was approved, the road was designated as a secondary access. It was restated in the 2011
33 Settlement Agreement. The City was within their rights to enforce the signage. To put in a gate would be redefining
34 the Agreement.

35
36 Jason Thelin said they needed to have an attorney present before they had a discussion about the road.

37
38 Troy Stout said it was hypocritical to allow a gate on the Three Falls secondary access road and not on the Moyle
39 Drive access road. Will Jones said the gate in Three Falls was part of the original agreement, which was agreed to by
40 all parties.

41
42 Fire Chief Reed Thompson said he had concerns about where the discussion was going. The road in Lambert Park
43 was meant to be an emergency access, not just for emergency vehicles but to evacuate people. There were hundreds
44 of homes in that area and the only way out was Grove Drive. To limit the road in Lambert Park and add a gate
45 would negate the fire departments ability to respond in a timely manner to areas that were already on the extreme
46 end of the response window. To put a gate in there would be a poor decision.

47
48 Chief Thompson said there were steep grades on the Three Falls secondary access road with associated traffic
49 hazards. The road in Lambert Park was a relatively flat. To compare the two roads was apples to oranges. He added
50 that in order to maintain an all-weather access, the best surface was a paved road. Will Jones said the secondary road
51 for Three Falls was paved and had a curb.

52
53 Shane Sorensen said that the item on the agenda they needed to take action on that evening was an amendment to the
54 development code regarding street classifications. Basically, what the proposed amendment did was clarify the
55 requirements on street widths. The current ordinance did not include the ROW requirements for a secondary road.
56 The proposed amendment prescribed a minimum right-of-way width for a secondary access road or an emergency

1 access road. He said all residential roads required a ROW of 54 feet. The same width would be required for a
 2 secondary road even though the actual width of the road was narrower. For the road in Lambert Park, the ROW
 3 would be 54 although the graded width was 20 ft.
 4

5 **MOTION:** Ramon Beck moved to approve Ordinance No. 2019-17 as presented, including amendments to the
 6 Street Master Plan adding ROW requirements for a secondary access road. Lon Lott seconded. Ayes: 4 Nays: 0.
 7 Motion passed. Kimberly Bryant was no longer participating via phone and did not vote.
 8

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

15 C. Moyle Drive Access to Lambert Park

16 Shane Sorensen said the Council had previously discussed some of the things that needed to be done to the road
 17 from Moyle Drive into Lambert Park to make it passable by emergency vehicles. The hump needed to be taken out
 18 and there needed to be a temporary turnaround. Because of the physical features of the terrain, they weren't able to
 19 take the hump out and have the temporary turnaround in the same place. The plan was to leave the box culvert in
 20 place with a narrow bridge and some signage. They would need to do some grading to get back to the existing road.
 21 One thing that would be impacted was the trail. For trail users, they would need to have yield or stop signs. Will
 22 Jones said they could reroute the trail.
 23

24
 25 Jason Thelin suggested making the temporary turnaround a parking lot. Shane Sorensen said that if they did that, the
 26 parking would need to be moved up to provide room for a garbage truck to turn around. If the parking lot was full of
 27 cars, it would make it difficult for a large vehicle to turn around. But he felt a six or eight stall parking area would
 28 work. It would be a gravel parking lot like the parking lot on the south end of Lambert Park.
 29

30 Mayor Stout noted that not too many people were using the new parking lot. The teams seemed to be using the
 31 rodeo grounds. Shane Sorensen said they needed some signs directing cars to the parking lot.
 32

33 **MOTION.** Lon Lott moved to get bids on improving the hump at the end of Moyle Drive and build a temporary
 34 turnaround with six to eight-stall parking lot in the area north of the turnaround. Carla Merrill seconded. Ayes: 4
 35 Nays: 0. Motion passed.
 36

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

43 D. Ordinance No. 2019-14 Amending Development Code, Article 3.07.808. Uses Within Buildings

44 Austin Roy said this item had been on an earlier agenda but was bumped because Jason Thelin, who proposed the
 45 change, was not present and might want to speak to it. He said the amendment did not add nor eliminate any current
 46 permitted uses. It simply tightened the language by eliminating the words "but not limited to" and "etc." This
 47 applied only to Uses Within Buildings in the Business Commercial zone, not within the zone itself.
 48
 49

50 **MOTION:** Jason Thelin moved to approve Ordinance No. 2019-14, Use Within Buildings. Ramon Beck seconded.
 51 Ayes: 4 Nays: 0. Motion passed.
 52

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	

1 Lon Lott

2
3
4 **E. Moyle Park Caretaker Rental Agreement**

5
6 Troy Stout said the rental agreement for the caretaker of Moyle Park contained reciprocal expectations that the
7 tenant would supply a certain amount of service in exchange for reduced rent. Will Jones was proposing that the
8 City charge a flat rate slightly below market value and use the revenue to get the work done in Moyle Park that
9 needed to be done rather than relying on the caretaker to do it all.

10
11 Will Jones said that in May 2013, the rent was sent at \$500 a month. Current fair market rent would be \$1,500 a
12 month. The City could use that money to do the work that the City was having to do. Shane Sorensen said there
13 were a number of things that needed to be done. They need to landscape the entrance and repave the road.

14
15 Lon Lott asked who would schedule the tours. Will Jones said there were six people on the Moyle Park Committee
16 who could help with tours. All the members had been contacted about the proposed changes. The City's recreation
17 director would schedule the tours.

18
19 Mayor Stout asked the staff to update the rental agreement to reflect current costs.

20
21 **F. Trail Maintenance and Cleanup**

22
23 Mayor Stout said that Shane Sorensen wanted direction on how much maintenance needed to be done on the trails.
24 Residents on Bald Mountain had sent an email to the City expressing concerns about the overgrowth of scrub oak,
25 an abundance of deadfall, and the potential for wildfire.

26
27 Chief Reed Thompson said he had looked at the area and said there was not a defensible space between the corridors
28 and the homes. There would need to be some major mitigation. The canopy of trees over the trail reached from one
29 side of the trail to the other. It would not be safe to put fire fighters in there in the event of a fire. They would need
30 to clear the space above the trail which would require resources beyond what the fire department had access to. He
31 said his firefighters had already spent 50 to 60 manhours in extensive clean up.

32
33 Shane Sorensen said that over the years, the City had acquired a lot of open space. Much of it was adjacent to the
34 forest service. People built homes in the scrub oak, then got concerned and wanted the City to maintain the open
35 space. The City didn't really have the manpower to do all that.

36
37 Chief Thompson said that according to the ordinance, the homeowners had a responsibility to maintain their own
38 defensible space around their homes.

39
40 Richard James said he would like to see some crack seal on the trail along Ranch Drive. He said he'd had
41 complaints from the neighbors about the lack of maintenance of the open space behind their homes along Dry Creek,
42 but he believed the neighbors could maintain the trail behind their own homes. He planned to come back to the
43 Council with a proposal from his neighborhood to maintain the trail behind their homes.

44
45 Shane Sorensen said that would help if everyone maintained the open space along the width of their lot.

46
47 **VI. STAFF REPORTS**

48
49 Austin Roy

- 50
51
- 52 • He said he had sent an email to the Council with a list of the options for meeting the Moderate Income
Housing requirements, and would like some feedback.
 - 53 • He and Carla Merrill had met with Mountainland Association of Governments (MAG) about the
54 Bonneville Shoreline trail and trying to get a connection to it. A representative from Lehi was there. They
55 discussed the trail in the Schoolhouse area and said they were interested in connecting it to Three Falls and
56 to the south. The Lehi representative said that if people stayed on the trails, they might be amenable.

- 1 • He had received a submission from Summit Point developers. They were still proposing a road connection
- 2 to Draper. It would probably be going to the Planning Commission in September.
- 3 • Staff was in the process of drafting an ordinance regulating short-term rentals. There were already about 30
- 4 or 40 in town at present. If they had an ordinance, it would enable the City to regulate them and receive
- 5 some revenue.
- 6

7 Shane Sorensen

- 8
- 9 • The overlay project would begin the next day.
- 10 • The chip seal project down town was completed.
- 11 • The Council had approved a contract to refurbish the well on 300 North. A tool got stuck in the well
- 12 resulting in significant losses for the contractor. He had to eventually abandon the tool in the well and was
- 13 continuing the work.
- 14

15 **VII. COUNCIL COMMUNICATION**

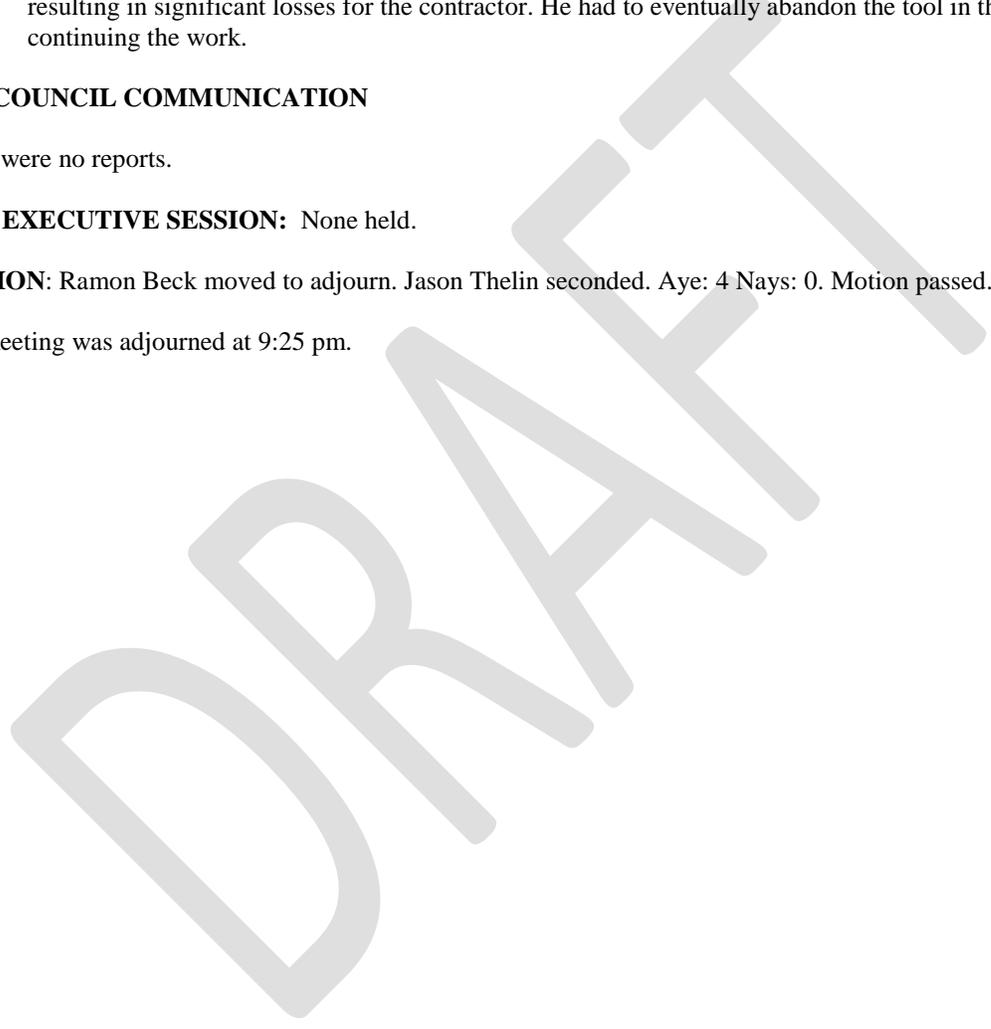
16 There were no reports.

17 **VIII. EXECUTIVE SESSION:** None held.

18 **MOTION:** Ramon Beck moved to adjourn. Jason Thelin seconded. Aye: 4 Nays: 0. Motion passed.

19 The meeting was adjourned at 9:25 pm.

20
21
22
23
24
25
26
27



ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 4

Thru Period Ending: Sept. 1, 2019

The Ridge At Alpine Phase 1
Location: North Elk Ridge Lane

BOND HOLDER



Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	0.0%	50.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	50.0%	\$ -
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	0.0%	50.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	0.0%	95.0%	\$ -
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	0.0%	95.0%	\$ -
\$0.00							
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	0.0%	95.0%	\$ -
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	0.0%	95.0%	\$ -
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	0.0%	95.0%	\$ -
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	0.0%	95.0%	\$ -
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	0.0%	95.0%	\$ -
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	0.0%	95.0%	\$ -
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	0.0%	0.0%	\$ -
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	0.0%	0.0%	\$ -
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	0.0%	95.0%	\$ -
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	0.0%	95.0%	\$ -
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	0.0%	95.0%	\$ -
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	0.0%	95.0%	\$ -
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	0.0%	95.0%	\$ -
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	0.0%	95.0%	\$ -
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	0.0%	95.0%	\$ -
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	0.0%	95.0%	\$ -
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	0.0%	95.0%	\$ -
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	0.0%	95.0%	\$ -
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	0.0%	95.0%	\$ -
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	0.0%	95.0%	\$ -
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	95.0%	\$ -
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	0.0%	95.0%	\$ -
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	0.0%	95.0%	\$ -
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	95.0%	95.0%	\$ 26,220.00
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	0.0%	95.0%	\$ -
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	0.0%	95.0%	\$ -
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	0.0%	95.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	95.0%	95.0%	\$ 61,256.00
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	95.0%	95.0%	\$ 9,598.80
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	95.0%	95.0%	\$ 41,994.75
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	95.0%	95.0%	\$ 7,125.00

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	95.0%	95.0%	\$	735.30
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	95.0%	95.0%	\$	3,610.00
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	95.0%	95.0%	\$	7,315.00
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	95.0%	95.0%	\$	5,557.50
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
OTHER										
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	0.0%	0.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	45.0%	95.0%	\$	3,150.00
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	50.0%	50.0%	\$	2,500.00
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	95.0%	95.0%	\$	3,325.00
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	0.0%	0.0%	\$	-
Trails	1	LS	@	\$	47,147.50	\$47,147.50	0.0%	72.7%	\$	-
Survey	1	LS	@	\$	25,000.00	\$25,000.00	0.0%	90.0%	\$	-
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	0.0%	0.0%	\$	-

BASE BID TOTAL	\$	1,743,952.00	Previously Released: \$	832,190.56
<i>10% Warranty Amount</i>	\$	174,395.20		
TOTAL BOND AMOUNT	\$	1,918,347.20	This Release: \$	172,387.35
<i>Total Released to Date</i>	\$	1,004,577.91		
TOTAL BOND REMAINING	\$	913,769.30		

At the discretion of the city, up to 95% of the Base Bid Total may be released as

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

9/5/2019

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

HOLBROOK ASPHALT CO.

Invoice

1545 E Commerce Dr
St. George UT 84790
United States

Services Performed For	Number	Date	PO/LD #
City of Alpine Attn: Shane Sorenson 20 North Main Street Alpine UT 84004 United States	HAU197539	8/28/2019	

Terms
Due Upon Completion
Rep Information
Aaron Eppley, aaron@holbrookasphalt.com, 435-703-0023

Description
2019 High Density Mineral Bond

Bill To
 City of Alpine
 Attn: Shane Sorenson
 20 North Main Street
 Alpine UT 84004
 United States

Description	Qty	U/M	Rate	Total
Roadways (east of Creekside Park)	212,274	SqFt	0.21	44,577.54

HA5 (HDMB) 212,274 Square Feet
 Clean & prepare surface using high pressure air & wire bristle brooms. Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. No guarantee surface treatments will adhere to areas saturated with motor oil. HA5 meets demands of High Density Mineral Bond Specification established by agency engineers.
 To be installed at an Increased application rate over existing chip seal.

HA5 (HDMB) SF Areas added to the project	43,946	SqFt	0.21	9,228.66
---	--------	------	------	----------

- NOTES:
- (1) Creekside Park to be completed prior to August 1, 2019.
 - (2) Traffic control will include 24-hour residential road closures. If additional closures/methods are required, additional traffic control costs will be added.
 - (3) Standard cleaning is included in the unit price. Items NOT considered to be Standard Cleaning include: heavy dirt, mud, construction or landscaping debris, and foreign material on the pavement surface. All non-standard cleaning requirements must be completed and approved by a Holbrook Asphalt representative prior to the start of project.
 - (4) All required bonding and taxes shall be added to project invoices.
 - (5) Pavement markings for Roadways may be added upon request.

Total	53,806.20
Amount Due	\$53,806.20

ALPINE CITY CORPORATION
 COMBINED CASH INVESTMENT
 AUGUST 31, 2019

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, AMERICAN FORK	107,499.34
01-1112	XPRESS BILL PAY	3,223.74
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	13,620,532.59
		13,732,255.67
	TOTAL COMBINED CASH	13,732,255.67
01-1190	CASH - ALLOCATION TO OTHER FUN	(13,732,255.67)
		.00
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	420,062.16
11	ALLOCATION TO CLASS C ROADS	899,349.48
15	ALLOCATION TO RECREATION IMPACT FEES	806,395.39
16	ALLOCATION TO STREET IMPACT FEES	341,316.58
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	2,755,602.07
51	ALLOCATION TO WATER FUND	2,396,893.18
52	ALLOCATION TO SEWER FUND	2,348,480.61
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,289,899.73
56	ALLOCATION TO STORM DRAIN FUND	660,468.14
70	ALLOCATION TO TRUST AND AGENCY FUND	363,873.54
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	646,799.99
81	ALLOCATION TO WATER IMPACT FEES	384,906.93
82	ALLOCATION TO SEWER IMPACT FEES	81,731.68
85	ALLOCATION TO PI IMPACT FEES	201,267.79
86	ALLOCATION TO STORM DRAIN IMPACT FEES	135,208.40
		13,732,255.67
	TOTAL ALLOCATIONS TO OTHER FUNDS	13,732,255.67
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(13,732,255.67)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	420,062.16	
10-1309	DEFERRED PROPERTY TAXES REC	1,709,397.68	
10-1311	ACCOUNTS RECEIVABLE	59,307.05	
		<hr/>	
	TOTAL ASSETS		2,188,766.89
			<hr/> <hr/>

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	.30	
10-2225	ULGT PAYABLE	(4,796.46)	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(15.64)	
10-2228	GARNISHMENT PAYABLE	369.12	
10-2229	WORKERS COMP PAYABLE	3,232.64	
10-2400	UNEARNED REVENUE	1,709,397.00	
		<hr/>	
	TOTAL LIABILITIES		1,708,186.96

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-2980	BALANCE BEGINNING OF YEAR	1,095,143.18	
	REVENUE OVER EXPENDITURES - YTD	(614,563.25)	
		<hr/>	
	BALANCE - CURRENT DATE	480,579.93	
		<hr/>	
	TOTAL FUND EQUITY		480,579.93
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		2,188,766.89
			<hr/> <hr/>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10	4,372.97	4,372.97	1,773,635.00	1,769,262.03	.3
10-31-20	4,290.65	4,290.65	145,000.00	140,709.35	3.0
10-31-30	.00	.00	1,300,000.00	1,300,000.00	.0
10-31-31	10,495.64	10,495.64	110,000.00	99,504.36	9.5
10-31-40	52,342.83	52,342.83	660,000.00	607,657.17	7.9
10-31-90	219.49	219.49	4,000.00	3,780.51	5.5
	<u>71,721.58</u>	<u>71,721.58</u>	<u>3,992,635.00</u>	<u>3,920,913.42</u>	<u>1.8</u>
<u>LICENSES AND PERMITS</u>					
10-32-10	300.00	1,425.00	25,000.00	23,575.00	5.7
10-32-20	25,275.30	35,803.20	175,000.00	139,196.80	20.5
10-32-21	42,413.36	67,655.82	350,000.00	282,344.18	19.3
10-32-22	422.10	681.17	2,800.00	2,118.83	24.3
	<u>68,410.76</u>	<u>105,565.19</u>	<u>552,800.00</u>	<u>447,234.81</u>	<u>19.1</u>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42	.00	.00	5,400.00	5,400.00	.0
	<u>.00</u>	<u>.00</u>	<u>5,400.00</u>	<u>5,400.00</u>	<u>.0</u>
<u>CHARGES FOR SERVICES</u>					
10-34-13	430.00	8,700.00	20,000.00	11,300.00	43.5
10-34-14	.00	.00	500.00	500.00	.0
10-34-15	90.00	90.00	250.00	160.00	36.0
10-34-22	.00	9,629.00	38,516.00	28,887.00	25.0
10-34-40	50,299.93	100,339.24	550,000.00	449,660.76	18.2
10-34-69	241.00	2,544.00	.00	(2,544.00)	.0
10-34-81	1,231.25	1,970.00	5,000.00	3,030.00	39.4
10-34-83	1,200.00	4,850.00	45,000.00	40,150.00	10.8
	<u>53,492.18</u>	<u>128,122.24</u>	<u>659,266.00</u>	<u>531,143.76</u>	<u>19.4</u>
<u>FINES AND FORFEITURES</u>					
10-35-10	.00	.00	45,000.00	45,000.00	.0
10-35-15	8,229.85	16,102.92	32,500.00	16,397.08	49.6
10-35-16	.00	1,890.00	5,000.00	3,110.00	37.8
	<u>8,229.85</u>	<u>17,992.92</u>	<u>82,500.00</u>	<u>64,507.08</u>	<u>21.8</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

		GENERAL FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>						
10-36-20	RENTS AND CONCESSIONS	725.00	4,125.00	65,000.00	60,875.00	6.4
	TOTAL RENTS AND OTHER REVENUE	725.00	4,125.00	65,000.00	60,875.00	6.4
<u>INTEREST AND MISC REVENUE</u>						
10-38-10	INTEREST EARNINGS	31,543.96	64,446.39	80,000.00	15,553.61	80.6
10-38-17	ALPINE DAYS REVENUE	70,175.52	116,673.39	75,000.00	(41,673.39)	155.6
10-38-18	RODEO REVENUE	17,487.00	18,197.00	20,000.00	1,803.00	91.0
10-38-50	BICENTENNIAL BOOKS	.00	.00	500.00	500.00	.0
10-38-90	SUNDRY REVENUES	2,173.93	13,938.64	30,000.00	16,061.36	46.5
	TOTAL INTEREST AND MISC REVENUE	121,380.41	213,255.42	205,500.00	(7,755.42)	103.8
<u>TRANSFERS AND CONTRIBUTIONS</u>						
10-39-10	FUND BALANCE APPROPRIATION	.00	.00	61,050.00	61,050.00	.0
10-39-20	CONTRIBUTION FOR PARAMEDIC	2,667.06	5,326.85	30,000.00	24,673.15	17.8
	TOTAL TRANSFERS AND CONTRIBUTIONS	2,667.06	5,326.85	91,050.00	85,723.15	5.9
	TOTAL FUND REVENUE	326,626.84	546,109.20	5,654,151.00	5,108,041.80	9.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	16,420.16	32,890.37	215,000.00	182,109.63	15.3
10-41-13 EMPLOYEE BENEFITS	7,698.93	15,359.42	93,500.00	78,140.58	16.4
10-41-14 OVERTIME WAGES	179.54	179.54	1,500.00	1,320.46	12.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	1,610.00	18,000.00	16,390.00	8.9
10-41-22 PUBLIC NOTICES	134.86	134.86	4,500.00	4,365.14	3.0
10-41-23 TRAVEL	173.42	173.42	2,500.00	2,326.58	6.9
10-41-24 OFFICE SUPPLIES & POSTAGE	1,644.10	1,705.48	15,000.00	13,294.52	11.4
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	159.95	159.95	1,500.00	1,340.05	10.7
10-41-28 TELEPHONE	461.30	585.88	5,500.00	4,914.12	10.7
10-41-30 PROFESSIONAL SERVICES	492.78	492.78	30,000.00	29,507.22	1.6
10-41-33 EDUCATION	.00	.00	150.00	150.00	.0
10-41-46 COUNCIL DISCRETIONARY FUND	795.21	795.21	15,000.00	14,204.79	5.3
10-41-47 MAYOR DISCRETIONARY FUND	.00	50.00	8,000.00	7,950.00	.6
10-41-51 INSURANCE	.00	8,689.74	10,500.00	1,810.26	82.8
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	2,450.62	2,450.62	4,000.00	1,549.38	61.3
TOTAL ADMINISTRATION	30,610.87	65,277.27	425,150.00	359,872.73	15.4
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	3,621.67	3,621.67	30,000.00	26,378.33	12.1
10-42-31 PROFESSIONAL SERVICES	3,413.77	3,413.77	40,000.00	36,586.23	8.5
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,935.00	2,935.00	25,000.00	22,065.00	11.7
TOTAL COURT	9,970.44	9,970.44	95,200.00	85,229.56	10.5
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,092.48	2,184.96	14,300.00	12,115.04	15.3
10-43-13 EMPLOYEE BENEFITS	905.99	1,770.67	10,500.00	8,729.33	16.9
10-43-14 OVERTIME WAGES	225.32	285.07	.00	(285.07)	.0
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	99.00	99.00	500.00	401.00	19.8
10-43-23 TRAVEL	.00	.00	500.00	500.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	750.00	750.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	750.00	750.00	5,200.00	4,450.00	14.4
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	.00	11,000.00	11,000.00	.0
TOTAL TREASURER	3,072.79	5,089.70	43,250.00	38,160.30	11.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
10-50-62 MISCELLANEOUS SERVICES	.00	.00	13,000.00	13,000.00	.0
TOTAL ELECTIONS	.00	.00	13,500.00	13,500.00	.0
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	279.61	324.36	4,000.00	3,675.64	8.1
10-52-27 UTILITIES	773.51	834.43	20,000.00	19,165.57	4.2
10-52-51 INSURANCE	.00	8,689.74	9,000.00	310.26	96.6
10-52-63 OTHER SERVICES	1,307.00	1,970.50	20,000.00	18,029.50	9.9
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	.00	45,000.00	45,000.00	.0
TOTAL GOVERNMENT BUILDINGS	2,360.12	11,819.03	98,000.00	86,180.97	12.1
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	99,393.95	298,181.85	1,197,728.00	899,546.15	24.9
10-57-63 FIRE-PROFESSIONAL SERVICE	94,452.32	283,356.96	1,133,428.00	850,071.04	25.0
10-57-72 ADMINISTRATION	6,470.79	19,412.37	77,650.00	58,237.63	25.0
TOTAL EMERGENCY SERVICES	200,317.06	600,951.18	2,408,806.00	1,807,854.82	25.0
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	2,879.17	5,426.68	37,850.00	32,423.32	14.3
10-58-13 EMPLOYEE BENEFITS	1,470.82	2,915.86	20,800.00	17,884.14	14.0
10-58-14 OVERTIME WAGES	.00	.00	2,000.00	2,000.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
10-58-28 TELEPHONE	45.00	90.00	1,000.00	910.00	9.0
10-58-29 CONTRACT/BUILDING INSPECTOR	5,671.84	5,760.43	90,000.00	84,239.57	6.4
10-58-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-58-65 BUILDING PERMIT SURCHARGE	.00	.00	2,500.00	2,500.00	.0
TOTAL BUILDING INSPECTION	10,066.83	22,882.71	165,150.00	142,267.29	13.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	8,766.40	17,486.57	115,700.00	98,213.43	15.1
10-59-13 EMPLOYEE BENEFITS	4,725.35	9,317.71	57,900.00	48,582.29	16.1
10-59-14 OVERTIME WAGES	505.31	505.31	1,000.00	494.69	50.5
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,200.00	2,200.00	.0
10-59-23 TRAVEL	.00	.00	1,500.00	1,500.00	.0
10-59-24 OFFICE SUPPLIES & POSTAGE	119.64	199.64	3,000.00	2,800.36	6.7
10-59-30 PROFESSIONAL SERVICES	3,106.75	3,106.75	30,000.00	26,893.25	10.4
10-59-31 LEGAL SERVICES FOR SUBDIVIS	203.00	203.00	2,000.00	1,797.00	10.2
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	17,426.45	30,818.98	214,050.00	183,231.02	14.4
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	6,746.64	13,493.30	88,500.00	75,006.70	15.3
10-60-13 EMPLOYEE BENEFITS	4,913.35	9,818.02	58,000.00	48,181.98	16.9
10-60-14 OVERTIME WAGES	806.72	1,583.20	11,000.00	9,416.80	14.4
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	3,009.34	5,429.97	36,000.00	30,570.03	15.1
10-60-26 STREET SUPPLIES AND MAINTENANC	524.59	6,068.38	70,000.00	63,931.62	8.7
10-60-27 UTILITIES	5.93	5.93	500.00	494.07	1.2
10-60-28 TELEPHONE	82.87	130.37	900.00	769.63	14.5
10-60-29 POWER - STREET LIGHTS	4,178.61	4,178.61	50,000.00	45,821.39	8.4
10-60-51 INSURANCE	.00	8,689.74	11,950.00	3,260.26	72.7
10-60-63 OTHER SERVICES	.00	.00	12,000.00	12,000.00	.0
10-60-64 OTHER EXPENSES	736.78	1,161.08	3,500.00	2,338.92	33.2
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	4,420.00	200,000.00	195,580.00	2.2
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	52,649.33	61,600.00	8,950.67	85.5
TOTAL STREETS	21,004.83	107,627.93	605,350.00	497,722.07	17.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	3,533.60	7,067.20	46,500.00	39,432.80	15.2
10-70-12 WAGES TEMPORARY EMPLOYEES	4,994.14	9,752.78	28,500.00	18,747.22	34.2
10-70-13 EMPLOYEE BENEFITS	3,027.19	5,770.70	30,100.00	24,329.30	19.2
10-70-14 OVERTIME WAGES	955.37	955.37	1,500.00	544.63	63.7
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,778.79	2,872.03	25,000.00	22,127.97	11.5
10-70-26 BUILDING AND GROUNDS SUPPLIES	6,659.90	8,117.41	26,500.00	18,382.59	30.6
10-70-27 UTILITIES	485.14	485.14	19,500.00	19,014.86	2.5
10-70-28 TELEPHONE	75.37	115.37	1,000.00	884.63	11.5
10-70-51 INSURANCE & SURETY BONDS	.00	8,689.74	1,500.00	(7,189.74)	579.3
10-70-59 DEER POPULATION CONTROL	.00	.00	40,000.00	40,000.00	.0
10-70-60 RODEO	26,664.58	33,987.50	25,000.00	(8,987.50)	136.0
10-70-64 OTHER EXPENSES	.00	.00	19,000.00	19,000.00	.0
10-70-65 ALPINE DAYS	64,518.49	125,125.99	134,450.00	9,324.01	93.1
10-70-67 MOYLE PARK	349.65	492.05	9,000.00	8,507.95	5.5
10-70-68 LIBRARY	1,560.00	2,752.00	11,500.00	8,748.00	23.9
10-70-69 YOUTH COUNCIL	.00	.00	5,500.00	5,500.00	.0
10-70-70 BOOK MOBILE	.00	13,200.00	13,200.00	.00	100.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
TOTAL PARKS & RECREATION	115,602.22	219,383.28	445,250.00	225,866.72	49.3
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	3,533.60	7,067.20	46,500.00	39,432.80	15.2
10-77-12 WAGES TEMPORARY EMPLOYEE	4,994.11	9,752.72	28,500.00	18,747.28	34.2
10-77-13 EMPLOYEE BENEFITS	3,027.00	5,770.30	30,100.00	24,329.70	19.2
10-77-14 OVERTIME WAGES	955.35	955.35	2,000.00	1,044.65	47.8
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	877.36	884.99	12,000.00	11,115.01	7.4
10-77-26 BUILDING AND GROUNDS	202.29	569.24	12,000.00	11,430.76	4.7
10-77-28 TELEPHONE	40.00	80.00	850.00	770.00	9.4
10-77-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-77-63 OTHER SERVICES	11.62	11.62	12,000.00	11,988.38	.1
TOTAL CEMETERY	13,641.33	33,781.16	154,700.00	120,918.84	21.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,252.34	6,504.68	42,500.00	35,995.32	15.3
10-82-13 EMPLOYEE BENEFITS	2,207.05	4,360.51	26,300.00	21,939.49	16.6
10-82-14 OVERTIME WAGES	287.42	359.30	.00	(359.30)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	350.45	350.45	3,600.00	3,249.55	9.7
10-82-28 TELEPHONE	9.76	19.52	.00	(19.52)	.0
10-82-31 PROFESSIONAL & TECHNICAL	750.00	750.00	4,800.00	4,050.00	15.6
10-82-34 TECHNOLOGY UPDATE	574.51	574.51	5,000.00	4,425.49	11.5
10-82-61 TIPPING FEES	11,510.75	11,510.75	110,000.00	98,489.25	10.5
10-82-62 WASTE PICKUP CONTRACT	27,612.40	27,612.40	300,000.00	272,387.60	9.2
10-82-64 OTHER EXPENSES	230.21	453.42	2,000.00	1,546.58	22.7
TOTAL GARBAGE	46,784.89	52,495.54	494,200.00	441,704.46	10.6
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	575.23	575.23	15,000.00	14,424.77	3.8
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	471,545.00	471,545.00	.0
10-99-82 EMERGENCY PREP	.00	.00	5,000.00	5,000.00	.0
TOTAL MISCELLANEOUS	575.23	575.23	491,545.00	490,969.77	.1
TOTAL FUND EXPENDITURES	471,433.06	1,160,672.45	5,654,151.00	4,493,478.55	20.5
NET REVENUE OVER EXPENDITURES	(144,806.22)	(614,563.25)	.00	614,563.25	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

CLASS C ROADS

<u>ASSETS</u>			
11-1190	CASH - ALLOCATION FROM GENERAL		899,349.48
11-1313	CLASS C ROAD RECEIVABLES		85,000.00
			<u>984,349.48</u>
	TOTAL ASSETS		<u><u>984,349.48</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
11-2980	BALANCE BEGINNING OF YEAR	1,094,431.75	
	REVENUE OVER EXPENDITURES - YTD	(110,082.27)	
			<u>984,349.48</u>
	BALANCE - CURRENT DATE		<u>984,349.48</u>
	TOTAL FUND EQUITY		<u>984,349.48</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>984,349.48</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	.00	425,000.00	425,000.00	.0
TOTAL SOURCE 33	.00	.00	425,000.00	425,000.00	.0
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	18,000.00	18,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	18,000.00	18,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	227,000.00	227,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	227,000.00	227,000.00	.0
TOTAL FUND REVENUE	.00	.00	670,000.00	670,000.00	.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	45,950.56	110,082.27	670,000.00	559,917.73	16.4
TOTAL DEPARTMENT 60	45,950.56	110,082.27	670,000.00	559,917.73	16.4
TOTAL FUND EXPENDITURES	45,950.56	110,082.27	670,000.00	559,917.73	16.4
NET REVENUE OVER EXPENDITURES	(45,950.56)	(110,082.27)	.00	110,082.27	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL		806,395.39
	TOTAL ASSETS		<u>806,395.39</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION		571,085.62
UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	192,301.77	
	REVENUE OVER EXPENDITURES - YTD	<u>43,008.00</u>	
	BALANCE - CURRENT DATE		<u>235,309.77</u>
	TOTAL FUND EQUITY		<u>806,395.39</u>
	TOTAL LIABILITIES AND EQUITY		<u>806,395.39</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	.00	43,008.00	115,000.00	71,992.00	37.4
TOTAL OPERATING REVENUES	.00	43,008.00	115,000.00	71,992.00	37.4
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	.00	.00	15,000.00	15,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	15,000.00	15,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10 FUND BALANCE APPROPRIATION	.00	.00	70,000.00	70,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	70,000.00	70,000.00	.0
TOTAL FUND REVENUE	.00	43,008.00	200,000.00	156,992.00	21.5

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	.00	.00	200,000.00	200,000.00	.0
TOTAL EXPENDITURES	.00	.00	200,000.00	200,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	200,000.00	200,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	43,008.00	.00	(43,008.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL		341,316.58
	TOTAL ASSETS		<u>341,316.58</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	322,383.46	
	REVENUE OVER EXPENDITURES - YTD	<u>18,933.12</u>	
	BALANCE - CURRENT DATE		<u>341,316.58</u>
	TOTAL FUND EQUITY		<u>341,316.58</u>
	TOTAL LIABILITIES AND EQUITY		<u>341,316.58</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	.00	18,933.12	105,000.00	86,066.88	18.0
TOTAL OPERATING REVENUES	.00	18,933.12	105,000.00	86,066.88	18.0
TOTAL FUND REVENUE	.00	18,933.12	105,000.00	86,066.88	18.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	105,000.00	105,000.00	.0
TOTAL EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	18,933.12	.00	(18,933.12)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2019

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	2,755,602.07	
	TOTAL ASSETS		<u>2,755,602.07</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2124	OTHER BONDS	20,000.00	
45-2125	CEMETERY BOND-FLYNN PRODUCTION	1,000.00	
45-2138	PURPLE CHURCH MONUMENT	77.00	
45-2140	INFRA PROTECTION BONDS	821,819.09	
45-2147	OPEN SPACE BOND	97,000.00	
45-2150	RESTRICTED FOR ROADS	18,619.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,685.26	
	TOTAL LIABILITIES		1,085,412.85
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2970	RESTRICTED FOR ROADS	100,441.50	
45-2980	BALANCE BEGINNING OF YEAR	1,421,644.51	
	REVENUE OVER EXPENDITURES - YTD	(3,426.15)	
	BALANCE - CURRENT DATE		<u>1,670,189.22</u>
	TOTAL FUND EQUITY		<u>1,670,189.22</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,755,602.07</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	.00	.00	15,000.00	15,000.00	.0
45-38-16 CONTRIBUTION FROM BUILDERS	.00	1,979.33	.00	(1,979.33)	.0
TOTAL INTEREST AND MISC REVENUE	.00	1,979.33	15,000.00	13,020.67	13.2
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	389,000.00	389,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	389,000.00	389,000.00	.0
TOTAL FUND REVENUE	.00	1,979.33	404,000.00	402,020.67	.5

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	2,400.00	5,405.48	377,500.00	372,094.52	1.4
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	26,500.00	26,500.00	.0
TOTAL EXPENDITURES	2,400.00	5,405.48	404,000.00	398,594.52	1.3
TOTAL FUND EXPENDITURES	2,400.00	5,405.48	404,000.00	398,594.52	1.3
NET REVENUE OVER EXPENDITURES	(2,400.00)	(3,426.15)	.00	3,426.15	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,396,893.18	
51-1311	WATER ACCOUNTS RECEIVABLE	76,130.98	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,758.43)	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	52,554.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(123,982.93)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	13,952,834.79	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,095,536.10)	
51-1651	MACHINERY AND EQUIPMENT	1,158,241.43	
51-1652	ALLOWANCE FOR DEPRN-MACH & EQ	(344,464.70)	
	TOTAL ASSETS		<u>12,532,414.85</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT	34,500.00	
51-2171	PROFESS & TECH SERVICES TBP	13,346.82	
51-2230	ST COMPENSATED ABSENCES	2,181.32	
51-2290	NET PENSION LIABILITY	58,908.00	
51-2410	DEFERRED INFLOWS-PENSIONS	42,032.00	
51-2530	LT COMPENSATED ABSENCES	205.00	
	TOTAL LIABILITIES		151,173.14

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
51-2980	BEGINNING OF YEAR	12,318,057.02	
	REVENUE OVER EXPENDITURES - YTD	63,184.69	
	BALANCE - CURRENT DATE	12,381,241.71	
	TOTAL FUND EQUITY		<u>12,381,241.71</u>
	TOTAL LIABILITIES AND EQUITY		<u>12,532,414.85</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	81,283.20	157,655.05	725,000.00	567,344.95	21.8
51-37-12 OTHER WATER REVENUE	327.00	(26,802.15)	12,500.00	39,302.15	(214.4)
51-37-16 WATER CONNECTION FEE	3,760.00	6,350.00	17,500.00	11,150.00	36.3
51-37-17 PENALTIES	509.92	1,006.64	5,500.00	4,493.36	18.3
TOTAL OPERATING REVENUES	85,880.12	138,209.54	760,500.00	622,290.46	18.2
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	32,500.00	32,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	32,500.00	32,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	238,500.00	238,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	238,500.00	238,500.00	.0
TOTAL FUND REVENUE	85,880.12	138,209.54	1,031,500.00	893,290.46	13.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	10,085.30	20,200.13	132,000.00	111,799.87	15.3
51-80-13 EMPLOYEE BENEFITS	7,105.95	14,157.93	82,700.00	68,542.07	17.1
51-80-14 OVERTIME WAGES	1,094.14	1,942.50	11,000.00	9,057.50	17.7
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,500.00	2,500.00	.0
51-80-23 TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24 OFFICE SUPPLIES & POS	624.26	2,800.03	13,000.00	10,199.97	21.5
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,724.85	1,706.69	21,000.00	19,293.31	8.1
51-80-26 BUILDING AND GROUNDS SUPPLIES	7,270.58	10,973.44	35,000.00	24,026.56	31.4
51-80-27 UTILITIES	2,109.17	2,168.10	25,000.00	22,831.90	8.7
51-80-28 TELEPHONE	175.95	266.21	2,000.00	1,733.79	13.3
51-80-31 PROFESSIONAL & TECHNICAL SERVI	2,991.53	3,080.15	18,900.00	15,819.85	16.3
51-80-33 EDUCATION	.00	.00	1,000.00	1,000.00	.0
51-80-34 TECHNOLOGY UPDATE	575.23	575.23	10,000.00	9,424.77	5.8
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	8,689.74	10,900.00	2,210.26	79.7
51-80-62 MISCELLANEOUS SERVICES	2,485.06	2,485.06	33,000.00	30,514.94	7.5
51-80-63 OTHER EXPENSES	1,583.82	4,479.64	15,000.00	10,520.36	29.9
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	25,000.00	25,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	.00	325,000.00	325,000.00	.0
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,500.00	9,000.00	14.3
TOTAL WATER EXPENDITURES	37,825.84	75,024.85	1,031,500.00	956,475.15	7.3
TOTAL FUND EXPENDITURES	37,825.84	75,024.85	1,031,500.00	956,475.15	7.3
NET REVENUE OVER EXPENDITURES	48,054.28	63,184.69	.00	(63,184.69)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,348,480.61	
52-1312	SEWER ACCOUNTS RECEIVABLE	95,150.43	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	48,497.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(38,066.22)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	7,581,524.12	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(2,796,461.80)	
52-1651	MACHINERY AND EQUIPMENT	276,090.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(186,272.83)	
	TOTAL ASSETS		<u>7,393,485.24</u>

LIABILITIES AND EQUITYLIABILITIES

52-2230	ST COMPENSATED ABSENCES	22,929.00	
52-2290	NET PENSION LIABILITY	54,359.83	
52-2300	TSSD CLEARING ACCOUNT	11,956.00	
52-2410	DEFERRED INFLOWS-PENSIONS	38,787.00	
52-2530	LT COMPENSATED ABSENCES	2,097.00	
	TOTAL LIABILITIES		130,128.83

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,200,608.69	
	REVENUE OVER EXPENDITURES - YTD	62,747.72	
	BALANCE - CURRENT DATE	7,263,356.41	
	TOTAL FUND EQUITY		<u>7,263,356.41</u>
	TOTAL LIABILITIES AND EQUITY		<u>7,393,485.24</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	82,768.60	159,021.13	1,025,000.00	865,978.87	15.5
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	750.00	1,500.00	5,000.00	3,500.00	30.0
TOTAL OPERATING REVENUES	83,518.60	160,521.13	1,040,000.00	879,478.87	15.4
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	36,250.00	36,250.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	36,250.00	36,250.00	.0
TOTAL FUND REVENUE	83,518.60	160,521.13	1,096,250.00	935,728.87	14.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	10,085.30	20,200.13	132,000.00	111,799.87	15.3
52-81-13 EMPLOYEE BENEFITS	7,108.04	14,162.11	82,750.00	68,587.89	17.1
52-81-14 OVERTIME WAGES	1,094.14	1,942.50	10,500.00	8,557.50	18.5
52-81-23 TRAVEL	.00	.00	2,500.00	2,500.00	.0
52-81-24 OFFICE SUPPLIES & POSTAGE	2,660.93	2,660.93	12,000.00	9,339.07	22.2
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,210.57	1,210.57	10,000.00	8,789.43	12.1
52-81-26 BUILDING AND GROUND SUPPLIES	579.03	579.03	12,000.00	11,420.97	4.8
52-81-27 UTILITIES	47.05	47.05	500.00	452.95	9.4
52-81-28 TELEPHONE	138.94	239.55	4,250.00	4,010.45	5.6
52-81-31 PROFESSIONAL & TECHNICAL	750.00	750.00	8,000.00	7,250.00	9.4
52-81-34 TECHNOLOGY UPDATE	575.23	575.23	6,000.00	5,424.77	9.6
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	45,054.81	45,054.81	598,250.00	553,195.19	7.5
52-81-64 OTHER EXPENSES	80.88	8,851.50	12,000.00	3,148.50	73.8
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	.00	65,000.00	65,000.00	.0
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,500.00	9,000.00	14.3
TOTAL SEWER EXPENDITURES	69,384.92	97,773.41	1,096,250.00	998,476.59	8.9
TOTAL FUND EXPENDITURES	69,384.92	97,773.41	1,096,250.00	998,476.59	8.9
NET REVENUE OVER EXPENDITURES	14,133.68	62,747.72	.00	(62,747.72)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2019

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,289,899.73	
55-1284	CASH - 2010 BOND FUND #418	47,590.00	
55-1311	ACCOUNTS RECEIVABLE	90,886.16	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,363.11)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	33,432.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	13,269,617.68	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(3,589,914.47)	
55-1651	MACHINERY AND EQUIPMENT	316,319.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(169,590.60)	
55-1910	DEFERED AMOUNT ON REFUNDING	186,355.02	
	TOTAL ASSETS		11,472,231.46

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	23,795.00	
55-2171	ESCROW FT CREEK BOOSTER DESIGN	894.42	
55-2230	ST COMPENSATED ABSENCES	4,945.53	
55-2290	NET PENSION LIABILITY	37,474.00	
55-2410	DEFERRED INFLOWS-PENSIONS	26,738.00	
55-2511	CURRENT PORTION OF BONDS	375,000.00	
55-2531	BOND - 2010 WATER REFUNDING	2,500,000.00	
55-2540	LT COMPENSATED ABSENCES	123.00	
	TOTAL LIABILITIES		2,968,969.95

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BALANCE BEGINNING OF YEAR	8,007,694.49	
	REVENUE OVER EXPENDITURES - YTD	495,567.02	
	BALANCE - CURRENT DATE		8,503,261.51
	TOTAL FUND EQUITY		8,503,261.51
	TOTAL LIABILITIES AND EQUITY		11,472,231.46

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20 PI IRRIGATION GRANT PROJECT	509,923.06	509,923.06	1,420,841.00	910,917.94	35.9
TOTAL INTERGOVERNMENTAL REVENUE	509,923.06	509,923.06	1,420,841.00	910,917.94	35.9
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	77,888.55	155,422.86	.00	(155,422.86)	.0
55-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
55-37-16 PRESSURIZED CONNECTION FEE	5,597.42	10,666.64	15,000.00	4,333.36	71.1
TOTAL OPERATING REVENUES	83,485.97	166,089.50	16,000.00	(150,089.50)	1038.1
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	.39	.77	20,000.00	19,999.23	.0
TOTAL INTEREST AND MISC REVENUE	.39	.77	20,000.00	19,999.23	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	374,368.00	374,368.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	374,368.00	374,368.00	.0
TOTAL FUND REVENUE	593,409.42	676,013.33	1,831,209.00	1,155,195.67	36.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	8,597.84	17,225.15	112,500.00	95,274.85	15.3
55-40-13 EMPLOYEE BENEFITS	6,269.34	12,484.80	72,500.00	60,015.20	17.2
55-40-14 OVERTIME WAGES	1,094.08	1,942.43	13,000.00	11,057.57	14.9
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	2,617.83	2,617.83	58,000.00	55,382.17	4.5
55-40-26 BUILDING & GROUNDS SUPPLIES	1,266.62	2,709.51	12,000.00	9,290.49	22.6
55-40-27 UTILITIES	15,538.46	15,697.65	225,000.00	209,302.35	7.0
55-40-28 TELEPHONE	108.46	178.68	1,500.00	1,321.32	11.9
55-40-29 OFFICE SUPPLIES & POSTAGE	439.08	527.70	12,000.00	11,472.30	4.4
55-40-31 PROFESSIONAL & TECHNICAL SERVI	375.00	375.00	5,000.00	4,625.00	7.5
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	575.23	575.23	.00	(575.23)	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	8,000.00	8,000.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	8,689.74	12,000.00	3,310.26	72.4
55-40-62 MISCELLANEOUS SERVICES	2,245.97	2,245.97	33,000.00	30,754.03	6.8
55-40-63 OTHER EXPENSES	111.21	222.42	1,500.00	1,277.58	14.8
55-40-73 CAPITAL OUTLAY	.00	.00	150,000.00	150,000.00	.0
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,500.00	9,000.00	14.3
55-40-75 IRRIGATION METER REPLACEMENT	113,454.20	113,454.20	400,000.00	286,545.80	28.4
55-40-79 AGENTS FEES	.00	.00	2,500.00	2,500.00	.0
55-40-80 TRUSTEE FEES	.00	.00	2,000.00	2,000.00	.0
55-40-86 BOND PRINCIPAL #0352418	.00	.00	375,000.00	375,000.00	.0
55-40-87 BOND INTEREST #0352418	.00	.00	90,305.00	90,305.00	.0
TOTAL EXPENDITURES	152,693.32	180,446.31	1,831,209.00	1,650,762.69	9.9
TOTAL FUND EXPENDITURES	152,693.32	180,446.31	1,831,209.00	1,650,762.69	9.9
NET REVENUE OVER EXPENDITURES	440,716.10	495,567.02	.00	(495,567.02)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	660,468.14	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,188.37	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,381.89)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	13,052.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	5,615,755.64	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,329,846.29)	
	TOTAL ASSETS		<u>5,189,291.20</u>

LIABILITIES AND EQUITYLIABILITIES

56-2230	ST COMPENSATED ABSENCES	7,308.00	
56-2290	NET PENSION LIABILITY	14,630.00	
56-2410	DEFERRED INFLOWS-PENSIONS	10,439.00	
56-2530	LT COMPENSATED ABSENCES	687.00	
	TOTAL LIABILITIES		33,064.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	164,127.13	
56-2980	BALANCE BEGINNING OF YEAR	5,007,099.40	
	REVENUE OVER EXPENDITURES - YTD	(14,999.33)	
	BALANCE - CURRENT DATE	<u>5,156,227.20</u>	
	TOTAL FUND EQUITY		<u>5,156,227.20</u>
	TOTAL LIABILITIES AND EQUITY		<u>5,189,291.20</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	14,456.09	28,876.05	175,000.00	146,123.95	16.5
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	1,800.00	3,300.00	10,000.00	6,700.00	33.0
TOTAL OPERATING REVENUES	16,256.09	32,176.05	186,000.00	153,823.95	17.3
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	8,000.00	8,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	8,000.00	8,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	105,650.00	105,650.00	.0
TOTAL SOURCE 39	.00	.00	105,650.00	105,650.00	.0
TOTAL FUND REVENUE	16,256.09	32,176.05	299,650.00	267,473.95	10.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	3,322.57	6,674.56	43,500.00	36,825.44	15.3
56-40-13 EMPLOYEE BENEFITS	2,233.03	4,474.38	27,500.00	23,025.62	16.3
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,000.00	2,000.00	.0
56-40-23 TRAVEL	.00	.00	650.00	650.00	.0
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	2,500.00	2,500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	64.75	64.75	4,500.00	4,435.25	1.4
56-40-34 TECHNOLOGY UPDATE	575.23	575.23	5,000.00	4,424.77	11.5
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	.00	8,689.70	10,000.00	1,310.30	86.9
56-40-62 MISCELLANEOUS SERVICES	80.88	951.76	10,000.00	9,048.24	9.5
56-40-73 CAPITAL OUTLAY	1,245.00	25,745.00	110,000.00	84,255.00	23.4
TOTAL EXPENDITURES	7,521.46	47,175.38	299,650.00	252,474.62	15.7
TOTAL FUND EXPENDITURES	7,521.46	47,175.38	299,650.00	252,474.62	15.7
NET REVENUE OVER EXPENDITURES	8,734.63	(14,999.33)	.00	14,999.33	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	363,873.54	
	TOTAL ASSETS		363,873.54

LIABILITIES AND EQUITYLIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2461	CONRAD'S LANDING	113,237.74	
70-2500	RIDGE AT ALPINE COVE NORTH	26,881.71	
70-2501	RIDGE AT ALPINE COVE SOUTH	42,949.91	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		297,374.73

FUND EQUITY

70-2600	BOND FOR BECK PINES PLAT A	4,167.30	
70-2602	BOND FOR BECK PINES PLAT C	3,715.54	
70-2610	BOND FOR HERITAGE HILLS	10,800.00	
70-2620	ALPINE WATER TANK HOLE IN WALL	(4,500.00)	
70-2630	ALPINE WATER TANK BLUE ROCK C	4,500.00	
	UNAPPROPRIATED FUND BALANCE:		
70-2980	BALANCE BEGINNING OF YEAR	47,815.97	
	BALANCE - CURRENT DATE	47,815.97	
	TOTAL FUND EQUITY		66,498.81

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2019

TRUST AND AGENCY FUND

TOTAL LIABILITIES AND EQUITY

363,873.54

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND REVENUE	.00	.00	1,000.00	1,000.00	.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-64 MISCELLANEOUS EXPENSES	.00	.00	1,000.00	1,000.00	.0
TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

CEMETERY PERPETUAL CARE FUND

<u>ASSETS</u>		
71-1190	CASH - ALLOCATION TO OTHER FUN	646,799.99
	TOTAL ASSETS	<u>646,799.99</u>
<u>LIABILITIES AND EQUITY</u>		
<u>FUND EQUITY</u>		
UNAPPROPRIATED FUND BALANCE:		
71-2980	BALANCE BEGINNING OF YEAR	642,634.99
	REVENUE OVER EXPENDITURES - YTD	<u>4,165.00</u>
	BALANCE - CURRENT DATE	<u>646,799.99</u>
	TOTAL FUND EQUITY	<u>646,799.99</u>
	TOTAL LIABILITIES AND EQUITY	<u>646,799.99</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	3,693.75	5,910.00	15,000.00	9,090.00	39.4
71-33-58 UPRIGHT MONUMENT	75.00	225.00	2,500.00	2,275.00	9.0
TOTAL INTERGOVERNMENTAL REVENUE	3,768.75	6,135.00	17,500.00	11,365.00	35.1
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL FUND REVENUE	3,768.75	6,135.00	20,000.00	13,865.00	30.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	1,970.00	1,970.00	20,000.00	18,030.00	9.9
TOTAL EXPENDITURES	1,970.00	1,970.00	20,000.00	18,030.00	9.9
TOTAL FUND EXPENDITURES	1,970.00	1,970.00	20,000.00	18,030.00	9.9
NET REVENUE OVER EXPENDITURES	1,798.75	4,165.00	.00	(4,165.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL		384,906.93
	TOTAL ASSETS		<u>384,906.93</u>
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2980	BALANCE BEGINNING OF YEAR	373,676.93	
	REVENUE OVER EXPENDITURES - YTD	<u>11,230.00</u>	
	BALANCE - CURRENT DATE		<u>384,906.93</u>
	TOTAL FUND EQUITY		<u>384,906.93</u>
	TOTAL LIABILITIES AND EQUITY		<u>384,906.93</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	6,738.00	11,230.00	75,000.00	63,770.00	15.0
TOTAL OPERATING REVENUES	6,738.00	11,230.00	75,000.00	63,770.00	15.0
TOTAL FUND REVENUE	6,738.00	11,230.00	75,000.00	63,770.00	15.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	75,000.00	75,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	75,000.00	75,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
NET REVENUE OVER EXPENDITURES	6,738.00	11,230.00	.00	(11,230.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL		81,731.68
	TOTAL ASSETS		<u>81,731.68</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	76,805.08	
	REVENUE OVER EXPENDITURES - YTD	<u>4,926.60</u>	
	BALANCE - CURRENT DATE		<u>81,731.68</u>
	TOTAL FUND EQUITY		<u>81,731.68</u>
	TOTAL LIABILITIES AND EQUITY		<u>81,731.68</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	2,955.96	4,926.60	20,000.00	15,073.40	24.6
TOTAL OPERATING REVENUES	2,955.96	4,926.60	20,000.00	15,073.40	24.6
TOTAL FUND REVENUE	2,955.96	4,926.60	20,000.00	15,073.40	24.6

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	20,000.00	20,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
NET REVENUE OVER EXPENDITURES	2,955.96	4,926.60	.00	(4,926.60)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2019

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL		201,267.79
	TOTAL ASSETS		<u>201,267.79</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
85-2980	BALANCE BEGINNING OF YEAR	166,589.73	
	REVENUE OVER EXPENDITURES - YTD	<u>34,678.06</u>	
	BALANCE - CURRENT DATE		<u>201,267.79</u>
	TOTAL FUND EQUITY		<u>201,267.79</u>
	TOTAL LIABILITIES AND EQUITY		<u>201,267.79</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	17,711.47	34,678.06	80,000.00	45,321.94	43.4
TOTAL OPERATING REVENUES	17,711.47	34,678.06	80,000.00	45,321.94	43.4
TOTAL FUND REVENUE	17,711.47	34,678.06	80,000.00	45,321.94	43.4

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	80,000.00	80,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	80,000.00	80,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	80,000.00	80,000.00	.0
NET REVENUE OVER EXPENDITURES	17,711.47	34,678.06	.00	(34,678.06)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL		135,208.40
	TOTAL ASSETS		<u>135,208.40</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(164,127.13)	
86-2980	BALANCE BEGINNING OF YEAR	286,535.53	
	REVENUE OVER EXPENDITURES - YTD	<u>12,800.00</u>	
	BALANCE - CURRENT DATE		<u>135,208.40</u>
	TOTAL FUND EQUITY		<u>135,208.40</u>
	TOTAL LIABILITIES AND EQUITY		<u>135,208.40</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STORM DRAIN IMPACT FEES

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	12,800.00	55,000.00	42,200.00	23.3
TOTAL OPERATING REVENUES	.00	12,800.00	55,000.00	42,200.00	23.3
TOTAL FUND REVENUE	.00	12,800.00	55,000.00	42,200.00	23.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2019

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	55,000.00	55,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	55,000.00	55,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	55,000.00	55,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	12,800.00	.00	(12,800.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2019

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,844,182.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	36,946,053.30	
91-1651	MACHINERY AND EQUIPMENT	1,014,311.17	
91-1690	ACCUMULATED DEPRECIATION	(21,619,404.86)	
	TOTAL ASSETS		<u>40,960,183.91</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	2,810,131.28	
	BALANCE - CURRENT DATE		<u>40,960,183.91</u>
	TOTAL FUND EQUITY		<u>40,960,183.91</u>
	TOTAL LIABILITIES AND EQUITY		<u>40,960,183.91</u>

ALPINE CITY CORPORATION
 BALANCE SHEET
 AUGUST 31, 2019

GENERAL LONG-TERM DEBT

<u>ASSETS</u>			
95-1610	DEFERRED OUTFLOW PENSION	166,971.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	396,028.75	
	TOTAL ASSETS		<u>562,999.75</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
95-2090	SWEEPER LEASE	144,543.00	
95-2290	NET PENSION LIABILITY	187,159.00	
95-2410	DEFERRED INFLOWS PENSION	133,542.68	
	TOTAL LIABILITIES		465,244.68
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	89,474.35	
95-2950	ACC COMP ABSENCES	8,280.72	
	BALANCE - CURRENT DATE	97,755.07	
	TOTAL FUND EQUITY		<u>97,755.07</u>
	TOTAL LIABILITIES AND EQUITY		<u>562,999.75</u>

ALPINE CITY COUNCIL AGENDA

SUBJECT: PRD Status Approval – Alpine Ridge Estates

FOR CONSIDERATION ON: 10 September 2019

PETITIONER: David Gifford

ACTION REQUESTED BY PETITIONER: Approve PRD Status for the proposed Alpine Ridge Estates Subdivision.

BACKGROUND INFORMATION:

Alpine Ridge Estates consists of 9 lots on 9.775 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The concept plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property. Petitioner is seeking planning on developing Alpine Ridge Estates as a Planned Residential Development (PRD) in order to preserve the hillsides as open space and to provide for consistency with subdivisions to the north and east (Mountainville Heights and Whitby Woodlands). PRD status requires a recommendation of from Planning Commission and approval by City Council.

Staff report was written as a review of the concept plan for Alpine Ridge Estates. However, the petitioner is asking that City Council not review the concept at this time as there are plans to revise the concept and return with a proposal to develop Alpine Ridge Estates along with a future phase of the Whitby Woodlands PRD. Petitioner is only seeking approval of the PRD status at this time.

Planning Commission recommended to approve the PRD status through the following motion:

MOTION: Bryce Higbee moved to recommend approval of the Alpine Ridge Estates PRD status.

Sylvia Christiansen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Jessica Smuin
Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Review proposal and decide to either approve or deny PRD status for the proposed subdivision. Findings are outlined below.

SAMPLE MOTION TO APPROVE

I motion to approve the PRD status proposal for Alpine Ridge Estates with the following conditions:

- The proposed open space be designated as private open space.
- The Developer consider an alternative name for the subdivision to avoid confusion with other existing subdivisions.

SAMPLE MOTION TO DENY

I motion that the PRD status proposal for Alpine Ridge Estates be denied based on the following:

- ****Insert Finding****



**ALPINE CITY
STAFF REPORT**
August 29, 2019

To: Alpine City Planning Commission & City Council

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: **Alpine Ridge Estates – CONCEPT**

Applicant: Greg Wilding of Wilding Engineering, representing David Gifford
Project Location: Approximately 430 North 400 West
Zoning: CR-20,000 Zone
Acreage: 9.775 Acres
Lot Number & Size: 9 lots ranging from 0.31 acres to 0.50 acres
Request: Recommend approval of the Concept Plan

SUMMARY

Alpine Ridge Estates consists of 9 lots on 9.775 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The concept plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property. The proposed concept and number of lots is based on bonus density that would be received from a Planned Residential Development (PRD). PRD status is dependent on a recommendation of from Planning Commission and approval by City Council.

BACKGROUND

The property on which the Alpine Ridge Estates Subdivision is proposed is currently a one large lot with a single-family home on it. The property has been owned by the Marsh family for many years and was just recently sold to David Gifford, who is now seeking to subdivide the lot.

ANALYSIS

PRD Status and Requirements

“It shall be the City’s sole discretion to decide if a project should be a PRD within the intent of the ordinance...the Planning Commission shall make a recommendation to the City Council and

the City Council shall make the final decision in deciding whether a project should be a PRD prior to a concept approval being given” (Article 3.09.010.2). To qualify as a PRD, a project must demonstrate that it will:

- a) Recognize and incorporate natural conditions of site;
- b) Efficiently utilize land resources and benefit the public in delivery of utilities and services;
- c) Help to provide variety to style of dwelling available;
- d) Preserve open space for recreational, scenic and public service needs;
- e) Be consistent with objectives of underlying zone.

The developer has proposed to preserve the hillsides located on the property as open space. However, it is not specified on the plan whether this would be public or private open space. According to the PRD ordinance they would have to dedicate 25% of the overall property as open space. The concept plan shows 59.1% to be dedicated as open space.

This proposed plan ties into utilities off 400 West and Whitby Woodlands Drive, and this is covered further in the Engineering and Public Works Review.

By doing a PRD the developer would be allowed to have smaller lots than they would under the requirements of the CR-20,000 zone. This may allow for diversity of style for home in the area.

Developer has proposed to leave the hillsides as open space which could potentially be used for recreational or scenic purposes. Overall, the proposed concept seems to be consistent with the objectives of the underlying zone.

Planning Commission should review the above requirements for PRD and make recommendation, and City Council shall determine if the proposed subdivision qualifies as a PRD. Ultimately, the proposed plan only works as a PRD. If PRD status is not granted plans should be revised to meet the requirements of the underlying zone (CR-20,000).

Lot Width and Area

Lot width requirements for the CR-20,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. Lots located within a PRD shall have a width of not less than 90 feet (measured 30 feet back from the front property line) and the length of the front lot line abutting the City street shall not be less than 60 feet. The proposed lots appear to meet the lot with requirements for a PRD.

Lots in the CR-20,000 zone are required to be a minimum of 20,000 square feet in size. However, the Alpine Ridge Estates Subdivision is being proposed as a PRD, which grants density bonuses for the dedication of public and/or private open space. According to a slope analysis of the property (see attached), they have a base density of 8 lots. With the dedication of the appropriate amount of private open space density would increase to 9 lots, and with the dedication of the appropriate amount of public open space density would increase to 10 lots potentially. The proposed concept appears to meet the density requirements set forth in the PRD ordinance.

As mentioned under the PRD Status and Requirements section above, the developer needs to specify what type of opens space is being proposed (public or private). However, based on the plans showing 59.1% of the land to be dedicate as open space it would meet the 25% minimum for the zone.

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-20,000 zone.

Sensitive Lands (Wildland Urban Interface)

The property is not located in the Wildland Urban Interface; however, it does have a lot of slope and natural vegetation. See the Engineering and Public Works, and the Lone Peak Fire Department Reviews below for further comments on sensitive lands requirements.

Trails

The City Trail Master Plan shows no trails within the development area, and there are no nor does it show any proposed trails, and thus trails would not be a requirement for this subdivision.

General Plan

As part of the City General Plan, the Street Master Plan, shows a proposed new local street running through the Alpine Ridge Estates property, connecting Whitby Woodlands Drive with 200 North street. The proposed concept plan has incorporated the proposed new local street from the street master plan, which connects earlier phases of the Whitby Woodlands PRD Subdivision to future phases of the Whitby Woodlands PRD Subdivision.

Lots 1 through 5, and thus the entire east side of this development, are only viable if the Alpine Ridge Estates Subdivision is able to coordinate and be integrated with the Whitby Woodlands PRD Subdivision. Lots 3, 4, and 5 all have frontage on Whitby Woodlands Circle, and lots 1, 2, and 3 fronting on Whitby Woodlands Drive with a temporary turnaround located south of the Alpine Ridge Estates property in a future phase of the Whitby Woodlands Subdivision. The road appears to have shifted slightly from what was previously approved for the Whitby Woodlands PRD Subdivision. Because of the change, that phase of the Whitby Woodlands development will need to re-apply for preliminary approval.

Staff recommends Preliminary and Final plans of the proposed Alpine Ridge Estates subdivision and the next phase of the Whitby Woodlands PRD Subdivision be processed together or the proposed lots 1 through 5 will not be legal lots since they will not have access to a compliant street.

Other

Alpine City already has a subdivision named Alpine Ridge Subdivision and another named The Ridge at Alpine. Though the proposed name is different (Alpine Ridge Estates), **staff would recommend that the owner consider an alternative name to avoid confusion with other subdivisions.**

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

At Concept Engineering checks the streets for general compliance with the Street Master Plan. The plans shows a compliant cul-de-sac extending off 400 West (less than 450 feet), an extension of Whitby Woodlands Drive which terminates in a temporary turn-a-round, and shows a portion of roadway headed northward which appears to complete a future phase of a previously approved development, Whitby Woodlands PRD Subdivision, as mentioned in the Planners portion of the review letter. As previously mentioned, that phase of Whitby Woodlands would need to be approved and constructed at the same time of this development for this plan to be complaint with code. **Without the Whitby Woodlands PRD subdivision future phase running concurrent with this one, this subdivision would create a non-compliant partial width street** (see DC 4.07.040.8). At Preliminary and Final, both developments should be approved together and constructed together.

Lots

Every lot is required to show “Buildable Area” for a home. One of the requirements for Buildable Area is that “*The area contains no territory having a natural slope of twenty (20) percent or greater;*” (Section 3.01.110). Lots 3 through 5 have an existing/abandoned irrigation ditch that ran through the property which causes anomalies within the Buildable Area shown. **Staff would recommend an exception to the Buildable Area requirements on Lots 3 through 5 due to the topography being altered from the irrigation ditch.** If graded back to pre-irrigation grades, the area would clearly meet the ordinance.

If approved to be developed as a PRD, Development Code section 3.09.040.3 has strict requirements regarding open space. In general, this section states that all hazardous areas (rockfall, slide, flood, etc.) and all areas containing slopes greater than 25% must be included in the open space areas. Subsections of the same ordinance give allowances for lots to contain 25% slopes, but the applicant must show that they have first tried to follow the ordinance, and then show how their development would be better using the exception. A plan that meets ordinance without needing an exception to this ordinance was not submitted. **Staff would recommend the applicant bring a plan that meets the Open Space ordinance so the two concept plans can be compared. Staff has also not received data regarding the percentage of slopes greater than 25% are in each lot and would not recommend approval until the Planning Commission has seen this information.**

Utilities – All

The utilities will be discussed at length at Preliminary Review. At concept the overall ability of the City to serve the area is evaluated. In this situation, the necessary infrastructure to serve the area exists on both the east and west sides of the development. The development is well below

the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The master plans for all city utilities do account for the area.

Natural Hazards

The proposed development falls within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, and debris flows. Within these areas the Sensitive Lands Ordinance applies (DC 3.12). Section 3.12.090.4.e states “*Development shall not be allowed within fifty (50) feet of slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geologic areas as determined by a soils report and/or geology report produced pursuant to the requirements of item H-5 documentation.*” Lots 3-5 and 7-9 would be affected by this ordinance and be required to show setbacks from the 40% and greater slopes at a minimum. A rockfall study, if more restrictive, would override that. Lot 9 would be impacted the most as the 50-foot setback extends deep into the lot. Slope stability is the concern when building on top of steep slopes. The added pressure of a structure could cause the slope to fail. **If the applicant can show, through a slope stability analysis, that the stability of Lot 9 would be safe if built to the regular zoning setbacks, then the 50-foot setback could be reduced to the typical setbacks of the zone.** If not, the Buildable Area for Lot 9 will be quite small. 10,000 square foot lots do not have a minimum size limit for Buildable Area, but with such a small one the lot could potentially be unbuildable. A geotechnical report was submitted which did show slope stability tests in three locations but there was no clear explanation of the results and one such test was not done near Lot 9.

Rockfall, debris flow, and slides were mentioned as not being within the scope of the study. Staff would recommend the applicant revise the study or have new studies performed to provide more information regarding these items.

Other

The property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed; or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

HORROCKS ENGINEER’S REVIEW

See the attached review from Horrocks Engineering.

NOTICING

Notice has been properly issued in the manner outlined in City and State Code

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation, or decision to either approve or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The streets and general layout appear to meet ordinance;
- B. Proposed roadway construction appears to meet Alpine City design standards;
- C. Frontage improvements are shown throughout the development;
- D. Plan appears to comply with the General Plan and Street Master Plan, showing a local street running through the southeast corner of the property, connecting Whitby Woodlands Drive to future phases of the Whitby Woodlands PRD Subdivision.
- E. The property appears to meet the requirements of a PRD, based on slope analysis, lot width, and density requirements, as well as the other requirements including:
 - a. Recognize and incorporate natural conditions of site;
 - b. Efficiently utilize land resources and benefit the public in delivery of utilities and services;
 - c. Help to provide variety to style of dwelling available;
 - d. Preserve open space for recreational, scenic and public service needs;
 - e. Be consistent with objectives of underlying zone.

Findings for Negative Motion:

- A. A concept plan that meets Open Space requirements was not submitted;
- B. Rockfall, debris flow, and slide studies were not submitted showing the lots are buildable lots.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the Alpine Ridge Estates concept plan with the following conditions:

- The Developer be granted an exception to the slope requirements for Buildable Area on Lots 3 through 5;
- Preliminary and Final plans for Alpine Ridge Estates must run together with the next phase of the Whitby Woodlands PRD Subdivision to ensure that lots 1 through 5 have access to and frontage on a compliant street.
- The Developer consider an alternative name for the subdivision to avoid confusion with other existing subdivisions.

SAMPLE MOTION TO DENY

I motion to recommend that the Alpine Ridge Estates concept plan be denied based on the following:

- The Developer provide a concept plan that meets the Open Space Ordinance without requiring exceptions to slope within lots;
- The Developer provide calculations showing the percentage of each lot containing 25% or greater slopes;
- The Developer provide rockfall, debris flow, and slide studies showing the lots are viable.

ALPINE RIDGE ESTATES

VICINITY PLAN



WILDING
ENGINEERING

1479 S. SOUTH HERITAGE COURT WAY
BLUFFDALE, UTAH 84005
801.555.1113
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
1. TOTAL ACREAGE = 9.775 (425,801 sq.)



© 2019 Wilding Engineering, Inc. All rights reserved. Plot Date: May 16, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALPINE RIDGE ESTATES

VICINITY PLAN

ALPINE, UTAH

DRAWN BY SWR	CHECKED BY -	PROJECT # 19011
DATE 08/12/2019		SCALE 1" = 40'
SHEET C102		ENGINEER'S STAMP

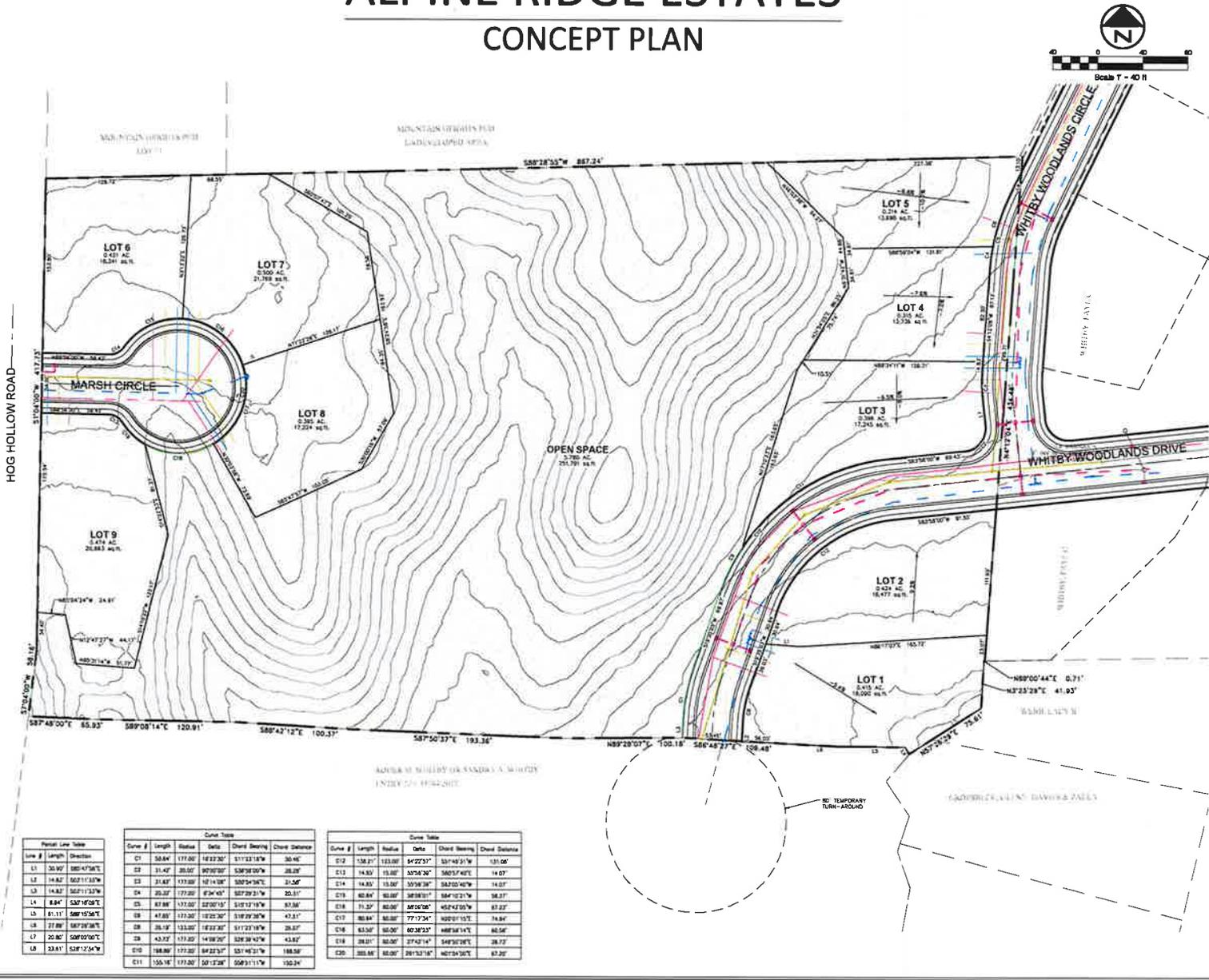
ALPINE RIDGE ESTATES

CONCEPT PLAN



DRAWING NOTES:
TOTAL ACREAGE = 9.775 (425.803 A)
TOTAL NUMBER OF LOTS = 8

© JANA V. BISH, Open Property/Jana V. Bish, Concept Plan
PLOT DATE: Aug 12, 2019



LEGEND

- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 8" IRRIGATION
- PROPOSED 18" STORM SEWER
- PROPOSED CATCH BASIN

NO.	DIVISION	DATE

PROJECT INFORMATION
ALPINE RIDGE ESTATES
CONCEPT PLAN
ALPINE, UTAH

DRAWN: TMS	CHECKED: -	PROJECT #: 19011
DATE: 08/12/2019		SCALE: 1" = 40'
SHEET: C101		ENGINEER'S SEAL:

Point	Line	Value
L1	35.97	185°47'56"E
L2	14.82	202°11'13"W
L3	14.82	202°11'13"W
L4	8.87	157°16'01"E
L5	51.11	109°57'56"E
L6	27.88	107°30'42"E
L7	20.80	109°02'00"E
L8	33.81	107°32'54"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	59.64	177.00	18°22'20"	117°23'13"W	30.46
C2	31.47	20.00	90°30'00"	108°58'00"W	28.28
C3	31.47	133.00	10°14'18"	109°24'34"E	31.50
C4	20.22	177.00	8°24'43"	107°29'21"W	20.31
C5	87.88	137.00	22°00'18"	110°12'19"W	87.38
C6	47.88	177.00	10°25'30"	118°29'38"W	47.31
C7	26.19	133.00	18°22'20"	117°23'13"W	26.37
C8	43.72	133.00	14°08'20"	109°34'40"W	43.87
C9	188.28	175.00	58°27'31"	101°46'21"W	188.50
C10	156.16	175.00	50°12'38"	109°11'11"W	156.24

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C10	156.27	175.00	51°22'57"	107°45'31"W	151.00
C11	14.80	15.00	32°54'24"	102°57'42"E	14.07
C12	14.80	15.00	30°58'38"	102°00'46"W	14.07
C13	80.64	80.00	388°50"	88°10'21"W	38.27
C14	11.25	80.00	88°06'08"	45°42'05"W	87.27
C15	80.84	80.00	77°12'34"	100°01'10"E	76.84
C16	83.58	80.00	80°38'23"	108°38'14"E	80.58
C17	28.01	80.00	27°42'14"	104°30'28"E	28.77
C18	388.68	80.00	287°32'18"	107°04'36"E	87.20

SLOPE ANALYSIS (BASED ON PRD FORMULA 3.9.5)

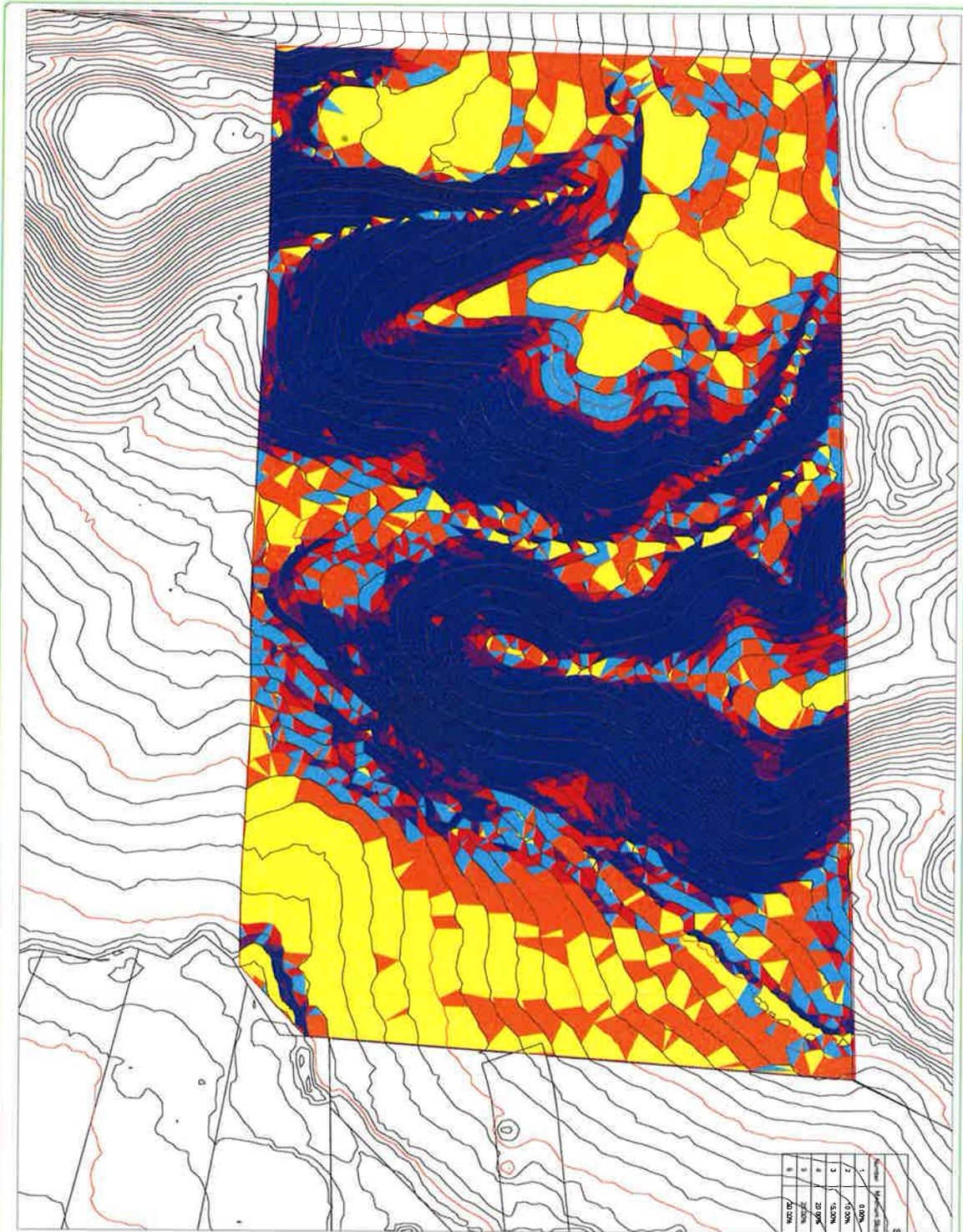


Name: Marsh Properties, 430 N 400 W

Date: September 12, 2018

Contours Used: 2013 Fall Lidar Contours

CR-20,000 Zone						
Acreage	Acres	Total Square Feet				
Property	9.76	425,152.22				
Zone Total Acreage	9.76					
Slope Percentages	Percent Acres Within that range	SF within slope range	Acres within slope range	Required Acres per Lot	Allowed Lots for this range	
0-9.99%	23.7%	100,557.05	2.31	0.58	3.98	
10-14.99%	15.3%	65,150.00	1.50	0.86	1.74	
15-19.99%	10.1%	42,873.90	0.98	1.15	0.86	
20-24.99%	7.7%	32,754.74	0.75	1.72	0.44	
25-29.99%	6.6%	28,150.09	0.65	2.30	0.28	
30%+	36.6%	155,666.44	3.57	5.00	0.71	
Totals	100.0%		9.76			
					Base Density	8
					Private Open Space (10% Bonus)	9
					Public Open Space (25% Max Bonus)	10



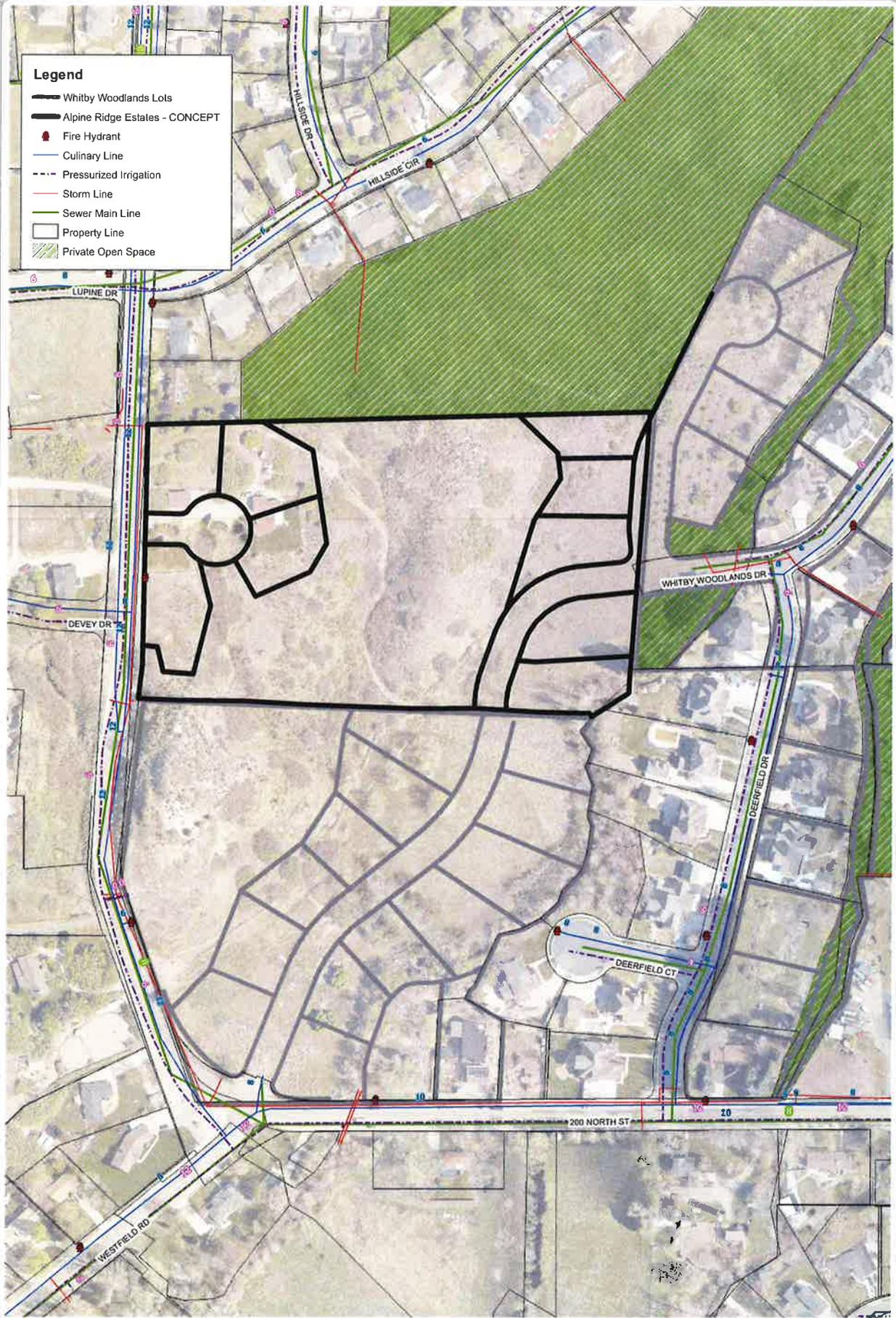
Slopes Table					
Code	Slope Range	Maximum Slope	Area	Color	
1	0.00%	10.00%	10007.76	Yellow	
2	10.00%	15.00%	82116.10	Red	
3	15.00%	20.00%	42813.10	Blue	
4	20.00%	25.00%	32151.74	Dark Blue	
5	25.00%	30.00%	28151.05	Light Blue	
6	30.00%	100.00%	13556.44	White	

SCALE: 1" = 40' (24x36)


Drawing: 1 Sheet: 1 of 1	<p style="text-align: center;">Marsh Properties Slope Analysis Based on PRD formula</p> <hr/> <p style="text-align: center;">PRD Slope Analysis</p>	<p style="text-align: center;">REMARKS</p> <p>Fall 2013 Lidar Contours used</p>	 <p style="text-align: right; font-size: small;"> WATER RESOURCES PUBLIC SERVICES STORM WATER ENGINEERING </p>
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Legend

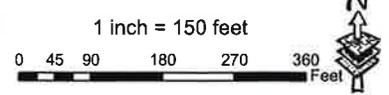
-  Whitby Woodlands Lots
-  Alpine Ridge Estates - CONCEPT
-  Fire Hydrant
-  Culinary Line
-  Pressurized Irrigation
-  Storm Line
-  Sewer Main Line
-  Property Line
-  Private Open Space



Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



ALPINE RIDGE ESTATES CONCEPT



To: Jed Muhlestein
Alpine City

From: John E. Schiess, P.E.

Date: Aug 28, 2019

Memorandum

Subject: Alpine Ridge Hydraulic Modeling Results and Recommendations

The proposed development consists of 9 single family home lots split between Hog Hollow Rd (4) and Whitby Woodlands Dr (5).

The development proposes 9 culinary ERC's, 2.3 irrigated acres, and 9 sanitary sewer ERU's. The current master plan anticipated 4 culinary ERC's, 6.2 irrigated acres, and 4 sanitary sewer ERU's. Proposed connections are slightly different than the master plan projected. 5 more culinary and sanitary sewer connection will not adversely affect operations of those systems. Less irrigated acreage will enhance buildout service in the PI system.

The proposed culinary water improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's culinary water master plan and modeling shows them to be adequate.

The proposed pressurized irrigation improvements have been modeled in both the current and buildout models under both wet and dry year supply conditions. The proposed improvements fit well within the City's pressurized irrigation master plan and modeling shows them to be adequate.

The proposed sanitary sewer improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's sanitary sewer master plan and modeling shows them to be adequate.

Recommendations:

1. None.

Comments:

2. Fire flow available in the area surrounding the proposed improvements should be over 2,500 gallons per minute at 20 psi for the proposed lines.



LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST DRIVE
HIGHLAND, UTAH 84003
(801) 763-5365
WWW.LONEPEAKFIRE.COM

REED M. THOMPSON, FIRE CHIEF

MEMORANDUM

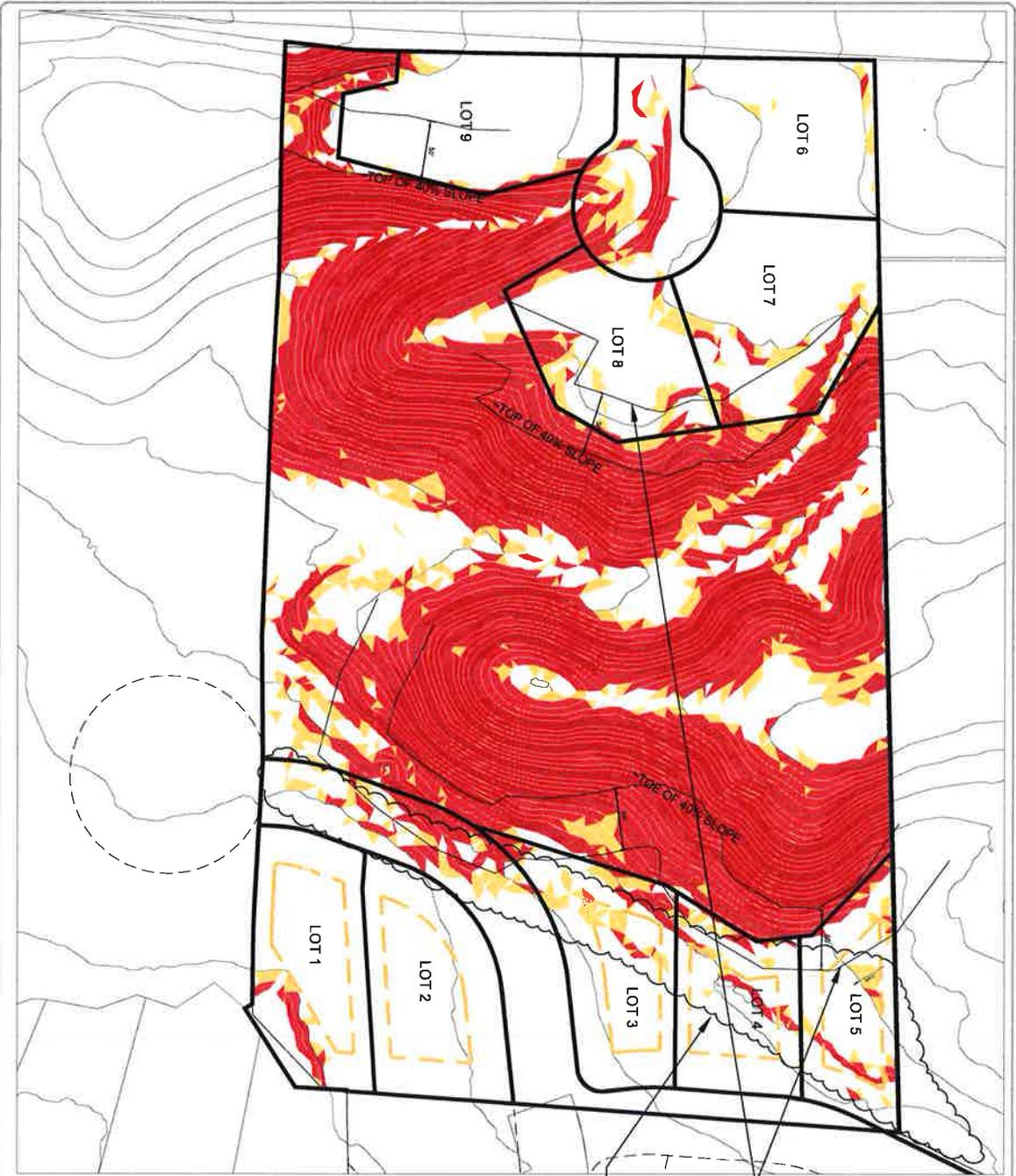
DATE: 30 August 2019

To: Austin Roy, City Planner, Alpine City
Jed Muhlestein, City Engineer, Alpine City
CC: Shane Sorensen, City Administrator, Alpine City
FROM: Reed M. Thompson, Fire Chief *Reed M. Thompson*
SUBJECT: ALPINE RIDGE ESTATES SUBDIVISION

In review of the proposed concept plan for "Alpine Ridge Estates Subdivision", dated 12 August 2019, please note:

- In the cover page or construction notes on Sheet C101 language needs to identify that this project is within the Wildland Urban Interface Boundary and as such is subject to compliance with the Alpine City Sensitive Land Ordinance.
- The temporary turnaround on Whitby Woodlands Drive to the south of lot 1 shall be an all-weather access road capable of sustaining the weight limits of fire apparatus as required in the International Fire Code.
- The area designated as open space shall be cleared of all dead fall, leaf litter, and standing dead oak in an effort to address fire spread mitigation.
- No vertical construction shall commence until water lines are tested, streets are accessible including turnarounds.

If you have further questions regarding this information, please contact me directly.



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	20.00%	20.00%	Yellow
2	20.00%	40.00%	Orange
3	40.00%	143.00%	Red

50' OFFSET FROM
40% SLOPES

AREA OF
EXISTING/ABANDONED
PRIVATE IRRIGATION
DITCH



Drawing: 1
Sheet: 1 of 1

Alpine Ridge Estates - Concept
Slope Analysis
Based on PRD formula
PRD Slope Analysis

REMARKS
Fall 2013 Laser Contours used

WATER RESOURCES
PUBLIC SERVICES
STORM WATER
ENGINEERING

ALPINE CITY COUNCIL AGENDA

SUBJECT: Public Hearing – Land Swap and Parking Exception

FOR CONSIDERATION ON: 10 September 2019

PETITIONER: Paul Anderson

ACTION REQUESTED BY PETITIONER: Review and approve the proposed land swap and parking exception.

BACKGROUND INFORMATION:

Petitioner is seeking to exchange private property for public. The proposed exchange would clean up the boundary between public and private property through an even 234.23 for 234.23 square foot exchange. The City stands to benefit from the exchange by being able to acquire direct access from Main Street to City property and utilities, and petitioner benefits by being able to square up property, which in turn allows for a more symmetrical proposed future building.

The triangular piece of property that the City would exchange with the petitioner is currently shown to be under the name of the State Road Commission of Utah (UDOT). Before the exchange could take place the County records must be updated to reflect that the triangular piece of property belongs to Alpine City.

In addition to the land swap proposal mentioned above, the petitioner is also seeking an exception for parking within the required front setback of the property; petitioner is seeking parking within 15 feet of the front property line.

The Development Code states that the City Council may grant exceptions to the parking requirements for the Business/Commercial and Gateway Historic Zone and approve changes or alterations to public property:

Article 3.16.040.2

Land...shall not be materially changed, improved, altered, disposed of in any manner or used for any other purpose except after a recommendation of the Planning Commission following a public hearing and by a super majority vote of the City Council (4 positive votes out of 5 City Council members are required).

Article 3.24.050.2

No portion of the setback area adjacent to a street shall be used for off-street parking unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.

Article 3.11.040.3.e

The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.

Planning Commission recommended to approve the proposal:

MOTION: Bryce Higbee moved to recommend approval of the land swap and parking exception within the setback for the Paul Anderson property based on the following condition:

1. The City do the paperwork and get recorded ownership of the UDOT triangle piece.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Jessica Smuin
Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Make a decision to approve or deny the proposed land swap and setback exception for parking. Findings are outlined below.

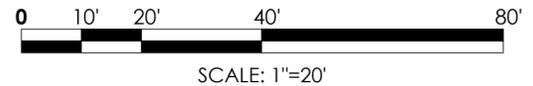
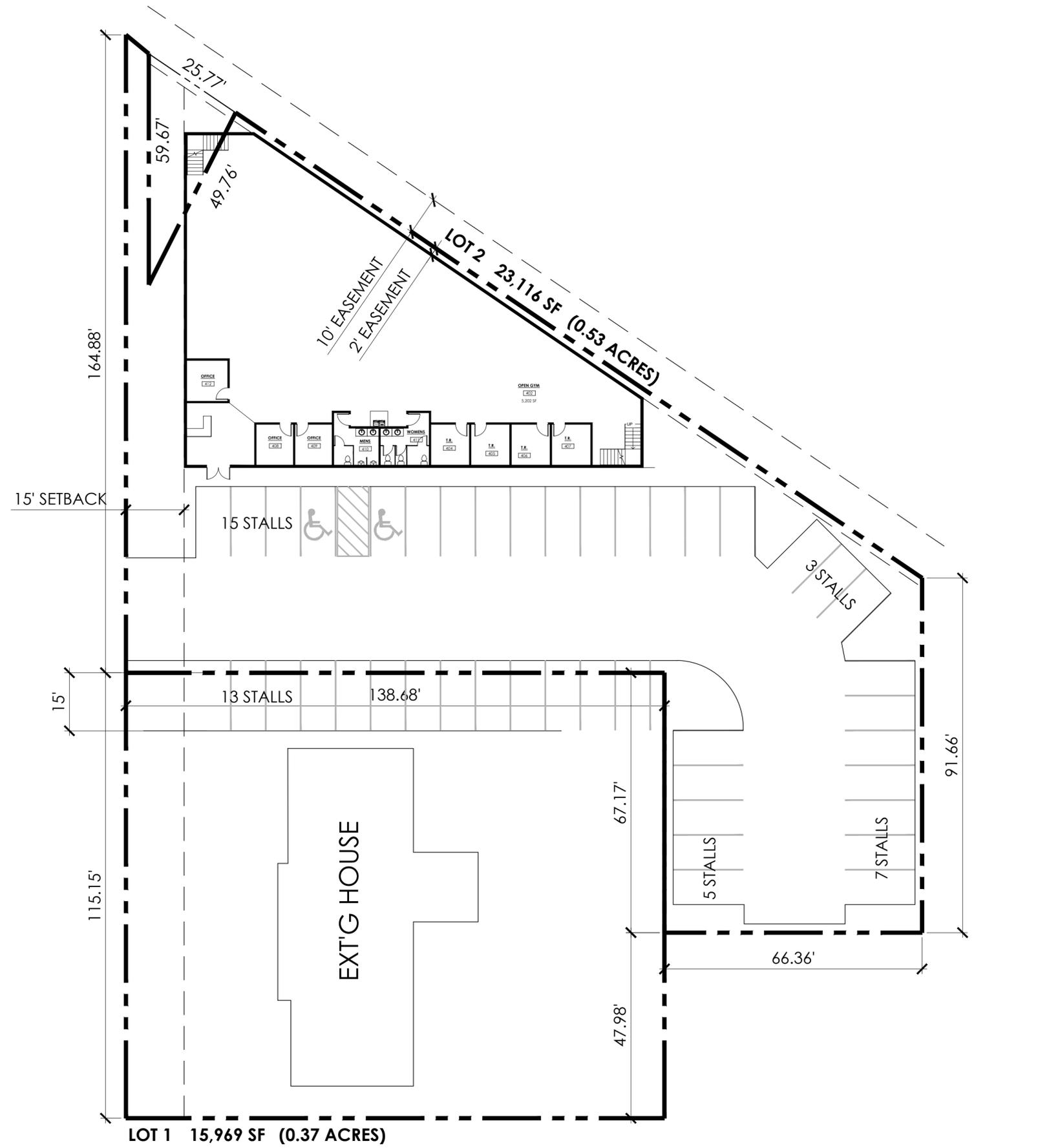
SAMPLE MOTION TO APPROVE

I motion to approve the land swap as proposed and to allow parking within the front setback, 15 feet from front of property.

SAMPLE MOTION TO DENY

I motion to deny the proposed land swap and setback exception for parking based on the following:

- *****Insert Finding*****



SCALE: 1"=20'



ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion on Moderate Income Housing Element of General Plan

FOR CONSIDERATION ON: 10 September 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Discuss possible menu items for the Moderate Income Housing Element of the General Plan.

BACKGROUND INFORMATION:

Alpine City is tasked with implementing 3 or more of the items from the menu below as part of the Moderate Income Housing Element of the General Plan by the end of 2019.

Menu : Shall include a recommendation to implement 3 or more of the following strategies, aka the 'menu'

(518; 1205):

- A. rezone for densities necessary to assure the production of MIH*
- B. facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH*
- C. facilitate the rehabilitation of existing uninhabitable housing stock into MIH*
- D. consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city*
- E. create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
- F. allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers*
- G. encourage higher density or moderate income residential development near major transit investment corridors*
- H. eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities*
- I. allow for single room occupancy developments*
- J. implement zoning incentives for low to moderate income units in new developments*
- K. utilize strategies that preserve subsidized low to moderate income units on a long-term basis*
- L. preserve existing MIH*
- M. reduce impact fees, as defined in Section 11-36a-102, related to low and MIH*
- N. participate in a community land trust program for low or MIH*
- O. implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality*
- P. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH*
- Q. apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity*

- R. *apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services*
- S. *apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]*
- T. *apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH*
- U. *apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance*
- V. *utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency*
- W. *any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income*

Examples of possible ways the City could meet some of the options from the menu above include:

- Item E: The City could waive impact fees for new homes if the developer agreed that the new home would not be sold for more than a designated affordable price (i.e. \$300,000) and agree to restrict the property from being sold, or charging rent, for more than the designated affordable price, and that this restriction would apply for the next 10 years.
- Item L: Make a list of the existing fourplexes, duplexes, old homes, and apartments that currently exist and identify how the City will seek to preserve this existing stock of homes.
- Item N: City could set aside a certain amount of money each year to be donated to a program such as the Olene Walker Housing Loan Fund.
- Item W: City could set aside money to subsidize rent and wave utility bills for certain qualifying candidates (i.e. fixed income households, etc.).

STAFF RECOMMENDATION:

Identify which menu items the City would like to consider as part of the Moderate Income Housing Element of the General Plan.

Summary of SB 34 Affordable Housing Modifications (4th Substitute)

Sen. Jake Anderegg / Rep. Val Potter

Summary: SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

Revisions to required elements of municipal and county general plans:

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around “major transit investment corridors” to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
 - Defines “major transit investment corridor” as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
 - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region’s metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- **Municipalities/counties covered:** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
 - all municipalities of the 1st, 2nd, 3rd, and 4th class;
 - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
 - metro townships with a population of 5,000 or more; and
 - all counties must plan and adopt a MIH element including strategies from the ‘menu’ (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life” (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).

- **Menu:** Shall include a recommendation to implement 3 or more of the following strategies, aka the ‘menu’ (518; 1205):
 - (A) rezone for densities necessary to assure the production of MIH
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
 - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
 - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
 - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
 - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
 - (G) encourage higher density or moderate income residential development near major transit investment corridors
 - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
 - (I) allow for single room occupancy developments
 - (J) implement zoning incentives for low to moderate income units in new developments
 - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
 - (L) preserve existing MIH
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
 - (N) participate in a community land trust program for low or MIH
 - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
 - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
 - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
 - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
 - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
 - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
- In addition to the recommendations required above, municipalities that have a “fixed guideway public transit station” shall include a recommendation to implement either “G” or “H” (568) [not required for counties].

- **Annual reporting and review of the moderate income housing plan:** The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
 - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
 - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

Revisions to Olene Walker Housing Loan Fund (1325): SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

Revisions to state transportation funding:

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion on Short Term Rentals

FOR CONSIDERATION ON: 10 September 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Discuss the need for Short Term Rental ordinance and the regulation thereof.

BACKGROUND INFORMATION:

Alpine City currently has approximately 30-35 Short Term Rentals (i.e. Airbnb, VRBO, etc.) in town. Staff have received complaints about one of the rentals in the past, but overall there have been few complaints regarding existing Short Term Rentals (STR's).

Currently, STRs are not allowed in the residential zones of the City per the definition of Residence found in Article 3.1.110:

***RESIDENCE.** A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.*

It is difficult to enforce this ordinance as it is a challenge for the City to be able to prove someone is using their home as an STR. Website listings cannot be used as evidence, and activity occurs on private property, where staff is limited by its inability to search and inspect the residences in question.

Allowing STRs could provide the benefit of an alternative source of revenue, ability to track STR's in town, and the ability to regulate STRs. If the City were to adopt an STR ordinance the following should be considered:

- Number of STRs allowed in the City?
- Number of STRs allowed in a single residence?
- Limit on number of bedrooms allowed per STR unit?
- Owner occupied STRs? Or Local Manager required?
- Business License requirement?
- In which zones shall STRs be permitted?
- Parking Requirements?
- Fees and Taxes?

STAFF RECOMMENDATION:

Discuss the need for a Short Term Rental ordinance and what should be regulated by the ordinance.

SHORT TERM RENTAL CONSIDERATIONS

There are currently approximately 30-35 Short Term Rentals in Alpine. If Alpine considered a Short Term Rental Ordinance (STR) what are the questions that should be answered?

How many short term rental units would be allowed in the City

There could be no limit on the number of units or for example Sandy City limits STRs to 2 per 100 dwellings. In Alpine's case this would allow 50 STRs.

How many rentals in each home would be allowed? This could be as low as one or up to three or four.

How many bedrooms would be allowed in each unit? The City could set a limit on the number of bedrooms allowed.

Should a short term rental be owner occupied? An STR could require that the rental be owner occupied or that a local manager be required.

Permits & licenses- A STR would be required to obtain a Business License

Which Zones would STRs be allowed? They could be allowed in any zone.

How many people would be allowed to stay in the units? The City could limit the number of people allowed to stay in the unit.

Parking- Parking could be limited to the garage and driveway.

Revenue- How much revenue would be generated by STRs

One time Application Fee of $\$250 \times 30 = \7500

Annual Renewal $\$150 \times 30 = \4500 per year

Transient Room Tax of 1% assuming 30 rentals bringing in \$50,000 per year each would be \$1,500,000 and would generate \$15,000 per year in taxes.