



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, June 20, 2019, starting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

1. OPENING
 - a. Provided by Council Member DeCaire.
2. RECOGNITIONS AND PRESENTATIONS
 - a. UTA and Kaysville Report – UTA Trustee Beth Holbrook.
 - b. Open Meetings Laws Training/Department Report – Nic Mills.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT ITEMS
 - a. Approval of the minutes of the June 6, 2019 meeting.
 - b. Approval of Davis County Polling Locations.
 - c. Appointment of Planning Commission Members.
 - d. Appointment of Historic Preservation Committee Members.
 - e. Community Development Vehicle Purchases.
 - f. Acceptance of Improvements for the Whisper Creek Hollow Subdivision.
 - g. Award of Contract for Environmental Assessment.
5. ACTION ITEMS
 - a. Preliminary Plat Approval for Tyler Estates Phase 3 Amended Subdivision at 1048 West Tyler's Way – Mac Ray Baxter.
 - b. Request to Rezone 5.74 Acres of Property at 1955 West 200 North from A-5 (Heavy Agriculture) and R-1-20 (Single Family Residential) to the R-1-8 (Single Family Residential) Zoning District to Include the PRUD Overlay Zone – Brad Frost/Capital Reef Management. (Tabled Item)
 - c. Consideration of Development Agreement and Rezone Request of 4.7 Acres of Property at 1325 West 200 North from R-A (Residential Agriculture) to the GC (General Commercial) Zoning District – Kevin Porter/Ogden Clinic Professional Corporation.
 - d. A Resolution Amending the Kaysville City Budgets for Fiscal Year 2019.
 - e. A Resolution Adopting the Kaysville City Modified Tentative Budgets for Fiscal Year 2020; the Adoption of a Kaysville City Consolidated Fee Schedule and the Adoption of the Compensation Schedule for City Officials and Employees.
6. WORK ITEMS
 - a. Technical Advisory Group's Recommendation Regarding Fiber-Optics to the Home/Fiber Project Timeline.

7. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
8. COUNCIL MEMBER REPORTS
9. CITY MANAGER REPORT
10. ADJOURNMENT

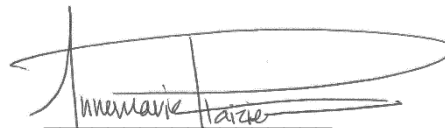
REDEVELOPMENT AGENCY BOARD MEETING - 8:00 P.M.

1. A Resolution Amending the Budget for the Kaysville City Redevelopment Agency for Fiscal Year 2019.
2. A Resolution Adopting a Budget for the Kaysville City Redevelopment Agency for Fiscal Year 2020.

MUNICIPAL BUILDING AUTHORITY BOARD MEETING - 8:15 P.M.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on June 14, 2019.

A handwritten signature in dark ink, appearing to read "Annemarie Plaizier", is written over a horizontal line.

Annemarie Plaizier
City Recorder



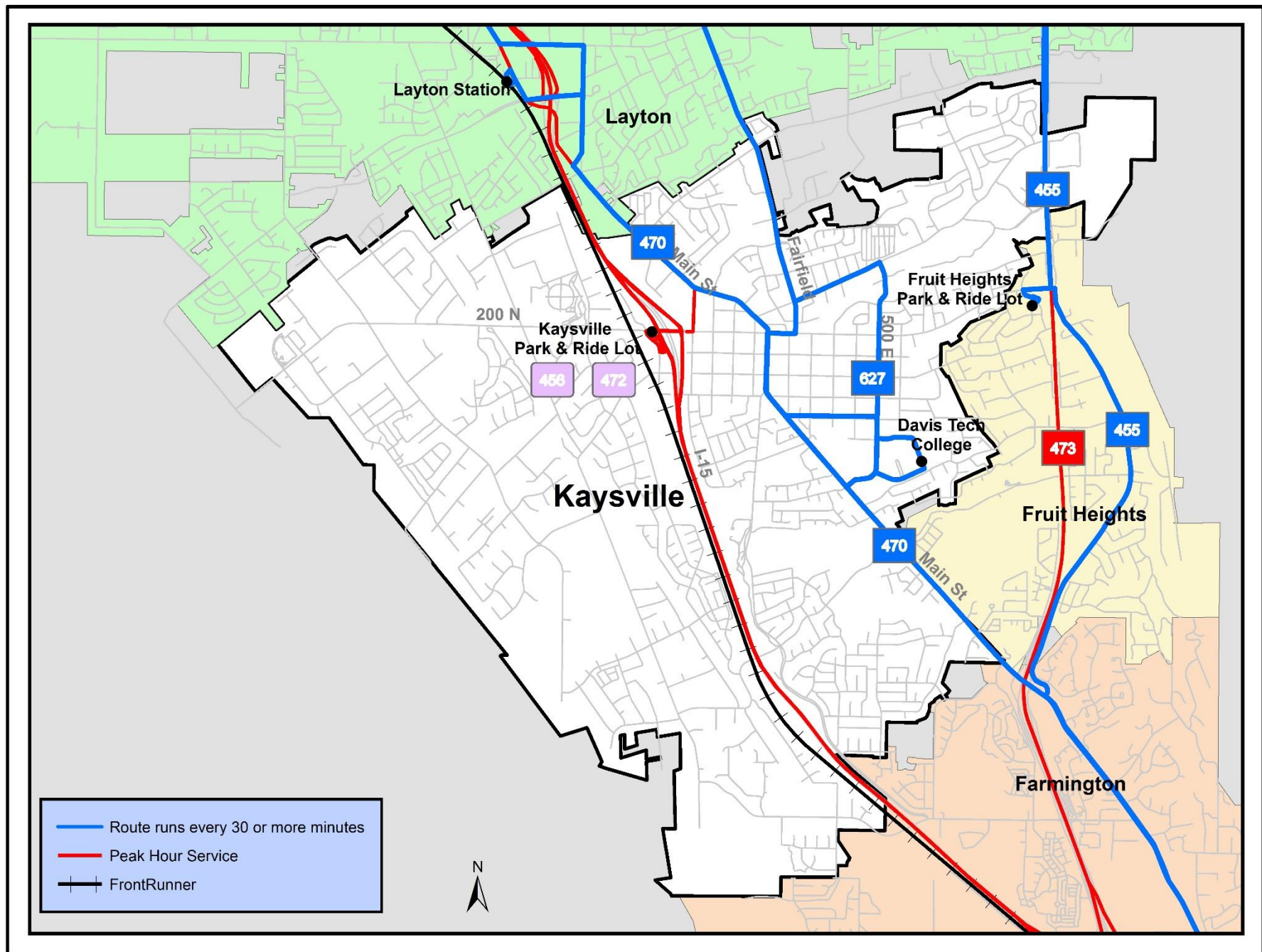
Service in Kaysville

ROUTE	RIDERSHIP AVERAGE WEEKDAY	FREQUENCY IN MINUTES			HOURS OF SERVICE		
		WEEKDAY	SATURDAY	SUNDAY	WEEKDAY	SATURDAY	SUNDAY
627	383	30 RUSH HOURS 60 OFF PEAK	60	—	6:00 AM – 10:00 PM	7:30 AM – 7:45 PM	—
455	1342	30 RUSH HOURS 60 OFF PEAK	—	—	4:00 AM – 8:30 PM	—	—
470	3,214	20 RUSH HOURS 30 OFF PEAK	30	30	4:00 AM – 12:00 AM	5:45 AM – 11:30 PM	7:00 AM – 9:00 PM
456	36	Peak Hour Only	—	—	5:00 AM – 5:00 PM	—	—
472	388	Peak Hour Only	—	—	5:00 AM – 5:00 PM	—	—
473	524	Peak Hour Only	—	—	4:00 AM – 5:30 PM	—	—

Ridership and Bus Stop Information

Kaysville Park and Ride Lot: 112 average daily boardings; 101 average daily alightings

27 bus stops improved since 2016 with Prop 1 funds



OPEN AND PUBLIC MEETINGS

52-4-101 ET. SEQ.



LAST YEAR'S TOPICS

- Policy
- Meeting Definition
- Convene Definition
- Electronic Messages

CLOSED MEETING PROCEDURES

- Quorum;
- Open and properly noticed meeting;
- 2/3 must approve closing the meeting;
- Can only discuss approved topics.

THE RECORD

- Before closing the meeting, the minutes must have:
 - Reason for holding the closed meeting;
 - Location of closed meeting;
 - Record of the vote, by name, to close meeting.

CLOSED MEETINGS PURPOSES

- Discuss character, professional competence, or physical or mental health of individual
- Strategy sessions
 - Collective bargaining
 - Pending or reasonably imminent litigation
 - Matters involving purchase or sale of property

CLOSED MEETINGS

52-4-204 – Cannot approve an Ordinance, Resolution, Rule, Regulation, Contract, or Appointment at a closed meeting.

52-4-205 – Cannot interview or discuss people regarding a vacancy for elected position

CLOSED MEETING RECORDS

- City must make and keep a complete unedited recording of the closed meeting;
- Becomes a protected record under GRAMA;
- If City is discussing character, professional competence, or physical or mental health of individual then no recording, but presiding officer must certify that was sole purpose of meeting.

Kaysville Legal Department

2018 Summary

1. Criminal Law

Kaysville City is responsible for prosecuting all Class B and C Misdemeanors and Infractions that occur in Kaysville City. The Legal Department receives its cases from the Kaysville City Police Department, Davis County Sheriff's Office, Utah High Patrol, Davis County Animal Control, and various other local law enforcement agencies.

Case Load

Kaysville City prosecutes a robust case load. In 2016, the Kaysville Legal Department (then, King & King) filed 3,338 new cases. In 2017, the City (again, King & King) filed 2,912 cases. In 2018, the Legal Department filed 2,879 cases. These new filings are in addition to ongoing cases that the City monitors to insure that probation is being complied with.

Trial Work

In 2018, the City conducted 23 trials and 1 motion hearing, the bulk of these cases were traffic cases. The city prevailed in each trial and at the motion hearing. A summary of each case is outlined below:

"In the last three years, the City has prosecuted 58.5 cases per week."

Date of Trial	Case Number	Charge
1/8/2018	175006648	Negligent Collision
2/5/2018	175005760	Improper U-Turn
2/12/2018	175001049	Speeding
2/26/2018	175007300	HOV Violation
3/19/2018	175008567	Littering
4/17/2018	175008158	Speeding; Faulty Equipment
4/30/2018	175008591	Unsafe Lane Travel
4/30/2018	185000219	Speeding
6/4/2018	185001149	Fail to Obey Traffic Device; Unsafe lane travel
6/18/2018	171000600	Possession of a Controlled Substance; Possession of Drug Paraphernalia

Kaysville Legal Department
2018 Summary

6/25/2018	185000472	Improper Lookout
7/3/2018	185001732	Driving on a Suspended License
7/3/2018	185000309	Unsafe Lane Travel
7/30/2018	185002779	Improper Lookout
8/20/2018	185003951	HOV Violation
9/10/2018	185003360	Failure to Yield to Emergency Vehicle
9/10/2018	185002895	HOV Violation
11/5/2018	185005548	Following Too Close
11/5/2018	181000523	Fireworks
11/26/2018	185005850	Speeding
11/26/2018	185005574	Speeding
12/3/2018	185003360*	Failure to Yield to Emergency Vehicle
12/10/2018	185005573	Speeding
* Case 185003360 was retried. After trying the defendant in <i>absentia</i> , the City learned that the defendant was involuntarily absent for the first trial. Thus, the repeated case number.		

The City's lone motion hearing was a motion for a new trial. Here, the defendant was tried in *absentia*. Later, he argued that he wanted a new trial, but the judge determined that the City's argument defendant that he had voluntarily absented himself from the first trial was correct.

2. GRAMA

In 2018, the City processed 162 GRAMA requests. These ranged from complex and time consuming to very simple. In the largest GRAMA request, City staff reviewed over 15,169 pages of email and docs, with redaction as needed.

3. Notable Events

- *Certificate in Judicial Administration* – The City Attorney completed Michigan State University's Judicial Administration Certificate program on October 4, 2018.
- *Train the trainer* – The City Attorney was invited to attend the Utah Prosecution Council's Train the Trainer conference.
- *National District Attorney's Association Domestic Violence Conference* – The City Attorney was awarded a scholarship by the Utah Prosecution Council to attend the NDAA's DV conference in Long Beach.
- *UMPA president* – The City Attorney was elected the President of the Utah Misdemeanor Prosecutor's Association.
- *Criminal Law Section Secretary* – The City Attorney was elected to be the Secretary/Treasurer of the Criminal Law Section of the Utah State Bar.

KAYSVILLE CITY COUNCIL

June 6, 2019

Minutes of a regular Kaysville City Council held June 6, 2019 at 6:30 p.m. in the City Council Chambers of the Kaysville City Municipal Center.

Council Members present: Mayor Katie Witt, Council Member Dave Adams, Council Member Larry Page, Council Member Jake Garn, Council Member Michelle Barber, and Council Member Stroh DeCaire

Others Present: City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson, Public Works Director Josh Belnap, Police Chief Sol Oberg, Parks and Recreation Director Cole Stephens, Becky Burton, Dan Burton, Quan Nguyen, Peter Matson, Wayne Felix, Sue Felix, Tristan Halls, Michael Halls, Jeff Barrett, Shelly Barrett, Shaunna Burbidge, Cindy Jensen, Jason Sampson, Jamie Sampson, Kent Mitchell, Kyle Fowles, Sonya Fowles, Gary Hoffman, Brooke Hoffman, Emily Alvord, Susan Knap

PUBLIC HEARINGS

6:30 P.M. MUNICIPAL BUILDING AUTHORITY HEARING – ISSUANCE OF BONDS FOR THE PURPOSE OF CONSTRUCTION, RENOVATION AND EXPANSION OF CITY HALL

Mayor Witt opened the Public Hearing.

Finance Director Dean Storey explained that the purpose of the hearing is to consider the issuance of bonds for the construction, renovation and expansion of City Hall. After the public hearing, our next step would be to solicit bids from investors on the bonds and determine parameters of the bonds. That will take place sometime towards the end of August.

There were no questions or comments from the public.

Council Member Garn made a motion to close the Public Hearing at 6:35 p.m., seconded by Council Member Page and passed unanimously.

6:45 P.M. REDEVELOPMENT AGENCY BUDGET HEARING

Mayor Witt opened the Public Hearing.

Council Member Barber arrived.

Finance Director Dean Storey explained that tonight we have a series of Public Hearings scheduled regarding the FY 2020 budget. This first one is for the Redevelopment Agency's Budget. We will be taking comment tonight, but no action will be taken until the next City Council meeting on June 20, 2019. At that time the modified tentative budget, the consolidated fee schedule and the

compensation plan will be adopted. On August 15, 2019 a Truth in Taxation Hearing be held, and the certified tax rate and final budget will be adopted. There are two items for the Redevelopment Agency Public Hearing. The first one is for the amendments to the Kaysville City Redevelopment Agency Budget for Fiscal Year 2019, and the second is the consideration of the Kaysville Redevelopment Agency Budget for Fiscal Year 2020. During the FY 2019 we sold a piece of property at 300 West and Main Street and the budget needs to be amended to reflect the property sale. When the property was originally purchased by the city it was in anticipation of using it as city right-of-way. The city has kept a portion of the property for the right-of-way and sold the rest of the property.

There were no comments or questions from the public.

Council Member DeCaire made a motion to close the Public Hearing at 6:49 p.m., seconded by Council Member Adams and passed unanimously.

6:50 P.M. MUNICIPAL BUILDING AUTHORITY BUDGET HEARING

Mayor Witt opened the Public Hearing.

Finance Director Dean Storey explained that the Municipal Building Authority is also a separate entity and needs budget approval. The two items being reviewed tonight are the amendments to the Kaysville City Municipal Building Authority Budget Fiscal Year 2019 and consideration of the Kaysville Municipal Building Authority Budget for Fiscal Year 2020. This entity was created for the construction of public improvements. We have used it in the past for the construction of buildings. The budget itemized here is for the annual payments for the obligation for the police station.

There were no comments or questions from the public.

Council Member DeCaire made a motion to close the Public Hearing at 6:54 p.m., seconded by Council Member Barber and passed unanimously.

6:55 P.M. KAYSVILLE CITY COUNCIL BUDGET HEARING FISCAL YEAR 2020 – ENTERPRISE FUNDS INTER-FUND SERVICES AND TRANSFERS

Mayor Witt opened the Public Hearing.

Finance Director Dean Storey explained that this hearing is related to a requirement that the State Legislature has passed which states that any time there is inter-fund activity between enterprise funds and the general fund, a separate Public Hearing is required. A mailer was also sent to the residents. There are two types of inter-fund activity: reciprocal transfers and non-reciprocal transfers. With reciprocal transfers if the general fund provides services to the enterprise fund, the enterprise fund pays for those services at value. Non-reciprocal transfers is when an enterprise fund provides service to the general fund value is given but cash is not exchanged. An example of that is the water enterprise fund providing water service to the city buildings and parks at no cash charge.

There were no comments or questions from the public.

Council Member Adams made a motion to close the Public Hearing at 6:59 p.m., seconded by Council Member Barber and passed unanimously.

7:00 P.M. KAYSVILLE CITY COUNCIL BUDGET HEARING FISCAL YEAR 2020

Mayor Witt opened the Public Hearing.

Finance Director Dean Storey said that the tentative budget has been worked on for many weeks and has been available for public viewing on both the city website and the city offices. The two items in review for this Hearing includes the amendments to the Kaysville City Fiscal Year 2019 budgets and consideration of the Kaysville City Fiscal Year 2020 budgets. There have been some amendments to the Capital Projects Fund in the Fiscal Year 2019 budget. One amendment is to include the Fiber Feasibility Study, which was approved several months ago by the Council. If the Fiber project is funded and accepted, the city will recapture those costs. Also, improvements were done to the Rail Trail, including lighting projects at crossings and an extension of the trail across the ponds. Those fees have also been amended in the FY 2019 budget. There have been Public Works projects that are impact fee eligible included in the amendments, as well as the accelerated Pioneer Park improvements.

Mayor Witt commented that the Council is approached by residents many times throughout the year with concerns regarding the budget. Tonight is not the only opportunity to weigh in or ask questions about the budget.

There were no comments or questions from the public.

Council Member Page made a motion to close the Public Hearing at 7:05, seconded by Council Member Barber and passed unanimously.

7:05 P.M. REGULAR CITY COUNCIL MEETING - OPENING

Emily Alvord, Youth City Council Mayor, provided an opening prayer.

RECOGNITIONS AND PRESENTATIONS

YOUTH CITY COUNCIL RECOGNITION

Council Member Barber commented that our Youth City Council are comprised of high school students. They participate quite a bit in the city, not only learning how things work within the city and state governments, but they also do public outreach, and volunteer at city events.

Mayor Witt and Council Member Barber presented a plaque of appreciation for each Youth Council Member to the Youth Council Mayor, Emily Alvord.

DECLARATIONS OF ANY CONFLICTS OF INTEREST

Council Member Barber stated that Item 5c, the rezone request at 1955 West 200 North, will directly affect her neighborhood and is represented by a member of her family.

Mayor Witt commented that Council Member Barber will not need to recuse herself.

CONSENT ITEMS

Council Member DeCaire made a motion to accept the following Consent Items:

- a. Approval of minutes of the May 16, 2019 meeting.
- b. Acceptance of Improvements for the Brady Estates Subdivision.
- c. Parks & Recreation Vehicle Replacement Purchase.
- d. Award of Bid for 2019 Concrete Replacement Project.
- e. Approval of an Interlocal Cooperation Agreement between Kaysville City and Davis County Regarding the Reconstruction of a Segment of Mutton Hollow Road.
- f. Resolution Adopting and Approving an Interlocal Cooperation Agreement Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2020, 2021, and 2022.

Council Member Adams made a substitute motion to accept the following Consent Items:

- a. Approval of minutes of the May 16, 2019 meeting.
- b. Acceptance of Improvements for the Brady Estates Subdivision.
- c. Parks & Recreation Vehicle Replacement Purchase.
- d. Award of Bid for 2019 Concrete Replacement Project.
- f. Resolution Adopting and Approving an Interlocal Cooperation Agreement Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2020, 2021, and 2022.

The motion was seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Page, nay
Council Member Garn, nay
Council Member Barber, yea
Council Member DeCaire, nay

The motion failed with a vote of three to two.

The vote on the original motion was as follows:

Council Member Page, yea
Council Member Garn, yea
Council Member Barber, yea
Council Member DeCaire, yea

Council Member Adams, nay

The motion passed with a vote of four to one.

ACTION ITEMS

REQUEST TO REZONE 0.98 ACRE OF PROPERTY AT 370 SOUTH ANGEL STREET FROM R-A (RESIDENTIAL AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT – CATHERINE L. WEBSTER

PRELIMINARY PLAT APPROVAL FOR DAVID’S PLACE SUBDIVISION AT 370 SOUTH ANGEL STREET – CATHERINE L. WEBSTER

Community Development Director Lyle Gibson explained that this property, owned by Catherine L. Webster, is located at 370 South Angel Street and is just under 1.0 acre in size. The applicant desires to subdivide the property in order to create a new buildable lot to the west, while keeping the existing home along Angel Street. The R-A zoning district requires that each lot has a half acre in size, while the R-1-20 zoning district will allow for slightly smaller lots at a minimum of 20,000 square feet each. Apart from the minimum lot size, the zoning districts are very similar, other than a requirement for most farm animals in the R-1-20 zone to go before the Planning Commission for a conditional use approval. Farm animals are a permitted use in the R-A zone. The Planning Commission unanimously recommended approval of both the rezone and preliminary plat approval.

Council Member DeCaire made a motion to approve the request to rezone 0.98 acre of property at 370 South Angel Street from R-A (Residential Agriculture) to the R-1-20 (Single Family Residential) zoning district for Catherine L. Webster, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Garn, yea
Council Member Barber, yea
Council Member DeCaire, yea
Council Member Adams, yea
Council Member Page, yea

The motion passed unanimously.

Council Member DeCaire made a motion to grant preliminary plat approval for David’s Place Subdivision at 370 South Angel Street for Catherine L. Webster.

REQUEST TO REZONE 5.74 ACRES OF PROPERTY AT 1955 WEST 200 NORTH FROM A-5 (HEAVY AGRICULTURE) AND R-1-20 (SINGLE FAMILY RESIDENTIAL) TO THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, TO INCLUDE THE PRUD OVERLAY ZONE – BRAD FROST/ CAPITAL REEF MANAGEMENT

Community Development Director Lyle Gibson explained that Capital Reef Management has the property at 1955 West 200 North under contract and is seeking a rezone in order to accommodate a new residential development. The property is at the end of 1700 West Street and on the south side of 200 North. There is currently an existing home which sits along 200 North Street, but the remainder of the property is undeveloped agricultural property. With the requested R-1-8 zoning designation and the PRUD overlay, development may occur with as many as one unit per each 8,000 square feet of property to be subdivided. This is a density of 5.4 units per acre, which could yield a maximum of thirty-one units on this property. The applicant has provided a concept subdivision plan to demonstrate their desired use of the. The concept subdivision shows twenty-two units, or 3.8 units per acre. This development will allow for 1700 West Street to be connected through to 200 North, in alignment with Wilkie Street to the north. The concept plan includes common areas and would be reviewed as a common space subdivision through the subdivision process. The PRUD overlay zone allows through a common open space subdivision for variations from normal development standards of the R-1-8 zone which would allow for the proposed lot sizes. Should the Council find that the proposed development or something similar is desirable, Staff is recommending that a development agreement be put in place before finalizing the rezone. The development agreement would further refine any allowed variations from typical standards and could put specific parameters in place to ensure desirable development of the property. After holding the required hearing, the Planning Commission voted unanimously to recommend approval of the requested rezone based on their findings of the compatibility with the General Plan and how well the proposal works at this specific location.

Brad Frost, with Ovation Homes and Capital Reef Management, said that they have been working for many months to find what the best development for this property and the neighboring properties. They have had several discussions and done different analyzations of the property. They have also spoken with the neighbors about their plans and the biggest concern they heard was regarding how traffic might affect neighboring properties, and concerns in regards to the storm water and the tail water from the irrigation system which runs through this property. They have changed the proposed plat slightly from when it was seen by the Planning Commission and have moved the retention basin on the south side, and will provide open space on the south side next to Mr. Burton's property. They would like to build an active adult community, and the planned homes fit better into the R-1-8 zoning district. Kaysville City's General Plan allows for higher density housing along busier streets. There will be on-site water detention to address the water runoff problems that have been mentioned by the neighbors. There won't be a loss of irrigation water as the water will be collected and will continue on as it has in the past. To address the concerns with traffic they have some traffic calming measures that they would be willing to install, including an island diverter, possible speed table, or a stop sign at the intersection of 1700 West and 75 South Street. Typical half-acre residential lots could produce up to eleven trips per day, whereas with active adult communities it is 3.71 trips. There is a huge demand and need for this type of development.

Mayor Witt asked for Public Comment.

Jeff Barrett commented that he lives near this property on 1700 West and is concerned about the lack of notification that the neighbors received in regards to this development. Only a few neighbors seemed to receive any kind of notification. Mr. Barrett stated that he is concerned about the higher density as well as the proposed connection to 1700 West Street. The neighbors would like to see a pinch point on Angel Street and 75 South because there is concern that traffic coming from Angel Street will try to use their streets to cut through over to 200 North Street in order to skip the traffic light on Angel Street. They are also concerned about the water issues that have occurred on the property previously.

Jason Sampson said that there needs to be continuity between the existing and new neighbors. There is concern that if this rezone were to be approved that the property owners to the west would be able to use this as leverage to be able to develop their property with more than two units an acre as well. The R-1-8 zone is typically found on the east side of Kaysville and this is a unique request. Some of these lots will be a third of the size of what exists in the area and they won't fit into the neighborhood.

Susan Knap said that she lives on 1700 West and is a safety engineer by profession and would like to address the safety-related through-traffic issues that might occur by connecting to 200 North. It would significantly encourage people to cut through onto 1700 West by non-residents in an effort to bypass the light at 200 North and Angel Street. The new intersection that would be created on 200 North, as well as 75 South at Angel Street are both ill-equipped to handle the increased traffic and the increased traffic is a big safety issue for residents. The current entrance design at 75 South will not inhibit through traffic. Housing developments should have a minimum of through traffic, and a maximum of open space. Entry columns should be added at both intersections of 1700 West and 200 North, and at 75 South and Angel Street to help advertise the residential character of the area. A crash gate could also be incorporated to restrict access from either direction on 1700 West, while providing access to emergency response vehicles. Speed tables and signage could also be incorporated to help deter through traffic. Instead of a straight street, change the layout of 1700 West so the street curves. Require that curb, gutter and sidewalk be installed in this new development to minimize on-street pedestrian traffic. And put all such suggestions in a development agreement.

Michael Halls said he lives on 75 South and feels that while traffic calming features help, they don't fully solve the problems. If 1700 West is connected to 200 North it will be a straight street and people who are cutting through a subdivision tend to drive at least ten to fifteen miles per hour faster than normal. Many people use GPS apps these days and they will just follow whatever roads the GPS will tell them to. While speed tables are great, they typically are installed every eighty-eight feet, which definitely changes the character of the neighborhood. This development should leave 1700 West as a cul-de-sac and create a stub road on the south side of this subdivision that would eventually allow the Burton property to develop. This would create a u-shaped road and not a through street. Doing so Ovation would only lose two lots. To compensate for this, Lot C should be changed into a larger single family residential home.

Brooke Hoffman said that she lives on 75 South where 1700 West intersects and would like to see this request tabled as many neighbors were never notified. They only found out a few days ago that it's now being proposed to connect to 1700 South. And those that were notified mostly live north of 200 North and will not be impacted by this. The majority of the neighbors living on 75 South were not notified because they were outside of the five-hundred foot circle from this property. There wasn't proper notification to those who will be impacted by this. Not only will this development bring increased traffic, but it will also bring increased noise, safety, accidents and crimes.

Kent Mitchell said that he also didn't receive any notice about this requested development. Only three residents along 75 South Street were notified. If this property is approved for the R-1-8 zoning it will set a precedence for the Anderson and Harvey properties. The General Plan for this area shows that these should be half acre lots. The developer has also not reached out to the neighbors to have a meeting with the neighborhood.

Dan Burton stated that he concurs with all the comments that have already been made.

Shaunna Burbidge said the neighbors have come together to not be obstructive, but to come up with a solution that would work for both sides. Many of the neighbors could not be here tonight because most didn't know this was occurring. Therefore, they've all signed a letter together to include their comments and concerns about this development and would like to submit that letter for Kaysville's records. The neighbors aren't opposed to development but want to do it correctly so that the residential character of the neighborhood remains.

Mayor Witt thanked the audience for their comments and asked the Council if they feel this should be tabled to give the developer a chance to discuss his plans more with the developer.

Council Member DeCaire asked about the noticing process for rezones.

Lyle Gibson responded that notices are sent out to property owners within five-hundred feet of the subject property about the Public Hearing and request to rezone. Those notices were sent about a month ago. A sign was posted at both 200 North and 1700 West at the stub street to inform passersby as well. Much of 75 South was not inside that five-hundred foot radius.

Council Member Page about meeting with the neighbors.

Brad Frost responded that they were able to meet with those neighbors most impacted by this, but they had not had any kind of community meeting.

Council Member Barber said that while the city followed the letter of the law concerning notification, the spirit of the law might not have been followed. The traffic calming measures need to be included in the development agreement, however because it will be a city street the city will need to approve those measures.

Council Member Barber made a motion to table the request to rezone 5.74 acres of property at 1955 West 200 North from A-5 (Heavy Agriculture) to R-1-20 (Single Family Residential) to the

R-1-8 (Single Family Residential) zoning district to include the PRUD overlay zone for Brad Frost/Capital Reef Management so that the developer can coordinate with the neighbors and get Public Work's input on traffic calming measures and feasibility, seconded by Council Member Adams.

Council Member Garn suggested that this item be reviewed again at the next City Council Meeting.

Council Member Barber amended her motion to table the request to rezone 5.74 acres of property at 1955 West 200 North from A-5 (Heavy Agriculture) and R-1-20 (Single Family Residential) to the R-1-8 (Single Family Residential) zoning district to include the PRUD overlay zone for Brad Frost/Capital Reef Management so that the developer can coordinate with the neighbors, that they get Public Work's input on traffic calming measures and feasibility, and that this item come back for review at the June 20, 2019 City Council Meeting, seconded by Council Member Adams.

Council Member Garn said that there is not much land left in Kaysville to develop and there needs to be more diverse housing along major roads. These developments also need to blend in with the surrounding neighborhoods and not create any adverse effects. The amount of traffic would likely be less with this active adult community than it would in a typical neighborhood.

Council Member DeCaire said that the developer needs to focus on reaching out to those living on 75 South.

Council Member Adams said that going forward the city might consider amending our policy on notifications to expand the notification area. Also, there are concerns about mixing irrigation water and storm drain runoff. It was done in another area of the city and caused nearby homes to flood if water is running to one spot all at once. The water drainage needs to be reviewed to make sure it doesn't adversely affect these properties.

Mayor Witt commented that she feels it is very important to have a mixture of housing types in Kaysville. We have an aging population and they won't all be able to or want to continue to maintain large houses and yards. We need to broaden our thinking as to what qualifies as acceptable housing in west Kaysville. These homes will be well built and quality homes. There is only so much room left in the city to build and there needs to be more diversity in our housing.

Council Member DeCaire commented that he is not too concerned about the proposed density of this project. This type of housing is something we need in Kaysville and these won't be low-income homes.

Council Member Barber Council Member Barber amended her motion to table the request to rezone 5.74 acres of property at 1955 West 200 North from A-5 (Heavy Agriculture) and R-1-20 (Single Family Residential) to the R-1-8 (Single Family Residential) zoning district to include the PRUD overlay zone for Brad Frost/Capital Reef Management so that the developer can speak and meet with the nearby neighbors, that they get Public Work's input on traffic calming measures and feasibility, that the water concerns be addressed to verify that the water collection system will not adversely affect the neighbors, and that this item come back for review at the June 20, 2019 City Council Meeting, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member DeCaire, yea
Council Member Adams, yea
Council Member Page, yea
Council Member Garn, yea

The motion passed unanimously.

The City Council took a five minute recess.

WORK ITEMS

BUDGET DISCUSSION

Finance Director Dean Storey reviewed the amendments that had occurred to the tentative budget since it was first reviewed including an increase in the amount budgeted with the Davis County Sherriff's office, park impact fees as discussed in their previous meeting, and change in fees to paramedic and ambulance services.

Council Member Barber made a motion to implement the park impact fees at the full amount recommended by the analysis study, seconded by Council Member Garn.

The vote on the motion was as follows:

Council Member DeCaire, yea
Council Member Adams, nay
Council Member Page, yea
Council Member Garn, yea
Council Member Barber, yea

The motion passed with a vote of four to one.

Dean Storey stated that since their last discussion regarding personnel staffing, Staff feels that it would be best to wait until the employee positions are evaluated later in the fiscal year and then make a decision based on their feedback and cost evaluation.

Council Member Garn made a motion to not include any proposed additional staffing to the FY 2020 budget at this time and to revisit the requested personnel until after the employee positions are evaluated, seconded by Council Member DeCaire.

The vote on the motion was as follows:

Council Member DeCaire, yea

Council Member Adams, yea
Council Member Page, yea
Council Member Garn, yea
Council Member Barber, yea

The motion passed unanimously.

Council Member Adams commented that the salaries of the City Council should be reviewed and decided on by a citizen committee.

CALL TO THE PUBLIC

Richard Proctor commented that the Electoral College hasn't been used correctly for over two-hundred years. It has become a vote of popularity. We need to think about these things going on in our community and be part of it.

ADJOURNMENT

Council Member Adams made a motion to adjourn the City Council meeting at 9:00 p.m., seconded by Council Member Barber and passed unanimously.

9:00 P.M. ARCHITECTURAL REVIEW COMMITTEE MEETING

CONSIDERATION OF A NEW PROFESSIONAL OFFICE BUILDING AT LOT 117 (APPROXIMATELY 700 NORTH KAYS DRIVE)

Lyle Gibson explained that the Architectural Review Committee approved the construction and details of Building 1 on Lot 117B in November 2015. The building was constructed as approved in 2016. The second building in the rear of the lot is now being proposed for construction. The architectural style matches the first building, however this building is slightly larger with a ground floor area of over 7,300 square feet. The building will be fully occupied by professional office use on two floors. The proposed building and site development is consistent with the original plans. Staff has reviewed the project and found it to comply with parking, landscaping, height, setback and other site requirements. The Architectural Review Committee is making a determination as to whether or not the project as currently proposed is appropriate both in use and site design for the business park.

Council Member Adams made a motion to approve a new professional office building at Lot 117 (approximately 700 North Kays Drive), seconded by Council Member DeCaire.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Page, yea
Council Member Garn, yea
Council Member Barber, yea

Council Member DeCaire, yea

The motion passed unanimously.

Council Member Adams made a motion to adjourn the Architectural Review Committee meeting at 9:07 p.m., seconded by Council Member Barber and passed unanimously.

DRAFT

STAFF REPORT



COUNCIL MEETING DATE: June 20, 2019

ITEM NO.: 4b

TYPE OF ITEM: Action

PRESENTED BY:

SUBJECT/AGENDA TITLE:

Approval of Davis County Polling Locations

EXECUTIVE SUMMARY:

Staff has provided a list of the Davis County Polling Locations as recommended by the Davis County Auditor's office for approval and acknowledgement of the Kaysville City Council.

Polling, within Kaysville City, will now take place in the Kaysville City Library.

Maria Devereux

Recommended Options: Staff recommends approval and acknowledgement of the Polling Locations within Davis County.

Fiscal Impact & Fund Source for Recommended Action: None.

Attachments: Polling Locations – Davis County Spreadsheet.

Equipment Officials and Resources (EOR)

Election Name: 2019 Primary
Election Date: August 13, 2019

Voters per Voting Booth 150

Projected Turnout by Method		
Election	30.00%	49138
By Mail	85%	45419
Polls	15%	7960
Early	0.10%	49
Provisional	15%	1194

Processing Days	16
Temp Staff	10.0
Ballots Per Day	2839
Emp. Hrs./Day	72.7
TAB	2.4
MBV	0.8
1st	3.2
CR	5.7
CUT	2.4
EXT	6.2
UNF	9.5
SCN	1.4
LP	3.8
PROB	21.75
ADJ	4
EXT	4.5
AFF	7.25
UND	

Date Printed 04/26/19

(IF(M108/O2<3,3,M108/O2),0)

Location Information				Voters				Poll Workers							Tablets/Laptops		Hotspots	Voting Booths	Express Vote	DS200
Vote Center	Turnout Adjuster	Provisional Adjuster	Precincts	Active as of 10-12-18	Expected By Mail	Expected Regular	Expected Provisional	PM	APM	RC	BC	Prov	Hosts	Total	Check-in	BOD				
Bountiful Library	10.00%	0.00%	33	25331	8613	1283	226	1	1	4	2		2	10	4	2	0	10	1	1
Centerville Library	0.00%	0.00%	12	9788	2496	372	66	1	0	1	1			3	1	1	1	3	1	1
Clearfield City Hall	-5.00%	0.00%	18	10326	2195	327	58	1	0	1	1			3	1	1	1	3	1	1
Clinton Rec. Admin Bldg.	0.00%	0.00%	13	9628	2456	366	65	1	0	1	1			3	1	1	1	3	1	1
Davis Conf. Center	0.00%	0.00%	48	35896	9154	1364	241	1	1	4	2		1	9	4	2	2	11	2	1
Farmington Community Ce	5.00%	0.00%	16	12156	3617	539	95	1	0	2	1			4	2	1	1	4	1	1
	0.00%	0.00%			0	0	0		0		0			0	0	0				
Kaysville Library	10.00%	0.00%	22	17427	5926	883	156	1	1	3	1			6	3	1	0	7	1	1
North Salt Lake City Hall	0.00%	0.00%	11	9903	2526	376	66	1	0	1	1			3	1	1	1	3	1	1
South Weber Family Activit	5.00%	0.00%	4	3696	1100	164	29	1	0	1	1			3	1	1	1	3	1	1
Sunset City Hall	0.00%	0.00%	4	2126	543	81	14	1	0	1	1			3	1	1	1	3	1	1
Syracuse Community Cent	0.00%	0.00%	19	13986	3567	531	94	1	0	2	1			4	2	1	1	4	1	1
West Bountiful City Hall	0.00%	0.00%	4	3191	814	121	21	1	0	1	1			3	1	1	1	3	1	1
West Point City Hall	-5.00%	0.00%	8	5318	1131	168	30	1	0	1	1			3	1	1	1	3	1	1
Woods Cross City Hall	0.00%	0.00%	7	5022	1281	191	34	1	0	1	1			3	1	1	1	3	1	1
Total			219	163794	45419	6766	1194	14	3	24	16		3	60	24	16	13	63	15	14

STAFF REPORT



COUNCIL MEETING DATE: June 20, 2019

ITEM NO.: 2c

TYPE OF ITEM: Consent

PRESENTED BY: Mayor Katie Witt

SUBJECT/AGENDA TITLE: Planning Commission Appointment

EXECUTIVE SUMMARY:

We have the terms of three Planning Commission members expiring on June 30, 2019. In the interview process for Planning Commission in June, there were several well-qualified applicants. Mayor Witt has chosen the three following applicants to fill the vacant terms, per Ordinance 17-4-3 (2):

- Steve Lyon
- Toby Barrus
- Quan Nguyen

Planning Commission consists of seven (7) members, all of whom must reside in the City for at least one year prior to their appointment. The term of office for each appointment member is three (3) years with no limit to the number of terms that they can be reappointed.

Council Options: Approve or reject

Recommendation: Approve

Fiscal Impact & Fund Source for Recommended Action: This project has no fiscal impact.

Attachments: None

STAFF REPORT



COUNCIL MEETING DATE: June 20, 2019

ITEM NO.: 4d

TYPE OF ITEM: Consent

PRESENTED BY: Mayor Katie Witt

SUBJECT/AGENDA TITLE: Historic Preservation Committee Members Appointment

EXECUTIVE SUMMARY:

Recently the City Council approved the creation of a Historic Preservation Committee. This committee shall be an advisory board and will report to the City Council. Ordinance 4-9-3 states that "The Commission shall be composed of seven (7) members appointed by the Mayor with the consent of City Council. One of the members shall always be the Mayor, who shall be an ex-officio member; one of the members shall be a member of the City Council; ... and at least (5) of the seven (7) members shall reside in Kaysville City."

Applications were taken and the interview process held in June with several well-qualified applicants. Mayor Witt has chosen the following applicants to serve on the Historic Preservation Committee:

- Elizabeth Heath
- Brittany Bremer
- Rob Dansie
- Judy Rigby
- Mark Johnson
- Council Member Michelle Barber

The terms of each member of the Commission, with the exception of the Mayor and City Council member, shall be for four (4) years.

Council Options: Approve or reject

Recommendation: Approve

Fiscal Impact & Fund Source for Recommended Action: This project has no fiscal impact.

Attachments: None

STAFF REPORT



MEETING DATE: June 20, 2019

ITEM NUMBER: 4e

TYPE OF ITEM: Consent

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Vehicle purchases

EXECUTIVE SUMMARY:

The current budget year has remaining funds for the purchase of new vehicles. The Parks and Recreation Department has need of additional trucks for its crews. Instead of purchasing new trucks, staff is requesting approval to purchase 2 small SUV's (Chevy Equinox) which will be used in the community development department. The 2 existing trucks in community development department will be reallocated for use by Parks and Recreation. These small SUV's are sufficient for the purposes of the staff they will be assigned to, cost less up front, and are more economical to operate than trucks similar to those being allocated to Parks and Recreation Staff.

Pricing has been solicited from all Chevrolet Dealers on the State of Utah purchasing contracts system. Ken Garff has been selected furnishing two vehicles, each for \$24,654.00.

RECOMMENDED OPTIONS:

Approve the purchase of 2 vehicles indicated in attached quote worksheet.

FISCAL IMPACT & FUND SOURCE: \$49,308 – FY 2019 Vehicle Replacement GF

ATTACHMENTS:

Attachment 1: State Contract quote from Ken Garff





[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Quote Worksheet

	MSRP
Base Price	\$27,600.00
Dest Charge	\$1,195.00
Total Options	\$725.00
Subtotal	\$29,520.00
State Contract out of stock discount	(\$4,988.00)
Admin Fee	\$72.00
full tank of gas	\$50.00
Subtotal Pre-Tax Adjustments	(\$4,866.00)
Less Customer Discount	\$0.00
Subtotal Discount	\$0.00
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$24,654.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$24,654.00

Comments:

Equinox off lot

Dealer Signature / Date

Customer Signature / Date

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Data Version: 8480. Data Updated: Jun 2, 2019 9:30:00 PM PDT.



[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Standard Equipment

Mechanical

Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT (170 hp [127.0 kW] @ 5600 rpm, 203 lb-ft of torque [275.0 N-m] @ 2000 - 4000 rpm) (STD)
Transmission, 6-speed automatic, electronically-controlled with overdrive includes Driver Shift Control (STD)
GVWR, 4630 lbs. (2100 kg)
Axle, 3.87 final drive ratio (AWD only.)
Fuel, gasoline, E15
Engine control, stop-start system
Driver Shift Controls
All-wheel drive
Suspension, front MacPherson strut
Suspension, rear 4-link
Brakes, 4-wheel antilock, 4-wheel disc 16" front and rear
Brake, electronic parking
Brake lining, high-performance, noise and dust performance
Exhaust, single outlet
Mechanical jack with tools

Exterior

Wheels, 17" (43.2 cm) aluminum (STD)
Tires, P225/65R17 all-season blackwall (STD) (AWD only.)
Wheel, spare, 16" (40.6 cm) steel
Tire, compact spare, T135/70R16 blackwall
Trim, Black lower window
Active aero shutters
Headlamps, halogen composite
Headlamp control, automatic on and off with automatic delay
Glass, acoustic, laminated windshield
Glass, solar absorbing, light
Mirror caps, Black
Mirrors, outside heated power-adjustable, manual-folding

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[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Exterior

Liftgate, rear manual

Door handles, body-color

Entertainment

Audio system, Chevrolet Infotainment 3 system, 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable. (STD)

Audio system feature, 6-speaker system

Noise control system, active noise cancellation

SiriusXM Satellite Radio, delete

Antenna, roof-mounted (Black.)

Bluetooth for phone personal cell phone connectivity to vehicle audio system (Go to my.chevrolet.com/learn to find out which phones are compatible with the vehicle.)

Chevrolet 4G LTE and available built-in Wi-Fi hotspot offers a fast and reliable Internet connection for up to 7 devices; includes data trial for 1 month or 3GB (whichever comes first) (Available Wi-Fi requires compatible mobile device, active OnStar service and data plan. Data plans provided by AT&T. Visit onstar.com for details and system limitations.)

Interior

Seats, front bucket (STD)

Seat adjuster, driver 4-way manual, fore/aft, up/down

Seat adjuster, front passenger 4-way manual

Seat, rear split-folding with center armrest

Head restraints, 2-way adjustable (up/down), front

Floor mats, carpeted front

Floor mats, carpeted rear

Steering wheel, 3-spoke, deluxe

Steering column, tilt and telescoping

Steering wheel controls, audio, phone interface and driver information center controls

Speedometer, miles/kilometers

Display, driver instrument information enhanced, monochromatic

Window, power with driver Express-Up and Down

Window, power with front passenger Express-Down

Windows, power, rear with Express-Down

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[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Interior

Door locks, power with lock-out protection

Keyless Open, includes extended range Remote Keyless Entry

Keyless Start, push-button

Cruise control, electronic with set and resume speed

Theft-deterrent system, unauthorized entry

Remote panic alarm

Air conditioning, semi-automatic, single-zone

Defogger, rear-window electric

Power outlet, front auxiliary, 12-volt

USB ports, 2, with auxiliary input jack, located in front center stack storage area

USB charging-only ports, 2, located in the rear of the floor console

Mirror, inside rearview manual day/night

Visors, driver and front passenger illuminated vanity mirrors, covered

Assist handle, driver

Assist handle, front passenger

Assist handles, rear outboard

Map pocket, driver seatback

Map pocket, front passenger seatback

Shift lever, urethane

Power outlet, cargo area auxiliary, 12-volt

Safety-Mechanical

StabiliTrak, stability control system with Traction Control

Daytime Running Lamps, separate cavity, LED

Safety-Interior

Air bags, dual-stage, frontal, driver and right front passenger with Passenger Sensing System, thorax side-impact, seat mounted, driver and right front passenger, roof-rail, side front and rear outboard seating positions (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Fleet orders receive a 3-month trial. Visit onstar.com for coverage map, details and system limitations. Services vary by model.)

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[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Safety-Interior

Chevrolet Connected Access with 10 years of standard connectivity which enables services such as, Vehicle Diagnostics, Dealer Maintenance Notification, Chevrolet Smart Driver, Marketplace and more (Limitations apply. Not transferable. Standard connectivity available to original purchaser for ten years from the date of initial vehicle purchase for model year 2018 or newer Chevrolet vehicles. See onstar.com for details and further plan limitations. Connected Access does not include emergency or security services. Availability and additional services enabled by Connected Access are subject to change.)

Rear Vision Camera

Rear Seat Reminder

Door locks, rear child security, manual

Teen Driver configurable feature that lets you activate customizable vehicle settings associated with a key fob, to encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor, manual learn with Tire Fill Alert (Does not apply to spare tire.)

Horn, dual-note

WARRANTY

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

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[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Window Sticker

SUMMARY

[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

MSRP:\$27,600.00

Interior:Medium Ash Gray, Premium Cloth seat trim

Exterior 1:Mosaic Black Metallic

Exterior 2:No color has been selected.

Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT

Transmission, 6-speed automatic, electronically-controlled with overdrive

OPTIONS

CODE	MODEL	MSRP
1XX26	[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS	\$27,600.00
OPTIONS		
1LS	LS Preferred Equipment Group	\$0.00
5CY	Tires, P225/65R17 all-season blackwall	\$0.00
AG1	Seat adjuster, driver 8-way power with 2-way power lumbar	Inc.
AKO	Glass, deep-tinted, rear	Inc.
AL9	Seat adjuster, 2-way power driver lumbar control	Inc.
AR9	Seats, front bucket	\$0.00
FE9	Emissions, Federal requirements	\$0.00
FX6	Axle, 3.87 final drive ratio	\$0.00
GB8	Mosaic Black Metallic	\$0.00
H72	Medium Ash Gray, Premium Cloth seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal color touchscreen, AM/FM stereo.	\$0.00
LYX	Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT	\$0.00
MNH	Transmission, 6-speed automatic, electronically-controlled with overdrive	\$0.00
PCR	LS Convenience Package	\$685.00
RSB	Wheels, 17" (43.2 cm) aluminum	\$0.00
VK3	License plate front mounting package	\$40.00
SUBTOTAL		\$28,325.00

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Data Version: 8480. Data Updated: Jun 2, 2019 9:30:00 PM PDT.



[Retail] 2019 Chevrolet Equinox (1XX26) AWD 4dr LS w/1LS

Adjustments Total	\$0.00
Destination Charge	\$1,195.00
TOTAL PRICE	\$29,520.00

FUEL ECONOMY

Est City:25 MPG

Est Highway:30 MPG

Est Highway Cruising Range:468.00 mi

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Data Version: 8480. Data Updated: Jun 2, 2019 9:30:00 PM PDT.

STAFF REPORT



MEETING DATE: June 20, 2019

ITEM NUMBER: 4f

TYPE OF ITEM: Consent

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Acceptance of Improvements for the Whisper Creek Hollow Subdivision

EXECUTIVE SUMMARY:

The Whisper Creek Hollow Subdivision consists of 7 lots just east of Main Street at about 700 South. The lots which are for residential development include an existing home. The required improvements have now been completed and inspected by city staff and other applicable agencies and found to be acceptable.

RECOMMENDED OPTIONS:

It is recommended that the improvements be accepted and that the standard requirement of a 10% warranty amount and one year warranty period be applied.

ATTACHMENTS:

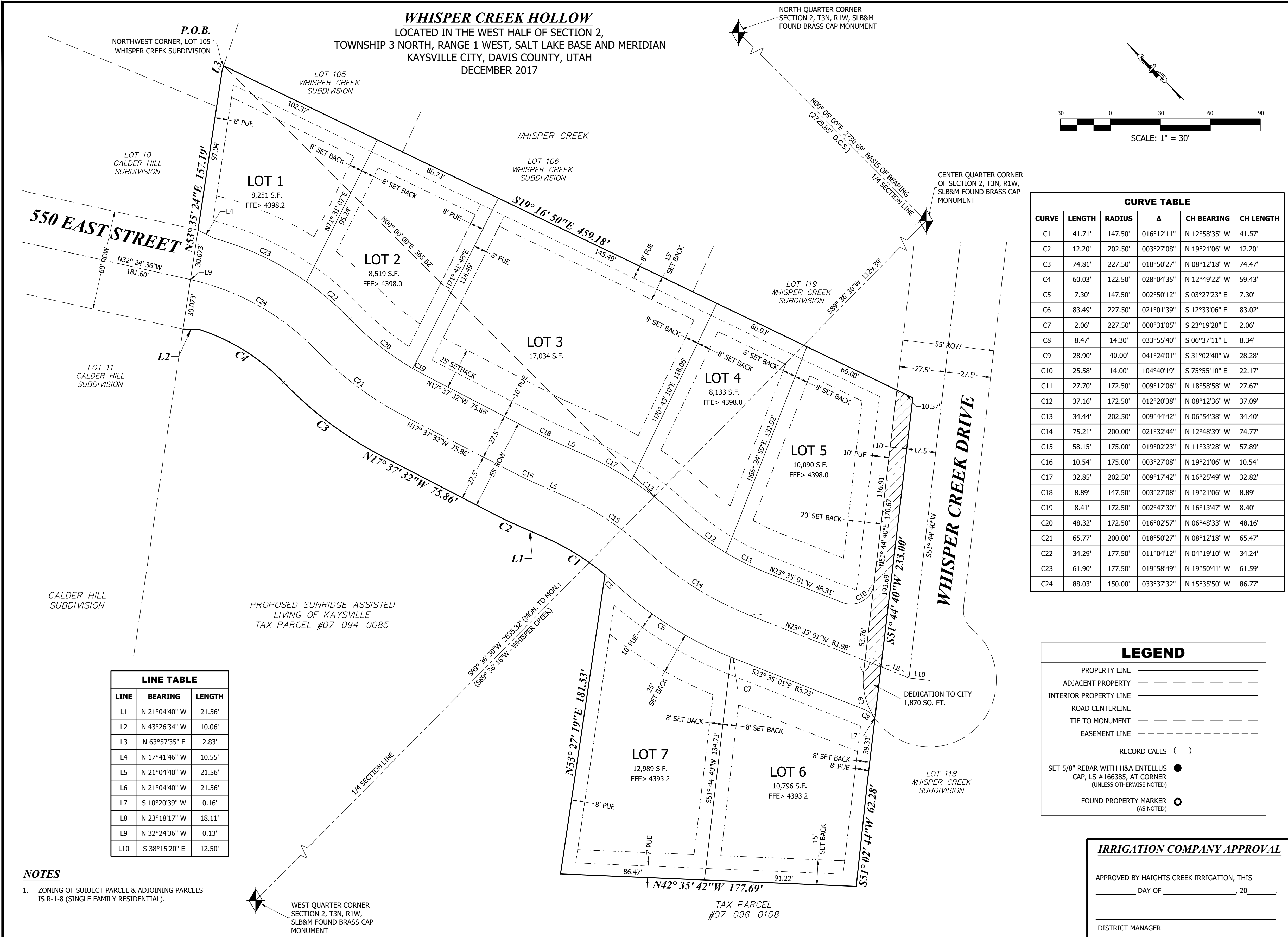
Attachment 1: Area Map

Attachment 2: Plat Map



Whisper Creek Hollow Subdivision





SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS WHISPER CREEK HOLLOW AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

VON R. HILL, P.L.S. UT #166385 DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 105, WHISPER CREEK SUBDIVISION, WHICH POINT IS ALSO SOUTH89°36'30"WEST 1129.39 FEET ALONG THE QUARTER SECTION LINE AND NORTH00°00'00"EAST 365.62 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH19°16'50"EAST 459.18 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION; THENCE SOUTH51°44'40"WEST 233.00 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION TO A CORNER; THENCE SOUTH 51°02'44" WEST 62.28 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION TO A POINT ON THE NORTH LINE OF LOT 118, WHISPER CREEK SUBDIVISION; THENCE LEAVING SAID SUBDIVISION LINE NORTH42°35'42"WEST 177.69 FEET; THENCE NORTH53°27'19"EAST 181.53 FEET TO A POINT ON A 147.50-FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE 41.71 FEET, (CENTRAL ANGLE = 16°12'11", CHORD BEARING AND DISTANCE = NORTH12°58'35"WEST 41.57 FEET) TO A POINT OF TANGENCY; THENCE NORTH21°04'40"WEST 21.56 FEET TO A POINT ON A 202.50-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 12.20 FEET, (CENTRAL ANGLE = 03°27'08", CHORD BEARING AND DISTANCE = NORTH19°21'06"WEST 12.20 FEET) TO A POINT OF TANGENCY; THENCE NORTH17°37'32"WEST 75.86 FEET TO A POINT ON A 227.50-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 74.81 FEET, (CENTRAL ANGLE = 18°50'27", CHORD BEARING AND DISTANCE = NORTH08°12'18"WEST 74.47 FEET) TO A POINT OF REVERSE CURVATURE WITH A 122.50-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE 60.03 FEET, (CENTRAL ANGLE = 28°04'35", CHORD BEARING AND DISTANCE = NORTH12°49'22"WEST 59.43 FEET); THENCE NORTH43°26'34"WEST 10.06 FEET TO THE SOUTHEAST CORNER OF LOT 11, CALDER HILL SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION NORTH53°35'24"EAST 157.19 FEET; THENCE NORTH63°57'35"EAST 2.83 FEET TO THE POINT OF BEGINNING, CONTAINING 2.379 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS WHISPER CREEK HOLLOW, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXX

NOTES

1. ZONING OF SUBJECT PARCEL & ADJOINING PARCELS IS R-1-8 (SINGLE FAMILY RESIDENTIAL).

CITY COUNCIL'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY
KAYSVILLE CITY.

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE KAYSVILLE CITY ENGINEER, THIS _____ DAY OF
_____, 20____.

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF KAYSVILLE CITY,
THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE
KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

STAFF REPORT



COUNCIL MEETING DATE: June 20, 2019

ITEM NO.: 4g

TYPE OF ITEM: Consent

PRESENTED BY: Josh Belnap

SUBJECT/AGENDA TITLE: Award of Contract for Environmental Assessment

EXECUTIVE SUMMARY:

Kaysville and Farmington have been working jointly with UDOT and other state and county officials on a plan to provide access on to and off of the West Davis Corridor (WDC), via a series of connector roads. The roads would help to connect I-15, Angel Street and Sunset Drive with the WDC, more evenly distributing current and future traffic volumes. The two Cities have received nearly \$100K from the county, \$4 Million from Wasatch Front Regional Council (WFRC), and \$6 Million from the state towards the project. A requirement of the state dollars is to conduct an environmental assessment of the project area to determine the existing resources and potential impacts of construction (and how to control or mitigate them). Kaysville and Farmington would be applying the funds from the county toward this assessment.

The Cities advertised a RFP for this work. Horrocks Engineers was the only respondent. Horrocks has done the preliminary design of the roads, and has assisted UDOT with the environmental study for the WDC and Shepard Lane Interchange. Horrocks' proposal was \$89,004.12.

Council Options: Approve / Disapprove

Recommended Options: Approve

Fiscal Impact & Fund Source for Recommended Action: Prop 1 funding from Davis County

Attachments: Bid Tabulation

KAYSVILLE CITY AND FARMINGTON CITY**Environmental & Engineering Consultant Services for Road Connections to West Davis Corridor**

6/5/19

		Horrocks Engineers	
Bid Item	Description	Hours per Item	Amount
1	Establish scope, intial coordination meetings w/Kaysville and Farmington	85	\$ 12,476.49
2	Kickoff meeting, prep and summary	15	\$ 2,076.15
3	Establish area base mapping and existing surface work	120	\$ 15,047.00
4	Coordinate w/UDOT and assess environmental needs	3	\$ 425.46
5	Preliminary modifications to road designs	227	\$ 23,244.55
6	Analyze environmental, ecological, biological, cultural and archaeological resources/impacts	202	\$ 21,870.72
7	Develop and assemble environmental document	21	\$ 2,763.99
8	Revise/Implement public involvement plan and communications	86	\$ 8,969.76
9	Travel costs (@ \$0.58/mile)	--	\$ 1,160.00
10	Advertising in News Papers	--	\$ 400.00
11	Stenographer	--	\$ 400.00
12	Postage for surrounding addresses	--	\$ 140.00
13	Utah Geologic Survey fees	--	\$ 30.00
		Total	\$ 89,004.12

STAFF REPORT



MEETING DATE: June 20, 2019

ITEM NUMBER: 5a

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Preliminary Plat approval for Tyler Estates Phase 3 Second Amended Subdivision at 1048 Tyler's Way – Mac Ray Baxter.

EXECUTIVE SUMMARY:

The property was recently rezoned by the Kaysville City Council from the R-A zoning district to the R-1-10 zoning district to accommodate the proposed subdivision. The property which consists of 1.3 Acres currently has one home and a large garage building on it. The applicant is looking to subdivide the lot to keep the existing home, but to create 1 additional lot so that it may two have a dwelling. It has been explained to staff that the existing garage building would essentially be converted into a dwelling.

The previous zoning district could not accommodate the desire due to the limited frontage along the cul-de-sac street. The proposed subdivision plat is consistent with what was previously presented to the Planning Commission and City Council during the rezone process, and complies with the setback, lot size (10,000 sq. ft. minimum), and lot frontage (80 ft. minimum) requirements of the existing zone. The right of way is already fully improved; the applicant will simply need to bring some utilities to the new lot.

RECOMMENDATION: The Planning Commission voted unanimously to recommend approval of the proposed preliminary plat to the City Council finding that the plat meets the applicable standards and regulations of the Kaysville City ordinances and the applicable zoning district.

COUNCIL OPTIONS: Approve or Deny the requested Preliminary Plat.

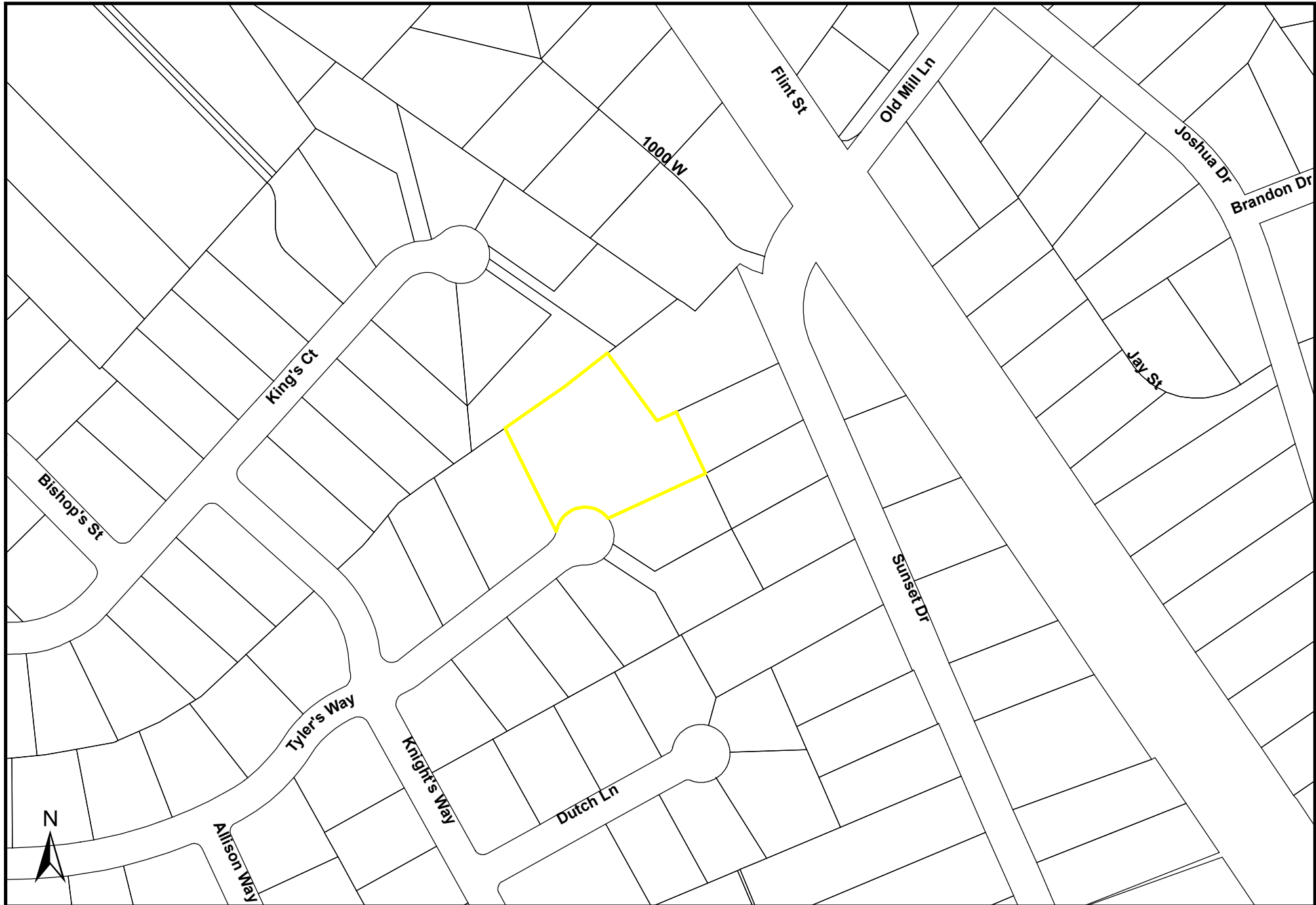
FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: N/A

ATTACHMENTS:

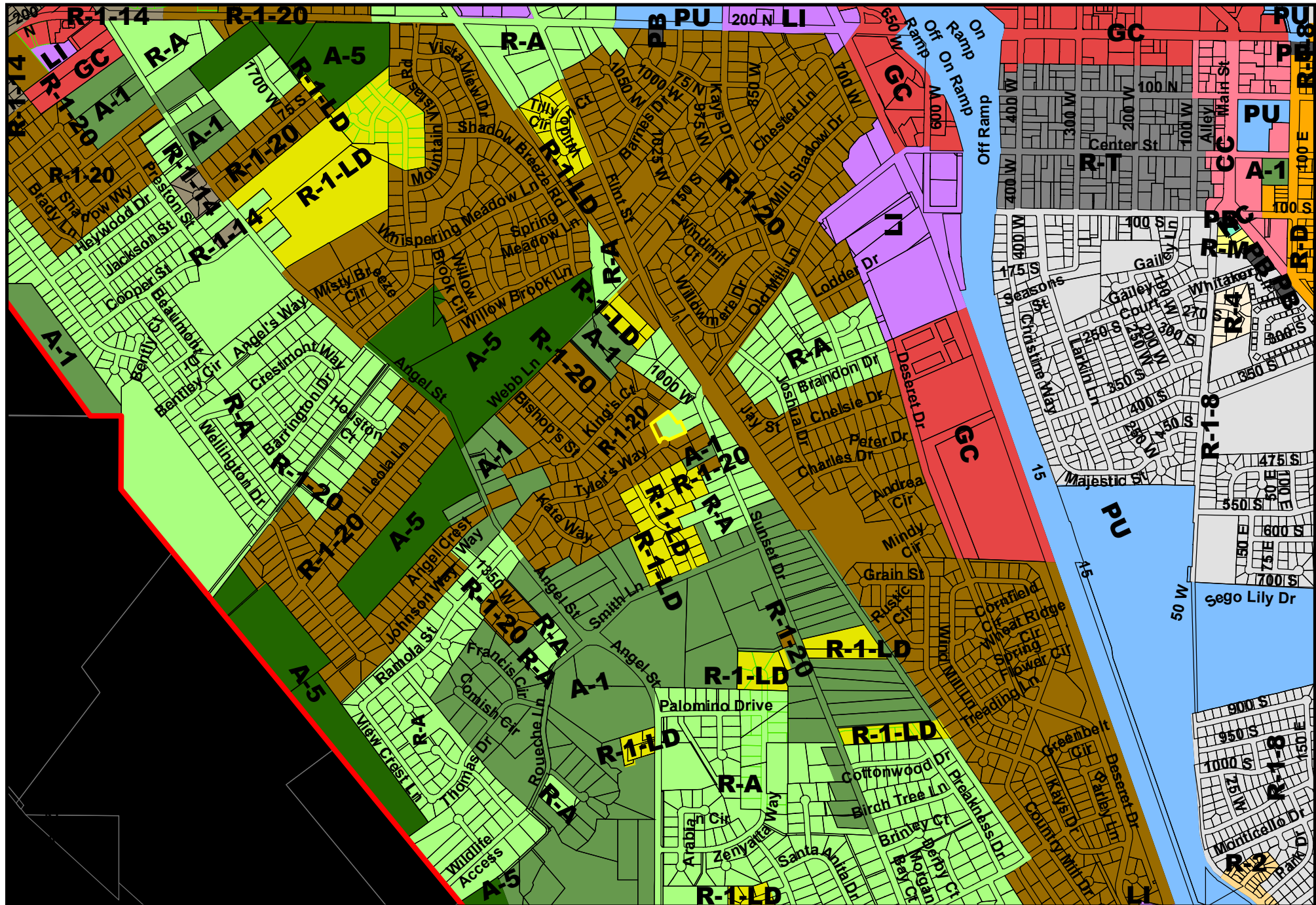
- Location Map
- Zoning Map
- Subdivision Plat



Rezone of 1048 Tylers Way from R-A to R-1-10

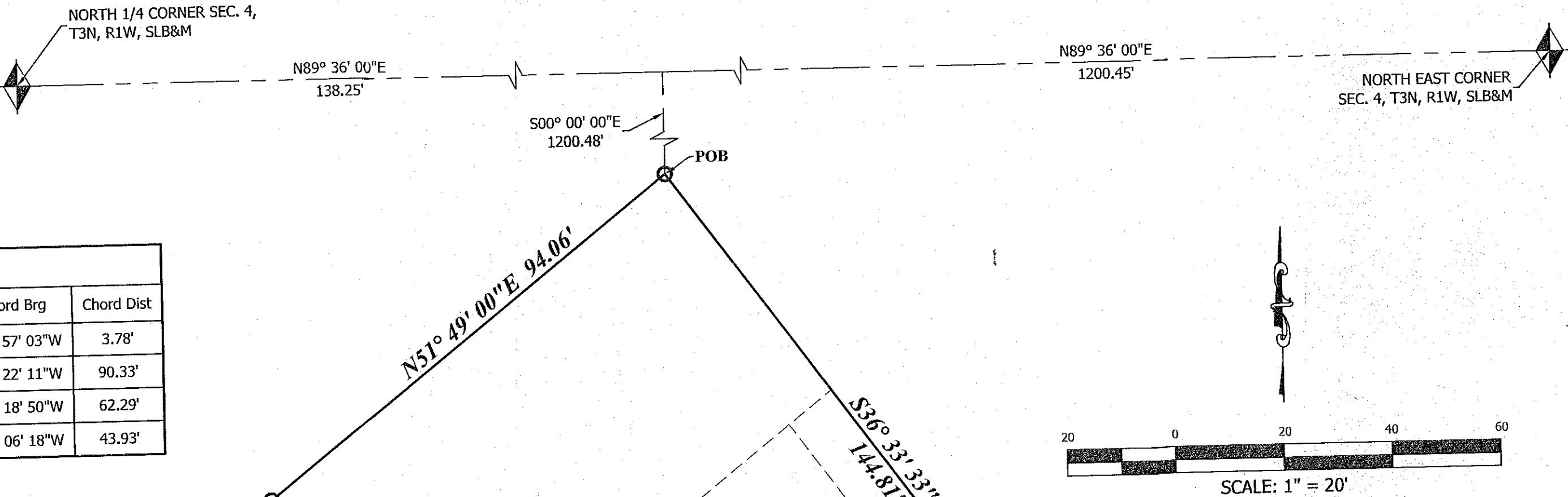


1048 Tylers Way - Rezone from R-A to R-1-10



TYLER ESTATES PHASE 3, 2ND AMENDMENT
AMENDING LOT 306 AMENDED, TYLER ESTATES PHASE 3 AMENDED
LOCATED IN THE NORTH HALF OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

CURVE TABLE					
Curve #	Radius	Length	Delta	Chord Brg	Chord Dist
C1	50.00'	3.78'	4° 20' 07"	S14° 57' 03"W	3.78'
C2	50.00'	112.73'	129° 09' 45"	S77° 22' 11"W	90.33'
C3	50.00'	67.25'	77° 03' 03"	S51° 18' 50"W	62.29'
C4	50.00'	45.48'	52° 06' 42"	N64° 06' 18"W	43.93'



LEGEND

PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
EASEMENT LINE

RECORD CALLS ()

FOUND REBAR WITH GREAT WESTEN CAP
(UNLESS OTHERWISE NOTED)

GENERAL NOTES:

1. ALL EASEMENTS SHOWN ARE TYPICAL 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.

2. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS TYLER ESTATES PHASE 3, 2ND AMENDMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE

DESCRIPTION

BEGINNING AT A POINT NORTH 89°36'00" EAST 138.25 FEET AND SOUTH 00°00'00" EAST 1200.48 FEET FROM THE NORTH QUARTER CORNER SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 36°33'33" EAST 144.81 FEET; THENCE NORTH 64°21'08" EAST 36.97 FEET; THENCE SOUTH 25°38'52" EAST 118.53 FEET; THENCE SOUTH 65°05'36" WEST 185.70 FEET; THENCE WESTERLY ALONG AN ARC OF A 50.0 FOOT RADIAL CURVE TO THE LEFT 112.74 FEET (CHORD BEARS SOUTH 77°22'11" WEST 90.33 FEET); THENCE WESTERLY ALONG A 50.0 FOOT RADIAL CURVE TO THE RIGHT 3.78 FEET (CHORD BEARS SOUTH 14°57'03" WEST 3.78 FEET); THENCE NORTH 26°46'27" WEST 199.60 FEET; THENCE NORTH 54°47'30" EAST 125.64 FEET; THENCE NORTH 51°49'00" EAST 94.06 FEET TO THE POINT OF BEGINNING. CONTAINING 1.317 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TYLER ESTATES PHASE 3, 2ND AMENDMENT AND HEREBY DEDICATE GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

MACRAY BAXTER SHEILA M. BAXTER

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MACRAY BAXTER AND SHEILA M. BAXTER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

HAIGHTS CREEK IRRIGATION

APPROVED THIS _____ DAY OF _____, 20____.

HAIGHTS CREEK

KAYSVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF KAYSVILLE, UTAH, ON THIS _____ DAY OF _____, 20____, AT _____ WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 20____.

CITY ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

BY THE PLANNING COMMISSION OF KAYSVILLE CITY,

DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY

STAFF REPORT



MEETING DATE: June 20, 2019

ITEM NUMBER: 5b

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Rezone of 5.74 acres of property at 1955 West 200 North from the A-5 (Heavy Agriculture) and R-1-20 (Single Family Residential) to the R-1-8 (Single Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone (TABLED ITEM)

EXECUTIVE SUMMARY:

This item was tabled at the 6/6/2019 city council meeting with direction to look into traffic calming measures to discourage cut through traffic, the developer should work further with neighboring property owners, and additional information should be provided regarding storm water and irrigation water.

Since the previous meeting a development agreement has been created where traffic calming measures have been agreed to per recommendation from city staff. Staff had been made aware of outreach efforts by the developer, however an update on that effort will have to come from the applicant. Finally, as of the date of this report, staff is continuing to look into what water is feeding the ditch currently on the property. It is generally believed that with the recent 200 North Street improvements irrigation and storm water systems were kept separate and existing water rights and access were maintained.

Original Report from 6/6/19:

The applicant has the subject property under contract and is seeking a rezone in order to accommodate a new residential development. The property which is at the end of 1700 West Street and on the south side of 200 North currently has 1 home along 200 North while the remainder is undeveloped agricultural property.

The bulk of the property (just over 5 acres) is zoned A-5 which allows for lots just under 5 acres in size, primarily the zone is for farming and grazing. The existing home sits on roughly half an acre fronting 200 North Street.

With the requested R-1-8 zoning designation and the PRUD overlay, development may occur with as many as 1 unit per each 8,000 sq. ft. of property to be subdivided. This is a density of 5.4 units per acre which could yield in on this property a maximum of 31 units.

To demonstrate their desired use of the property and reason for requesting a rezone, the applicant has provided a concept subdivision plan. The concept subdivision shows 22 units or 3.8 units per acre. This development allows for 1700 West Street to push through to 200 North in alignment with Wilkie Street to the north. The concept includes common areas and would be reviewed as a common open space subdivision through the subdivision process should the zoning be desirable. The PRUD overlay zone allows through a common open space subdivision for variations from normal development standards of the R-1-8 zone which would allow for the proposed lot sizes.

As a rezone is a legislative decision, the City Council has broad discretion in their decision making. The decision should be based on findings of compatibility with the general plan and how well the proposal works at the specific location given its surroundings. The purpose of the PRUD ordinance should also be taken into account

in regards to the request for that overlay zone. The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Housing:

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.

B. The majority of the housing should be one unit per structure (single unit).

About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

D. Housing developments should essentially pay for themselves.

Angel Street and 200 North Street are both classified as major streets in the city's major street plan.

Chapter 17-34 PRUD – Planned Residential Unit Development

17-34-1 Purpose

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

Should the city council find that the proposed development or something similar is desirable, they may request that a development agreement be put into place before finalizing the rezone which would further refine any allowed variations from typical standards and could put specific parameters in place to ensure desirable development of the property.

RECOMMENDED OPTIONS:

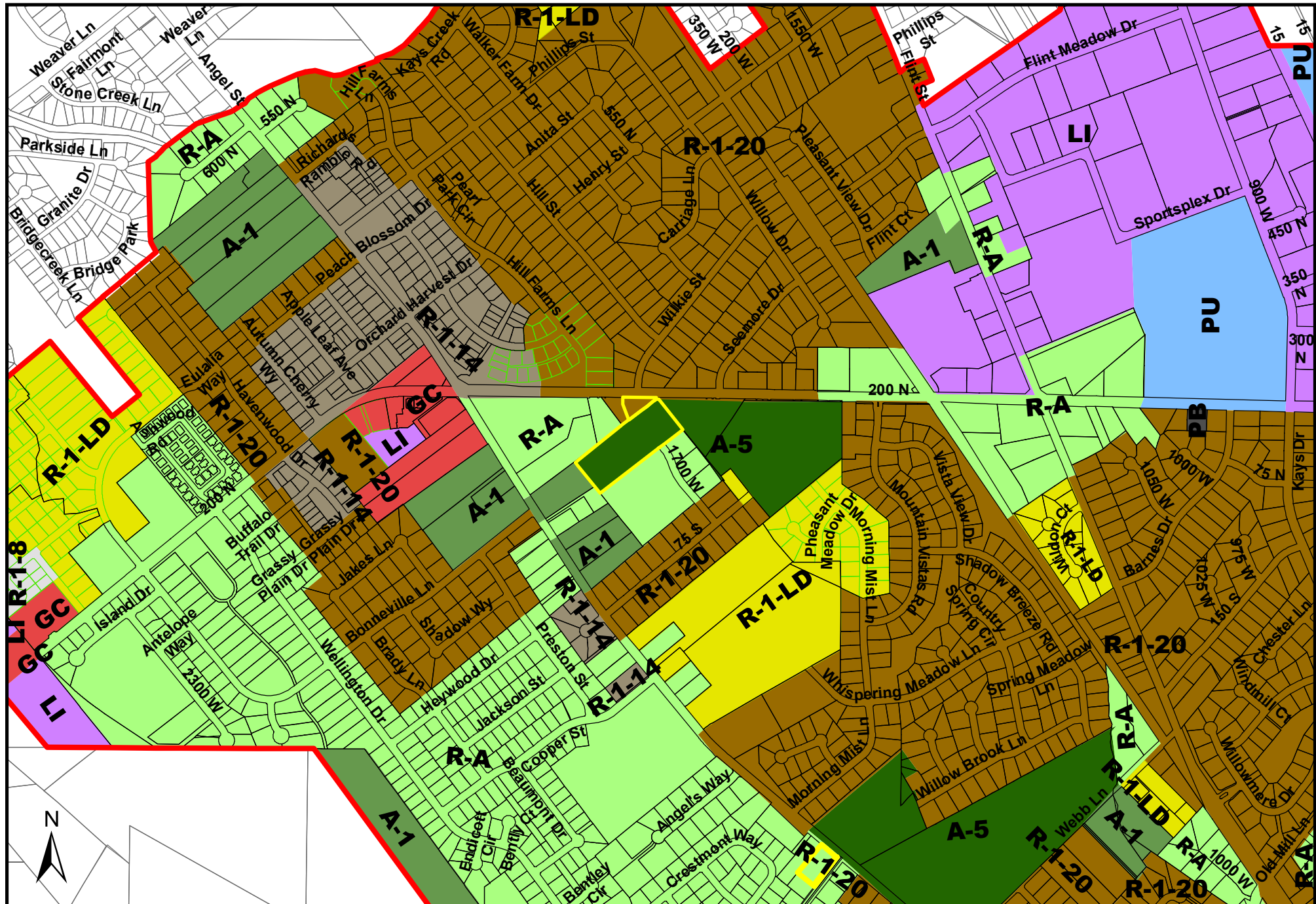
After holding the required hearing, the Planning Commission voted unanimously to recommend approval of the requested rezone based on their findings of compatibility with the General Plan and how well the proposal works at this specific location.

ATTACHMENTS:

Attachment 1: Zoning Map, Development Agreement and Attachments, Rezone Ordinance



1955 West 200 North - Rezone from A-5 and R-1-20 to R-1-8 PRUD



When Recorded, Return to:

Kaysville City
Community Development Office
23 East Center Street
Kaysville, UT 84037

Affecting Tax Parcels No.: 11-094-0038 and 11-094-0053

**DEVELOPMENT AGREEMENT
FOR A RESIDENTIAL SUBDIVISION**

THIS AGREEMENT is made and entered into this ____ day of _____, 2019 by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the "City"), and Capital Reef Management, LLC (hereinafter the "Developer;") ("Developer" includes successors and/or assigns of Capital Reef Management, LLC), as follows:

RECITALS

WHEREAS, Developer has entered into a real estate purchase contract to purchase approximately 5.74 acres of real property located at approximately 1955 West 200 North in the City of Kaysville, County of Davis, State of Utah and as more particularly described in the attached Exhibit A, and the Area Description of Section 1 A. (the "Property"); and

WHEREAS, the sellers of the Property have authorized Developer to apply with the City for re-zoning the Property as an R-1-8 PRUD single family residential subdivision, the majority of which is intended to be developed and, ultimately, marketed as an Active Adult Community, as defined by The Fair Housing Act of 1968, but modified by Housing for Older Persons Act of 1995 (the "Subdivision"); and

WHEREAS, Developer has presented to the City a proposal for development of the Property, which provides for development in a manner consistent with the overall objectives of the City's general plan; and

WHEREAS, the purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Subdivision and such other terms

and conditions pursuant to which the Subdivision proposed by Developer is to be developed within the City; and

WHEREAS, the City is willing to grant the R-1-8 PRUD re-zone of the Property and to authorize the development of the Subdivision proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. GENERAL DESCRIPTION.

A. Area Description. The Property is located as depicted on the Property Location Map, a copy of which is attached as Exhibit B hereto and incorporated by reference herein.

B. Project Description. The project proposed by Developer is an Active Adult Community as defined by The Fair Housing Act of 1968, but modified by Housing for Older Persons Act of 1995, more or less depicted as the draft Preliminary Plat attached as Exhibit C hereto and incorporated by reference herein. The Subdivision shall be governed by a Declaration of Covenants Conditions & Restrictions (“CC&Rs”), to be approved by the City and a home owner’s association, to be set up and governed in accordance with State law.

2. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Subdivision (the “Development Standards”), the following in addition to all other applicable City Ordinances, standards and guidelines:

(1) Architecture. Each dwelling shall use the following types of exterior construction materials: brick, rock, stone, stucco, or hardy cementitious siding. Vinyl siding shall not be allowed. All dwellings shall include an attached two-car garage as a minimum. A

dwelling may be built next to a dwelling with same plan, but the exterior material colors used on such adjacent dwellings must be different. All dwellings shall comply with the provisions of the CC&Rs.

(2) Building Height and Square Footage. All dwellings in the Subdivision shall have a maximum height of thirty (30) feet and a minimum square footage of 1900 square feet of living area (not including the garage).

(3) Street Improvements and Lighting. All street, parking, and hardscape improvements, including curb and gutter, sidewalk, street construction, road surfacing, street lighting and associated road improvement structures will be constructed and fully improved in strict compliance with the approved improvement plans, City Code and all other applicable standards and engineering requirements of the City.

(4) Fencing. Developer will provide a six-foot privacy vinyl fence surrounding the perimeter of the Subdivision, as well as side-yard fencing.

(5) Landscaping. Developer will provide landscape improvements to the Subdivision, including front, side and rear yard landscaping of individual lots, in accordance with a landscape plan to be approved as part of the final plat approval process. The HOA will maintain all front and side yard landscaping and perimeter fencing.

(6) Traffic Circulation and Access. Developer shall provide stop signs and traffic medians as depicted in Exhibit D, hereto.

(7) Detention. Developer will construct an appropriate detention basin within the area depicted in the draft Preliminary Plat. See Exhibit C.

(8) Water. Owner shall be required to pay for, install and construct a pressurized secondary water system to service the Subdivision.

B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable R-1-8 PRUD residential subdivision in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances

and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer's performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer's rights to develop the Subdivision in accordance with the approved site plan, construction drawings and building plans is vested.

3. ON-SITE PROJECT IMPROVEMENTS

Developer shall construct and install all site improvements, including utilities, required for the Facility, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, the secondary water provider as applicable, The Central Davis Sewer District, other providers and the State of Utah.

As an exception to other timeframes and deadlines set forth herein, Developer shall have two years from the date of this Agreement to complete the connection of the Subdivision to 200 North, which is a means to accommodate the construction of a home within the Subdivision for one of the sellers of the Property and demolition of the existing residence.

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install all street improvements, sidewalks, utilities, and drainage improvements depicted in the approved Final Plat and related improvement construction drawings in conjunction with the construction of the on-site improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that it has authority to proceed with the Development, upon closing of its purchase of the Property, which is scheduled to take place on

June 28, 2019. Should Developer fail to close on its purchase of the Property or otherwise assign its interest in this Agreement pursuant to Section 6, below, this Agreement shall become null and void.

B. Ability. Developer represents that it has the ability to timely proceed with the development improvements and construction of the Subdivision. Developer agrees substantially to complete Subdivision improvements within twelve months from the date of this Agreement.

6. ASSIGNMENT

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

7. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. ATTORNEY'S FEES

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

9. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or

unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

10. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

11. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

12. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

13. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. AUTHORIZATION OF EXECUTION

A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

DEVELOPER

ATTEST:

By: _____

TITLE

TITLE

KAYSVILLE CITY

ATTEST:

By:

Katie Witt
Mayor

Annemarie Plaizier
City Recorder

NOTARY PUBLIC

NOTARY PUBLIC

8

Exhibit A

BEG 0.62 CHAINS S & 11.12 CHAINS W & S 34° W 7.65 CHAINS & N 39°30' W
264.98 FT FR THE NE COR OF SE 1/4 OF SEC 32-T4N-R1W, SLM; TH N
39°30' W 274.24 FT; TH W 0.40 CHAINS; TH S 52° W 11.36 CHAINS; TH S 39°30' E
290.50 FT; TH N 52°00'00" E 770.14 FT TO POB. ALSO: BEG AT A
PT WH IS 0.62 CHAINS S & 11.12 CHAINS W & S 34° W 7.65 CHAINS & S 39°30" E
214.22 FT FR THE NE COR OF THE SE 1/4 OF SEC 32-T4N-R1W,
SLM & RUN TH S 39°30'00" E 9.47 FT; TH S 50°00'00" W 7.46 FT; TH N 38°12'07" W
10.28 FT; TH N 49°56'25" E 7.27 FT, M/L, TO THE POB. CONT.

5.131 ACRES

AND

BEG ON THE S LINE OF A STR AT A PT 877.37 FT N 89°10'00" W & 507.48 FT N 89°48'43"
W & 32.5 FT S 0°11'17" W FR THE NE COR OF THE SE 1/4
OF SEC 32-T4N-R1W, SLM & RUN TH N 89°48'43" W 248.84 FT ALG THE S LINE OF SD
STR TO BNDRY LN AGMT ENTRY 2132111, TH ALG SD AGMT
2 COURSES AS FOLLOWS: S 0°11'17" W 53.00 FT & S 22°20'55" E 123.32 FT TO AN OLD
FENCE LINE; TH N 52°43'51" E 259.07 FT ALG SD FENCE
LINE; TH N 16°15'39" W 10.595 FT TO THE POB. CONT.

0.534 ACRES

Exhibit B

1955 West 200 North - Rezone from A-5 and R-1-20 to R-1-8 PRUD



Exhibit C

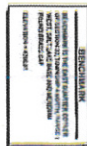


Exhibit D

TRAFFIC CALMING MEASURES



ORDINANCE NO. _____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-1-20 AND A-5 ZONES TO THE KAYSVILLE CITY R-1-8 ZONE TO INCLUDE THE PRUD OVERLAY, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City R-1-20 and A-5 zones and placing it in Kaysville City R-1-8 zone to include the PRUD overlay; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 5.74 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-1-20 and A-5 zones and placing the same in Kaysville City R-1-8 zone to include the PRUD Overlay.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect 30 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2019

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

STAFF REPORT



MEETING DATE: June 20, 2019

ITEM NUMBER: 5c

TYPE OF ITEM: Action

PRESENTED BY: Community Development Staff

SUBJECT/AGENDA TITLE: Consideration of a Development Agreement and Request to 4.7 acres of property at approximately 1325 West 200 North from the R-A (Residential Agriculture) zoning district to the GC (General Commercial) zoning district. – Ogden Clinic

EXECUTIVE SUMMARY:

A zone change is being requested at the subject address in order to accommodate a proposed medical clinic. The property, which borders the Rail Trail to the west, a church to the east, and residents to the east and south, is currently zoned to accommodate 2 units per acre residential development.

The requested GC zoning district is primarily for office and retail sales and services which are permitted uses in the zone. The full provisions of the GC zoning district are included with this report

This request was previously on the April 11, 2019 Planning Commission agenda. After holding the public hearing the Planning Commission gave direction to the developer to hold a meeting with the neighbors to review and discuss some of their concerns and to return with a development agreement addressing issues that have been brought up such as building height, landscaping, and lighting. The Commission also requested that a Traffic Study be presented upon return to increase the understanding the impact on total traffic capacity and performance of the Flint and 200 North Intersection.

The applicant set up a meeting at City Hall on 4/23 to which neighboring residents were invited. Based on the conversation at that meeting and previous discussion with the Planning Commission, a development agreement has been put together to further refine the type of development that would occur under the requested zoning district.

The Planning Commission had this item on their agenda a second time on 5/23 where they made a recommendation to the City Council

This process has highlighted some existing traffic issues in particular at 200 North and the rail trail crossing. Engineering studies indicate that there is capacity in 200 North to handle the anticipated traffic from the proposed use. City staff will be looking into improvements at the rail trail crossing and optimization at the Flint and 200 North intersection. Finally in regards to access, the ultimate building design and site layout are still to be determined, but multiple access points may be preferable for handling traffic and best servicing emergency vehicles. The development agreement addresses the need to look at this closely at the time of building permit review.

In terms of uses, following is a list of specialties that are expected in this location. This is preliminary and somewhat fluid based on need:

- Family Medicine
- Sports Medicine
- Dermatology
- Medical Weight Loss
- GI
- Lab
- Radiology
- Urgent Care (Monday – Friday from 8 AM to 8 PM, Saturday 8 AM to 3PM, Potentially Sunday)

As the applicant further refines the specialties and services to be provided at the site the building design and site plan will be further refined. The applicant has outlined some specific concessions in the development agreement they are willing to make in order to be good neighbors and a good fit in the community, but hope to keep some flexibility in the final design knowing pending a better understanding of the services provided at the facility. The site may be impacted by the final size and height potential of the building. Should the applicant desire to exceed the 35 ft. height limit allowed as a permitted use in the zone, they would be required to return to the Planning Commission for consideration of a conditional use permit.

Requested Zoning:

Chapter 19 GC General Commercial District

17-19-1 Purpose

To provide for appropriate uses in locations in which business, commercial, industrial, entertainment, and related activities may be established. The regulations of this district are designed to provide for a suitable environment for those uses which are vital to the economic life of the city.

17-19-2 Site Plan Review

A site plan review is required and a site plan shall be submitted for all permitted and conditional uses. (Consult KCC Chapter 18-4.)

17-19-3 Permitted Uses

1. Offices.
2. Retail sales and services, not including storage services, sale of beer for consumption on the premises, sale of liquor for consumption on the premises and conditional uses in KCC 17-19-4.
3. Government offices and services.

17-19-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Single family dwellings which are an integral part of a commercial use and serves as housing for the proprietor or an employee.
2. Light industry/research uses subject to the provisions of KCC Chapter 17-23.
3. Buildings of height greater than thirty-five feet (35').
4. Recreational vehicle parks subject to the provisions of KCC 17-31-24.
5. Public utility substations.
6. Sale of beer for consumption on the premises of a full-service restaurant, limited service restaurant, beer-only restaurant, banquet or reception center.
7. Sale of liquor for consumption on the premises of a full-service restaurant, limited service restaurant, banquet or reception center.

17-19-5 Special Provisions

The design of off-street parking facilities shall assure compatibility of vehicular and pedestrian circulation. Site plan drawings prepared for site plan review shall illustrate clearly all existing and proposed vehicular and pedestrian paths. (See KCC Chapter 18-9.)

17-19-6 Height Regulations

1. No building shall exceed thirty-five feet (35') in height, except pursuant to KCC 17-19-4.
2. No building shall be less than ten feet (10') in height.

17-19-7 Area, Lot Coverage And Yard Requirements

There are no lot size or yard requirements except that where a lot in the General Commercial District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20').

The City's **General Plan states**, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.
2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
3. Encourage businesses and industries to locate and invest within the City.
4. Regulate the more intensive uses that create traffic and public service problems and costs

Business and Industry

- A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

200 North and Flint Street are classified as a Major Streets per Kaysville City's Major Street Plan in Section 8-3-2.

COUNCIL OPTIONS: Approve or deny the request for the rezone together with the proposed development agreement. The council may also request changes to the agreement or table the item for additional information.

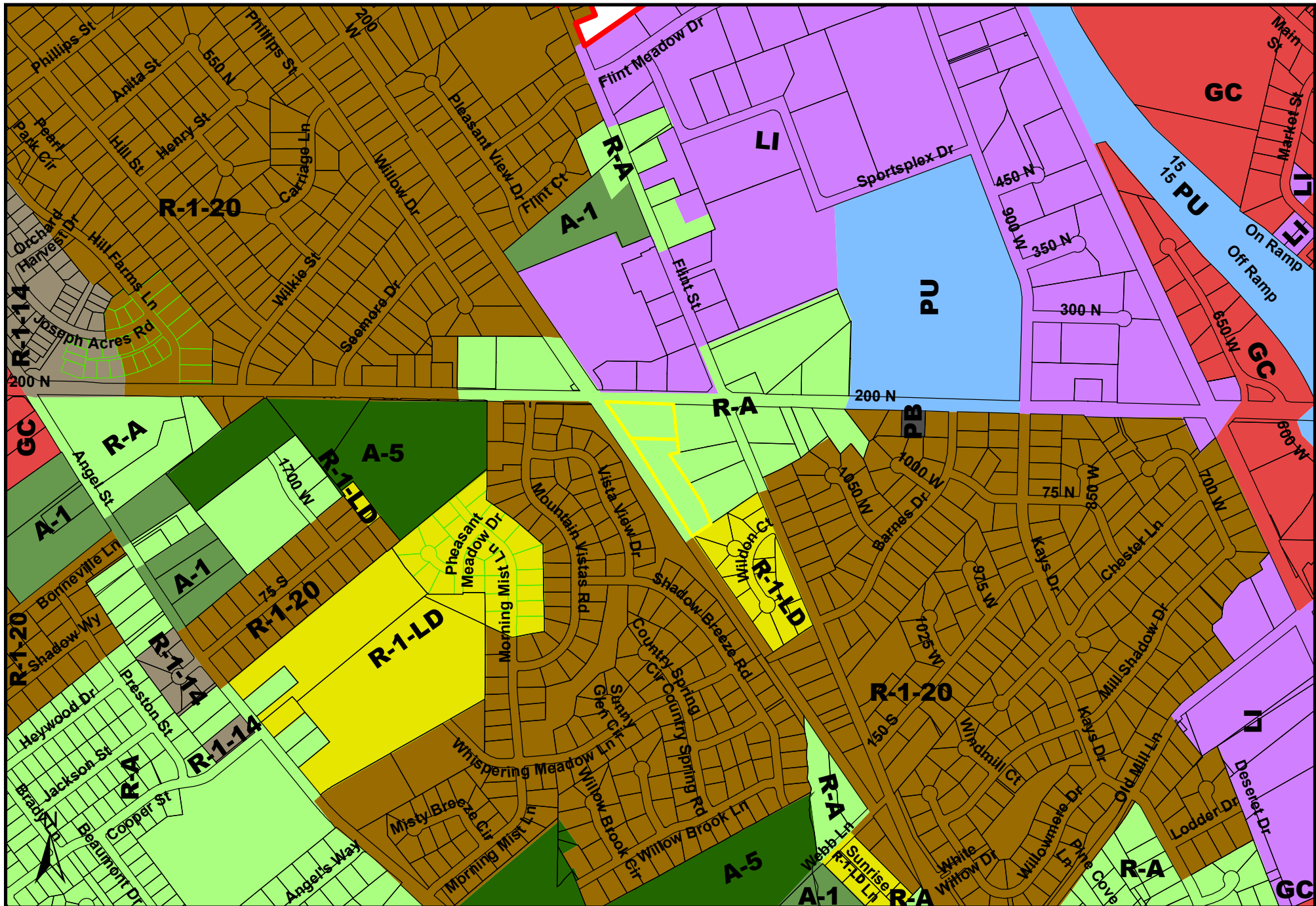
FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION: N/A

ATTACHMENTS:

- Zoning Map
- Development Agreement and Attachments
- Rezone Ordinance



Approximately 1325 West 200 North - Rezone from R-A to GC



When Recorded, Return to:
Kaysville City
Community Development Office
23 East Center Street
Kaysville, UT 84037

Affecting Tax Parcels No.: 11-097-0036 and 11-097-0044

**DEVELOPMENT AGREEMENT
FOR A PROFESSIONAL OFFICE SPACE**

THIS AGREEMENT is made and entered into this ____ day of _____, 2019 by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the “City”), and OGDEN CLINIC (hereinafter the “Developer;”) (“Developer” includes successors and/or assigns of OGDEN CLINIC), as follows:

RECITALS

WHEREAS, Developer is desirous of developing a medical facility (the “Facility”) on certain real property located in the City of Kaysville, County of Davis, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A and the Area Description of Section 1 A.; and

WHEREAS, the purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Facility and other terms and conditions pursuant to which the Facility proposed by Developer is to be developed within the City; and

WHEREAS, the City is willing to grant the GC (General Commercial) rezone of the property and to authorize the development of the Facility proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. GENERAL DESCRIPTION.

A. Area Description. The property upon which the Facility shall be developed (the “Property”) is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as parcels #11-097-0036 and 11-097-0044.

B. Project Description. The project proposed by Developer is a medical office facility, which provides medical care and assistance through multiple specialties as an outpatient service including appointment based services and drop in or urgent care services.

2. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Facility (the “Development Standards”), the following in addition to all other applicable City Ordinances, standards and guidelines:

(1) Architecture. Developer shall construct the Facility in similar compliance and conformance with the Architecture as set forth in Exhibit B, example architecture.

(2) Building Height. Developer shall follow all Kaysville City ordinances and codes and will work with Kaysville City to ensure the building height falls within appropriate guidelines.

(3) Lighting. Exterior lighting on the building and throughout the site shall enhance safe circulation of pedestrians and vehicles while reflecting light away from any adjoining properties or uses. Acceptable lighting fixtures should shield the light source to reduce glare, light trespass into neighboring properties, and light pollution. Parking lot lighting shall be on a timer system so that it can be turned off after hours. Down lighting on buildings may be allowed to remain on after hours.

(4) Fencing. A fence or wall shall be installed along property lines shared with parcel ID 11-097-0030 and 11-097-0034. This wall shall be at least eight feet (8') in height and shall be a solid or visual screening structure.

(5) Landscaping. In addition to the landscaping required by Kaysville City Ordinance, trees shall be used to further screen and buffer the property from adjacent properties occupied by homes. Trees shall be required between the southernmost property line and the parking area for the proposed development; these trees should include a mix of evergreen and coniferous trees whose spread or width at maturity covers the width of the southernmost property line creating a visual screen.

(6) Traffic Circulation and Access. Developer agrees to work with Kaysville City at time of site plan and building permit review to design and improve access that ensures safety into and out of the subject property. Should it be deemed appropriate at time of this review, Developer consents allow for multiple points of access into the property, and will install signage that enhances notification to drivers of pedestrians using the D&RGW Rail Trail crossing. Subject to this formal site plan review, Developer consents to the potential of limited turn movements but shall have a minimum of one point of access where left and right hand turn movements are allowed to enter and exit the property.

(7) Retention. As necessary or defined by Kaysville City code the Developer shall retain groundwater in an underground retention system.

Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Facility, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable medical office facility in an appropriate location. The City further finds that the development of the Facility, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer's performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer's rights to develop the Facility in accordance with the approved site plan, construction drawings and building plans is

vested.

3. ON-SITE PROJECT IMPROVEMENTS

Developer shall construct and install all site improvements, including utilities, required for the Facility, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, the secondary water provider as applicable, The Central Davis Sewer District, other providers and the State of Utah.

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install street improvements, sidewalks, utilities, and drainage improvements, on 200 North Street with the construction of the on-site improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that it has authority to proceed with the Facility.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Facility. Developer agrees to begin construction of the Facility as soon as practicable and complete development with occupancy approval by December 31, 2022.

6. ASSIGNMENT

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

The City may withhold approval of assignment, without consequence, if the city reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

7. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. ATTORNEY'S FEES

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

9. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

10. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

11. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

12. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

13. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. AUTHORIZATION OF EXECUTION

A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

OGDEN CLINIC

ATTEST:

By: _____

TITLE

TITLE

ATTEST:

KAYSVILLE CITY

By:

Annemarie Plaizier
City Recorder

Katie Witt
Mayor

On the ____ day of _____, 2019, personally appeared before me KATIE WITT, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for himself and herself that he, the said KATIE WITT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said KATIE WITT and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On the ____ day of _____, 2019, personally appeared before me, _____, the signer of the foregoing Development Agreement for OGDEN CLINIC, who duly acknowledged to me that he executed the same for and on behalf of OGDEN CLINIC.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

EXHIBIT A

Approximately 1325 West 200 North - Rezone from R-A to GC

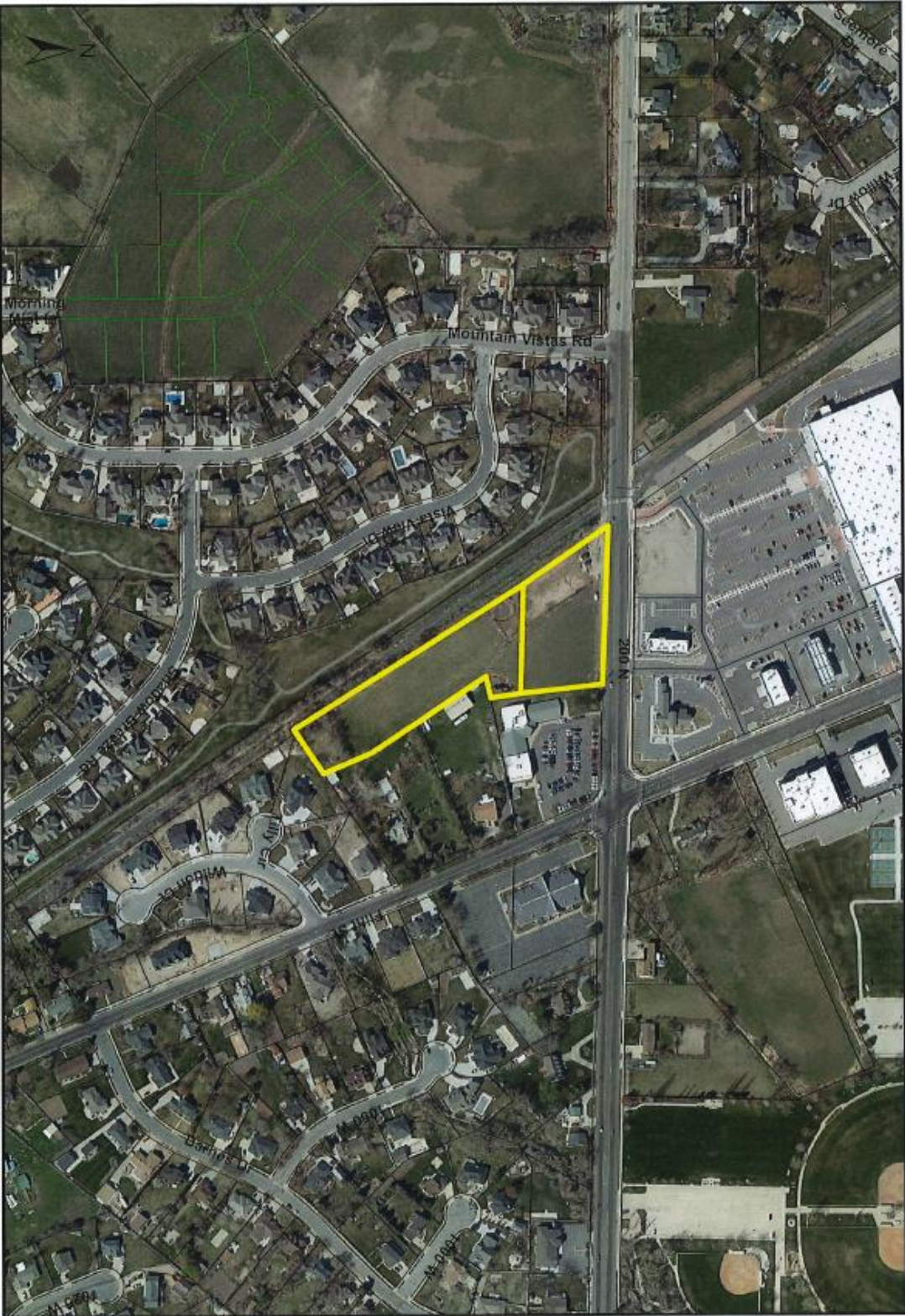


Exhibit B



ORDINANCE NO. _____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-A ZONE TO THE KAYSVILLE CITY GC ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City R-A and placing it in Kaysville City GC; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 4.7 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-A zone and placing the same in Kaysville City GC zone.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect 30 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____,
2019

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

RESOLUTION NO _____

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGETS FOR FISCAL YEAR 2019.

WHEREAS, the Kaysville City Council has adopted a Fiscal Year 2019 General Fund and Capital Projects Fund Budgets and now finds it necessary to amend these budgets:

BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby amends the Fiscal Year 2019 General Fund and Capital Projects Fund Budgets as necessary, which amendment is attached hereto as Exhibit A – Kaysville City Fiscal Year 2019 Budget Amendments and incorporated herein by this reference.
2. The effective date of this resolution shall be the date of adoption.

APPROVED and ADOPTED this 20th day of June 2019.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE KAYSVILLE CITY MODIFIED TENTATIVE BUDGETS FOR FISCAL YEAR 2020; THE ADOPTION OF A KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE AND THE ADOPTION OF THE COMPENSATION SCHEDULE FOR CITY OFFICIALS AND EMPLOYEES

WHEREAS, the Kaysville City Council, after giving due notice required by statute, has held public hearings and given notice as required on the budgets and now desires to adopt A Modified Tentative Budget for the Fiscal Year 2020; adopt a Consolidated Fee Schedule and adopt a Compensation Schedule for City Officials and employees as part of said budget:

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby adopts A Modified Tentative Budget for the Fiscal Year 2020 with a Consolidated Fee Schedule and a Compensation Schedule for City Officials and Employees with an effective date of July 1, 2019.
2. The effective date of this ordinance shall be July 1, 2019.

APPROVED and ADOPTED this 20th day of June 2019.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder



**KAYSVILLE CITY
FISCAL YEAR 2020
BUDGET SUMMARY
Approval**

GENERAL FUND

Taxes	\$10,403,353	Administration	\$2,621,061
Licenses	\$540,000	Council	\$143,725
Intergovernmental	\$303,500	Manager	\$210,276
Service Charges	\$2,530,800	Administrative Services	\$907,500
Community Events	\$47,600	Legal Services	\$272,500
Fines	\$151,000	Elections	\$50,000
Miscellaneous	\$185,665	Fleet Maintenance	\$294,850
Transfers & Reserves	<u>\$1,250,000</u>	Information Systems	\$605,210
	\$15,411,918	Animal Control	\$77,000
		Vehicle Replacement	\$60,000
		Parks, Recreation & Public Properties	\$2,575,900
		Buildings	\$192,200
		Parks	\$981,000
		Cemetery	\$258,750
		Recreation	\$947,400
		Community Events	\$196,550
		Community Development	\$994,788
		Planning & Zoning	\$499,913
		Code Enforcement	\$494,875
		Public Works	\$1,425,938
		C-Road	\$0
		Public Works	\$1,425,938
		Police	\$4,456,650
		Fire	\$1,118,581
		Non-Departmental	\$750,000
		Transfers & Fund Balance	<u>\$1,469,000</u>
			\$15,411,918
			\$ -



**KAYSVILLE CITY
FISCAL YEAR 2020
BUDGET SUMMARY
Approval**

REDEVELOPMENT SPECIAL REVENUE FUND

Property Tax (Tax Increment)	\$	135,000	General Administration	\$	75,000
Grant	\$	25,000	Project 2- Flint Street Area	\$	-
Fund Balance	\$	165,000	Loan Payment	\$	250,000
	\$	325,000		\$	325,000

MUNICIPAL BUILDING AUTHORITY

General Fund Revenues-Transfer	\$	750,000	MBA Debt Service- Police Station	\$	390,000
General Fund Revenues- Equity	\$	1,000,000	MBA Debt Service- City Hall	\$	360,000
Bond Proceeds	\$	3,900,000	City Hall Project	\$	4,900,000
	\$	5,650,000		\$	5,650,000

DEBT SERVICE FUND

General Fund Revenues-Transfer	\$	178,000	Fire Dept	\$	155,000
Capital Projects Fund Transfer- Impact Fees	\$	208,000	Debt Service- Pioneer Park	\$	208,000
			Parks Department	\$	23,000
	\$	386,000		\$	386,000

CAPITAL PROJECTS FUND

Settlement/ Fund Balance	\$	900,000	Street Improvements	\$	900,000
Park Impact Fees	\$	358,000	Park Improvements	\$	150,000
Fund Balance	\$	-	Transfer to Debt Service	\$	208,000
	\$	1,258,000		\$	1,258,000

ENTERPRISE FUNDS

Water Fund

Water Sales	\$	2,930,000	Personnel	\$	891,125
Connection Fees	\$	45,000	Operations & Maintenance	\$	1,179,750
Miscellaneous	\$	8,000	Capital	\$	1,955,000
Interfund Utilities	\$	40,000	Interfund Utilities	\$	40,000
Retained Earnings	\$	-	Other	\$	(1,042,875)
	\$	<u>3,023,000</u>		\$	<u>3,023,000</u>

Sewer Fund

Service Charges	\$	2,615,000	Personnel	\$	8,800
Interfund Utilities	\$	5,000	Operations & Maintenance	\$	2,606,200
			Interfund Utilities	\$	5,000
			Other	\$	-
	\$	<u>2,620,000</u>		\$	<u>2,620,000</u>

Power Fund

Power Sales	\$	15,677,000	Personnel	\$	2,101,500
Reconnection Fees	\$	81,000	Operations & Maintenance	\$	2,342,350
Miscellaneous	\$	70,000	Power Purchases	\$	9,566,000
Interest Earnings	\$	75,000	Capital	\$	2,628,915
Extension Fees	\$	500,000	Other	\$	(235,765)
Interfund Utilities	\$	200,000	Interfund Utilities	\$	200,000
Retained Earnings	\$	-			
	\$	<u>16,603,000</u>		\$	<u>16,603,000</u>

Pressure Irrigation Fund

Secondary Water Fees	\$	1,280,000	Personnel	\$	6,000
Interfund Utilities	\$	-	Operations & Maintenance	\$	1,274,000
	\$	<u>1,280,000</u>		\$	<u>1,280,000</u>

Sanitation Fund

Sanitation Fees	\$ 2,265,000	Personnel	\$ 47,875
Interfund Utilities	\$ 11,600	Operations & Maintenance	\$ 2,157,125
		Capital	\$ 60,000
		Interfund Utilities	\$ 11,600
	<u>\$ 2,276,600</u>		<u>\$ 2,276,600</u>

Storm Water Fund

Storm Water Fees	\$ 1,189,000	Personnel	\$ 561,200
Interfund Utilities	\$ 25,000	Operations & Maintenance	\$ 302,800
Interest Income	\$ 20,000	Interfund Utilities	\$ 25,000
		Capital	\$ 345,000
	<u>\$ 1,234,000</u>		<u>\$ 1,234,000</u>

Road Utility Fund

Road Utility Fee	\$ 1,100,000		
Taxes	\$ 1,634,000	Operations & Maintenance	\$ 67,500
Fund Balance	<u>\$ 1,150,500</u>	Improvements/ Capital	<u>\$ 3,817,000</u>
	<u>\$ 3,884,500</u>		<u>\$ 3,884,500</u>

Ambulance Services Fund

Ambulance Fees	\$ 585,000	Personnel	\$ 556,750
Transfers	\$ 295,500	Operations & Maintenance	\$ 208,750
		Capital	\$ 115,000
	<u>\$ 880,500</u>		<u>\$ 880,500</u>

PERMANENT FUNDS

Cemetery Perpetual Care

Perpetual Care Fees	\$ 50,000	Expenditures	\$ 46,500
Interest Earnings	<u>\$ -</u>	Fund Balance	<u>\$ 3,500</u>
	\$ 50,000		\$ 50,000

Library Endowment Fund

Endowment Unrestricted	\$ -	Expenditures	\$ -
Interest Earnings	<u>\$ 3,500</u>	Fund Balance	<u>\$ 3,500</u>
	\$ 3,500		\$ 3,500



Consolidated Fee Schedule

Effective July 1, 2019

ADMINISTRATIVE

Candidate filing fee	(non-refundable)	\$100.00
Certified Copies		\$5.00
Computer disk copies	actual cost (including overhead and staff preparation)	
Dog license fee	Established by Davis County Animal Control	
Electrical reconnection		\$30.00
	(After office hours)	\$50.00
Electrical disconnect fee		\$30.00
Financial report	(one copy free to a resident upon request)	\$5.00
Geographic information services	actual costs (including overhead and staff preparation)	
Maps:		
Zoning (Color)		\$2.00
Zoning (large black & white)		\$1.00
Meeting minutes disks		\$4.00
Notary Public service		\$5.00
Photocopies:		
Single sided	each	\$.10
Double sided	each	\$.15
Color inkjet printer	each	\$.25
Blueprint size	each	\$1.00
Postage	Actual cost	
Publications:		
General Plan		\$2.00
Title 17		\$15.00
Title 19		\$15.00
Standard drawings and specifications		\$15.00
Research, compilation, editing, etc:		
First 30 minutes	no charge	
After 30 minutes	per hour	\$25.00
Returned check fee		\$20.00
Utility surety deposit (per meter)		\$100.00
Utility delinquent fee (accounts sent to collections)		\$30.00
Video recordings		\$10.00

COMMUNITY DEVELOPMENT

Business License fees:

Agricultural Home Occupation	\$65.00
Amusement device (Class A) (per machine)	\$25.00
Amusement device (Class B)	\$75.00
Carnival/ circus	Bond \$300.00
	First Day \$80.00
	Each additional day \$15.00
Commercial	\$80.00
Delinquent fee	Per month \$20.00
Fireworks stand	\$350.00
	Plus Bond \$300.00

Mailing labels	\$9.00
Major home occupation	\$65.00
Minor home occupation	\$30.00
Off premise beer	\$75.00
On premise beer	\$200.00
Residential Child Care	\$65.00
SOB Application & Investigation Fee	\$500.00
SOB License Fee	year \$500.00
Secondary license	\$45.00
Set up fee	\$15.00
Solicitors Application & Certificate	\$60.00
Temporary Merchant	Bond \$100.00
Transfer/modify fee	\$10.00
Vending machine	per machine \$15.00
Vending Kiosk	per machine \$45.00

Planning and zoning fees:

Annexation request	\$200.00
Appeal/ Variance	\$50.00
Conditional use permit	\$50.00
Rezone request	\$200.00
Recording	costs charged by Davis County Recorder

Site development review:

Lot line adjustment by plat	\$100.00
Preliminary plat	\$100.00
	Plus, per lot or unit \$10.00
Final plat	The greater of \$320.00 or \$32 per lot or unit
Development improvement drawings	The greater of \$320.00 or \$32 per lot or unit
Commercial site plan review	\$200.00

COMMUNITY DEVELOPMENT (continued)

Construction inspection:

Plat	9 or fewer lots	\$250.00
	10 or more lots	\$500.00
Utilities and Infrastructure Testing and Inspection	per lot	\$250.00

Additional Inspections as Required Actual Cost

Subdivision signs Actual Cost

Pressure Irrigation Development Review:

Preliminary plat	Application fee	\$100.00
	Review fee per lot	\$10.00
Final plat	Application fee	\$200.00
	Review fee per lot	\$50.00
Site plan	Review per acre	\$60.00
Inspection fee per acre		\$25.00

Building permit fees:

<u>Valuation</u>	<u>Fee</u>
\$1.00 to \$500	\$23.50
\$501.00 to \$2,000	\$23.50 for first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000	\$69.25 for first \$2,000.00, plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000	\$391.25 for the first \$25,000.00, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.00
\$100,001 to \$500,000	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for first \$1,000,000, plus \$3.65 for each additional \$1,000.00 or fraction thereof

UBC 1997

COMMUNITY DEVELOPMENT (continued)

Existing residential structure (remodels)	\$50.00
	\$10.00 for each \$1,000 or fraction thereof in valuation
Manufactured homes, basement finishes	\$195.00

Valuation based on building valuation data - ICC Current Valuation Data

Pools	\$195.00
Tubs, Spas	each \$130.00

Plan check Fee	10% of permit fee
	Residential- 25% of permit fee
	Multi-family – 35% of permit fee
	Commercial – 55% of permit fee

Inspection fee	\$65.00
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State fee	1% of permit fee
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Bonds

Construction guaranty bond - New	(refundable upon final occupancy permit) \$1,500.00
Manufactured homes guaranty bonds	(refundable upon final occupancy permit) \$200.00
Excavation permit bond	(refundable upon satisfactory completion)\$1,500.00

Sign permit	\$65.00
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Banner sign permit	\$32.50
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Development Impact Fees:

Parks, Recreation, Open Space and Trails Impact Fees

Single family detached dwelling unit	\$ 4,480.00
Multi-family attached residential	\$ 2,742.00

Water Impact Fee:

¾" meter	\$ 769.00
1" meter	\$ 1,282.00
1 ½" meter	\$ 2,563.00
2" meter	\$ 4,101.00
3" meter	\$ 8,971.00
4" meter	\$ 15,379.00
6" meter	\$ 32,041.00

* Impact fees for service size larger than six inches will be based on annualized average day demand and net capital cost per gallon of capacity.

COMMUNITY DEVELOPMENT (continued)

Sewer Impact Fee:

Central Davis County Sewer District	
Service Area 1	\$1,700.00
Service Area 2	\$2,200.00
North Davis County Sewer District	\$1,500.00

Power Impact Fee:

Residential Single Phase Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
100	24	\$ 954.00
125	30	\$ 1,272.00
150	36	\$ 1,590.00
200	48	\$ 1,908.00
225	54	\$ 2,544.00
400	96	\$ 3,817.00

Commercial Single Phase Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
100	24	\$ 954.00
125	30	\$ 1,590.00
150	36	\$ 2,226.00
200	48	\$ 3,817.00
400	96	\$ 6,043.00

Commercial 3 Phase (120/240 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	52	\$ 2,863.00
150	62	\$ 4,453.00
200	83	\$ 5,725.00
400	166	\$ 11,450.00
600	249	\$ 17,175.00
800	332	\$ 22,900.00
1,000	415	\$ 28,625.00
1,200	498	\$ 34,354.00
1,600	664	\$ 48,801.00
2,000	830	\$ 57,251.00

COMMUNITY DEVELOPMENT (continued)

Commercial 3 Phase (120/208 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	45	\$ 2,863.00
150	54	\$ 4,453.00
200	72	\$ 5,725.00
400	144	\$ 11,450.00
600	216	\$ 17,175.00
800	288	\$ 22,900.00
1,000	360	\$ 28,625.00
1,200	432	\$ 34,354.00
1,600	576	\$ 48,801.00
2,000	720	\$ 57,251.00

Commercial 3 Phase (277/480 V) Service Sizes

<u>AMPS</u>	<u>KVA</u>	<u>Impact Fee</u>
125	104	\$ 6,361.00
150	125	\$ 9,542.00
200	166	\$ 13,359.00
400	332	\$ 26,399.00
600	498	\$ 29,758.00
800	664	\$ 52,798.00
1,000	830	\$ 66,157.00
1,200	996	\$ 79,197.00
1,600	1,329	\$ 105,914.00
2,000	1,661	\$ 132,313.00

* Impact fees for services not listed herein shall be calculated based upon the formulas and procedures in the written analysis of the impact fees.

Roadway Facilities

Non-Residential:

	Per 1,000 sq ft.
General Commercial	\$ 3,696.00
Office	\$ 1,783.00
Institutional/ Church	\$ 1,152.00
Light Industrial	\$ 1,104.00

Residential (Per Unit):

Single Family	\$ 1,330.00
Multi-Family Attached Residential	\$ 891.00

Fire Facilities

Residential	\$ 296.00
Non-Residential (per 1,000 ft)	\$ 529.00

COMMUNITY DEVELOPMENT (continued)

Public Safety Facilities

Residential	\$ 356.00
Non-Residential (per 1,000 ft)	\$ 205.00

Weed Mowing

Actual cost charged by contractor
Plus \$45.00 administrative charge

Public Works Fees:

Water:

¾" water connection and meter	\$ 345.00
1"	\$ 400.00
1 ½" (plus actual meter cost)	\$ 150.00
2" (plus actual meter cost)	\$ 225.00
3" and over (plus actual meter cost)	\$ 375.00

Pressure Irrigation Connection Fees

(areas served by Davis and Weber Counties Canal):

1" Connection	\$ 250.00
2" Connection	\$ 1,000.00
3" Connection	\$ 2,250.00
4" Connection	\$ 4,000.00
6" Connection	\$ 9,000.00

Sewer:

Inspection fee for connection to North Davis Sewer District truck line	\$240.00
Roueché Lane pump fee Central Davis Sewer District	\$280.00

Power:

Extension	actual cost
Connection	\$25.00

Generlink generator transfer switch

Removal	\$90.00
Relocation	\$175.00

Secondary Water:

Benchland Area Pressurized Irrigation District connection fee - Existing	\$300.00
(.25 acres - schedule above .25 acre)	- New \$586.00

Hights Creek Irrigation Company connection fee	\$215.00
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Davis and Weber Counties Canal Company \$75.00 per 0.1 acres or part thereof with a minimum of \$250.00, except for twin homes the minimum shall be \$125.00

FIRE

Annual Fire Inspection (one re-inspection)	\$65.00
Re-inspection Fee	\$25.00
Annual On-line Self Inspection for low occupancies/ value/ life facilities	\$25.00

PARKS AND RECREATION

Cemetery:

<u>Plats – All Sections</u>		
Burial space	<u>Resident</u>	<u>Nonresident</u>
Adult	\$500.00	\$500.00 plus \$1,325 interment deposit
Infant	\$300.00	\$300.00
Urn	\$300.00	\$300.00 plus \$500.00 internment deposit
Certificate transfer of burial rights		
Resident		\$50.00
Non-Resident		\$500.00
Disinterment	<u>Vault</u>	<u>Non-Vault</u>
Adult	\$1,200.00	\$2,000.00
Infant	\$800.00	\$1,800.00
Urn	\$800.00	\$1,800.00
Headstone inspection fee (plats F, G H, and I only)		\$150.00
Headstone installation without permit fee		\$1,000.00
Headstone moving fee		\$50.00
Interment	<u>Resident</u>	<u>Nonresident</u>
Adult	\$500.00	\$1,800.00
Infant	\$250.00	\$650.00
Urn	\$250.00	\$500.00
Overtime (after 4pm)		\$200 per hour
Perpetual Care	<u>Resident</u>	<u>Nonresident</u>
Adult	\$150.00	\$850.00
Infant, Urn	\$100.00	\$500.00
Saturday and Holiday Fee		\$350.00

Community Events:

Booth:	Artisan 10x10	\$50.00 per day
	Food	
	10x10	\$125.00 per day
	20x20	\$200.00 per day
	Electrical Hookup	\$75.00 per day
Daddy- Daughter Dance		
Registration		\$25.00 per couple \$5.00 each additional
July 4 th		
Breakfast		\$5.00 Per Person \$25.00 Family (up to 6)

PARKS AND RECREATION (continued)

Community Events (continued):

Parade		
Float Entry (Dry Parade)		\$75.00
Float Entry (Wet Parade)		\$35.00
Non-Profit		No charge
Community Theatre		
Ticket		\$7.00 per person
		\$38.00 per family (up to 6)
Playbill Ad	¼ Page	\$75.00
	½ Page	\$150.00
	Full Page	\$300.00
July 24 th Breakfast Ticket		
Children (12 & under)		\$3.00
Adult		\$5.00
Family (up to 6)		\$20.00
Monster Mash/ Dash		
5K Run		\$15.00 per person
Sponsorships:		
Diamond-Plus		\$5,000.00 +
Diamond		\$5,000.00
Platinum		\$2,500.00
Gold		\$1,000.00
Silver		\$500.00
Bronze		\$250.00

Facility Rentals:

Banner sales	Season	\$315.00
	Banner	\$225.00
Pavilion rental (3 Hour Minimum)	<u>Resident</u>	<u>Non-Resident</u>
Pavilions- Small	\$10.00/per hr	\$20.00/per hr
Pavilions- Large	\$15.00/per hr	\$25.00/per hr
(Sand Valleyball Court included with rental of Pavilion 2 at Barnes Park)		
Pavilions- XLarge	\$25.00/per hr	\$35.00/per hr

Deposits for groups over 100 \$250.00

Athletic Fields:

Category I (School district, Other)	
Field Rental- Baseball/Softball	\$10.00 per field/ per hour
Field Rental- Soccer/ Other	\$15.00 per field/ per hour
Court Rental- Pickleball/Tennis	\$3.00 per court/ per hour
Lights	\$15.00 per field/ per hour
Baseball/Softball Field Preparation	\$30.00 per field/ per day
Saturday Baseball/ Softball Field Preparation	\$50.00 per field/ per day
Portable Mound	\$25.00 per field/ per day

PARKS AND RECREATION (continued)

Facility Rentals (continued):

Soccer field setup	\$65.00 per field/ per week
Soccer weekly maintenance	\$45.00 per field/ per week
Category II (all other organizations)	
Field Rental- Baseball/Softball	\$15.00 per field/ per hour
Field Rental- Soccer/ Other	\$20.00 per field/ per hour
Court Rental- Pickleball/Tennis	\$5.00 per court/ per hour
Lights	\$15.00 per field/ per hour
Baseball/Softball Field Preparation	\$30.00 per field/ per day
Saturday Baseball/ Softball Field Preparation	\$50.00 per field/ per day
Grounds crew staff	\$10.00 per person/ per hour
Portable Mound	\$25.00 per field/ per day
Soccer field setup	\$65.00 per field/ per week
Soccer weekly maintenance	\$45.00 per field/ per week
Batting cages	\$30.00 per hour
Any unauthorized use of fields may be subject to a \$100.00 fine and the team in violation and the league or association may be suspended from further field use.	
Category III (Camps, training, clinics, classes)	
Field Rental-Baseball/Softball	\$50.00 per field/per hour
Field Rental- Soccer/Other	\$75.00 per field/per hour
Court Rental- Pickleball/ Tennis	\$25.00 per court/per hour
Deposits	
Scoreboard Controllers	\$1,000
League or single use event	\$50.00
Tournament or other large scale event	\$250.00
Due with application and will be applied to event rental charges.	
Buildings:	
Fines: Unauthorized field use	\$180.00
Recreation Center	
Bay (300+ Capacity)	\$100.00 Deposit
Rental	\$30.00 per hour
Supervision	\$10.00 per hour
Conference Room #1 (50 Capacity)	\$50.00 Deposit
Rental	\$20.00 per hour
Supervision	\$10.00 per hour
Conference Room #2 (15 Capacity)	\$50.00 Deposit
Rental	\$15.00 per hour
Supervision	\$10.00 per hour
Sportsplex Tower	
Concessions	\$30.00 per day

PARKS AND RECREATION (continued)

Recreation Programs:

Miscellaneous:

Nonresident fee

Big Five Sports \$20.00

Programs \$5.00

Late fee \$10.00

Program registration fees:

Art (youth and adult) \$48.00

Basketball:

Pre K \$55.00

2nd Grade Coed \$45.00

3rd to 6th Grade \$55.00

7th to 12th Grade \$65.00

Camp Champ \$50.00

Three on Three \$25.00

Men's League \$435.00 per team

Baseball/ Softball

Coed T-Ball \$40.00

Boys Coach Pitch (6 year) \$40.00

Boys 1st and 2nd Grade \$50.00

Boys 3rd and 4th Grade \$55.00

Boys 5th and 6th Grade \$80.00

Boys Jr. High League \$110.00

Boys High School League \$110.00

Girls Coach Pitch (6 year) \$40.00

Girls Coach Pitch (8 & under) \$50.00

Girls Fast Pitch (10 & under) \$55.00

Girls Fast Pitch (11-18 years) \$70.00

Softball Leagues Adult (Spring) \$405.00

Softball Leagues Adult (Fall) \$365.00

Accelerated Leagues \$400-\$1,500.00

Fast Pitch Tournament \$400.00

Baseball Tournament \$250.00

Bowling \$55.00

Craft Camp \$40.00

Golf \$62.00

Golf – Advanced \$102.00

Hunter Safety \$6.00

Karate (per class) \$6.00

Nature Class \$30.00

Park program \$40.00

Skiing/ Snowboarding \$145-200.00

Soccer

K-4 grade \$70.00

5-12 grade \$80.00

Swimming \$40.00

Tennis (youth & adult) \$40.00

PARKS AND RECREATION (continued)

Recreation Programs:

Track camp	\$35.00
Recreation Fees- Other Governments (FHC)	actual cost
Youth Flag Football	
K-4 Grade	\$55.00
5-12 Grade	\$70.00
Youth Tackle Football	\$140.00 per player
Zumba	\$5.00 a Class

POLICE

Bicycle registration	\$1.00
Fingerprinting service	\$5.00/ card (nonresident)
Incident reports	\$5.00
Parking citation:	
Overtime, improper and after hours parking	\$15.00 (within 7 days) \$30.00 (after 7 days) \$40.00 (after summons)
Prohibited, restricted, and double parking	\$15.00 (within 7 days) \$30.00 (after 7 days) \$40.00 (after summons)

PUBLIC UTILITIES

Power (monthly charge):

Residential:

Customer Service Charge	\$8.00
First 1,000 kwh	\$0.08613
All additional kwh	\$0.09717
Minimum single phase service	\$5.00
Minimum three phase service	\$15.00

Commercial:

Power Factor: This rate is based on the customer maintaining at the time of maximum use a power factor of ninety percent lagging, or higher, as determined by measurement. If the power factor is found to be less than 90 percent lagging, the monthly kilowatt-hour consumption as recorded by the City's meter will be increased by three fourths of one percent for every one percent the power factor is less than ninety percent.

Small Commercial (up to 9kW demand)

Customer Service Charge	\$11.00
Tier 1- First 1,000 kWH	\$0.08084
Tier 2- 1,001 kWH to 9,000 kWH	\$0.05838
Tier 3- All additional kWH	\$0.04260
No Demand Charge	

PUBLIC UTILITIES (continued)

Power (monthly charge)- continued

Medium Commercial (10kW to 38kW)

Customer Service Charge	\$13.00
Tier 1- First 1,000 kWh	\$0.08084
Tier 2- 1,001 kWh to 9,000 kWh	\$0.05838
Tier 3- All additional kWh	\$0.04260
Demand Charge- Each kW over 9 kW	\$11.59

Large Commercial (39 kW and greater)

Customer Service Charge	\$59.00
Tier 1- First 1,000 kWh	\$0.08084
Tier 2- 1,001 kWh to 9,000 kWh	\$0.05838
Tier 3- All additional kWh	\$0.04260
Demand Charge- Each kW over 9 kW	\$14.49

Industrial Class

This rate is available for customers receiving alternating current, three-phase electric service supplied at 2,300 to 46,000 volts, through a single point of delivery for all service required on the customer's premises for manufacturing or other industrial purposes contracting for not less than 35 kw.

Customer Service Charge	\$90.00
All kWh	\$0.03338
Demand Charge- Each kW	\$9.00
Demand Full Cost- Effective January 1, 2020	\$13.28

Solar

Residential Solar Credit:	\$0.06608
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Commercial Solar Credit:

Tier 1- First 1,000 kWh	\$0.06180
Tier 2- 1,001 to 9,000 kWh	\$0.04463
Tier 3- All additional kWh	\$0.03257

Commercial Application Fees

Single Phase	\$600.00
Three Phase	\$985.00

Residential Application Fee	\$375.00
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Pressure Irrigation (Davis & Weber service area):

<u>Lot Size (Acres)</u>	<u>Service Line Size (inches)</u>	<u>Annual Charge</u>
Less than 0.33	1"	\$264.00
0.33 to .50	1"	\$313.00
0.50 to 0.75	1"	\$386.00
0.75 to 1.00	1"	\$459.00
Greater than one acre		
	1"	\$156.00
	2"	\$624.00
	3"	\$1,404.00
	4"	\$2,496.00
	6"	\$5,616.00
		plus \$101.17 per acre foot (water usage based on 3 acre ft per irrigated acre) or metered usage plus 10% plus \$15 administrative fee

PUBLIC UTILITIES (continued)

Sanitation (monthly charge):

Per household up to one container	\$13.50
Additional container (two maximum)	\$10.00
Green Recycling	\$6.50
Recycling	\$3.85
Reactivating service fee	\$35.00

(Residents are allowed to change their can status once every 12 months without additional charge. Fee will be assessed when a new can is delivered)

Sewer (monthly charge):

Residential dwelling units	\$24.25
Pumped systems surcharge	
In district	\$1.10
Out of district	\$13.50
Commercial, industrial users	\$41.50
First 25,000 gallons or part thereof	
Each additional 1,000 gallons-	\$1.96 per thousand; billed on winter water usage. Rate based on water metered unit.
Pumped system surcharge	
1 st 25,000 gallons	\$2.20
Each additional 1,000 or part thereof	\$1.68

Water

Connection charge (based on size of connection)

¾ to 1	\$21.00
1 to 1 ½	\$28.00
2	\$34.00
3	\$49.50
4	\$61.00
6	\$97.00

Residential

Use rate (per thousand)

0 to 3,000	\$0.45
3,001 to 6,000	\$0.65
6,001 to 9,000	\$1.00
9,001 to 12,000	\$2.25
12,001 to 15,000	\$2.75
15,001 to 18,000	\$3.25
18,001 and up	\$4.00

During months that the meters are not read, the readings will be estimated

Commercial

Use rate (per thousand)

0 to 3,000	\$0.45
3,001 to 6,000	\$0.65
6,001 to 9,000	\$1.00
9,001 and up	\$2.25

PUBLIC UTILITIES (continued)

Fire hydrant temporary connection fee		
Deposit		\$950.00
Monthly Fee		\$30.00/per Month
Non-refundable permit fee		\$100.00
Water use- first 10,000 gallons		\$40.00
Overage per 1,000 gallons		\$2.40
Storm water (monthly charge)		
Residential		\$8.00
Commercial	Per ERU (Equivalent Residential Unit) Approximately 4,000 square feet of impervious area	\$8.00
	Credit provided to property with acceptable on-site detention	25%
Road fee		
Residential use:		
Single family dwellings per unit		\$7.85/ month
Multi-unit dwellings per unit		\$5.45/ month
Commercial		
Commercial 1	<= 10 ADT	\$3.00 per 1,000 sq ft /month
Commercial 2	10-25 ADT	\$6.00 per 1,000 sq ft/ month
Commerical 3	>= 26 ADT	\$9.00 per 1,000 sq ft/ month
Public Use		
Schools and Churches		\$4.50 per 1,000 sq ft/ month



KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 ** PROPOSED **

Effective July 1, 2019
2.0% Market Adjustment

Steps	1	2	3	4	5	6	7	8	9	10	11	12
Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Grade												
1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
2	\$12.47	\$13.03	\$13.62	\$14.23	\$14.87	\$15.54	\$16.24	\$16.97	\$17.73	\$18.53	\$19.37	\$20.24
3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
4	\$15.09	\$15.77	\$16.48	\$17.22	\$18.00	\$18.80	\$19.65	\$20.54	\$21.46	\$22.43	\$23.43	\$24.49
5	\$16.60	\$17.35	\$18.13	\$18.94	\$19.80	\$20.69	\$21.62	\$22.59	\$23.61	\$24.67	\$25.78	\$26.94
6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
6.5	\$19.17	\$20.03	\$20.93	\$21.88	\$22.86	\$23.89	\$24.96	\$26.09	\$27.26	\$28.49	\$29.77	\$31.11
7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65
7.5	\$21.14	\$22.09	\$23.09	\$24.12	\$25.21	\$26.34	\$27.53	\$28.77	\$30.06	\$31.42	\$32.83	\$34.31
8	\$22.14	\$23.14	\$24.18	\$25.27	\$26.40	\$27.59	\$28.83	\$30.13	\$31.49	\$32.90	\$34.38	\$35.93
8.5	\$23.25	\$24.30	\$25.39	\$26.53	\$27.73	\$28.97	\$30.28	\$31.64	\$33.06	\$34.55	\$36.11	\$37.73
9	\$24.41	\$25.51	\$26.66	\$27.86	\$29.11	\$30.42	\$31.79	\$33.22	\$34.71	\$36.28	\$37.91	\$39.61
9.25	\$25.01	\$26.14	\$27.31	\$28.54	\$29.82	\$31.17	\$32.57	\$34.04	\$35.57	\$37.17	\$38.84	\$40.59
9.5	\$25.62	\$26.77	\$27.98	\$29.24	\$30.55	\$31.93	\$33.36	\$34.87	\$36.43	\$38.07	\$39.79	\$41.58
10	\$26.91	\$28.12	\$29.39	\$30.71	\$32.09	\$33.53	\$35.04	\$36.62	\$38.27	\$39.99	\$41.79	\$43.67
10.25	\$27.59	\$28.83	\$30.13	\$31.48	\$32.90	\$34.38	\$35.93	\$37.55	\$39.24	\$41.00	\$42.85	\$44.77
10.5	\$28.26	\$29.53	\$30.86	\$32.25	\$33.70	\$35.22	\$36.80	\$38.46	\$40.19	\$42.00	\$43.89	\$45.86
11	\$29.67	\$31.01	\$32.40	\$33.86	\$35.38	\$36.97	\$38.64	\$40.38	\$42.19	\$44.09	\$46.08	\$48.15
11.25	\$30.40	\$31.77	\$33.20	\$34.69	\$36.25	\$37.88	\$39.59	\$41.37	\$43.23	\$45.18	\$47.21	\$49.33
11.5	\$31.14	\$32.54	\$34.01	\$35.54	\$37.14	\$38.81	\$40.55	\$42.38	\$44.28	\$46.28	\$48.36	\$50.54
12	\$32.71	\$34.18	\$35.72	\$37.33	\$39.01	\$40.76	\$42.60	\$44.51	\$46.52	\$48.61	\$50.80	\$53.08
12.5	\$34.33	\$35.87	\$37.49	\$39.18	\$40.94	\$42.78	\$44.71	\$46.72	\$48.82	\$51.02	\$53.31	\$55.71
13	\$35.98	\$37.60	\$39.29	\$41.06	\$42.91	\$44.84	\$46.86	\$48.96	\$51.17	\$53.47	\$55.88	\$58.39
13.5	\$37.77	\$39.47	\$41.25	\$43.10	\$45.04	\$47.07	\$49.19	\$51.40	\$53.71	\$56.13	\$58.66	\$61.30
14	\$39.57	\$41.35	\$43.21	\$45.16	\$47.19	\$49.31	\$51.53	\$53.85	\$56.27	\$58.80	\$61.45	\$64.22
15	\$43.53	\$45.49	\$47.54	\$49.67	\$51.91	\$54.25	\$56.69	\$59.24	\$61.90	\$64.69	\$67.60	\$70.64



**KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 Proposed**

Hourly

	Steps	1	2	3	4	5	6	7	8	9	10	11	12
	Grade												
		Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
ADMINISTRATIVE SERVICES													
Clerk/Cashier	2	\$12.47	\$13.03	\$13.62	\$14.23	\$14.87	\$15.54	\$16.24	\$16.97	\$17.73	\$18.53	\$19.37	\$20.24
Clerk	3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
Billing Clerk / AP Clerk	4	\$15.09	\$15.77	\$16.48	\$17.22	\$18.00	\$18.80	\$19.65	\$20.54	\$21.46	\$22.43	\$23.43	\$24.49
Mechanic	6.5	\$19.17	\$20.03	\$20.93	\$21.88	\$22.86	\$23.89	\$24.96	\$26.09	\$27.26	\$28.49	\$29.77	\$31.11
Sr. Mechanic / Shop Foreman	7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65
City Recorder	6.5	\$19.17	\$20.03	\$20.93	\$21.88	\$22.86	\$23.89	\$24.96	\$26.09	\$27.26	\$28.49	\$29.77	\$31.11
IS Computer Specialist	7.5	\$21.14	\$22.09	\$23.09	\$24.12	\$25.21	\$26.34	\$27.53	\$28.77	\$30.06	\$31.42	\$32.83	\$34.31
IS GIS Specialist	7.5	\$21.14	\$22.09	\$23.09	\$24.12	\$25.21	\$26.34	\$27.53	\$28.77	\$30.06	\$31.42	\$32.83	\$34.31
Accountant	8	\$22.14	\$23.14	\$24.18	\$25.27	\$26.40	\$27.59	\$28.83	\$30.13	\$31.49	\$32.90	\$34.38	\$35.93
Information Systems Manager	10	\$26.91	\$28.12	\$29.39	\$30.71	\$32.09	\$33.53	\$35.04	\$36.62	\$38.27	\$39.99	\$41.79	\$43.67
Finance Director	12.5	\$34.33	\$35.87	\$37.49	\$39.18	\$40.94	\$42.78	\$44.71	\$46.72	\$48.82	\$51.02	\$53.31	\$55.71
City Manager	15	\$43.53	\$45.49	\$47.54	\$49.67	\$51.91	\$54.25	\$56.69	\$59.24	\$61.90	\$64.69	\$67.60	\$70.64
LEGAL SERVICES													
HR Specialist / Paralegal	6.5	\$19.17	\$20.03	\$20.93	\$21.88	\$22.86	\$23.89	\$24.96	\$26.09	\$27.26	\$28.49	\$29.77	\$31.11
Attorney	13	\$35.98	\$37.60	\$39.29	\$41.06	\$42.91	\$44.84	\$46.86	\$48.96	\$51.17	\$53.47	\$55.88	\$58.39
COMMUNITY DEVELOPMENT													
Secretary (Part Time)	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
Secretary	2	\$12.47	\$13.03	\$13.62	\$14.23	\$14.87	\$15.54	\$16.24	\$16.97	\$17.73	\$18.53	\$19.37	\$20.24
Executive Secretary	3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
Building Inspector	7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65



**KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 Proposed**

Hourly

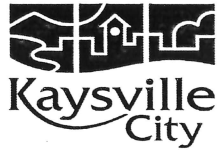
	Steps	1	2	3	4	5	6	7	8	9	10	11	12
	Grade												
		Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Zoning Administrator													
Building Official	10	\$26.91	\$28.12	\$29.39	\$30.71	\$32.09	\$33.53	\$35.04	\$36.62	\$38.27	\$39.99	\$41.79	\$43.67
Community Development Director	12	\$32.71	\$34.18	\$35.72	\$37.33	\$39.01	\$40.76	\$42.60	\$44.51	\$46.52	\$48.61	\$50.80	\$53.08
<u>PUBLIC WORKS</u>													
Laborer		\$10.50	\$11.00	\$11.50	\$12.00	\$12.50	\$13.50						
Secretary (Part Time)	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
Secretary	2	\$12.47	\$13.03	\$13.62	\$14.23	\$14.87	\$15.54	\$16.24	\$16.97	\$17.73	\$18.53	\$19.37	\$20.24
Maintenance Worker I	3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
Maintenance Worker II	4	\$15.09	\$15.77	\$16.48	\$17.22	\$18.00	\$18.80	\$19.65	\$20.54	\$21.46	\$22.43	\$23.43	\$24.49
Maintenance Worker III	5	\$16.60	\$17.35	\$18.13	\$18.94	\$19.80	\$20.69	\$21.62	\$22.59	\$23.61	\$24.67	\$25.78	\$26.94
Leadworker I	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
Leadworker II	7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65
Public Works Foreman	10	\$26.91	\$28.12	\$29.39	\$30.71	\$32.09	\$33.53	\$35.04	\$36.62	\$38.27	\$39.99	\$41.79	\$43.67
Public Works Superintendent	12	\$32.71	\$34.18	\$35.72	\$37.33	\$39.01	\$40.76	\$42.60	\$44.51	\$46.52	\$48.61	\$50.80	\$53.08
<u>POWER DEPARTMENT</u>													
Laborer		\$10.50	\$11.00	\$11.50	\$12.00	\$12.50	\$13.50						
Secretary (Part Time)	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
Secretary	2	\$12.47	\$13.03	\$13.62	\$14.23	\$14.87	\$15.54	\$16.24	\$16.97	\$17.73	\$18.53	\$19.37	\$20.24
Groundman	5	\$16.60	\$17.35	\$18.13	\$18.94	\$19.80	\$20.69	\$21.62	\$22.59	\$23.61	\$24.67	\$25.78	\$26.94
Locator/Meter Reader	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62



**KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 Proposed**

Hourly

	Steps	1	2	3	4	5	6	7	8	9	10	11	12
	Grade												
		Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Apprentice		\$30.04	\$31.66	\$33.28	\$34.91								
		74.00%	78.00%	82.00%	86.00%								
Journeyman	9.25										\$37.17	\$38.84	\$40.59
Senior Lineman - Supervisor	10.25										\$41.00	\$42.85	\$44.77
Line / Operations Supervisor	11.25										\$45.18	\$47.21	\$49.33
Superintendent	12.5	\$34.33	\$35.87	\$37.49	\$39.18	\$40.94	\$42.78	\$44.71	\$46.72	\$48.82	\$51.02	\$53.31	\$55.71
PARKS AND RECREATION													
<i>Building</i>													
Custodian		\$10.00	\$10.50	\$11.00	\$11.50	\$12.00	\$12.50						
Specialized Custodian		\$10.50	\$11.00	\$11.50	\$12.00	\$12.50	\$13.00						
<i>Cemetery-Parks</i>													
Cemetery Crew		\$10.00	\$10.50	\$11.00	\$11.50								
Land Maintenance Crew		\$10.00	\$10.50	\$11.00	\$11.50								
Project Crew		\$10.00	\$10.50	\$11.00	\$11.50								
Sports Field Crew		\$10.00	\$10.50	\$11.00	\$11.50								
Sprinkler Crew		\$10.00	\$10.50	\$11.00	\$11.50								
Gardens Crew		\$11.00	\$11.50	\$12.00	\$12.50								
Rider Mower Operator		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Cemetery Supervisor		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Gardens Supervisor		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Land Maintenance Supervisor		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Sprinkler Supervisor		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Sports Field Supervisor		\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.50						
Gang Mower Operator		\$12.50	\$13.00	\$13.50	\$14.00	\$14.50	\$15.00						
<i>Recreation</i>													
Scorekeeper		\$7.50	\$8.00	\$8.50	\$9.00								
Offical		\$8.00	\$8.50	\$9.00	\$9.50								
Site Supervisor I		\$8.50	\$9.00	\$9.50	\$10.00								
League Supervisor		\$9.00	\$9.50	\$10.00	\$10.50								
Receptionist		\$9.00	\$9.50	\$10.00	\$10.50								
League Supervisor		\$11.00	\$11.50	\$12.00	\$12.50								
Site Supervisor II													
Office Assistant	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
PT Recreation Coordinator	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
PT Recreation Marketing	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40



**KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 Proposed**

Hourly

	Steps	1	2	3	4	5	6	7	8	9	10	11	12
	Grade												
		Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Recreation Program Specialist	3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
Parks Crew Leader	4	\$15.09	\$15.77	\$16.48	\$17.22	\$18.00	\$18.80	\$19.65	\$20.54	\$21.46	\$22.43	\$23.43	\$24.49
Recreation Program Coordinator	5	\$16.60	\$17.35	\$18.13	\$18.94	\$19.80	\$20.69	\$21.62	\$22.59	\$23.61	\$24.67	\$25.78	\$26.94
Parks Leadworker / Arborist	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
Parks Leadworker / Cemetery	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
Recreation Director	9	\$24.41	\$25.51	\$26.66	\$27.86	\$29.11	\$30.42	\$31.79	\$33.22	\$34.71	\$36.28	\$37.91	\$39.61
Parks Director	9	\$24.41	\$25.51	\$26.66	\$27.86	\$29.11	\$30.42	\$31.79	\$33.22	\$34.71	\$36.28	\$37.91	\$39.61
Supervisor	12	\$32.71	\$34.18	\$35.72	\$37.33	\$39.01	\$40.76	\$42.60	\$44.51	\$46.52	\$48.61	\$50.80	\$53.08
POLICE													
Crossing Guard		\$10.00											
Secretary (Part Time)	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
Secretary	3	\$13.71	\$14.33	\$14.97	\$15.65	\$16.35	\$17.09	\$17.85	\$18.66	\$19.50	\$20.37	\$21.29	\$22.25
Secretary-Dispatcher	4	\$15.09	\$15.77	\$16.48	\$17.22	\$18.00	\$18.80	\$19.65	\$20.54	\$21.46	\$22.43	\$23.43	\$24.49
Records / Support Services	6.5	\$19.17	\$20.03	\$20.93	\$21.88	\$22.86	\$23.89	\$24.96	\$26.09	\$27.26	\$28.49	\$29.77	\$31.11
Police Officer I	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
Police Officer II	7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65
Police Officer III	7.5	\$21.14	\$22.09	\$23.09	\$24.12	\$25.21	\$26.34	\$27.53	\$28.77	\$30.06	\$31.42	\$32.83	\$34.31
Sergeant	9	\$24.41	\$25.51	\$26.66	\$27.86	\$29.11	\$30.42	\$31.79	\$33.22	\$34.71	\$36.28	\$37.91	\$39.61
Lieutenant	10	\$26.91	\$28.12	\$29.39	\$30.71	\$32.09	\$33.53	\$35.04	\$36.62	\$38.27	\$39.99	\$41.79	\$43.67
Assistant Chief	11.5	\$31.14	\$32.54	\$34.01	\$35.54	\$37.14	\$38.81	\$40.55	\$42.38	\$44.28	\$46.28	\$48.36	\$50.54
Chief	13.5	\$37.77	\$39.47	\$41.25	\$43.10	\$45.04	\$47.07	\$49.19	\$51.40	\$53.71	\$56.13	\$58.66	\$61.30



**KAYSVILLE CITY COMPENSATION PLAN
FISCAL YEAR 2020 Proposed**

Hourly

Raystown City

Steps	1	2	3	4	5	6	7	8	9	10	11	12	
Grade													
	Base	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	
Fire													
Secretary (Part Time)	1	\$11.34	\$11.85	\$12.38	\$12.94	\$13.52	\$14.13	\$14.77	\$15.43	\$16.13	\$16.85	\$17.61	\$18.40
Fire Fighter	6	\$18.25	\$19.07	\$19.93	\$20.83	\$21.76	\$22.74	\$23.77	\$24.84	\$25.95	\$27.12	\$28.34	\$29.62
Firefighter / Engineer	7	\$20.12	\$21.03	\$21.97	\$22.96	\$23.99	\$25.07	\$26.20	\$27.38	\$28.61	\$29.90	\$31.25	\$32.65
Captain	9	\$24.41	\$25.51	\$26.66	\$27.86	\$29.11	\$30.42	\$31.79	\$33.22	\$34.71	\$36.28	\$37.91	\$39.61
Chief	12.5	\$34.33	\$35.87	\$37.49	\$39.18	\$40.94	\$42.78	\$44.71	\$46.72	\$48.82	\$51.02	\$53.31	\$55.71

FIRE & Ambulance - Paid On -Call

Fire Fighter / EMT

\$20.00 Battalion Chief
 \$20.00 Captain / Lieutenant
 \$18.00 Engineer (Fully Qualified)
 \$17.00 Engineer (Pumper Qualified)
 \$16.00 Fire Fighter II / EMT A
 \$15.00 Fire Fighter I EMT A
 \$14.00 Probationary Fire Fighter I / EMT B
 \$50.00 Battalion Chief - On Call

Per Diem Allowance

\$10.00 Breakfast
 \$15.00 Lunch
 \$20.00 Dinner

Mileage Reimbursement

\$0.54 per mile

Personal Vehicle Use

Mayor and Council

Mayor \$18,000.00
 Council \$9,600.00

On Call Pay

\$25.00 Weekdays
 \$50.00 Weekends and Holiays

Planning Commission

& Power Commission

\$30.00 Per Meeting

STAFF REPORT



COUNCIL MEETING DATE: June 20, 2019

ITEM NO.: 6a

TYPE OF ITEM: Action

PRESENTED BY:

**SUBJECT/AGENDA TITLE: Technical Advisory Group Recommendation
Regarding Fiber-Optics to the Home/Fiber Project Timeline**

EXECUTIVE SUMMARY:

The Technical Advisory Committee for fiber to the home project has been meeting for several months. The Committee has gathered information from citizens through surveys and open houses. The Committee has reviewed and studied technical and financial information for the project. The Committee will make a presentation to the Council with a recommended action plan.

Recommended Options: City Council to hear the recommendation and move the item to an action item.

Fiscal Impact & Fund Source for Recommended Action: To Be Determined

Attachments:

KAYSVILLE FIBER PLANNING

Recommendations



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Disclaimer

The telecommunications business is continually evolving. We have made our best effort to apply our experience and knowledge to the business and technical information contained herein. We believe the data we have presented at this point in time to be accurate and to be representative of the current state of the telecommunications industry.

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1 SUMMARY OF RECOMMENDATIONS

Affordable high speed Internet is essential to the future growth and prosperity of Kaysville. Over the past twenty years, Internet access has evolved from a luxury to a necessity. School students need Internet access to complete homework and to study. Online shopping can save energy and make it easier for the elderly and homebound to obtain the needs of every day life. Telemedicine and telehealth services and applications is revolutionizing health care, reducing costs, and allowing older citizens to live independently longer. More and more workers and business people are working from home, either on a part time or a full time basis. New work from home job opportunities are growing rapidly, but most of those jobs require reliable, symmetric Internet service to qualify.

Many business employees are already trying to work more from home more often (e.g. one or two days per week) to reduce travel costs. Some major businesses in other parts of the U.S. are actively planning to have 20% of their workforce work full time from home to reduce employee travel costs and office energy costs. Corporate employees working from home require high bandwidth services to be connected to the office network and to use corporate videoconferencing systems. These corporate network services often require 10-50 Megabit connections.

Broadband has become essential community infrastructure.

Just as communities had to take on the task of building and maintaining roads in the early twentieth century, communities must now provide digital road systems as a matter of community and business survival. These digital road systems must be designed with certain characteristics:

Future oriented

Current usage patterns are not a good predictor of future broadband needs. Network investments in Kaysville must be designed to scale gracefully to support future uses over the next thirty years. Those uses include K12 education, work from home opportunities, tele-medicine and tele-health services, home security, energy management, and many other emerging services and uses. The City should invest in infrastructure that will meet future needs, not current demand. A "future proof" Kaysville includes:

- Abundant, inexpensive bandwidth locally
- Massive connection to the rest of the world
- Network redundancy available in some areas of the city
- Rich local content from a multitude of sources

Kaysville of the future will be attractive to an emerging new group of businesspeople and entrepreneurs that typically are well-educated, own their own businesses or work for large global corporations, and are making choices about where they lived based on family needs and interests, rather than business interests. This new breed of entrepreneurs and workers place a high value on the kinds of amenities that contribute to a good quality of life-traditional neighborhoods, vibrant

downtown areas, a wide range of cultural and recreation opportunities, good schools, and a sense of place. These businesspeople and their families make relocation decisions based on quality of life only where there is abundant and affordable broadband, because broadband is the enabler of this new approach to personal and work life.

We recommend that the Kaysville Fiber effort have the following characteristics:

Standards-based - The Kaysville Fiber Network should be based on a Gigabit fiber architecture using a GPON design for high performance residential service, and the network should be designed to deliver Active Ethernet to businesses and institutions that require the highest levels of performance. This approach will provide a “future proof” fiber infrastructure capable of delivering any current or future service.

Scalable - The network design will support a graceful expansion over time to support future community and economic development goals.

Business-class Capable - The network will be able to deliver any amount of bandwidth needed by any business connected to the network, with any desired quality of service (QoS) required to make Kaysville businesses competitive in the world economy.

Redundancy and Resiliency - The network will be designed with a redundant “ring” architecture to minimize downtime from accidental fiber cuts and network equipment failures. Kaysville businesses and anchor tenants will have a high reliability network.

Wholesale Business Model - Kaysville City should operate the network on an open access, wholesale business model with a wide range of competitive providers offering business and residential services. A single public wholesale price list will be used to determine the cost of provider use of the network.

City-wide access - The goal of the Kaysville Fiber Initiative should be to deliver high performance fiber services to all residents and businesses as rapidly as possible consistent with fiscally conservative operations.

Ownership and Governance - The network should be operated as a City enterprise with full fiscal transparency.

Network Architecture - The network should be operated as a single high performance lit fiber (Layer 2) network available to any and all service providers, including incumbent providers who want access to the significant market opportunity represented by the network. This shared business model is fundamentally different from the twentieth century copper-based networks where each provider has to build and operated a completely duplicated network (i.e. two providers each build a separate and duplicated network to reach the same customers, which results in higher costs across the board for customers).

Operate and Fund As a Utility - The network should adopt a “utility” funding model, with all homes and businesses in the City contributing a small monthly amount to support the cost of building and operating the network. This approach, long established as an appropriate way of funding other kinds of community infrastructure (e.g. water, sewer, schools, playgrounds, parks, etc.) will give every resident and business in the City affordable access to a world class network.

ABOUT THE REPORT

This report presents information that the City and stakeholders need to make an informed decision about strategic investments in modern broadband infrastructure. This includes investments for City infrastructure needs, and for the wider business and institutional needs in Kaysville. Business retention and new business attraction can only be accomplished if the city has the right telecommunications infrastructure that will enable area businesses to compete in the global economy.

A word about the report content and organization may be helpful at the onset. This subject area is a very challenging one for governments. The complex technical nature of the undertaking sometimes makes the policy issues hard to assess. This report attempts to assist in this regard by providing a lot of technical information which can be thought of as informational or educational, in the body of the report and in several appendices.

The goal is assist the reader in placing the policy decisions in context.

Infrastructure as a Utility (Section 2) discusses the role of government in providing infrastructure and how it is used by the private sector.

How Much Broadband is Enough? (Section 4) discusses current and future bandwidth needs for Kaysville and identifies the kinds of uses that the network will support.

Governance and Ownership (Section 6) discusses several different approaches to owning and managing a community-wide network.

Funding and Financing (Section 7) analyzes a variety of funding opportunities and mechanisms to pay for the initial expense and the operation of the network.

Preliminary Design and Cost Estimates (Section 9) discusses technical aspects of the recommended network design and presents pre-engineering cost estimates.

Managing a Fiber Network (Section 11) provides an overview of key tasks and activities.

2 BROADBAND INFRASTRUCTURE AS A UTILITY

Governments build and manage roads, but don't own or manage the businesses that use those roads to deliver goods and services. There is true competitive pricing between competing service providers, and little or no government regulation is required.

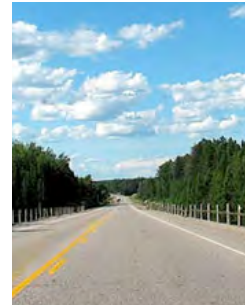
The tremendous versatility of the Internet and the underlying technology bases now allows services that used to require their own, separate (analog) road system (voice telephony and TV services) to be delivered alongside other services like Internet access on a single, integrated digital road system.

If we managed overnight package delivery the way we manage telecom, UPS and Fedex would only deliver packages to residences and businesses where each delivery firm had built a private road for their exclusive use. We recognize immediately the limitations of such a business model-few of us would have overnight package delivery to our homes because the small number of packages delivered would not justify the expense of building a private paved road.

Before the rise of the automobile, most roads were built largely by the private sector. After cars became important to commerce and economic development, communities began building and maintaining roads because it became an economic development imperative to have a modern transportation system in communities.

Before the rise of the Internet, digital networks were built largely by the private sector. As broadband has become critical to commerce and economic development, communities with digital roads are more competitive globally.

The time has come to recognize that it is inefficient and wasteful to build full duplicated digital road systems, which only raise the cost of telecom services to all public and private users. Networks that share capacity among a wide variety of public and private users have a lower cost of construction and a lower cost of operation—benefiting all users.



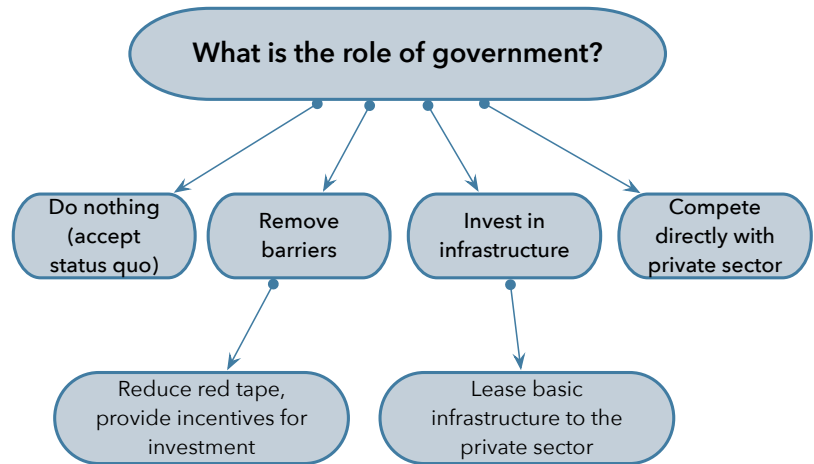
A UTILITY COMPARISON

SHARED ROADS	SHARED AIRPORTS	SHARED TELECOM
Historically, roads have been built and maintained by the community for the use of all, especially private firms that want to use them to deliver goods and services.	Airports are built and maintained by a community or region as an economic and community development asset. Both public and private users benefit from the shared use of a single, well-designed airport	Duct and fiber may be installed and maintained by the community and/or a neutral owner/operator for the use of all, including private firms that want to use them to deliver goods and services.
Access to the community road system is provided by parking lots and driveways, built by property owners, developers and builders.	Airport assets like departure gates, ticket areas, and runways provide access to the airline services.	In the digital road system, access across private property to the community-wide network in the public right of way is provided by duct and fiber built by property owners and/or developers and builders.
The local government uses roads only to deliver government services. Local government does not offer services like overnight package delivery.	While the local government or a consortium of local governments typically own the airport facility, the local governments do not offer flight services.	Local government uses the digital transport system only to deliver government services. Government does not offer services like Internet access or Voice over IP.
Private sector businesses use roads so that their own cars and trucks can deliver goods and services to customers. Because businesses do not have to build and maintain roads, all businesses benefit directly by being able to reach more customers at less expense.	Private sector airlines are able to offer competitively priced airfares because of the shared cost of the airport terminal facilities. Each airline does not build its own airport (which would sharply increase the cost of airfare).	Private sector businesses use the digital transport system to deliver goods and services to customers. Because businesses do not have to build and maintain a digital road system, all service providers benefit directly by being able to reach more customers at less expense.
There are no road connection fees, and anyone may connect to the road system for free. Governments pay for the cost of maintaining roads largely from those that use the roads. Fees are proportional to use, from taxes on tires and gasoline.	Businesses and citizens do not pay a fee to access the airport facility. The cost of maintaining the airport facility is paid by the airlines, which bundle that cost into the price of airfare. Fees are proportional to actual use by flying customers. Airlines benefit because they do not have to build, own, and operate the airport directly. Those costs are shared across all users.	Any qualified service provider may connect to the digital road system for a nominal fee and begin to offer services, without any significant capital expense. Network capital and operating costs are recovered by charging service providers a small fee that is based on a percentage of their income from services offered over the system.

WHAT IS GOVERNMENT'S ROLE?

Successful improvements in broadband access, affordability, and reliability for Kaysville involves several decision points, as outlined in the illustration below. Government has several “first choice” options.

Do nothing is to accept that businesses and residents in the City will have to continue to use whatever is available, despite the cost and bandwidth limitations that limit what many are able to do online.



Government can **remove barriers** to private sector investment. This can be an effective and low cost strategy. Possibilities include reducing permit fees for fiber construction and tower installation, incentives to developers to install conduit and meet-me boxes in new residential and commercial construction, simplified permit requirements for utility pole installation on private property, and identifying areas of residential and business demand and sharing that information with providers.

The City can choose to **make investments in basic infrastructure** (e.g. a fiber network) and make that infrastructure available to the private sector via revenue-generating lease agreements.

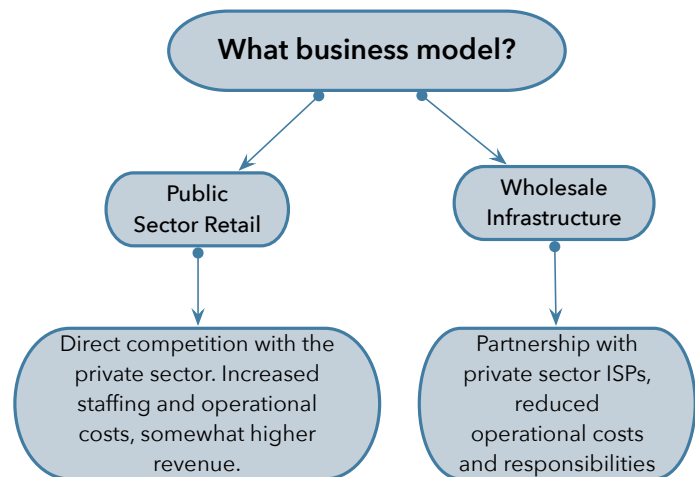
When communities have chosen the option to **compete directly with the private sector** by offering retail Internet, phone, and TV services lawsuits from incumbents often create difficulty moving forward as well as expensive legal fees.

THE SHARED INFRASTRUCTURE BUSINESS MODEL

Traditionally, the telecom services market has been vertically integrated, with telephone and cable companies owning the cable infrastructure (i.e. twisted pair copper cable for telephone, and coaxial copper cable for TV). These companies bundled analog services with their own infrastructure, which made sense when only one service could be delivered over the cable.

American residents and businesses needed two networks: one for voice telephone service, and one for television. The rise of the Internet and associated changes in technology led to digital services (voice, video, Internet) that could be delivered simultaneously over a single cable or wireless connection.

By the early 2000s, it was becoming apparent that it was inefficient and costly to have two competing “retail” cable systems (e.g. telephone, cable) delivering the same content and services—it was only creating higher costs for residents and businesses.



A new business model became possible: wholesale leasing of the cable/wireless infrastructure to private sector service providers, which unbundles the infrastructure from the services. A side effect of this unbundling is that it becomes much easier to determine what a customer is actually paying for a given service: in the vertically integrated 20th century model, with the cost of infrastructure maintenance bundled together with the services, it is much more difficult to determine what a service actually costs.

While a few communities have pursued the retail business model (typically building fiber to the home and business and selling retail Internet and other services directly to customers), most of these retail efforts have been by local governments that are also providing electric service—owning the utility poles is a significant cost advantage not available in most communities.

Within the wholesale business model, there are several different ways to generate revenue.

Lit Circuit Wholesale – In this approach, the network provides lit fiber circuits to providers, with one circuit allocated to each customer. Service providers are charged for the cost of each circuit. Service providers are responsible for their own customers and their own customer billing. Revenue is based on the number of customers who actually buy service (the take rate). Revenue is dependent on the marketing success of the service providers.

Utility Fee Wholesale – In this approach, every household and business in the community pays a monthly small utility fee. Service providers pay only a small fee for use of the network that is based on the total number of potential customers. In this model, the effective take rate from a revenue perspective is 100%. With this high take rate, the individual utility fee can be very modest because everyone pays something, rather than just those buying a service.

Features	Municipal Retail	Wholesale Infrastructure
Basic Concept	Generally more difficult to because of possible legal challenges from incumbent providers. Generally not an option in Utah.	One or more private sector ISPs would use the infrastructure to sell their own services directly to residents and businesses. Can be a dark fiber approach, lit fiber approach, and/or wireless towers.
Government Involvement	Local government competes directly with the private sector for Internet service.	City involvement is limited to providing basic infrastructure to ISPs.
Management	Local government is responsible for management and operations. Most functions could be outsourced to a qualified third party entity.	ISPs responsible for virtually all day to day customer services and support. City only responsible for network and tower maintenance and repairs.
Competition	The incumbent telephone and cable providers would compete vigorously against local government service offerings.	Private sector ISPs would provide competition to the telephone and cable companies.
Service Options	Local government would sell only Internet. Businesses and residents could get TV and voice using their Internet connections.	ISPs would focus on high speed Internet, with some other service offerings like voice and business services.
Risks	The primary risk would be lawsuits from incumbent providers.	The lit network approach requires hard-nosed business management experience. It is important to identify prospective service providers early in the process.

In the wholesale infrastructure business model, local government investments are limited to basic transport infrastructure, including conduit, fiber, and network equipment. Services for businesses and residents are offered by private sector providers offering Internet, TV, telephone and other data services.

3 SUMMARY OF SURVEY RESULTS

In the winter and early spring of 2019, the City conducted a residential and business survey. Both surveys were available online. Additionally, a paper version of the survey was mailed to all households in City. The residential survey had a link to the online business survey as well. Both residential and business surveys were distributed and widely disseminated using social media, mailing lists, and direct mail. A total of 967 residential responses were received, and 28 business responses were received. The large number of residential responses provides valuable data on current and future broadband needs that can be used in grant applications. The response rate is approximately 11% of total households, which is a statistically robust response.

A brief summary of significant results of the survey provided below, and a full analysis of the results is available as a separate report.

The final question in both the business and residential survey was "Any other comments?", and those responding to the surveys submitted hundreds of comments. Many of them were passionate descriptions of the problems they struggle with because of inadequate broadband.

Because of the length of the comments and data, the complete results of the surveys are available as a separate document, but listed below are some of the results.

Business Survey

- 88% of business respondents want better Internet access.
- 82% of businesses indicated that the Internet is essential to their business.
- 96% indicated that the Internet is important to the success of their business over the next five years.
- Only 36% of businesses are "satisfied" or "very satisfied" with their current Internet service.
- 41% of the businesses that responded are home-based.
- 54% of businesses that responded need employees to be able to work from home.
- 89% of businesses agreed that the City should help facilitate better Internet services.

Residential Survey

- 87% of respondents want better Internet service.
- 29% of residents are "not satisfied" or "only somewhat satisfied" with current Internet service.
- 81% of respondents agreed that the City should help facilitate better Internet service.
- 41% of residents have 9 or more Internet-connected devices in their home.
- 37% of respondents report having trouble using common Internet services.
- 58% indicate that availability of broadband Internet is affecting where they choose to live.

A very large number of comments were received, and all of them are included in the separate Survey report. Here is a sample of some of the comments.

Please bring more competition to the monopoly of comcast and CenturyLink. I've had terrible experience with both and they don't care because they know there isn't really other options out there.

We pay a lot for our internet service now because I need it to be able to work from home. The service is not good at all when others are home using it. When I speak to our provider it is currently the best they have.

No on faster services, but yes on less expensive. If this doesn't save money or raises taxes, then I'm not interested.

I am happy with the quality of the Comcast service, but very unhappy with comcast's tactics and prices. If fiber would cost less for me, then I am all for it. If not, then I am neutral.

For the past few years I have worked the majority of days at home. I have long been frustrated by the lack of reliable, fast internet at my home. While comcast is reliable, the cost to get decent upload speeds (greater than 10mbps) is too much to pay. There have been days that I have chosen to commute to the office because of a large upload that I needed to do there. Between my work, my family, and backing up my files to the cloud we often get close and have exceeded our 1 TB cap. I have often tried to get gigabit internet service, but the comcast gigabit is very expensive and isn't symmetric and there are no other options available. I see internet as a utility and a great value to our community to provider fiber access.

My husband and I work from home and the internet is a necessity. I see this as the future of most employees. More and more people will work from home, not less. Technology and internet needs are only going to expand in the future.

The City should help facilitate better service so long as it is competitive and not cost prohibitive.

I think the time has come that internet service should be a public utility. Also getting economic development to our city, businesses are going to want fiber.

I'm very excited at the idea of Kaysville City rolling out a fiber broadband option to all residents and businesses as a public utility.

We can build the infrastructure for the future or we can fall behind. I'm for progress. Let's do what it takes to make our city technically competitive for the future.

It needs to be more affordable than Comcast and more reliable than Century Link. We shouldn't have to "rent" modems and replace equipment all the time. There shouldn't be any contracts as long as we are residents of the city – if we move, we should be able to get out of it without any penalties.

Other cities in Utah have done the proper planning and installed fiber and high-speed internet. Many of them are now seeing their investments paying back due to the increase of higher paying technology jobs and the increased revenue from taxes being generated by those jobs. It is past time that Kaysville gets with it and instead of following other forward-thinking cities becomes a leader and innovator. Planning after the game is over only leads to failure. None of us here in Kaysville want to fail. High-speed reliable and affordable internet access controlled locally instead of by a large out of state corporation is long past due.

City government should have absolutely nothing to do with this.

4 HOW MUCH BROADBAND IS ENOUGH?

Bandwidth needs for the past several years have been growing by an estimated 30% per year, and show no sign of slowing.

This means residential and business bandwidth needs are doubling every three years.

As computers and associated hardware (e.g. video cameras, audio equipment, VoIP phones) become more powerful and less expensive, new applications and services are continually emerging that drive demand for more bandwidth.

“Next generation” is the term used to describe future planning for network connectivity and infrastructure. Next generation broadband reaps substantial benefits. There are several key benefits of “Next-Generation Broadband”:

- Dramatically faster file transfer speeds for both uploads and downloads
- The ability to transmit streaming video, transforming the Internet into a far more visual medium
- Means to engage in true-real time collaboration
- The ability to use many applications simultaneously
- Ability to maintain more flexible work schedules by being able to work from home on a part time or full time basis
- The ability to obtain health-related services for an occasional illness and/or long term medical services for chronic illnesses.

Clearly, consumers have a strong interest in a visual medium from when and wherever they are. YouTube is the second most popular search engine after Google, which demonstrates the need to support the infrastructure to transmit streaming video. In addition to video streaming, true-real time collaboration also provides an effective way for people to interact from wherever they are. People can engage in a two-way, real-time collaboration, so that fruitful, visual conversations can be held between friends, family, business associates from the state, country, or internationally.

Because of fiber networks, employees have the capabilities of working from their home. Findings suggest that if all Americans had fiber to the home, this would lead to a 5 percent reduction in gasoline use, a 4 percent reduction in carbon dioxide emissions, \$5 billion in lower road expenditures, and 1.5 billion commute hours recaptured.

RESIDENTIAL BANDWIDTH NEEDS

In Kaysville, most residents and businesses are relying on copper-based services. The table below depicts the bandwidth needed for typical residential services which are available now or will be available in the near future. In a next generation network all services will be delivered over a single network infrastructure which will require a network that can support providing most services to most consumers simultaneously. Today's shared networks (cable and wireless in particular) rely on the “bursty” nature of traffic to provide services to end users. If all end users were consuming their “advertised” bandwidth today's cable and DSL networks would grind to a halt.

Existing cable modem network users are overwhelming the digital cable networks that were upgraded as little as three or four years ago, and the firms have had to artificially reduce the bandwidth available for certain kinds of high bandwidth services (e.g. peer to peer file sharing). Some cable providers have even run into capacity issues with the TV portion of their networks, and some consumers have observed that some HD TV channels have been so highly compressed that picture quality has been noticeably degraded.

	Residential Daytime		Early Evening		Evening and Late Night		Snow Day	
Description	Intermittent Television and Internet use across a small percentage of households.		Increased video, voice and Internet use as children arrive home from school and employees from work.		Peak television and Internet use. Multiple TV's are on, phone and computer being used.		On top of typical daytime traffic children are home from school, and many employees are home working.	
	Concurrent Use	Mbps	Concurrent Use	Mbps	Concurrent Use	Mbps	Concurrent Use	Mbps
Telephone	1	0.064	1	0.064	1	0.064	1	0.064
Standard Definition TV	1	2.5	1	2.5	1	2.5	1	2.5
HD TV	1	4	2	8	2	8	3	12
Security System	1	0.25	1	0.25	1	0.25	1	0.25
Internet	1	1.5	1	1.5	2	3	3	4.5
Online Gaming		0.25		0.5		1		1
VPN Connection	0	0	1	2	1	2	2	4
Data Backup		0	1	5	1	5	1	0
Telehealth (subscriber)	1	4	1	4	1	4	0	0
Distance Learning / Workforce Training		0	1	10	1	10	2	20
HD Videoconferencing		0		0		0	1	14
Totals		12.6		33.8		35.8		58.3
5 years from now (Megabits)	38		101		107		175	
10 years from now (Megabits)	113		304		322		525	

BUSINESS BANDWIDTH NEEDS

The table below shows bandwidth consumption for several types of businesses and a projection of the bandwidth needed 5 and 10 years out. The cost of fuel is already affecting business travel decisions, and more and more businesses will invest in HD quality business videoconference systems to reduce the need for travel. These HD systems require substantial bandwidth; a two way HD video conference requires 20-25 megabits during the conference, and a three way conference requires 30-35 megabits during the conference. As more workers try to reduce the cost of driving to and from work by working part or full time from home, the business location must provide network access (Virtual Private Network, or VPN) to the employees working from home. These home-based workers will make extensive use of videoconferencing to attend routine office meetings remotely and to enhance communications with co-workers, including videoconferences with other home-based workers in the company. A VPN network providing remote access to just two or three home-based employees could require 50 megabits of bandwidth during normal work hours.

	Large Business		Small Business		Home Based Worker		Business From Home	
Description	A larger business with about 50 workstations.		A small business with 10 to 15 employees, and 7-10 workstations.		A single employee working at home for his/her company.		A home business with one or two employees working at home.	
	Concurrent Use	Mbps	Concurrent Use	Mbps	Concurrent Use	Mbps	Concurrent Use	Mbps
Telephone	20	1.28	5	0.32	1	0.064	1	0.064
TV		0		0		0		0
HDTV		0		0		0		0
Credit Card Validation	4	4	1	1		0		0
Security System	1	0.25	1	0.25	1	0.25	1	0.25
Internet	20	30	7	10.5	1	1.5	1	1.5
VPN Connection	5	25		0	1	5		0
Data Backup	5	7.5	1	1.5	1	1.5	1	1.5
Web Hosting	1	2		0		0		0
Workforce Training (online classes)	2	20	1	10	0	0	1	10
HD Videoconferencing	10	100	2	20	1	10	1	10
Telecommuting workers	5	15	2	6	0	0	0	0
Totals		205.0		49.6		18.3		23.3
5 years from now (megabits)	615		149		55		70	
10 years from now (megabits)	1845		446		165		210	

CURRENT AND FUTURE USES AND SERVICES

When analyzing future service needs, it is important to take into account ALL services that may be delivered over a broadband connection. “Broadband” is not a service—it is a delivery medium. If we think about broadband using a roads analogy, broadband is the road, not the trucks that use the road. Internet access is a service delivered by a broadband road system, and that Internet service is just one of many services that are in demand. Today, congestion on broadband networks is not due just to increased use of email and Web surfing, but many other services.

This means that current DSL, wireless, and cable modem services are completely inadequate for future needs. Current DSL offerings are in the range of 1 Megabit to 3 Megabits for most residential users, 3 Megabits to 5 Megabits for business DSL users, and there are severe distance limitations on DSL. Higher bandwidth is possible, but as the DSL bandwidth goes up, the distance it can be delivered goes down.

Typical wireless broadband (i.e. not cellular data service) offerings are in the range of 5 Megabit to 10 Megabits. Some wireless providers are rolling out 10-20 Megabit services. As bandwidth increases, the cost of the equipment also increases, and even a 20 Megabit service is well short of the FCC definition of broadband: 25 Megabits down and 3 Megabits up.

Across the U.S., current average bandwidth for cable modem services is typically 10 to 25 Megabits, with cable companies promising much more using the phrase “up to...” to obscure actual bandwidth being delivered.

The challenge for the area is to ensure that the businesses, residents, and institutions have a telecommunications infrastructure in place that will meet future needs.

Distance learning, entertainment, and video conferencing are three major applications of internet video. Distance learning from home with live video feeds requires high performance 2-5 Megabit connections in the near term (next 2-4 years), and over the next 4 to 7 years, there will be many distance learning courses that will incorporate live HD two-way video feeds, enabling students to participate in classroom discussions at a much higher quality level. Distance learning could be an important home-based application for workforce training and retraining.

“U.S. homes now have more than half a billion devices connected to the Internet, according to a study by the NPD Group. Furthermore, the overall number of connected devices per household is 10. This is more than three times the average number of people per household.”

The table below lists these and other services that all represent broadband-enabled applications and services that should be available in Kaysville if it is to remain economically viable.

Residential and Business	Videoconferencing
	IP TV (Internet Protocol TV)
	HD streaming video
	Ultra hi-def (BluRay) video streaming
	Video on demand (e.g. Netflix)
	Place-shifted video
	Cloud computing services
	Online and cloud-based gaming
	Smart homes, buildings, and appliances, including smart electric meters, AMR (automated meter reading), and AMI (advanced metering infrastructure)
	Remote computer aided design (CAD)
	Work from home jobs
	Business from home
	3D graphic rendering and CGI server farms
	Remote network management and managed services
	Virtual collaboration spaces (e.g. enhanced GoToMeeting, Webex style services)
Public Safety	Intelligent transportation applications (smart road systems)
	Public safety and first responder networks
	Emergency dispatch and coordination
	Webcast agency meetings (e.g. virtual meetings)
	Online training for first responders, fire, and rescue
Society	Broadcast of local sports events
	Videoconferencing of community and town hall meetings for wider participation
	Wider availability of nonprofit and community organization services

Health Care	Teleconsultations
	Telepathology
	Telesurgery
	Remote patient monitoring
	Remote diagnosis
	Remote medical imaging
	Grid computing for medical research
Education and Research	Distance education
	Virtual classrooms
	Remote instrumentation
	Multi-campus collaboration
	Digital content repositories and distribution (digital libraries)
	Data visualization
	Virtual laboratories
	Grid computing for academic research

5 SERVICE PROVIDER ANALYSIS

Kaysville has two wireline Internet Service providers: Comcast, and CenturyLink. There are also three wireless broadband providers: Rise Broadband, Connex, and Utah Broadband (UBB). On the next page are graphs showing communication costs for families receiving the Internet in different ways in Kaysville. CenturyLink's DSL appears to be the most available service in the City. In order to get at least 25 Mbps download speeds you have to spend \$55 per month or \$110 a month with telephone and TV bundled.

The next most available service is Comcast's Xfinity Service. Their service with 100 Mbps downloads speeds bundled with cable and phone has a starting rate of \$79.99. Past experience has show us that your monthly fee can come close to doubling after the first year promo rate expires with Comcast.

We have also provided a scenario where someone uses their AT&T unlimited wireless cellphone plan which costs \$80 per month. Hotspots are not longer permitted on unlimited plans so we have added an extra \$20 per month to provide wireless to either a laptop or tablet. A tablet or laptop would be needed in order to do school work or most home based activities on the Internet. After 22 Gigs of data, AT&T will slow data rates similar to satellite providers. We have also assumed that our cell phone Internet user would likely use satellite TV which we priced at a non-promo rate of \$81 per month.

The least expensive estimated minimum cost per month to meet a minimum of 25 Mbps download speeds comes from Xfinity with its base level package. Bundled with television, phone service, and one cell phone the cost is \$181 per month. Our expectation is that this same package with cell phone would rise to \$220 to \$260 per month after the first year promo expires.

Zip Code data or Zip Code Tabulation Area information (ZCTA) was compiled using the Melissa website with all population data coming from the 2010 US census which is the most recent for which ZCTA data is available. ZCTA is the geographic unit closest to a zip code for which the US government provides population data. It is a very close approximation. Percentage of coverage in above table from BroadbandNow.com and their surveys.

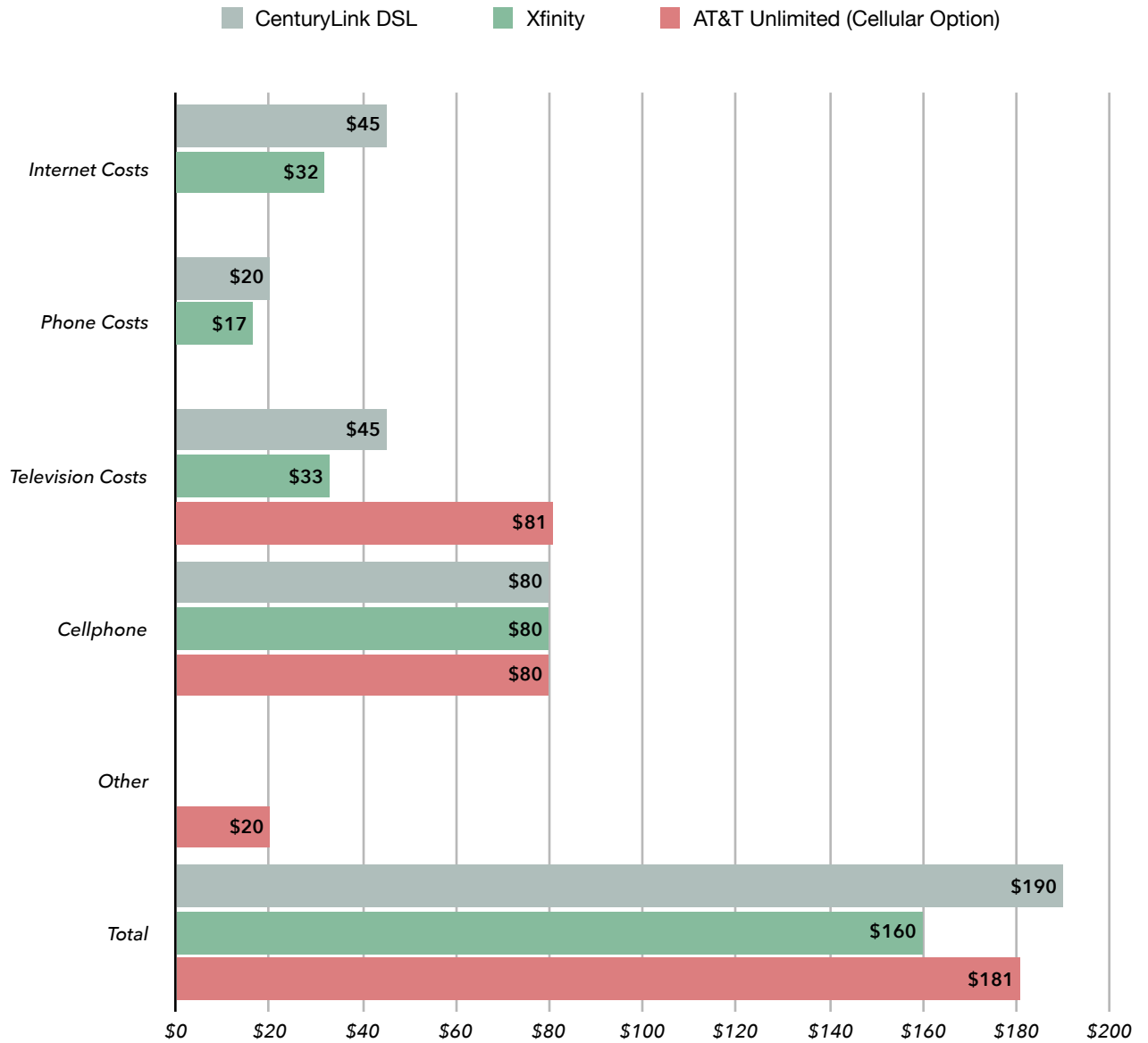
Internet Service Providers & Percent Zip Code Coverage

Zip Code	USPS Town	CenturyLink DSL	Xfinity Cable	CenturyLink Fiber	Connex Wireless	Rise Broadband	UBB Wireless
84037	Kaysville	95.2%	98.4%	11.2%	100%	100%	100.00%

Kaysville, Utah Population 2010 by Zip Code- Population Data from US Census

Zip/ ZCTA	USPS Town	% Households in the Zipcode	DSL	Cable	Fixed Wireless	25 Mbps Coverage	2010 Pop.	Land-Sq- Mi	Density Per Sq Mi
84037	Kaysville	100%	96%	96%	100%	97%	33,369	18.68	1786.16

*Percentage of coverage in above table from HighspeedBand.com



Local Pricing Data

This information provides pricing data and services available from providers in the area for Kaysville. Prices, availability and promotional offers change frequently and sometimes vary within a region. Information was compiled using the Broadband Now and the High Speed Internet (.com) websites. Exact availability requires specific street addresses. In Kaysville, BroadbandNow shows that CenturyLink has fiber available to 11.2% of Kaysville's population. However, when you go to the CenturyLink site, no fiber is mentioned in their offerings for Kaysville. Prices other than CenturyLink's often rise steeply after the introductory period.

Many providers, especially the wireline providers like Comcast and CenturyLink, have stopped providing upload speeds. If no upload speed is listed below, it is because the company is not providing that information.

WIRELINE PROVIDERS

CenturyLink DSL

\$50/mo for up to 20Mbps↓ – Mbps ↑ no further information available- bundles with DirectTV television are available for \$105 per month.

\$55/mo for 80 Mbps↓ – Mbps ↑ no further information available- bundles with DirectTV television are available for \$110 per month.

Xfinity ✓Cable

\$79.99 /mo for 100 Mbps ↓ Standard Triple Play: Internet + Limited Basic TV + Xfinity Voice Unlimited

\$109.99 /mo for 250 Mbps ↓ Standard Triple Play: Internet + Limited Basic + Digital Preferred TV + Xfinity Voice Unlimited

\$139.99 /mo for 400 Mbps ↓ Signature Triple Play: Internet + Limited Basic + Digital Preferred TV + Xfinity Voice Unlimited

\$159.99 /mo for 1,000 ↓ Mbps Super Triple Play: Internet + Limited Basic + Digital Preferred TV + Xfinity Voice Unlimited

\$29.99 /mo for 15 Mbps ↓ 2.0 Mbps with ↑ 1 TB data- Performance Internet

\$29.99 /mo for 60 Mbps ↓ Mbps ↑ with 1 TB of data - Performance Plus Internet

\$44.99 /mo for 150 Mbps ↓ 5.0 Mbps ↑ with 1 TB/month data cap - Performance Plus Internet- 1 year promo rate. Setup: \$15.00 with self-install kit. Professional installation is \$89.99. Modem with WiFi is \$13/mo

\$74.99 /mo for 400 Mbps ↓ 10.0 Mbps ↑ with 1 TB/month data cap - Performance Plus Internet- 1 year promo rate. Setup: \$15.00 with self-install kit. Professional installation is \$89.99. Modem with WiFi is \$13/mo

\$89.99 /mo for 1,000 Mbps ↓ 35 Mbps ↑ with 1 TB /month data cap- Gigabit Internet. 2 year promo rate. Setup: \$15.00 with self-install kit. Professional installation is \$89.99. Modem with WiFi is \$13/mo

FIXED WIRELESS PROVIDERS

Rise Broadband

\$29.95/mo for 25 Mbps ↓ – Mbps ↑

\$39.99/mo for 50 Mbps ↓ – Mbps ↑

Connex

\$29.95mo for 6.0 Mbps ↓ – Mbps ↑

\$50/mo for 10 Mbps ↓ – Mbps ↑ Surfer Plus Internet

\$70/mo for 20 Mbps ↓ – Mbps ↑ Media Internet

\$90/mo for 35 Mbps ↓ – Mbps ↑ Turbo Internet

Utah Broadband

\$39.95mo for 5.0 Mbps ↓ – 0.512 Mbps ↑ Residential 5: Contract term: 1 year with up to \$149 ETF

\$49.95mo for 8.0 Mbps ↓ – 2.0 Mbps ↑ Residential 10: Contract term: 1 year with up to \$149 ETF

\$69.95mo for 18.0 Mbps ↓ – 2.0 Mbps ↑ Residential 20: Contract term: 1 year with up to \$149 ETF

RESIDENTIAL SATELLITE INTERNET PRICING

HughesNet

\$59.99/mo for 25 Mbps ↓ 3 Mbps ↑ 10 GB/mo data cap. Two year contract with up to \$400 ETF. No Hard Data Limits. Speeds will be reduced and will typically be in the range of 1 to 3 Mbps once monthly plan data is use. From 2am-8am, customers have access to 50 GB/month of additional plan data. Setup \$99. Modem: \$14.99/mo.

\$69.99/mo for 25 Mbps ↓ 3 Mbps ↑ 20 GB/mo data cap. Two year contract with up to \$400 ETF. No Hard Data Limits. Speeds will be reduced and will typically be in the range of 1 to 3 Mbps once monthly plan data is use. From 2am-8am, customers have access to 50 GB/month of additional plan data. Setup \$99. Modem: \$14.99/mo.

\$99.99/mo for 25 Mbps ↓ 3 Mbps ↑ 30 GB/mo data cap. Two year contract with up to \$400 ETF. No Hard Data Limits. Speeds will be reduced and will typically be in the range of 1 to 3 Mbps once monthly plan data is use. From 2am-8am, customers have access to 50 GB/month of additional plan data. Setup \$99. Modem: \$14.99/mo.

\$149.99/mo for 25 Mbps ↓ 3 Mbps ↑ 50 GB/mo data cap. Two year contract with up to \$400 ETF. No Hard Data Limits. Speeds will be reduced and will typically be in the range of 1 to 3 Mbps once monthly plan data is use. From 2am-8am, customers have access to 50 GB/month of additional plan data. Setup \$99. Modem: \$14.99/mo.

ViaSat/Excede

\$50/mo for Unlimited Bronze 12, up to 12 Mbps ↓ with no data cap. 3-month promo rate. Regular rate is \$70. Contract term is two years. After 40 GB of data usage, your data may be prioritized behind other customers during network congestion. Setup \$0. Modem with WiFi: \$10 per month.

\$75/mo for Unlimited Silver 25, up to 25 Mbps ↓ with no data cap. 3-month promo rate. Regular rate is \$100. Contract term is two years. After 60 GB of data usage, your data may be prioritized behind other customers during network congestion. Setup \$0. Modem with WiFi: \$10 per month.

\$100/mo for Unlimited Gold 50, up to 50 Mbps ↓ with no data cap. 3-month promo rate. Regular rate is \$150. Contract term is two years. After 100 GB of data usage, your data may be prioritized behind other customers during network congestion. Setup \$0. Modem with WiFi: \$10 per month.

\$150/mo for Unlimited Platinum 100, up to 100 Mbps ↓ with no data cap. 3-month promo rate. Regular rate is \$200. Contract term is two years. After 150 GB of data usage, your data may be prioritized behind other customers during network congestion. Setup \$0. Modem with WiFi: \$10 per month.

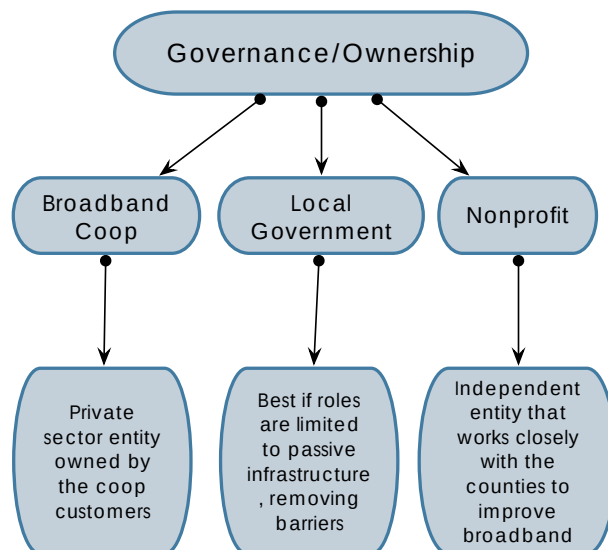
6 GOVERNANCE AND OWNERSHIP OPTIONS

For whatever infrastructure improvements may be made in the City, there will be a limited number of essential roles.

Community and city government investments in telecom improvements can be a mix of passive infrastructure like dark fiber, conduit, and wireless towers and well as some network electronics. These assets can be leased out to the private sector.

If the improvements are owned directly by the **City**, many of the routine responsibilities could be managed by existing locality staff and departments that might include IT, Public Works, and Planning. Many other tasks could be outsourced to qualified private sector firms to minimize effects on City staff head count and work load.

Another option is to form a **nonprofit**, which would not be subject to the state level restrictions on local government. A number of communities have formed a nonprofit (typically a 501(c)(4) to provide the governance and ownership roles for a community broadband project.



In some areas, a **broadband coop** is being evaluated. Coops are typically formed as a 501(c)(12) and are owned by the members (who are also the customers of the coop). Coops can receive membership fees in advance of providing the service, which can help raise the funds needed for infrastructure. There can also be more than one type of membership (e.g. residential, small business, large business, government, institutional, etc.), and each membership type can have a different membership fee associated with it.

ABOUT NONPROFITS

There are various kinds of nonprofit businesses. The most common is the 501(c)(3), which is limited to strictly charitable efforts. A 501(c)(3), according to IRS rules, must have a well-defined charitable purpose targeted toward a specific need and/or a specific target population. In other words, a 501(c)(3) cannot, according to IRS rules, operate as a nonprofit business that provides services to the general public.

Many of the first community networking projects in the early and mid-nineties were formed as 501(c)(3) organizations; it was common for these entities to offer dial-up Internet access to the general public at a time when Internet service providers were still relatively uncommon. But by

2000, most of these organizations had closed their doors and/or discontinued their Internet access services because of IRS challenges.

Today (2019), we have seen new 501(c)(3) and 501(c)(4) organizations being formed, and the Federal government's 2015 endorsement of both community-owned networks and the open access business model has removed the uncertainty of using a nonprofit for this kind of effort. The IRS defines one role for 501(c)(4) entities as "Social welfare organizations: Civic leagues or organizations not organized for profit but operated exclusively for the promotion of social welfare."

A 501(c)(3) can accept tax deductible donations, but contributions to a 501(c)(4) are not tax deductible. The advantage of a nonprofit is that they are relatively easy to create and legal fees are usually nominal. Nonprofits are often eligible for certain kinds of grants not available to for profit enterprises, and the nonprofit can provide the needed oversight to manage broadband infrastructure investments.

ABOUT COOPS

Cooperative business enterprises as formal entities date from the mid-1800s. The first cooperative was set up in England to serve customers unhappy with local merchants. In the United States, the Grange movement began setting up cooperatives in rural areas to sell needed items to members and to help sell produce and other agricultural products that were produced by members. Today, credit unions are the most common form of coop business in the United States, with more than 65 million people obtaining services from over 12,000 credit unions.

Telephone and electric coops continue to be very common in rural parts of the U.S., and in fact, the majority of telephone companies in the United States are coops, but most have very small numbers of customers--often less than a thousand subscribers. Telephone coops serve more than a million subscribers in thirty-one states. The True Value and Ace Hardware chains are actually buying coops that help keep independent hardware stores competitive with the large chain stores.

The U.S. Department of Agriculture (USDA) provides extensive support for existing coops, and also helps communities start coops. One of their publications lists the principles of the coop:

- User-Benefits Principle -- Some purposes of a coop are to help members get services that might otherwise not be available, to get access to markets, or for other "mutually beneficial" reasons.
- User-Owner Principle -- The users of the cooperative own it.
- User-Control Principle -- The owners of the coop (i.e. members) control the coop through voting (annual meetings, etc), and indirectly by electing a board of directors to manage the enterprise. Large users who make high volume purchases of goods or services may receive additional votes.

Because cooperatives are user-managed, control of the enterprise is vested in the community or region where the users reside. Cooperatives also return excess earnings to its members; these refunds are called patronage refunds, and are typically computed at the end of the fiscal year. The expenses and income of the coop are calculated for the year, and any excess is returned to members, based on the percentage paid in by each member (e.g. a member that paid in 1% of total earnings would get a refund of 1% of any excess earnings).

Most cooperatives do not pay dividends on capital. This helps keep outsiders from taking control of the company, which would result in the community losing control over the quality of services and direction of the enterprise.

Coops are organized in part based on the territory they serve, and there are several classifications that may be relevant for community broadband efforts. A local coop serves a relatively small area that may be a single town or county and/or a radius of ten to thirty miles. A super local coop serves two or more counties. A regional coop may have a service area of several counties up to an entire state (or multiple states). For projects that involve several local government entities that are already trading services like local public safety dispatch, a super local coop may be the most appropriate designation.

Most local and super local coops use the centralized governance structure, which means that individuals and businesses represent the bulk of members.

Cooperatives offer one or more of three kinds of services:

- Marketing coops help sell products or services produced by members.
- Purchasing coops buy products and services on behalf of members.
- Service cooperatives provide services to members, and service coops include the credit unions, the electric coops, and the telephone coops.

Equity is typically raised for coops by direct investment from members. In return for an investment, members receive a membership certificate. The member may also receive shares of stock if the cooperative issues stock (some do, and some do not). Once a member has invested, they gain the right to vote in elections. As an example, if the local governments made a large initial investment in the cooperative, they could gain substantial influence in the affairs of the organization by gaining multiple shares and increased voting rights. Property owners (residential property owners and business property owners) who paid an initial connection or pass-by fee would also gain shares in the business, so every property owner that pays the connection fee gains ownership in the enterprise--an important selling point when encouraging property owners to, quite literally, invest in the project.

Although cooperatives are typically constrained by both Federal and state laws to do a majority of business with members, in most cases, cooperatives are able to do business with nonmembers up to some percentage of business income that can be as high as 49 percent. Note that this may be affected by the underlying legal incorporation of the cooperative--if incorporated as a 501(c)(12), the IRS requires that 85% of income must come from members for the purpose of meeting ordinary expenses.

In summary:

- Coops are member (subscriber) owned, meaning they are strongly vested in the community. Any effort by the coop board to dispose of assets or to sell the coop would have to be approved by a majority vote of the members.
- Members play an active long term role in governance by nominating and electing board members. So members have a straightforward way of influencing decision-making by the board.

- Coops generally operate on a cost-plus basis. Income that exceeds some preset level is returned to members periodically as a distribution of funds.
- Broadband coop bylaws must be carefully written, especially if there is an interest in several classes of membership. Each class of membership can be charged a different membership fee, and this can be a valuable source of start up funds, but membership categories are difficult to change later.
- Coops are largely immune to challenges by incumbent telecom providers due to the long history of existing coops and because of special legislation passed by Congress.
- Coops can tap USDA funds, but the application process would be time-consuming and expensive for a start up coop.

Advantages of a Coop

The primary advantages of an Coop as opposed to the counties pursuing projects independently include:

- Avoids the strict limitations on local government participation. A coop, as a private sector entity, would have a wider range of infrastructure options, including offering retail wireless and fiber services.
- Coops can raise funds prior to delivering services to its shareholder customers. A broadband coop could solicit memberships from throughout the City (as long as the coop can clearly articulate its mission). Alternately, it could start with smaller “first phase” service areas and only solicit memberships from the initial target areas.
- A coop, with local members as the shareholders and owners, is firmly vested in the community. By comparison, a nonprofit, while easier to set up, does not have the same vesting in the community—the volunteer board of a nonprofit can sell the assets and/or disband it without any input from the community.

A broadband coop would need a carefully selected board of directors with significant business and management experience.

ABOUT CITY OWNERSHIP

The primary advantages of City ownership as opposed to other ownership options include:

- The ability to provide long term financing for a high performance “future proof” network by using a very modest utility fee, in much the same manner that water and sewer is typically financed with pass-by and tap fees.
- Working directly with existing incumbent and competitive service providers to assist them in making service improvements and lowering cost of Internet service.
- Better coordination among City departments (e.g. planning, IT, GIS, etc.) to remove barriers, simplify permitting, and track assets (e.g. fiber, conduit, handholes, etc).
- The City fiber infrastructure can support improved delivery of other City services, including public safety initiatives, energy management, and other City activities.

Before making a decision, the City should also evaluate these factors:

- Any investments should be supported financially with a well-defined strategy to pay for the improvements.
- The effect on existing City staff work load should be evaluated, and there should be an evaluation of the cost of any additional staff that may be required.

GOVERNANCE QUANTITATIVE EVALUATION

Six factors can be evaluated to provide a quantitative assessment of the governance options. These factors are:

- Transparency - Does the governance structure provide adequate transparency about decision making? Do stakeholders and interested parties have adequate ways to obtain documents, financial reports, and related governance materials?
- Timeliness - How quickly can the governance entity be legally formed? Time may be of the essence.
- Community Oversight - Does the entity have adequate community control and oversight? Do the communities and local governments have adequate representation in the governance structure to ensure that assets are managed properly?
- Legislative Authority to Build/Operate - Does the governance entity have clear legislative approval to build and operate a telecommunications network?
- Financing Options - Are there adequate financing options available to provide the appropriate level of funding over time to meet the long term vision of the City?
- Tax Liability - Does the governance entity incur tax obligations?

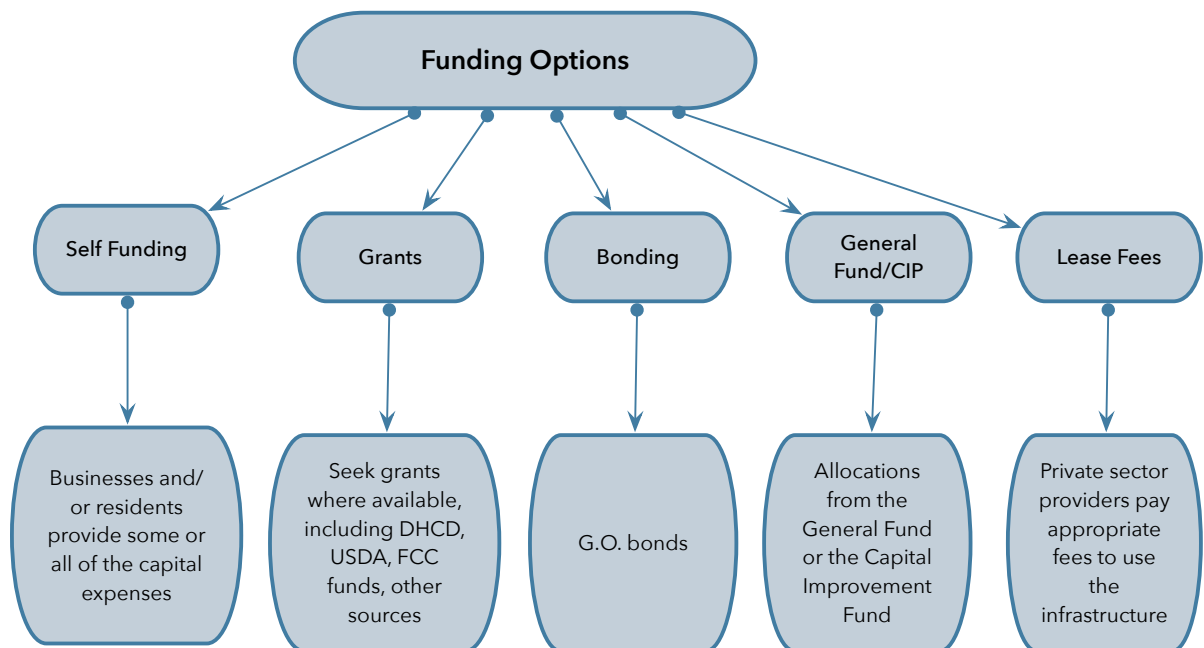
RECOMMENDATION

Broadband has become essential infrastructure. Just as local governments assumed responsibility for other kinds of infrastructure improvements (e.g. water, sewer, paved roads, libraries, sidewalks, etc), ensuring that Kaysville citizens and businesses have access to affordable, high performance broadband and Internet services has acquired urgency. The survey results indicated that the lack of affordable, high performance broadband (and its availability in some adjacent communities) is affecting where businesses and jobs are located and where residents want to live.

The City should not become an Internet provider. Instead, it should focus on providing basic broadband infrastructure and allowing private sector service providers to offer all services. Both Comcast and CenturyLink should be invited to become providers on the network.

7 FUNDING AND FINANCING OPTIONS

It is important to note that any City investment in broadband infrastructure will have a conservative life span of thirty years or more for passive infrastructure like conduit and fiber cable. Network equipment typically has a usable life of seven to nine years. These types of infrastructure investments create hard assets that have tangible value and can then be leveraged for additional borrowing. The demand for services and the associated fees paid for those services will provide the revenue that will pay back loans over time. There is ample time to recoup not only the initial capital investment, but also to receive regular income from the infrastructure.



The financing of community-owned telecommunications infrastructure faces several challenges with respect to funding.

- Not all local governments are willing to commit to making loan guarantees from other funding sources like property taxes, because the idea of community-owned telecom infrastructure has a limited track record and therefore a higher perceived risk.
- Similarly, citizens are not always willing to commit to the possibility of higher taxes that may be needed to support a telecom infrastructure initiative, for many of the same reasons that local governments are still reluctant to make such commitments: perceived risk and a lack of history for such projects.

- Finally, banks and investors are also more skeptical of community telecom projects because of the relative newness of the phenomenon. By comparison, there are decades of data on the financial performance of water and sewer systems, so the perceived risk is lower.

Somewhat paradoxically, the cost of such a community digital road system is lower when there is a day one commitment to build to any residence or business that requests service. This maximizes the potential marketplace of buyers and attracts more sellers to offer services because of the larger potential market. This is so because:

- Service providers are reluctant to make a commitment to offer services on a network without knowing the total size of the market. A larger market, even if it takes several years to develop, is more attractive.
- Funding agencies and investors that may provide loans and grants to a community network project want to know how the funds will be repaid and/or that grants will contribute to a financially sustainable project. Knowing that the size of the customer base is the maximum possible for a service area helps reduce the perceived risk for providing loans and grants.

UTILITY FEES

Utility fees are commonly used by local governments for utilities. The utility model for broadband infrastructure would be similar to pass by and tap fees used for water and sewer projects.

Utility Fee – Pass by fees would be assessed on every property. This approach provides financial sustainability and ensures that every resident and business has the least expensive access to Gigabit fiber services. At least one study (Michael Render, RVA LLC) has indicated that properties with fiber connections have a higher value by \$5,000 to \$7,000 than similar properties without fiber access.

One Time Connection Fees – A one time connection fee could be assessed to property owners (e.g. residents and businesses) when the fiber drop from the street to the premise is installed. This is similar to the kinds of connection fees that are typically charged when a property is connected to a municipal water or sewer system. The fee is used to offset the cost of the fiber drop and the Customer Premise Equipment (CPE) needed to provide the operational access to the network. The connection fee can be modest (e.g. \$100) or it can be a larger percentage of the actual cost of the connection. Fiber CPE may range from \$100 to \$150 and a fiber drop may cost from \$200 for a premises very close to the distribution fiber passing along the property to \$1,000 or more if the premises is hundreds of feet from the road. One variant would be to charge a minimum connection fee for up to some distance from the road (e.g. \$100 for up to 75' and \$2 for each additional foot).

There is already some data that indicates that residential property values increase by as much as \$5,000 to \$7,000 if fiber broadband services are available, so utility fees can offer increased property values to the property owner.

COMMUNITY REINVESTMENT ACT

The Community Reinvestment Act (CRA) was developed forty years ago to encourage banks and savings institutions to help meet the credit needs of their local communities, with a focus on low

and moderate income areas of those communities. The Federal agencies that oversee private banks assign a CRA rating to each institution. Banks are often looking for well-planned community efforts that need loans. Such loans can improve a bank's CRA rating.

The CRA was revised in 2016 to encourage banks to support community broadband efforts. A community broadband project may be able to get some loan financing from a local bank that wants to get credit for their CRA work.

HUD COMMUNITY DEVELOPMENT BLOCK GRANTS

The U.S. Housing and Urban Development CDBG State Program allows the Utah state government to award grants to smaller units of general local government (e.g. counties, towns) that develop and preserve decent affordable housing, to provide services to the most vulnerable in our communities, and to create and retain jobs. In recent years, CDBG funds have been successfully used for broadband infrastructure development where the local government applicant can show the improvements meet the general guidelines of the program—so grant funds have to be spent in low and moderate income areas.

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available. More information is available here (https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs).

BONDING

Revenue bonds are repaid based on the expectation of receiving revenue from the network, and do not obligate the local government or taxpayers if financial targets are not met. In that respect, they are different from general obligation bonds. Many kinds of regional projects (water, sewer, solid waste, etc.) are routinely financed with revenue bonds. We believe many community projects will eventually finance a significant portion of the effort with revenue bonds, but at the present time, the limited financing history of most community-owned broadband networks has limited using revenue bonds.

Selling revenue bonds for a start up municipal network can be more challenging because there is no financial or management history for the venture. Bond investors typically prefer to see two or three years of revenue and expenses and a track record of management success. It would be advisable for the City to have an early conversation with qualified municipal bond counsel to assess the viability of this approach.

Obtaining funding using revenue bonds requires an excellent municipal credit rating and an investment quality financial plan for the operation and management of the network. Revenue bonds must be used carefully, and a well-designed financial model is required to show investors that sufficient cash flow exists to pay back the loans.

General obligation bonds are routinely used by local governments to finance municipal projects of all kinds. G.O. bonds are guaranteed by the good faith and credit of the local government, and are not tied to revenue generated by the project being funded (i.e. revenue bonds). G.O. bonds obligate the issuing government and the taxpayers directly, and in some cases could lead to increased local taxes to cover the interest and principal payments. Some bond underwriters have indicated a willingness to include telecom funds as part of a larger bond initiative for other kinds of government infrastructure (e.g. adding \$1 million in telecom funds to a \$10 million bond initiative for other improvements).

The proposed utility fee approach should be very effective in obtaining affordable bond funding, as the utility fee is assessed equally across all properties, and thereby ensures a long term stable source of revenue for bond payments and operations.

CAF 2 FUNDS

The second round of the FCC Connect America Fund (CAF2) continues to provide funds to incumbent and competitive service providers. The funds must be used in unserved or underserved areas as defined by Federal census blocks. To be eligible, a census block could not have been served with voice and broadband of at least 10/1 Mbps (based on Form 477 data) by an unsubsidized competitor or price cap carrier.

The FCC published the final eligible census blocks for the auction on February 6, 2018. The final areas were based on FCC Form 477 data as of December 31, 2016 (the most recent publicly available FCC Form 477 data at the time). So there is a time lag between the determination of a qualifying census block or blocks and the schedule for submitting a bid to serve those areas.

Because many CAF2 qualifying areas are only served by low performance DSL (e.g. less than 10/1 Mbps service), incumbent carriers use the awards to upgrade DSL switches, which is not a long term solution. More recently, competitive carriers are applying for CAF2 funds to provide higher performance broadband wireless and in some cases fiber to the home. Because the use of CAF2 funds are so restricted, it has not had as much impact as many hoped.

A local (e.g. community) broadband entity could apply for CAF2 funds, but the application must include, at a minimum, two years of experience offering broadband service and one year of audited financials. This underscores the importance of getting some service in place to support a longer term goal of applying for CAF2 funds.

QUALIFIED OPPORTUNITY FUND INVESTMENTS

The 2018 Federal tax changes included a little known item called the Investing in Opportunity Act. Opportunity Zones, designated by each state, are eligible for investments that have very attractive tax benefits. The tax advantages include avoidance of most local, state, and Federal taxes, and the ability to have those investments grow and compound tax-free. The intent of the law is to funnel private sector capital gains into low growth and no growth areas of the U.S. by offering substantial tax benefits. While Opportunity Zones are most likely to attract real estate investments, it should be possible to create Opportunity Zone projects that include telecom infrastructure improvements. As an example, a manufacturing plant investment is made in an Opportunity Zone, along with broadband fiber improvements needed by the plant to support operations.

Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that has been approved by the Internal Revenue Service. Opportunity Zones are defined by census tract, and the Census Bureau's Geocoder online tool can provide census tract ID numbers. A link to the list of currently qualified census tracts can be found on this page (<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>).

COOP MEMBERSHIP FEES

If the City deemed it useful to create an independent broadband cooperative, coop members would pay a one time membership fee to join the coop. For fiber and wireless improvements, this fee could be set at a level that pays for part or all of the cost of building the fiber to the business or residential premises and/or placing the towers and equipment to deliver wireless service. It may also be possible to work with local banks to provide a financing option (e.g. the membership fee could be paid monthly over a period of several years to reduce the financial burden on a household or business).

The coop membership fee offers the area a way to self-finance a substantial portion of the initial network, as well as providing a long term framework for expansion. Coop membership fees can be collected in advance of providing service.

LEASE FEES

Initiatives like tower access and access to local government-owned conduit and fiber can create long term revenue streams from lease fees paid by service providers using that infrastructure. The City of Danville has recovered their entire initial capital investment from lease fees paid by providers on the nDanville fiber network.

SPECIAL ASSESSMENTS AND SERVICE DISTRICTS

Communities like Bozeman, Montana and Leverett, Massachusetts have been funding broadband infrastructure improvements with special assessments (in Leverett, \$600/year for five years), and in Bozeman, TIF (Tax Increment Funding) is being used in some areas to add telecom conduit, handholes, and dark fiber. In some localities, it is possible to levy a special assessment in a service district designated for a particular utility (like broadband) or other kind of public service.

Charlemont, Massachusetts intends to add an \$11/month assessment to every household to build a town-owned Gigabit fiber network that will pass every household in the community. A town-wide vote supported this funding approach. Put in perspective, the average cost of a large, single topping pizza in the U.S. is currently \$9 to \$12.

PROPERTY TAX INCREASE

While raising taxes can be politically very difficult, a very small incremental increase in property taxes, with the increase clearly earmarked specifically designated for broadband development (e.g. one-quarter cent) might be possible to sell to citizens and businesses.

GRANTS

Grant funding is limited and should be viewed as part of a larger basket of funding. Federal funds from sources like the USDA and the FCC are highly competitive and often come with substantial limitations on who can qualify and how the funds can be used. CDBG funds can support telecom infrastructure construction but must be tied to job creation and/or job retention. Kaysville may qualify for certain kinds of CDBG grants. USDA grants are generally focused on unserved and underserved rural areas.

NEW MARKETS TAX CREDIT

New markets tax credits are a form of private sector financing supported by tax credits supplied by the Federal government. The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). The CDEs apply to the Federal government for an allotment of tax credits, which can then be used by private investors who supply funds for qualifying community projects. Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities.

The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period.

Throughout the life of the NMTC Program, the Fund is authorized to allocate to CDEs the authority to issue to their investors up to the aggregate amount of \$19.5 billion in equity as to which NMTCs can be claimed.

These tax credits can be quite useful, and there may be some areas that qualify. However, it can take up to a year or more to apply and then finally receive NMTC-related cash. This can be a useful long term source of funds.

SALES TAX

The Arrowhead Electric Coop in rural Minnesota is paying for a full fiber build out to all homes and businesses by working with the local county government (Cook County) to collect a special 1% sales tax. The tax is actually used for a variety of infrastructure improvements, with the broadband build out using about 48% of the funds collected. The broadband portion of the sales tax is used to underwrite the cost of the CPE (Customer Premise Equipment), which is the device installed at the residence or business. This approach lowers the overall capital cost and reduces the financial risk for the electric coop.

8 BEST PRACTICE: WHAT OTHER COMMUNITIES ARE DOING

BOZEMAN, MONTANA

The City of Bozeman conducted a broadband feasibility study in 2014, and the following year made the decision to build a 23 mile Gigabit fiber network. The City chose to form a 501(c)4 non profit to own and manage the network. Initial construction was completed in the fall of 2016 and the first customers began receiving service in late fall of that year. The network passes through many of the commercial and business areas of the City, and the marketing and focus has been on providing improved services to local businesses. CenturyLink and Charter both made reductions in the service prices, which has been an economic benefit for businesses and residents that are not connected to the network.

The network is operated as a multi-provider, multi-service enterprise; businesses have a range of services and price points from five different private sector providers.

CHATTANOOGA, TENNESSEE

The City of Chattanooga is an electric city with its own electric utility. As the electric utility began to examine the feasibility of using smart meters to better manage the electric grid and to reduce energy costs to its customers, it realized that just implementing smart meters to all its customers was a significant portion of the cost of building a general purpose all fiber network that would also support smart meters and the utility's grid management needs.

The utility was able to secure a \$110 million grant from the U.S. Department of Energy, bonded an additional \$220 million, and by 2013, more than 56,000 homes and businesses had been connected with Gigabit fiber, and more than 170,000 meters had been connected. A residential Gigabit fiber connection costs \$70/month. The electric utility estimates that it is saving as much as half of its overtime costs per year because of improved energy management.

The utility owns and operates the fiber network, and customers are billed for services directly by the electric utility. The primary service offering is Internet access, but customers can also purchase TV and voice services. A basic package of TV and 300 Meg sells for \$82/month, and a Gig Internet package with the same basic TV offering is just \$10 more. The network is operated as a retail business model, and would not be considered open access, as all services are provided by the electric utility.

ASHLAND, VIRGINIA

The Town of Ashland, Virginia recently completed construction of two miles of dark fiber that passes many of the businesses in that community. A major regional Internet provider is expected to sign up to be the first provider on the network. Town staff have been trained to manage 811 (Miss Utility) calls and to do locates on the conduit and fiber. The Town leaders initiated the project in response to local businesses asking for more choice of providers and more bandwidth at lower prices.

CHARLEMONT, MA

The town of Charlemont, Massachusetts has decided to combine a grant from the state with an \$11/month/household assessment to build fiber throughout the entire town of 524 households. Comcast had offered to make modest upgrades to the existing copper-based cable network but was asking for nearly half a million dollars from the town. Instead, voters agreed with Town officials to build their own network. Once finished, Internet service will be provided by a private sector ISP. Gigabit fiber Internet service is expected to cost about \$80/month with no data caps. Phone service is expected to cost \$23/month, and Internet, phone, and several Over The Top (OTT) services like Netflix, Hulu, and YouTube TV is expected to cost around \$140/month, or about 15% to 20% less than Comcast service.

DANVILLE, VIRGINIA

Danville had high unemployment rates in the early 2000s after most of the city's manufacturing jobs had left. City leaders recognized that simply trying to attract traditional manufacturing jobs was not going to be an effective economic development strategy. The City began investing in fiber in 2008 and put fiber in five business parks and the downtown area. The City also began working with private developers to rehabilitate empty and underused building in the City's downtown, creating live/work apartments, condos and class A office space. The combination of affordable fiber, improved housing options, class A office space, and a focus on attracting high tech businesses that needed those amenities has revitalized the City and brought hundreds of new jobs to downtown. The fiber network has been in the black for several years; some revenue is sent to the City's General Fund, while some revenue is used to expand the network into residential areas of the city. Services on the open access network are provided by three private sector ISPs.

CITY OF EAGAN, MN

The City of Eagan began planning for a city-owned fiber network in 2008 at the urging of key business leaders who represented both large and small businesses, including some Fortune 500 companies. One of the first efforts by the City included asking the private sector, including the incumbents, to help solve the bandwidth affordability problem. Both the primary cable and telephone company in Eagan declined to offer any substantive improvements. Several other private sector firms also submitted proposals, but none were deemed adequate to meet the needs of a diverse business community employing tens of thousands of employees.

During the planning process, the City also began to examine strategies to attract one or more commercial data centers to the community, and it was determined that the availability of City-owned competitive fiber would assist in that effort.

In 2011, the City allocated funds to construct AccessEagan, which would be 17 miles of high performance, business class Gigabit fiber that passed a large percentage of the business and commercial areas of the city. The network was constructed to meet the most demanding technical requirements of Eagan's larger businesses, with a Gigabit connection as standard for any connected business, and the active Ethernet network has ample capacity to provide 10Gig, 40Gig, 100Gig, and wavelengths as needed to meet business requirements.

Operating as an open access, lit circuit network, four private sector providers signed master agreements to sell services, and the City began taking orders from those providers for the first connected businesses in 2013.

The municipal fiber did attract a major data center to the City, and the facility is connected to the AccessEagan network with two fully redundant connections.

LAFAYETTE, LOUISIANA

Lafayette, Louisiana is perhaps one of the best known community broadband projects in the United States. The City announced its intentions to go into the broadband business in 2004, and was promptly sued by the incumbent cable provider. The court case ground on slowly, and it was not until the City had spent nearly \$4 million on legal fees that the Louisiana Supreme Court decided that the City had the right to compete directly with private sector telecom companies.

Since then, thousands of customers have been connected and Lafayette is now famous for having some of the lowest rates for Internet access in the United States, with a 50 megabit symmetric package of Internet access for as little as \$57/month. The network has now been operational since early 2009.

Cox Communications, famous in Louisiana for regular rate increases, froze its rates in Lafayette for several years following the city's initial announcement that it would offer telecommunications services. Meanwhile Cox continued to raise its rates in other parts of the state. The result was that even before Lafayette's system began operating it had saved its residents and businesses nearly \$4 million.

9 PRELIMINARY DESIGN AND COST ESTIMATES

For the purpose of developing early, pre-engineering cost estimates, four residential areas in Kaysville were studied. Maps and cost estimates for each study area are included later in this section. Pre-engineering cost estimates provide an early look at the cost of build out; these estimates do not include formal pole surveys or the significant expense of route engineering. Even after route surveys are performed, and engineered route blueprints are developed, the true cost of construction is not known until the construction bid documents are prepared and bids are received.

The neighborhoods were selected by a process involving Design Nine staff and City staff. The City provided input to Design Nine staff during the initial meetings, following a discussion of how the neighborhoods should be selected.

Design Nine staff performed a field survey of the City, taking notes on lot size, condition and amount of overhead and underground utilities, pole span length, average drop length from poles to residential premises, and other factors which would impact construction costs.

Design Nine then provided the City with GIS maps prepared in Google Earth for feedback. Over two iterations with City representatives, Design Nine created final study area maps, which became the basis of the study area cost estimates.

Design Nine then performed a GIS level design using ESRI ArcGIS. This analysis identified inputs into the construction estimates, including total distances of fiber and conduit, fiber strand counts, splice counts and locations, MST (Multi-port Service Terminal) count and locations, drop type (underground vs. aerial) and length, number of poles for aerial buildout, and number of maintenance holes for underground buildout.

Using the inputs into the construction estimates and unit cost per item as well as labor costs for installation of items from previous projects in similar conditions we arrived at a construction estimate for each of the study areas in Kaysville.

We created a cost for the total network to include in our financial pro-forma by utilizing the study areas and extrapolating each study area cost estimate as a percentage of the City represented by each of the study areas. We also included core electronics, a pre-fab equipment shelter, and remote cabinets in our overall costs.

COMPARING COST ESTIMATES

It is important to note that the fiber construction costs in this report are estimates created for a near-term project in the City of Kaysville.

When preparing cost estimates, it is good practice to use conservative cost estimates (i.e. higher cost estimates) to ensure that the funds are adequate to complete the project, as there is usually no additional funds if actual construction or materials costs turn out to be higher than the estimates. It is always more desirable to have the actual cost of the project be under the estimated cost rather than over the estimated cost.

The estimates attached include a summary table and detailed estimate tables for the fiber construction, drop construction, shelters, and equipment.

The fiber construction cost estimate for installation for the City is based on a combination of underground construction with some aerial construction on existing utility poles. The initial construction cost of this might be higher than an all aerial installation but it provides a lower cost for operation because there are no pole use fees or cable moving costs when a pole is replaced in the future. Additionally, the cost of underground construction can actually be lower than aerial installation depending on the amount of make ready needed in a certain area. This is particularly the case for areas with older utility poles where pole replacement may be charged to the newest lessee.

The detailed cost estimates include a range of costs based on previous purchases and past experience with equipment vendors and contractors. This range depicts the average cost of the service or equipment and the optimism factor picks out the estimated cost from the range. The optimism factor is a number that shows the approximation of which end of the range the actual cost will be, lower or higher.

The estimates show the construction materials and equipment that usually is purchased by the construction contractor and is part of their overall bid price.

Some construction cost estimates include only the cost of construction labor and materials (e.g. fiber cable, attachment hardware, and splice enclosures). But a different cost estimate may include other necessary and essential costs, like project management, engineering, and network equipment. In other words, two cost estimates with the same aerial/underground and make-ready assumptions could still vary widely if one includes all necessary costs needed to produce a functional, working network and the other estimate includes only the construction costs. ***The Design Nine cost estimates should be considered turn-key and all necessary and essential costs are included.***

The cost estimate show allowances for contingencies, engineering, project management, network integration, testing, and permitting fees. The cost estimate also include the cost of drops (the access fiber), based on estimated take rates for each segment. The take rate can be modified depending on the potential number of connections, and can have a pronounced effect on the cost per building connected.

It is only correct to compare the costs of two estimates from two different sources if you can reliably determine that the underlying assumptions and costs are the same for both estimates.

In other words, the percentage of aerial construction, the amount of make-ready, inclusion of engineering and equipment costs, and the inclusion of drops all must be the same. Two estimates of construction costs for the same area may appear to be widely divergent, but one estimate may include only direct labor and material costs, all aerial construction, no drops, no network equipment or design and engineering costs, and no make-ready fees.

Note that an estimate like this would be very low but would not be a functional network and no institutional, residences or businesses would actually be connected to the fiber. The other estimate may include all the necessary costs needed to actually connect customers, including reasonable make-ready costs, some underground construction, network electronics, drop fiber cables to businesses or residents, and other costs like network design and engineering.

Estimates for construction materials and network equipment vary largely based on the amount of materials or equipment purchased. Small purchases of network electronics generally receive little or no price discount, but for larger purchases, discounts can be substantial (e.g. a range of 10% to 40% off list). Construction materials purchased in large lots also receive more discounts. Note that all costs are estimates based on current market prices for materials and construction costs are based on typical prices paid in past projects. Actual construction and materials costs may vary.

The estimates for fiber construction includes a summary table with estimated costs for each area, engineering, project management, network integration, testing, and permitting fees. From all of these factors the estimated project total is calculated for each summary table.

NETWORK ARCHITECTURE

Customer Aggregation / Distribution Equipment

With a compact and highly scalable design The Calix E7 Ethernet Service Access Platform is well suited to provide scalable customer aggregation networks.

The flexibility of the Calix E7 platforms available in either a Chassis or a Virtual (or stackable) Chassis form factor will allow Kaysville to utilize the same logical platform in different environments simplifying service delivery.

Each of the 20 slots can support up to 24 point-to-point Active Ethernet subscribers with a 48 port line card in development. That gives each E7-20 the capacity of serving 480 subscribers at 1GB.

Utilizing a GPON card in any of the 20 slots can support up to 256 subscribers providing a total of 5120 GPON subscribers. Line cards supporting up to 1024 subscribers are being developed allowing 20,480 subscribers on a single chassis.

Line cards can be mixed and matched in a common chassis - no common control equipment required.

Line cards can be added or replaced without uninstalling/installing power, alarms, or cables - reducing MTR from hours to minutes.

Subscribers are easily aggregated and network resources efficiently shared across protected trunk facilities.

The Calix E7 platforms allow the flexibility of utilizing GPON line cards and a GPON architecture if some areas require PON architectures due to exiting fiber optic availability or if the low density doesn't justify home runs back to a sub-station location. For MDU or very dense locations, Calix provides VDSL equipment which can be implemented into the architecture.

Customer Premises Equipment

Calix offers a wide variety of customer premises equipment (CPE) for residential as well as many options for MDU, Office Parks, or large businesses. Residential CPE are available in both indoor and outdoor configurations and can be pre-configured with battery backup. Indoor Residential CPE are available with home gateway, built in WiFi (802.11 a/b/g) and a dual line POTS port (internal SIP controller). Business class CPE are available in indoor and outdoor formats and many options are available including



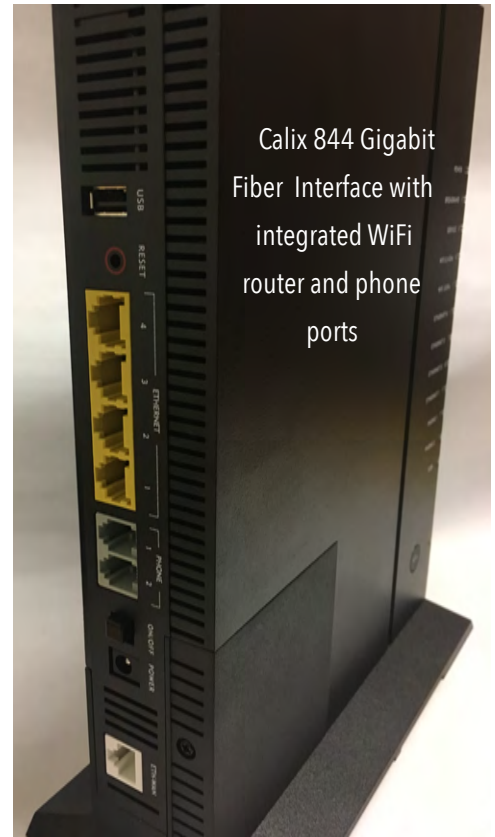
rack mount and wall mount with multiple GE ports. Additional Business class CPEs are available with multiple synchronous ports (E1/T1) and multiple POTS ports.

All Calix ONT optics in the 700GX and 800GE family are multi-sensing (AE and PON) and auto-attenuating with a maximum range of either 50km (or in some cases 80km). This simplifies deployment as CPE devices do not have to be pre-configured with optics prior to deployment.

Core Routing Equipment

The network architecture selected for Kaysville will support the future needs of the project for years to come by implementing a core routed layer. The network core can be any vendor offering standards based interoperability with the distribution layer, but Design Nine has successfully integrated Calix equipment with Juniper in other client networks.

We would recommend a Juniper MX 3D Universal Edge Router. In the core network the MX (eg. MX480) will be the handoff point between customers on the network and service providers, and therefore cannot be susceptible to failures. To answer this requirement the chassis based MX routers feature fully redundant cooling systems, power supplies, and routing engines. As an example the MX480 has a system capacity of 1.92 Terabits per second to meet the immediate and future bandwidth needs of the project.



FIBER NETWORK CONSTRUCTION COST FACTORS

Fiber cost estimates are developed using the categories below. For each category, the items, labor, and activities associated with that category are calculated, using vendor price quotes, prices for labor and materials from previous construction projects, and other sources of cost information.

Buildings, Improvements, and Prefabricated Shelters

This category includes any buildings and shelters constructed as well as improvements to the buildings such as redundant HVAC systems, power improvements, fire suppression systems, security and surveillance systems, etc.

Outside Plant Construction Materials

Network construction includes the outside plant materials needed to build the network. Items like conduit, pedestals, cabinets, hand holes, and splice enclosures are all included in network construction.

Outside Plant Construction Labor

Labor is typically included with network construction for the bidding process but is separated here to help identify money that could be saved by leveraging local labor resources. Labor includes the placement of pedestals and hand holes, the underground or aerial placement of conduit, the

construction of foundations (pads) for various structures throughout the network, and more. Several material costs such as concrete and gravel are included in labor depending on the type of job to be performed.

Network Equipment, Software, and Related Costs

Network equipment includes any network electronics that will be used in the network such as routers, switches, and CPE. Network equipment also includes some items that do not use any AC power but fall into a similar category such as patch panels, and patch cables. The equipment cost will vary widely depending on the type of architecture chosen.

Administrative and Legal

Legal counsel familiar with telecom agreements will be required to review contracts with service providers, contractors, and other participants in the project. In some cases the local government attorney may have some expertise in this area, but the services of a telecom attorney may be required. Legal costs can vary with a particular location and tend to go down over time. The most legal work is needed early in the first construction phase to develop business contracts with service providers, to review construction and vendor contracts, and to broker lease agreements for use of public or private property (where network equipment like cabinets or shelters have to be located).

Leases, permits, and rights of way

Some costs will be incurred based on the permitting requirements of the project. If the City is able to place the colocation facility and any cabinets in public right of way or on City properties at no charge, the cost of leases will be lower. If cabinets or shelters have to be placed on private property, the cost of the land or long term leases will increase. The cost of permits needed for crossing wetlands, streams, other sensitive areas, and DOT permits are also included in this category. Formal leases and negotiated lease payments are more desirable than providing some form of free access to services.

Project Management

Project management for a community network build requires thorough and detailed planning, experience in procuring construction materials for the project, and the ability to oversee and convey project information to contractors through the duration of the project, including construction inspection work (ensuring construction contractors have done their job properly).

Network Design and Engineering

This work include a full design of the outside plant network, cabinet and shelter specifications, and extensive detail (blueprints) that specifies how all fiber cable, towers, buildings, and network equipment is to be installed. These documents have to be completed prior to bidding out any construction work, and are usually included as part of a construction bid package. The detail includes fiber optic cable route determination and size determination, active and passive network equipment selection and placement planning, splicing layouts and documentation, network configuration planning, and all engineering necessary to complete construction.

Network Integration and Testing

Some configuring and testing will take place after the network is built and before it is ready for use. In a dark network this involves labeling and documenting the routes of individual fiber

strands, and testing of any other features of the network such as generators, air conditioners, and locks. In an active network the testing and integration includes integration requirements for a dark fiber network plus the configuring and installation of switches, routers, and other network equipment. Work in this category requires a skilled professional who is familiar with the network architecture and the business model (e.g. open access).

Miscellaneous

This category provides a small budget for miscellaneous expenses that will arise during the course of construction (e.g., bid advertisement costs, inventory tags, etc.).

Contingencies

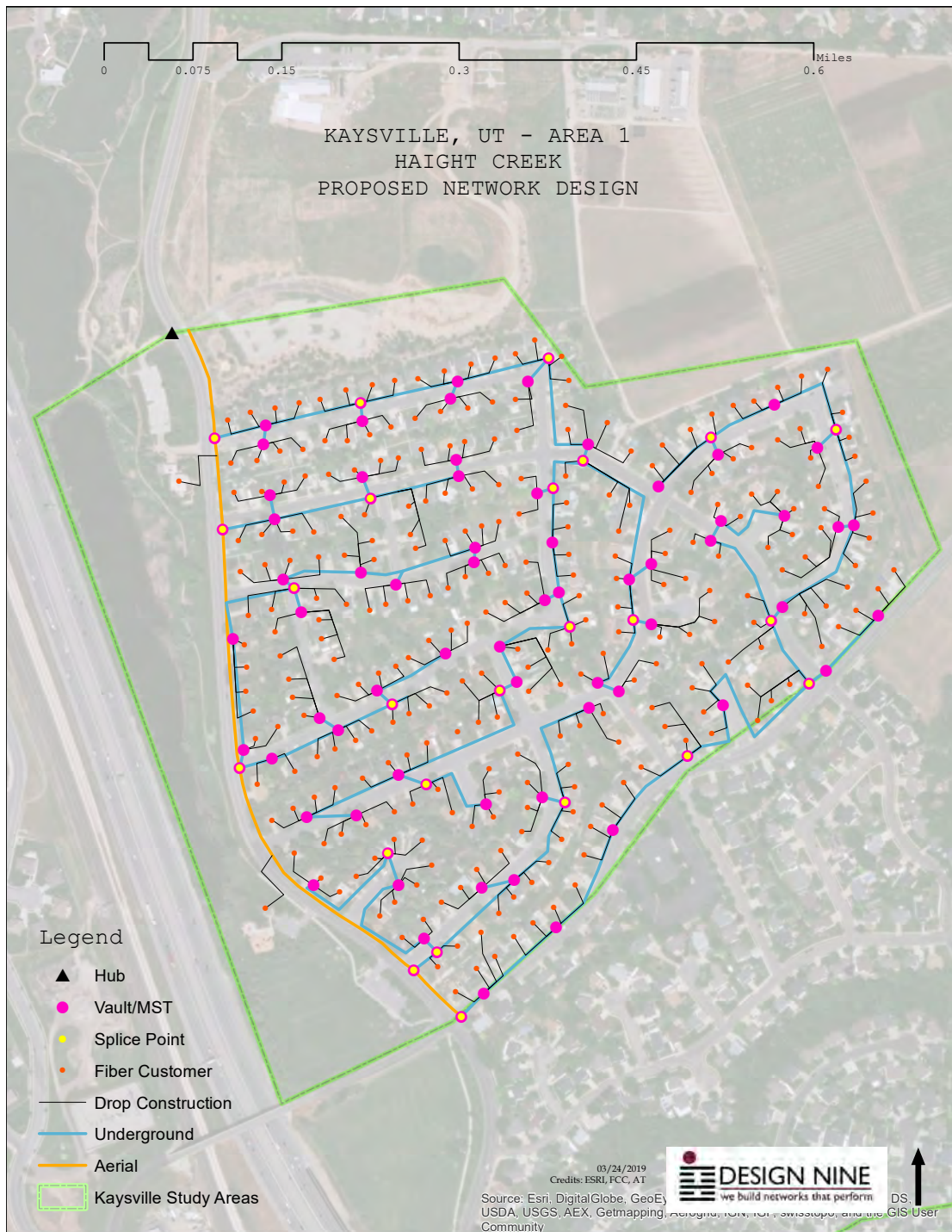
The Contingency category is included and calculated as a percentage of the total estimated cost (e.g., 5% of total cost) to provide flexibility in managing the overall budget. Equipment costs can and do change between the time an estimate is made and construction commences. Labor costs can vary depending upon the time of year the work starts, the state of the local economy, and the state of the national economy. Material costs and lead times can vary based on demand on certain industries, energy costs, and location.

COST ESTIMATE DEFINITIONS

- Homes passed – A home or business “passed” by fiber means that fiber is available at the edge of the property (either in underground conduit in the right of way or aerial fiber attached to utility poles). A premises “passed” by fiber is not connected to the fiber network but has the capability of being connected.
- Number of customers connected – The number of premises that have had a “drop” fiber cable installed from the underground or aerial fiber to the building.
- Take rate – The percentage of customers connected to the network. If 100 premises are passed and 40 premises have a drop cable installed, then the take rate is 40%.
- Total cost per mile – Total cost of the network for the neighborhood per mile, including all network assets required to deliver broadband services to 100% of the premises included in the neighborhood, not including individual drops to the homes.
- Distribution construction cost per mile (with drops) – Cost of the network for the neighborhood per linear mile of construction (labor and materials), including all network assets (passive and active) required to delivery broadband services to 100% of the premises in the neighborhood, **including fiber connections to 50% of the premises**. The distribution construction costs do not include project management, engineering and permitting, or other soft costs. Note that “cost per mile” can be calculated in many different ways. Some “low” cost per mile estimates only include the cost of fiber, conduit, and labor to install it, and do not include cabinets, splice closures, or network electronics.
- Distribution cost per mile (no drops) – Cost of the network for the neighborhood per linear mile of construction (labor and materials), including all network assets (passive and active) required to delivery broadband services to 100% of the premises in the neighborhood, **not including drops to premises**. This cost does not include project management, engineering and permitting, or other soft costs.

- Cost per building passed – This is the average cost per premises for this neighborhood. This average cost per premises includes the total cost of the construction including construction (labor and materials), project management, engineering and permitting, and soft costs. This cost is utilized to extrapolate the cost of building the entire community by multiplying the percentage of the community which has similar building characteristics.
- Average cost of a drop, cost to connect after primary construction is completed – The cost of a drop to a new premises once the network is complete. In the case of the PON design used in this estimate, this includes a drop cable from an MST (fiber optic multiport service terminal) to the premises.

STUDY AREA ONE: HAIGHT CREEK



Kaysville I - Haight Creek Route Overview

0	ITEM/PROJECT	VALUE
1	Miles of Fiber / Conduit Installed	3.21
2	Number of Handholes Installed	84
3	Splice Closures Installed	22
4	Cabinets Installed	0
5	Homes passed	286
6	Number of Customers Connected	115
7	Take Rate - Percentage of the Buildings Passed who are connected with a drop and ONT	40%
8	Aerial - Percentage of construction labor expected to be installed on utility poles.	0%
9	Trenching - % of construction installed by trenching (Mini-ex, bucket, hand dig, trencher).	25%
10	Boring - Percentage of construction installed by boring or other HDD methods.	75%
11	Slot Cutting - Construction installed in streets using diamond saws and similar specialty equipment.	0%
12	Rock Saw - Used to install conduit in ROW where rock prevents the use of other methods.	0%
13	Direct Bury - % of construction installed by direct bury methods (plow, vibratory plow)	0%
14	Aerial Info	No Aerial Construction Estimated for this Neighborhood.
15	FOSCs	Fiber Optic Splice Closures (FOSCs) placed for every 16 buildings passed (16 drops to a FOSC, 4 to an MST).
16	Other Notes	Estimated labor rates are based upon common rates seen for recent medium sized projects.

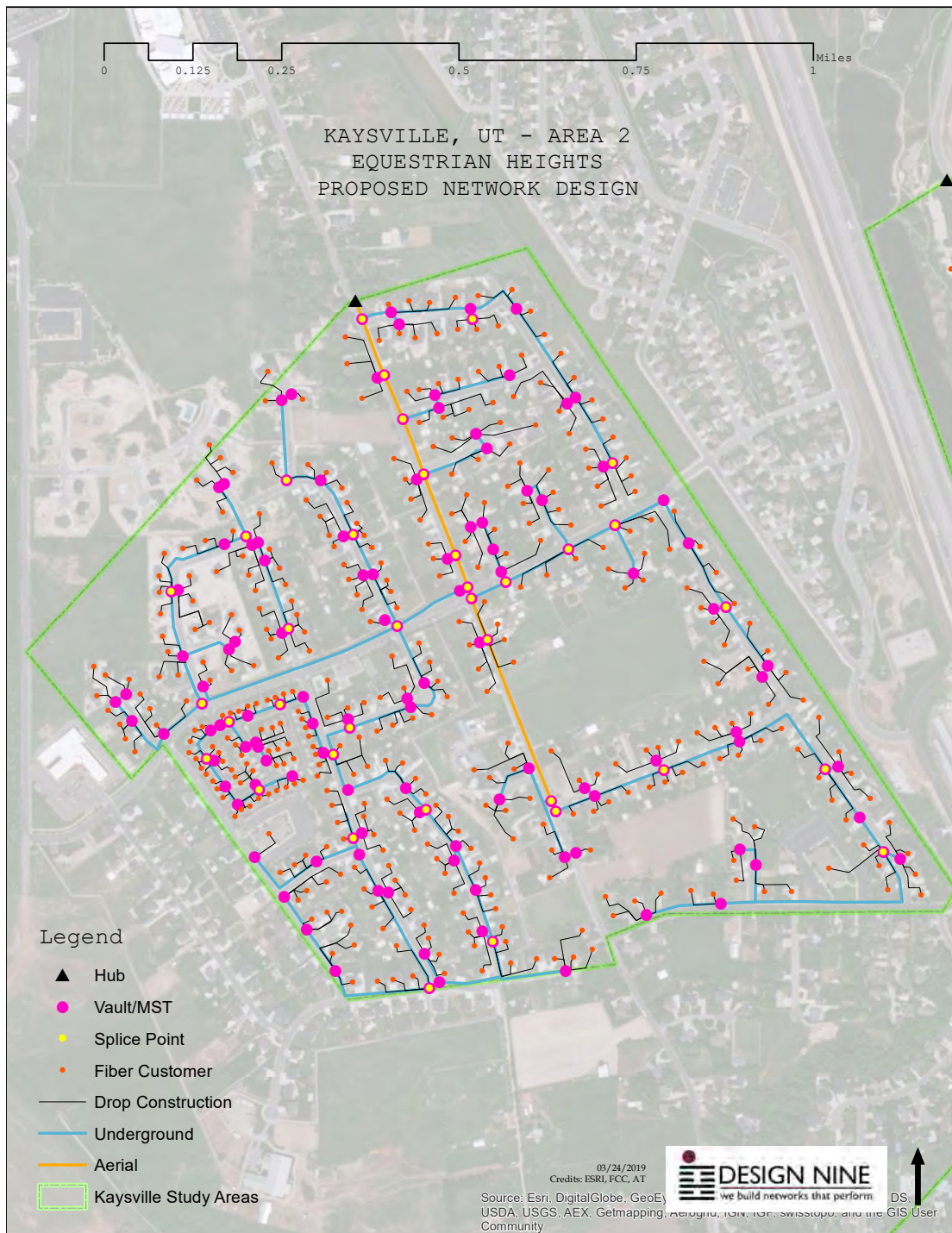
Kaysville I - Haight Creek Cost Summary

0	ITEM/PROJECT	ESTIMATED
1	Kaysville I - Haight Creek Construction Materials	\$59,996
2	Kaysville I - Haight Creek Distribution Labor	\$316,443
3	Kaysville I - Haight Creek Structures, Cabinets, and Equipment	\$75,250
4	Kaysville I - Haight Creek Drop Construction	\$62,388
5	Network Construction Subtotal	\$514,076
6	Project Management, Network Engineering, Integration, and Testing	\$41,126
7	Engineering, Permitting	\$51,408
8	Misc Fees, Advertising, Technical Services	\$2,500
9	Bookkeeping and Administration	\$750
10	Other Costs Subtotal	\$95,784
11	Project Total	\$609,860
12	Contingency at 10%	\$60,986
13	Project Total (with contingency)	\$670,846

Kaysville I - Haight Creek Infrastructure Analyses

0	ITEM/PROJECT	ESTIMATED
1	Total cost per mile	\$208,986
2	Distribution construction cost per mile	\$160,148
3	Distribution cost per mile (no drops)	\$140,713
4	Cost per building passed	\$2,346
5	Average cost of a drop, cost to connect after primary construction is completed	\$500

STUDY AREA TWO: EQUESTRIAN HEIGHTS



Kaysville 2 - Equestrian Heights Route Overview

0	ITEM/PROJECT	VALUE
1	Miles of Fiber / Conduit Installed	6.15
2	Number of Handholes Installed	136
3	Splice Closures Installed	26
4	Cabinets Installed	0
5	Homes passed	397
6	Number of Customers Connected	159
7	Take Rate - Percentage of the Buildings Passed who are connected with a drop and ONT	40%
8	Aerial - Percentage of construction labor expected to be installed on utility poles.	7%
9	Trenching - % of construction installed by trenching (Mini-ex, bucket, hand dig, trencher).	25%
10	Boring - Percentage of construction installed by boring or other HDD methods.	68%
11	Slot Cutting - Construction installed using diamond saws and similar specialty equipment.	0%
12	Rock Saw - Construction method used to install conduit where rock is present	0%
13	Direct Bury - % of construction installed by direct bury methods (plow, vibratory plow)	0%
14	Aerial Info	7% Aerial Construction Estimated for this Neighborhood.
15	FOSCs	Fiber Optic Splice Closures (FOSCs) placed for every 16 buildings passed (16 drops to a FOSC, 4 to an MST).
16	Other Notes	Estimated labor rates are based upon rates seen for recent medium sized projects.

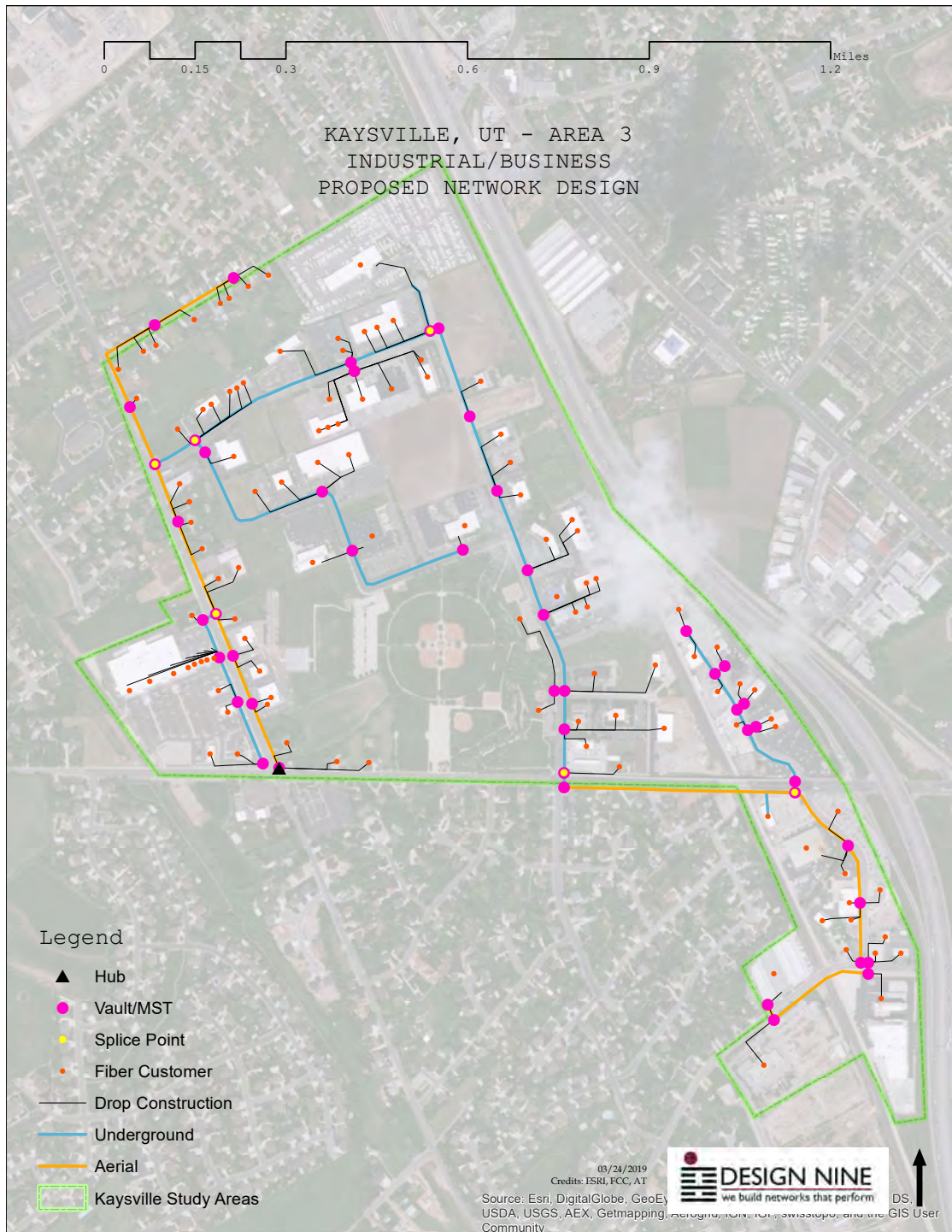
Kaysville 2 - Equestrian Heights Cost Summary

0	ITEM/PROJECT	ESTIMATED
1	Kaysville 2 - Equestrian Heights Construction Materials	\$98,761
2	Kaysville 2 - Equestrian Heights Distribution Labor	\$586,475
3	Kaysville 2 - Equestrian Heights Structures, Cabinets, and Equipment	\$90,155
4	Kaysville 2 - Equestrian Heights Drop Construction	\$111,270
5	Network Construction Subtotal	\$886,662
6	Project Management, Network Engineering, Integration, and Testing	\$70,933
7	Engineering, Permitting	\$88,666
8	Misc Fees, Advertising, Technical Services	\$2,500
9	Bookkeeping and Administration	\$750
10	Other Costs Subtotal	\$162,849
11	Project Total	\$1,049,511
12	Contingency at 10%	\$104,951
13	Project Total (with contingency)	\$1,154,462

Kaysville 2 - Equestrian Heights Infrastructure Analyses

0	ITEM/PROJECT	ESTIMATED
1	Total cost per mile	\$187,717
2	Distribution construction cost per mile	\$144,173
3	Distribution cost per mile (no drops)	\$126,080
4	Cost per building passed	\$2,908
5	Average cost of a drop, cost to connect after primary construction is completed	\$688

STUDY AREA THREE: INDUSTRIAL/BUSINESS



Kaysville 3 - Industrial Park Route Overview

0	ITEM/PROJECT		VALUE
1	Miles of Fiber / Conduit Installed		3.6
2	Number of Handholes Installed		45
3	Splice Closures Installed		51
4	Cabinets Installed		0
5	Homes passed		110
6	Number of Customers Connected		44
7	Take Rate - % of the Buildings Passed who are connected with a drop and ONT		40%
8	Aerial - % of construction labor expected to be installed on utility poles.		40%
9	Trenching - % of construction installed by trenching (Mini-ex, bucket, hand dig, trencher).		40%
10	Boring - Percentage of construction installed by boring or other HDD methods.		20%
11	Slot Cutting - Construction installed in streets using diamond saws and specialty eqpt.		0%
12	Rock Saw - Construction method used to install conduit in ROW where rock prevents the use of other methods.		0%
13	Direct Bury - % of construction installed by direct bury methods (plow, vibratory plow)		0%
14	Aerial Info	40% Aerial Construction Estimated for this Neighborhood.	
15	FOSCs	Fiber Optic Splice Closures (FOSCs) placed for every 16 buildings passed (16 drops to a FOSC, 4 to an MST). This area is a mixed PON and Active Ethernet construction estimate increasing the number of splices and fiber count in the overall model	
16	Other Notes	Estimated labor rates are based upon rates seen for recent medium sized projects.	

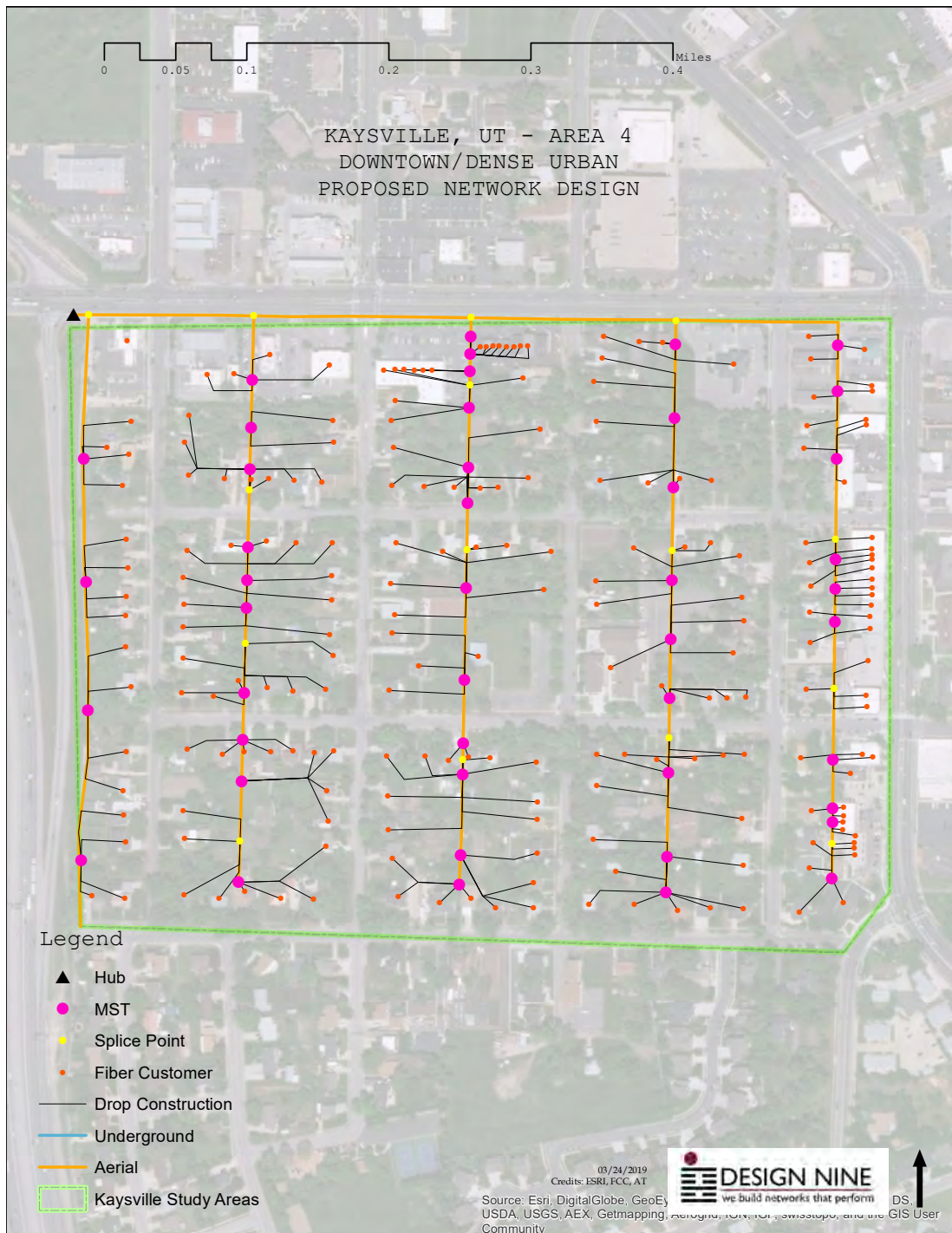
Kaysville 3 - Industrial Park Cost Summary

0	ITEM/PROJECT	ESTIMATED
1	Kaysville 3 - Industrial Park Construction Materials	\$70,437
2	Kaysville 3 - Industrial Park Distribution Labor	\$271,368
3	Kaysville 3 - Industrial Park Structures, Cabinets, and Equipment	\$167,183
4	Kaysville 3 - Industrial Park Drop Construction	\$44,170
5	Network Construction Subtotal	\$553,157
6	Project Management, Network Engineering, Integration, and Testing	\$44,253
7	Engineering, Permitting	\$55,316
8	Misc Fees, Advertising, Technical Services	\$2,500
9	Bookkeeping and Administration	\$750
10	Other Costs Subtotal	\$102,818
11	Project Total	\$655,976
12	Contingency at 10%	\$65,598
13	Project Total (with contingency)	\$721,573

Kaysville 3 - Industrial Park Infrastructure Analyses

0	ITEM/PROJECT	ESTIMATED
1	Total cost per mile	\$200,437
2	Distribution construction cost per mile	\$153,655
3	Distribution cost per mile (no drops)	\$141,385
4	Cost per building passed	\$6,560
5	Average cost of a drop, cost to connect after primary construction is completed	\$1,125

STUDY AREA FOUR: DOWNTOWN/DENSE URBAN (AERIAL)



Kaysville 4 -Downtown/Dense Urban Overview

0	ITEM/PROJECT	VALUE
1	Miles of Fiber / Conduit Installed	1.94
2	Number of Handholes Installed	0
3	Splice Closures Installed	15
4	Cabinets Installed	0
5	Homes passed	211
6	Number of Customers Connected	106
7	Take Rate - Percentage of the Buildings Passed who are connected with a drop and ONT	50%
8	Aerial - Percentage of construction labor expected to be installed on utility poles.	100%
9	Trenching - % of construction installed by trenching (Mini-ex, bucket, hand dig, trencher).	0%
10	Boring - Percentage of construction installed by boring or other HDD methods.	0%
11	Slot Cutting - Construction installed in streets with diamond saws and similar equipment.	0%
12	Rock Saw - Construction method used to install conduit where rock is present	0%
13	Direct Bury - % of construction installed by direct bury methods (plow, vibratory plow)	0%
14	Aerial Info	100% Aerial Construction Estimated for this Neighborhood.
15	FOSCs	Fiber Optic Splice Closures (FOSCs) placed for every 16 buildings passed (16 drops to a FOSC, 4 to an MST).
16	Other Notes	Estimated labor rates are based upon common rates seen for recent medium sized rural projects.

Kaysville 4 -Downtown/Dense Urban Overview

0	ITEM/PROJECT	ESTIMATED
1	Kaysville 2 - Equestrian Heights Construction Materials	\$15,368
2	Kaysville 2 - Equestrian Heights Distribution Labor	\$148,828
3	Kaysville 2 - Equestrian Heights Structures, Cabinets, and Equipment	\$69,873
4	Kaysville 2 - Equestrian Heights Drop Construction	\$30,210
5	Network Construction Subtotal	\$264,278
6	Project Management, Network Engineering, Integration, and Testing	\$21,142
7	Engineering, Permitting	\$29,071
8	Misc Fees, Advertising, Technical Services	\$2,500
9	Bookkeeping and Administration	\$750
10	Other Costs Subtotal	\$53,463
11	Project Total	\$317,740
12	Contingency at 10%	\$31,774
13	Project Total (with contingency)	\$349,515

Kaysville 4 -Downtown/Dense Urban Overview

0	ITEM/PROJECT	ESTIMATED
1	Total cost per mile	\$180,162.12
2	Distribution construction cost per mile	\$136,225.62
3	Distribution cost per mile (no drops)	\$120,653.45
4	Cost per building passed	\$1,656.47
5	Avg. cost of a drop to connect after primary construction is finished	\$642.50

10 OVERVIEW OF THE FINANCIAL PRO FORMA

The pro forma is a snapshot of a single financial scenario. It is common to develop several different pro formas during the course of a planning study. Each pro forma explores a different set of assumptions, financing arrangements, and market assumptions. Nearly a dozen pro formas, each with a different set of assumptions, have been modeled for Kaysville.

There are five major sections in the pro forma.

- Pro Forma At a Glance
- Financials
- Market Information
- Opex (Operating Expenditures)
- Capex Summary (Capital Expenditures)

AT A GLANCE

The At a Glance section of the pro forma contains four tables that each provide a summary of key data from other areas of the document.

Financial Overview

Revenue shows the annual dollar value of revenue from each market segment. "Other Revenue" includes reconnection fees and service provider access fees.

Expenses represent the operational costs of maintaining the network. SG&A (Staff, General, and Administration) costs tend to be somewhat independent of the size of the network (although some costs do increase as the network grows). Opex (Operational Expenses) tend to increase somewhat more proportionately to network growth.

The Debt and Equity lines show how much cash and debt is needed to build and operate the network.

Cash At Year End is one of the most important values. A network may lost money for a year or two, but as long as the Year End Cash retains an adequate positive balance, the network can continue to grow and expand. Cash Reserves represents funds set aside to support long term maintenance and equipment replacement. Fiber network equipment typically has a seven to ten year life span, and so funds must be held in reserve to fund equipment replacement.

Market Summary

Customers Passed indicates residences and businesses "passed" by fiber, meaning the fiber literally passes by the property via underground conduit or on utility poles, but there is no fiber cable from underground or aerial fiber to the premises (commonly called a "drop" cable). Customers Passed indicates how many premises could get fiber service.

Customers Served is a count of premises that have had a drop cable installed to the premises, enabling them to receive service.

Operations Cost Summary

Costs are split into two categories: SG&A (Staff, General, and Administration) and Opex (Operating Expenses). SG&A includes normal and ordinary business-related expenses (e.g. administrative staff, office expenses, insurance, marketing, etc.). Opex costs are expenses more directly related to the cost of operating the network (e.g. technical staff, equipment maintenance, lease fees, network operations, etc.).

The Operational Cost Per Subscriber is an important value. It is ordinary that this figure starts high and then declines over time. In the first years as the network may still be acquiring subscribers, certain fixed and variable costs accrue somewhat independently of subscriber count. As the total number of subscribers increases, operational costs typically flatten out and the cost per subscriber diminishes to an appropriate value (target is typically less than \$20/month).

Capital Costs Summary

Outside Plant costs are the direct costs of constructing the network, which includes labor and materials. Materials can include fiber cable, conduit, pole attachments, handholes, pedestals, splice closures, cabinets, and shelters.

Equipment is the cost of network switches, CPE (Customer Premises Equipment, or the fiber modem), batteries, power supplies, and other active electronics needed to make the network operational.

Other (soft costs) include engineering and design fees, project management fees, quality assurance, permitting, and related services and expenses required to get the network built.

FINANCIALS

The Financials section provides a high level overview of the entire set of financial projections, including a one page summary (the Income Statement) that shows key projections for revenue, expenses, interest payments, and capital expenses over a ten year period.

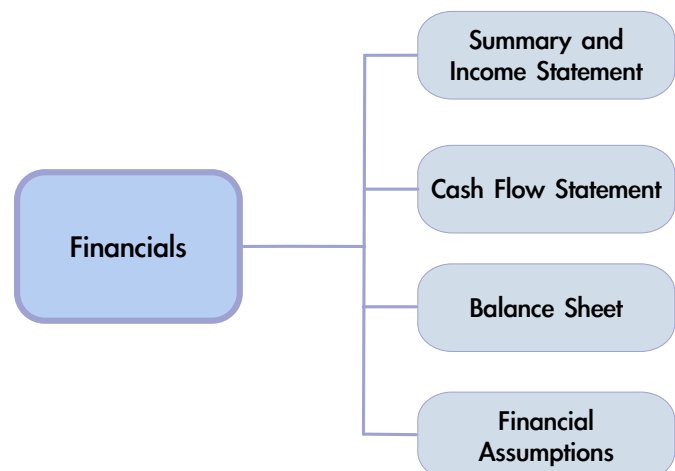
The Cash Flow Statement and Balance Sheet are designed to provide financial information in a standard accounting format similar to any other business financial statement.

The Financial Assumptions table is an important area of the pro forma because key assumptions are made here that have large effects on the overall projections. These assumptions include:

The amount of debt vs. equity that the project takes on, year by year.

Interest paid on cash on hand

Calculations on up to five loans, including interest, principal, and loan balances, and the option to make interest only payments for a period of



years.

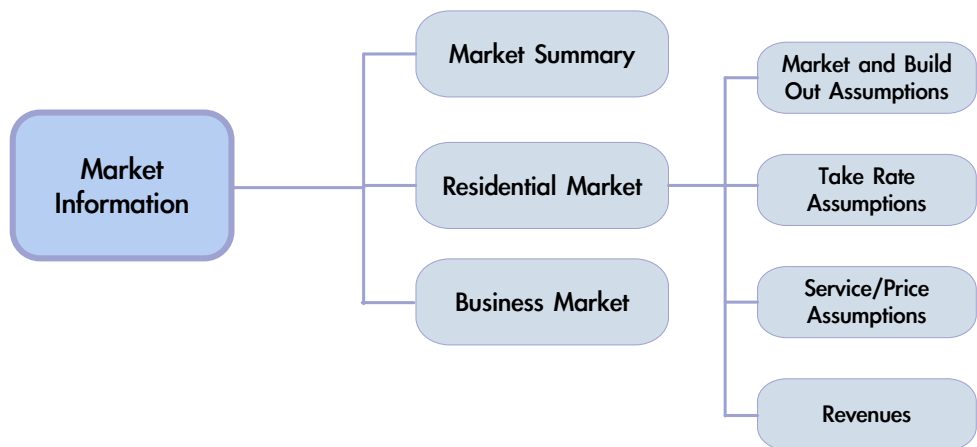
The Financial section has the ability to calculate the carrying costs of up to five separate loans, including fees and closing costs, interest payments, principal payments, and deferred interest (e.g. no interest for the first two years).

MARKET INFORMATION

This section forecasts revenue, market size, take rates, services, and service prices for three separate market segments: residential, business, and government. Each market segment tends to have different service and pricing requirements, and breaking services and projections out by market provides a more accurate and more detailed projection of revenue.

Each market segment is organized similarly, with four key sections.

Market Assumptions includes the projected size of the market, year by year growth in the size of the market, and the take rate assumptions for that market. The term "available



market" refers to the actual number of connected customers that could purchase a service. "Homes Passed" refers to homes that have been passed by fiber and could buy service. The "Take Rate" is the percentage of Homes Passed that actually get connected and do buy services from the network. The term "addressable market" refers to the locations that actually purchase a service as a percentage of the entire market.

Monthly Cost of Service is the fee paid by connected homes in the Residential market.

In the Business and Govt/Institutional markets, Services (Monthly) are the services offered to those users and the projected prices for those services. Note that these are projections, and that once the network is built, service providers will set their own prices. These pro forma prices are a projection based on markets and prices from other networks and from data collected locally.

The Annual Revenue provides projections of revenue by service, by year.

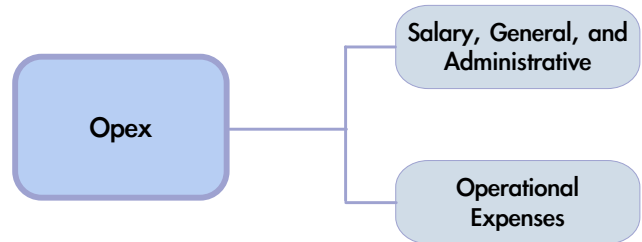
OPEX

The Operational Expenses section has two parts. Salary, General, and Administrative (SG&A) projects expenses that are relatively independent of the size of the network, although this is only a rough rule of thumb. Costs like staff and marketing do tend to grow over time as the network

expands. The Operational Expense table projects expenses that are more tightly linked to the growth of the network.

Some of the SG&A costs tracked include:

- Staff costs, including salary, benefits, and staff-related expenses like travel, phone/Internet access, and miscellaneous overhead.
- General office expenses, including office supplies, computer supplies (e.g. ink, paper, toner), and shipping and postage.
- Marketing expenses, which are typically calculated based on the growth in customers.
- Other expenses, including legal counsel, consultants, insurance, and miscellaneous costs.



Operating expenses include:

- Support Fees, which are related to the cost of extended warranties for equipment and allocations for space parts, as well as software license fees.
- Network Operations Costs, which include any OSS/BSS software per subscriber fees, the cost of contracted network operations, and other infrastructure-related expenses.
- Outside Plant Maintenance, which budgets maintenance costs for fiber and wireless assets (e.g. fiber cable, handholes, cabinets, wireless towers, etc.).

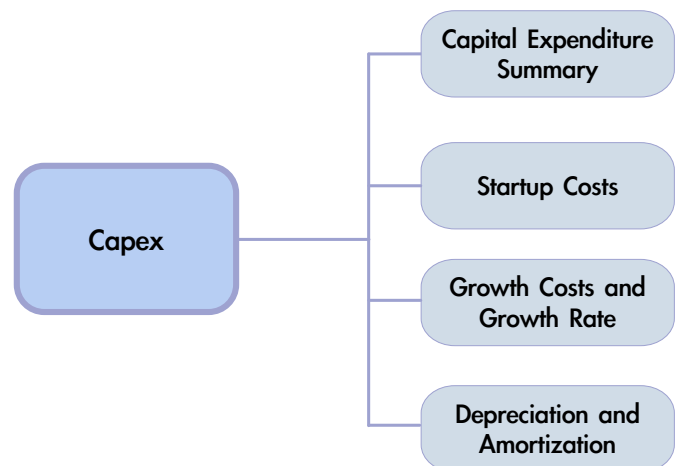
Note that at the bottom of the Operating Expenses table, there is a row that calculates the operational costs on a per subscriber basis. In the early years of a project, it is likely that this projected amount is higher than the ARPU amount. But if the two projected figures do not converge in later years, then more customers need to be added to the network, the pricing needs to be adjusted, and/or costs need to be reduced.

CAPITAL EXPENDITURES

This section models the cost of construction of the network.

Capital Expenditure Summary

The Capital Expenditure Summary (Capex) table provides a summary of the costs associated with the construction of the network. A summary of the depreciation and amortization costs are also included. Most fiber and outside plant assets can be depreciated over thirty years. Most equipment is depreciated on a much shorter time schedule of five to seven years, and a



few items like software are typically amortized over a three to five year time frame.

Startup Costs

The assumptions on this page provide costs for outside plant (e.g. fiber cable, duct, handholes, shelters and cabinets, data center, etc.), equipment costs (e.g. fiber switches, routers, power supplies, CPE, etc.), and the other professional services needed to get the network built (engineering, project management, legal, specialty consulting, software, etc).

Growth Costs and Growth Rate

The Growth Cost table is similar to the Startup Cost table in format. However, it is driven by a complex set of formulas that allow year by year take rate and new construction projections. Those projections calculate the costs associated with overall growth of the network.

Depreciation and Amortization Schedule

The depreciation schedules allow for separate depreciation of active and passive assets, including adjusting the term of each schedule in years. Passive assets are typically depreciated for at least twenty years, and active assets like network electronics are depreciated for a much shorter time (e.g. five years). An amortization schedule allows for a write down of "soft" assets like software licenses.

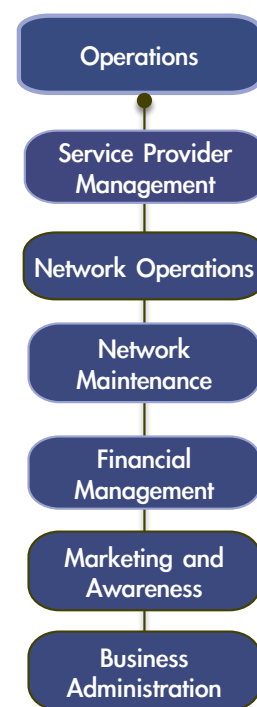
11 MANAGING A FIBER NETWORK

As providers sign agreements with the City to offer services, Kaysville must have resources in place to maintain and repair the fiber and conduit if damage occurs (break-fix repair). A plan for the maintenance of the network will need to be developed prior to leasing any conduit to providers.

- **Outside Plant Maintenance** – Kaysville would be responsible for maintaining the City-owned conduit and aerial fiber and any City-owned fiber that may be installed in the conduit. These responsibilities will include utility locates, routine maintenance of conduit/fiber (relatively rare), and emergency break-fix (also rare, but requires immediate response).
- **Service Providers** – As the City signs an agreement with one or more service providers they will need time to connect their fiber to the City fiber backbone, install equipment, and configure their network for the new services. If construction is involved this process could take several months.

Once the providers are ready to begin providing retail services, the enterprise becomes operational and a variety of ongoing tasks and activities begin to take place.

- **Service Provider Management** – Service providers sell directly to their own customers. Once they have obtained a new customer that is passed by City or provider-owned distribution fiber or conduit, the provider completes the building penetration and interior connection to deliver the service requested by the customer (e.g. Internet, phone, data backup, etc.).
- **Network Operations** – Fiber and conduit networks require little or no ongoing monitoring or support, but the City will have to have procedures and processes in place to receive notification of damage and to manage the repairs.
- **Network Maintenance** – Routine maintenance of a conduit/fiber network will be limited, but non-routine/emergency maintenance support must be in place as soon as the network has customers. Fiber is occasionally damaged (e.g. tree limb falling on aerial fiber, backhoe damaging buried fiber), and a qualified firm must be available to make repairs within two to four hours. This service is usually outsourced to a qualified private sector company.
- **Business Administration** – The fiber and conduit network will have a relatively small number of customers, which are the connected service providers, local business and institutional customers that have a need for dark fiber or conduit, and the City itself. Prudent and careful financial management is needed for accounts receivables and accounts payables, along with other normal bookkeeping activities-chart of accounts maintenance, bank deposits, check writing, and other tasks. Existing City financial staff should be able to handle the modest bookkeeping and accounting tasks. The network revenue and direct expenses should be maintained as a separate set of financial records (e.g. an enterprise fund) to provide complete transparency about the financial position of the project.



- Marketing and Awareness – While service providers will be responsible for their own marketing and sales efforts, an ongoing modest awareness/marketing campaign is required to ensure that businesses and residents are aware of the City effort and its benefits.

NETWORK OPERATIONS MODELS

There are three approaches to network operations.

Operations Options	Description	Advantages	Disadvantages	Recommendation
Full City Management	City performs all management and maintenance functions	City has complete control over every aspect of network management and repairs.	Will require new specialty technical staff for 24/7/365 network monitoring , operations, and maintenance. Specialty equipment, including bucket trucks, will be required.	Not recommended. Maintenance and monitoring of modern fiber networks can be outsourced at much lower cost than adding new permanent City staff and costly but infrequently used equipment.
City Management with outsourced maintenance and break-fix	City performs most management functions and some routine maintenance tasks. Emergency break-fix and many maintenance functions outsourced to a qualified private sector firm.	City controls 24/7/365 monitoring and operational support. Most maintenance and repairs would be done at lower cost by outsourced services.	At least two new staff would be required to provide monitoring and network troubleshooting. Nights and weekends network support will require increased staff and IT management workload.	Not recommended. The 24/7/365 monitoring and support is less expensive if outsourced.
Limited City Management	City provides fiscal oversight and some limited routine maintenance. All network monitoring (24/7/365), network equipment management, many maintenance tasks, and emergency break-fix outsourced to qualified private sector firms.	The City has limited day to day network management responsibilities. Outsourced network monitoring and outsourced maintenance reduces costs.	Outsourced firms need to be carefully vetted to ensure that the requisite expertise and management experience matches the monitoring and maintenance requirements of the network.	Recommended. Cost of network management will be lower and high quality services, if vetted properly, can provide excellent service.

EQUIPMENT

The Kaysville network will include a mix of active and passive network items, including conduit, dark fiber, cabinets, patch panels, and network electronics.

Passive Equipment

Passive equipment is equipment that is not addressable on the network, but still plays an important role.

- Fiber patch cables
- FTU - A Fiber Termination Unit is the enclosure mounted to a customer premise where fiber is terminated. ("Wall Box"). The City should allow service providers to install their own drops and FTUs.
- Closures, Splice Cases, or FOSCs are the enclosures in a handhole that protect the splicing from distribution fiber to drop fiber.
- Patch panels (connector types).
- Hand holes and vaults - These are part of the dark fiber core network.
- Cabinets, Shelters - The Kaysville network will have at least one or two small shelters (e.g. 10' x 16') and/or several additional cabinets for fiber termination and network equipment. These will ideally be located in right of way or City property. Fiber cables serving 1000-2000 homes will be routed back to these enclosures.
- Equipment Racks - The City should offer rack space for provider equipment in one shelter or equipment room where 24/7/365 access is available to providers. A City patch panel will be used to cross connect leased fibers as needed. All patch cable installs and cross-connects will be performed by City staff or designated contractors.

Active Equipment

All active equipment, including core switches, access switches, and customer premises equipment (CPE) will be owned by the City and maintained by the City or its third party contractors.

TYPICAL CONTRACT SERVICES

Contract services may be used or required as needed, with some services starting prior to service provider or lessee use of the network. For many work roles and responsibilities, this approach helps manage cash flow and will help match revenue and expenses better.

The City Manager will have primary responsibility for ensuring that appropriate RFPs are developed that adequately describe the work to be performed. Once a firm has been selected for a particular area of responsibility, the City Manager or delegated City staff will have primary oversight of the contractor firm and staff. In some cases the work contracts will require appropriate legal review and that contractors have appropriate insurance, liability and errors and omissions coverage, and bonding where required.

- Project management – Construction of the network may require the use of a firm to manage the construction process (or the City provides this work). A fiber project of the size to build out Kaysville will require at least two full time project managers. Tasks include procurement management, oversight of contractors, coordination

with City engineering, planning, and permitting staff, construction quality assurance, and related vendor management.

- Network design and strategy – The City may make occasional ongoing use of a network planning firm to assist with changes in pricing strategy, help with service provider negotiation, and other related tasks.
- Legal services – The City Attorney will assist as needed with lease agreements and service provider contracts.
- Bookkeeping and accounting – City staff can provide the billing and financial support needed. Some communities simply add an additional line item to existing utility bills.
- Marketing services – The City may make occasional use of a local ad agency or marketing firm for assistance with marketing materials (e.g. logo design, Web design, brochure design, etc.) and ongoing marketing awareness. All sales of services will be managed by service providers.

OTHER CITY MANAGEMENT ROLES

A wide range of high level activities will take place regularly. Some of the items on this list also appear in other sections of this document, but are listed here to provide a high level overview of key business and management related activities.

Activities

- Provide continuity of leadership and project management.
- Provide monthly reports to City Council.
- Meet as needed with Council and other interested parties and stakeholders (e.g Chamber of Commerce, Merchants Association, etc.).
- Monitor service provider performance and assist with dispute resolution.
- Manage leases, right of way agreements, and other real estate-related activities.
- Manage contract and work activities of outside plant repair and maintenance contractor.
- Meet with local groups as needed to promote use of the network.
- Represent the project at state level meetings and hearings.
- Meet with visitors and interested parties from other cities and regions.

The City will have the primary responsibility for ensuring that management and administration of the enterprise is handled appropriately.

ASSET MANAGEMENT

A primary role of the project will be to manage assets owned directly by Kaysville. These assets will include conduit, fiber, cabinets, easements, and right of way. Additionally, these assets have to be managed and tracked during the construction and build out process prior to being put into operation.

The asset management will consist of two primary areas of responsibility:

- Legal contracts, ranging from simple documents of a page or two for property easements, pole attachment rights, or tower access for an antenna to more complex legal documents that might cover twenty or thirty year leases of significant assets. These longer documents will have payment schedules and fee calculations. Legal counsel and review will be required for many if not most of these documents, at least for the first time they are written. Some documents will become “standard” contracts that will likely not require review for each lease unless significant changes are needed.
- Management of hard assets, which will include fiber cable, conduit, and handholes, and other fiber-related materials. Much of this responsibility can be outsourced to the firm selected for network monitoring and management.

Activities

- Procure and manage leases for access to public right of way, private property
- Select, purchase, and track location and value of passive infrastructure, including fiber, duct, cabinets, and other facilities.

City staff and the City attorney will have the responsibility of creating, managing, and tracking leases and other legal documents related to asset management. The network may need additional assistance from qualified legal counsel for occasional review of legal documents. The network will have to maintain a complete inventory of all physical items and real property.

The City will require a network inventory management process, which could be as simple as a set of spreadsheets or modest database, with an accompanying process to ensure that data is entered and updated in a timely manner. For all major pieces of equipment (i.e. purchases of more than \$100, typically), data like vendor, model number, serial number, date put in service, and service notes will need to be maintained.

Note that asset management is extremely important, especially fiber strand management. We know of at least one small City that did not maintain adequate strand in-use records and had to install additional fiber cable at significant cost. As noted above, this can be outsourced, and there are commercial software products that provide the tools need to management fiber strands.

LEGAL AND REGULATORY

Investments in community telecom infrastructure require attention to local, state, and Federal regulatory issues. The management of telecom infrastructure is a business enterprise that requires a variety of legal contracts, service agreements, maintenance and work agreements, procurement and performance contracts, and corporate legal documents of various kinds.

- Identification of state and Federal laws that may affect operations.
- Development of service provider master agreements and service agreement addendums.
- Leases for easements and rights of way.
- Review of work contracts for consultants, contractors, and engineering firms.
- Review of maintenance and operations agreements.

The project will require the services of an attorney with some demonstrable experience with community telecom agreements. Many attorneys are not familiar with municipal open access and multi-provider networks, and some time and effort should be made to carefully qualify an attorney or firm prior to hiring them.

OUTSIDE PLANT MAINTENANCE (OSP)

The conduit (and dark fiber, if included) network will require some limited routine maintenance and some unscheduled maintenance. Routine maintenance could include physical inspection of facilities and equipment, and repairs required by normal wear and tear and weather. Unscheduled maintenance could include repairs due to ice and wind damage, vandalism, or other accidental damage (car/truck accidents, snowplow damage, backhoe and other kinds of damage to underground facilities).

Locates

- The budget allocation for locate services will be included in the Kaysville Network's Operations and Maintenance budget.
- The Network will have a membership in the Utah 811 (BlueStakes) locate service.
- The Network should maintain a list of qualified locate contractors and engage at least one to perform regular locate services for the network. Optionally, City staff can perform locates at significantly less cost with nominal training.

Outside Plant Maintenance

- City staff can maintain GIS mapping and documentation of assets for the network.
- City staff or a City contractor will manage break/fix services and procedures.

Equipment inventory

- Periodic audits of the network inventory will be required.

Spares management

- If required by the OSP maintenance contract, Kaysville City will store spare equipment, and OSP construction materials in a secure location.
- Non-tagged network inventory such as connectors, patch cables, clamps, and consumables should be included in the spare inventory.

SERVICE PROVIDER MANAGEMENT

- Attraction of service providers will take time and effort during the early formation of the network. During the network build up, there must be a parallel and regular effort to meet with service providers, explain the financial and technical aspects of the opportunity, and work with interested service providers to help them develop business and marketing strategies for their proposed services.

- To get a provider commitment to use the network may take several meetings, particularly with incumbents, who often need additional help understanding the business model and how to adjust their own internal business models for the new environment.
- Rates for provider access to the network should be reviewed annually and adjusted upward or downward if necessary to ensure both the guaranteed network performance and to meet the network financial goals.
- Once providers are on the network, the network operations group will provide routine support for service providers, including the set up, configuration, and testing of new services, troubleshooting problems, and assisting with customer management.

POLICY RECOMMENDATIONS

Kaysville City is providing dark fiber infrastructure to service providers and dark fiber lessees as a basic infrastructure service. The Kaysville network is being offered as a lit fiber “transport only” service, and the City does not intend to provide any retail Internet, TV, or voice services. All business and residential services will be provided by private sector service providers.

- Carriers, providers and lessees will have full access to any connected business or institution anywhere on the Kaysville fiber network.
- No single provider may lease (or obtain an IRU) for more than 35% of the dark fiber strands allocated for third party use.
- Lit circuit and dark fiber lease prices will be non-discriminatory and available to any public or private entity.
- Third party sub-leasing will not be allowed.
- Access to splice closures is managed by the City. Any IRU/lease holder who needs a splice in an existing handhole or splice closure must place an order with the City and will be charged for the actual cost, plus 15%.
- City patch panel access: The City will provide the patch cables needed for patching fiber strands through City-owned fiber termination racks. Only City staff or designated contractors will have access to the fiber termination rack.

OPERATIONS COSTS

The financial pro forma breaks out operating costs in detail, with two major areas of expense:

- **SG&A** – Staff, General, and Administration provides an estimate of staffing office expense, marketing, and related administrative costs. SG&A costs are somewhat independent of the size of the network (e.g. office space and some staff is required if the network has 100 or 5000 connected customers).
- **Operations Expense** – This cost category provides an estimate of costs that are more directly related to the number of connected customers. Cost areas include equipment repairs and replacement, emergency break-fix costs, network monitoring and support, and technical support.

12 BEST PRACTICE

With more than fifteen years of operation for a variety of community-owned network infrastructure projects around the country, there is very little “experimentation” that is still necessary. With more than three hundred communities making investments in broadband infrastructure, there is now enough information about what works and what does not work to be able to identify best practice across nearly all areas of operations, planning, management, and finance.

Hire staff as a start up business

The one area that we see causing the most operational problems is poor staffing decisions. While there is a natural impulse to think that a network infrastructure project needs someone with a telco background, someone with thirty years experience with CenturyLink is not likely to be a good choice for a variety of reasons, chiefly because a new broadband infrastructure venture is more like an entrepreneurial start up than a multi-billion dollar company.

The City staff person selected for the Kaysville Fiber initiative should be someone with a track record of successful administrative experience and solid technical skills. They should be flexible, knowledgeable about local government, and be comfortable with technology. They do not necessarily need to have a technical background.

Fund for early operations

Although the utility fee approach for Kaysville provides more stable and predictable revenue than the more common subscription model, successful projects provide enough funding to support eighteen to twenty-four months of operations. There are a variety of fixed costs (staffing, outside plant maintenance, network operations, utility costs, office costs, etc.) that accrue beginning on day one. While some community projects have been successful getting into the black operationally in year one, it sometimes takes longer.

Use grants as supplemental funding

Grants can be helpful in the early stages of an effort to support planning activities and/or to fund a portion of the build out. But grants rarely will allow spending on operational expenses. Grants should be used to supplement other sources of funding and as one time cash injections to support very specific goals. Communities that have relied too heavily on “the next grant” as a key source of expansion or operational funding usually experience severe financial problems.

Manage finances

Broadband infrastructure projects require hard-nosed financial oversight. Projects that have developed financial problems have usually over-estimated early revenue, under-estimated expenses, and/or simply spent too much without aligning expenses with revenue. Volunteer board members who are contributing time while also maintaining a full time job (often in local government) may not provide enough financial oversight to ensure that staff use the budget as a tool to measure financial performance.

Use take rate targets as a key performance measure

The utility fee model removes much uncertainty around revenue, but customer take rates will still be important as a quantitative measure of success. Service providers will want to know how many

homes and businesses have agreed to get a connection. Take rates (both raw numbers and month to month growth rates) should be analyzed at least quarterly (monthly would be preferable).

Plan for marketing and public awareness efforts

If the Kaysville Fiber initiative moves forward, it will be necessary to have a modest but regular marketing and awareness campaign to ensure that area businesses know that the new Kaysville Fiber network is available, that they know what service providers are available on the network, and they know how to order service. While service providers will be responsible for sales (that is, selling their services and signing up their own customers), the network itself will have to market general awareness of the network.

Budget for Customer Connections

If the network is going to achieve financial sustainability, new customers have to be added on a schedule that matches the financial projections. The financial pro forma assumes that 45% to 50% of homes will order service in the first year, and that customer growth will continue incrementally over the next several years.

This means the project must have the funds to support adding customers as they request service. This is where careful budgeting and adequate funding is a necessity. There are a variety of charge back and fee-based strategies for covering the cost of new customer connections, and a plan that supports funding of new customer connections is essential.

APPENDIX A: GLOSSARY

Active network: Typically a fiber network that has electronics (fiber switches and CPE) installed at each end of a fiber cable to provide “lit” service to a customer.

Asymmetric connection: The upload and download bandwidth (speed) are not equal. Cable Internet and satellite Internet services are highly asymmetric, with upload speeds typically 1/10 of download speeds. Asymmetric services are problematic for home-based businesses and workers, as it is very difficult to use common business services like two way videoconferencing or to transfer large files to other locations.

Backhaul: Typically refers to a high capacity Internet path out of a service area or locality that provides connectivity to the worldwide Internet.

Colo facility: Colo is short for Colocation. Usually refers to a prefab concrete shelter or data center where network infrastructure converges. A colo or data center can also refer to a location where several service provider networks meet to exchange data and Internet traffic.

CPE: Customer Premises Equipment, or the box usually found in a home or business that provides the Internet connection. DSL modems and cable modems are examples of CPE, and in a fiber network, there is a similarly-sized fiber modem device.

Dark fiber: Dark fiber is fiber cable that does not have any electronics at the ends of the fiber cable, so no laser light is being transmitted down the cable.

Fiber switch: Network electronic equipment usually found in a cabinet or shelter

FTTH/FTTP/FTTx: Fiber to the Home (FTTH), Fiber to the Premises (FTTP), and Fiber to the X (FTTx) all refer to Internet and other broadband services delivered over fiber cable to the home or business rather than the copper cables traditionally used by the telephone and cable companies.

Handhole: Handholes are open bottom boxes with removable lids that are installed in the ground with the lids at ground level. The handholes provide access to fiber cable and splice closures that are placed in the handhole. Handholes are also called **pull boxes**.

IP video: Video in various forms, including traditional packages of TV programming, delivered over the Internet rather than by cable TV or satellite systems.

Latency: The time required for information to travel across the network from one point to another. Satellite Internet suffers from very high latency because the signals must travel a round trip to the satellite in stationary orbit (22,500 miles each way). High latency makes it very difficult to use services like videoconferencing.

Lit network: A “lit” network (or lit fiber) is the same as an active network. “Lit” refers to the fact that the fiber equipment at each end use small lasers transmitting very high frequency light to send the two way data traffic over the fiber.

MST: Multiport Service Terminals are widely used in fiber to the home deployments to connect individual home drop cables to larger distribution cables on poles or in handholes. Pre-connectorized drop cables snap into the MST ports and do not require any splicing.

Passive network: Refers to infrastructure that does not have any powered equipment associated with it. Examples include wireless towers, conduit (plastic duct), handholes, and dark fiber.

Pull boxes: Pull boxes (also called handholes) are used to provide access to fiber cable and splice closures. They are called pull boxes because they are also used during the fiber cable construction process to pull the fiber cable through conduit between two pull boxes.

Splice closures: Splice closures come in a variety of sizes and shapes and are used to provide access to fiber cable that has been cut open to give installers access to individual fiber strands. Splice closures are designed to be waterproof (to keep moisture out of the fiber cable) and can be mounted on aerial fiber cable or placed underground in handholes.

Splicing: The process of providing a transparent joint (connection) between two individual fiber strands so that laser light passes through. A common use of splicing is to connect a small “drop” cable of one or two fiber strands to a much larger (e.g. 144 fiber strand) cable to provide fiber services to a single home or business.

SCADA: Supervisory Control and Data Acquisition. Used by the electric utility industry and some other utilities (e.g. water/sewer) to manage their systems.

Symmetric connection: The upload and download bandwidth (speed) is equal. This is important for businesses and for work from home/job from home opportunities.

Virtual Private Network: A VPN creates a private, controlled access link between a user’s computer and a corporate or education network in a different location. VPNs are often encrypted to protect company and personal data. VPNs usually require a symmetric connection (equal upload and download speeds) to work properly.

RESOLUTION NO _____

A RESOLUTION AMENDING THE BUDGET FOR THE KAYSVILLE CITY
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2019

WHEREAS, the Kaysville Redevelopment Agency of Kaysville City established a budget for the purpose of accounting for expenditures related to the Redevelopment Agency and now desires to amend the FY 2019 Budget.

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY
REDEVELOPMENT AGENCY:

1. The Kaysville City Redevelopment Agency Budget for FY 2019 is hereby amended as follows:

	<u>Revenues - Original</u>	<u>Revenues - Ameded</u>
Property Tax Increment	\$135,000.00	\$135,000.00
Property Sale	0	\$195,000.00
	<u>\$135,000.00</u>	<u>\$330,000.00</u>

	<u>Expenditures - Original</u>	<u>Expenditures - Amended</u>
Professional and Technical	\$25,000.00	\$25,000.00
Loan Payments	\$110,000.00	\$110,000.00
Property Sale (Fees and Plat Change)	\$0.00	\$56,935.00
Fund Balance	\$0.00	\$138,065.00
	<u>\$135,000.00</u>	<u>\$330,000.00</u>

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 20th day of June 2019.

Katie Witt
Chair, Kaysville City
Redevelopment Agency

ATTEST:

Annemarie Plaizier
Secretary

RESOLUTION NO _____

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2020.

WHEREAS, the Kaysville City Redevelopment Agency has been created to transact the business and exercise all powers provided in the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, (the “Act”) Title 17C of the Utah Code, as amended; and

WHEREAS the “Act” requires the Agency to adopt a budget each fiscal year;

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY
REDEVELOPMENT AGENCY:

1. The Kaysville City Redevelopment Agency Budget for FY 2020 is hereby adopted.

Revenues

Property Tax (Tax Increment)	\$135,000
Façade Grant Program	\$25,000
Fund Balance	<u>\$165,000</u>
	\$325,000

Expenditures

Professional Services	\$25,000
Façade Grant Program	\$50,000
Inter-Fund Loan Payment	<u>\$250,000</u>
	\$325,000

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 20th day of June 2019.

Katie Witt
Chair, Agency Board

ATTEST:

Annemaire Plaizier
Secretary



**KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD
NOTICE OF SPECIAL MEETING AND AGENDA**

NOTICE IS HEREBY GIVEN that a special meeting of the Governing Board of the Municipal Building Authority of Kaysville City, Utah will be held on Thursday, June 20, 2019 at 8:15 p.m. or as soon thereafter as the City Council Meeting adjourns, in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville.

The agenda shall be as follows:

1. Opening.
2. Approving a Resolution Adopting a Budget for the Kaysville City Municipal Building Authority for Fiscal Year 2020.
3. Adjournment.

The Municipal Building Authority of Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on June 14, 2019.

Annemarie Plaizier
Agency Secretary

RESOLUTION NO _____

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY FOR FISCAL YEAR 2020.

WHEREAS, the Municipal Building Authority of Kaysville City desires to adopt a budget for the purpose of accounting for expenditures related to the Municipal Building Authority.

BE IT RESOLVED BY THE BOARD OF THE KAYSVILLE CITY MUNICIPAL
BUILDING AUTHORITY:

1. The Kaysville City Municipal Building Authority Budget for FY 2019 is hereby adopted.

Revenues

General Fund Transfer	\$750,000
Bond Proceeds – City Hall Project	\$3,900,000
General Fund Balance Transfer	<u>\$1,000,000</u>
	\$5,650,000

Expenditures

Debt Service / Lease Payment (Police Station)	\$390,000
Debt Service / Lease Payment (City Hall Project)	\$360,000
City Hall Project	<u>\$4,900,000</u>
	\$5,650,000

2. This Resolution shall take effect upon the date of adoption.

APPROVED and ADOPTED this 20st day of June 2019.

Katie Witt
Chair, Municipal Building Authority

ATTEST:

Maria Devereux
Secretary