



ALPINE CITY COUNCIL MEETING and PUBLIC HEARING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Meeting and Public Hearing** on **TUESDAY, January 14, 2014 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER

- | | |
|--------------------------|---------------------------|
| A. Roll Call | Mayor Don Watkins |
| B. Prayer: | Council Member Will Jones |
| C. Pledge of Allegiance: | By Invitation |

Swearing in of Councilmember Troy Stout.

II. **PUBLIC COMMENT:** The public may comment on items that are not on the agenda.

III. CONSENT CALENDAR

- A. Approval of the December 10, 2013 minutes
- B. Payment Request - VanCon Construction
- C. Reimbursement for Alpine Boulevard Construction - Roger Bennett

IV. REPORTS AND PRESENTATIONS

- A. Financial Report for December 2013

V. ACTION/DISCUSSION ITEMS

PUBLIC HEARING - KEYSTONE ANNEXATION

- A. Keystone Annexation - 4.48 acres at approximately 1390 N. Grove Dr. - Will Jones
- B. City Council and Planning Commission meeting schedule for Calendar Year 2014
- C. City Council Appointments and Assignments for Calendar Year 2014
- D. Planning Commission Member Appointments, Bryce Higbee and Judy Pickell
- E. Appointment of City Administrator to the Utah Valley Dispatch Special Service District (UVDSSD)
- F. Budget Development Outline for the Fiscal Year 2014-15 Budget - Rich Nelson
- G. Pine Valley Office Building Site Plan - 36 W. Canyon Crest Road - Will Jones
- H. Auto Repair Shops - Proposed Amendment to BC Zone to allow auto repair as a conditional use
- I. Council Training on Open/Closed meetings and other items - David Church

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

- VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel

ADJOURN

Don Watkins, Mayor
January 10, 2014

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

**Alpine City Council Meeting
City Hall 20 North Main, Alpine, UT
December 10, 2013**

I. CALL MEETING TO ORDER

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

Mayor Hunt Willoughby

Council Members: Troy Stout, Will Jones, Bradley Reneer, Kimberly Bryant, Mel Clement

Staff: Charmayne Warnock, David Church, Jason Bond, Jannicke Brewer, Joe McRae, Brad Freeman

Others: Ron Eaton, Don Watkins, Roger Bennett, Ben Reneer, Marne Reneer, Elijah Reneer, Ethan Bradshaw

A. Prayer: Bradley Reneer

B. Pledge of Allegiance: Ethan Bradshaw

II. PUBLIC COMMENT: Ethan Bradshaw reported on the Eagle project he'd done. He said he went into the forest behind his house where there had been a fire and chopped out the dead logs so it looked cleaned. There was a fallen log in the river and other debris which he cleared away. He also walked through the river systems and picked up other trash.

Mayor Willoughby said they appreciated the work the scouts did. It was fortunate that the fire department caught that particular fire quickly and contained it. It burned about three acres along Dry Creek near the Twin River subdivision.

III. CONSENT CALENDAR:

A. Approve minutes of November 26, 2013

B. Payment Request No. 3 - VanCon, Inc - \$129,376.06

MOTION: Will Jones moved to approve the minutes of November 26, 2013 and pay request to VanCon in the amount of \$129,376.06. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION/DISCUSSION

A. Proposed Meeting Schedule for 2014. Charmayne Warnock said the Planning Commission hadn't approved their schedule as yet so the proposed schedule was for review. They would vote on it at their first meeting in January.

B. Modification of Commitment Letter: Mayor Willoughby said Councilmen Mel Clement and Troy Stout had asked to have the City Council review modification to the commitment letter that would be sent to Utah County regarding the fire access road for Box Elder subdivision and the proposed Box Elder South subdivision. The Mayor had written a letter which was included in the packet. Troy Stout had also written a letter which the Council would sign. Mr. Stout said he wanted to send both letters.

Troy Stout said the Commitment Letter stated the road through Lambert Park was a fairly primitive road for emergency access only. No part of roads in Lambert Park should be paved. The added width of the road was there to create a fire break.

MOTION: Troy Stout moved to send both letter to the Utah County Planning Commission and Utah County Commissioners with the changes as noted, also send a letter to parties of the Settlement Agreement with Patterson Construction. Bradley Reneer seconded. Ayes: 5 Nays: 0. Motion passed.

VI. STAFF REPORTS

Jason Bond

- A Board of Adjustment meeting on Thursday. They had four variance requests which was unusual because the last request for a variance to the Zoning Ordinance had been in 2010.
- He met with Rich Nelson and he looked really good after surgery. He no longer had to use a cane.
- The Planning Commission approved the site plan for the Pine Valley Realty office. They also spent some time on the auto repair issue. They asked for a draft ordinance that they could react to. There were a lot of state laws governing auto repair. The City could be more restrictive than state law but not more lenient.

VII. COUNCIL COMMUNICATION

Troy expressed his gratitude to Hunt Willoughby and Bradley Reneer for their service and friendship. They had done a great job serving the citizens of Alpine, Bradley Reneer as a City Councilman and member of the Planning Commission, and Hunt Willoughby as Mayor, City Councilman and member of the Planning Commission. Hunt Willoughby had served for over 20 years.

Will Jones asked David Church about the letter from Dispatch Service and their meeting. David Church said as he understood it, Dispatch was trying to decide whether or not to build their own building, and they needed a stronger commitment from the cities that they would be staying with them and using their service. He said it would be fairly important to attend the meeting if Alpine was planning to shop for dispatch service. Rich Nelson was the representative to the Dispatch Board and would be back by the next meeting. Mel Clement said they should remember North Point. The City likes to have some flexibility.

Will Jones also asked if there was some follow-up on the cleanup for Ken McClure. David Church said they would be seeing it soon.

Bradley Reneer had several items:

- He asked about the luncheon that was scheduled for Friday. Since Hunt would be out of town, they rescheduled it to December 20th.
- He asked about the Emergency Plan because he'd had some feedback from the LDS Church's FEMA representative. Brad Freeman said they were almost done with the plan but they would be taking some feedback. He suggested he email Rich Nelson with his information.
- In conclusion, Bradley Reneer said he had appreciated the opportunity to serve on the Council. He said his own personal view had evolved over the years. He talked about the City's emphasis on low density and wondered if they was getting the results they wanted to see for their community. There were some negative side effects to low density. In America there was increasing cultural divide between the different classes of Americans and he wasn't sure that kind of social divide between the wealthy and the poor was a good thing. In the 60s the people were more mixed together. He talked about two of the town drunks living next to them as he grew up and what they added. Now there was less interaction which could have a devastating effect on our society. He said it seemed that in Utah Valley the suburban neighborhoods were doing what they could to keep out the lower classes. He said he favored zoning that identified residential and commercial. It wasn't right to move into a neighborhood that you thought was residential and have it turned into something else. He said there were opportunities for people who wanted to live among a certain class of people and have an HOA that controlled the environment. But he didn't think zoning should create that. There were communities where only the middle class or upper class could afford to live. He said Alpine changed that dynamic somewhat with their allowance of accessory apartments. But what happened was the poor housing was being pushed into less desirable areas such as commercial areas where the real estate was actually more expensive, and they had fewer options. He said they needed to be careful with lower density. When density was increased, they needed to pay for the impact on infrastructure, but higher density should be an option and they should understand the negative consequences of restricting density.

Kimberly Bryant said she had citizens talk to her about that very issue.

1
2 Mel Clement said that Smooth Canyon was approved for third acre lots which were supposed be less expensive, but
3 those lots sold for not much less than the half-acre lots. The City couldn't control the market. He added that the
4 Wasatch Front was one of the densest metro areas in America.
5

6 Bradley Reneer concluded by saying a council member from another city had come to one of Alpine's Council
7 meetings and afterwards told a colleague of Mr. Reneer's how much he liked the atmosphere in the Alpine City
8 Council meeting. He appreciated that people were civil and respectful, and he hoped his city could move in that
9 direction. Mr. Reneer said he'd been in another meeting where there was disagreement on an issue and it became
10 personal with one member considering those who disagreed with him to be dishonest and corrupt. He said he
11 appreciated the fine people he worked with in Alpine, then quoted from the Federalist Papers. He said in hindsight
12 there were things he might have done differently. He said he would miss the income from serving on the Council,
13 but hoped the pay didn't become the motivator for people to stay on when their passion or ability to serve was gone.
14 He said he appreciated his family for making it possible for him to serve, and thanked the citizens of Alpine for their
15 trust in him, and hoped it had not been misplaced. He said the involvement of people like those on the Council was
16 what made America great and gave her a chance in the future.
17

18 Mayor Willoughby thanked him for his comments. He said in the past week Alpine had lost three good men who
19 had passed away. They were Jack Workman, Tig Peterson, and Landon Henscheid who passed away after
20 complications of wounds received while serving in Iraq.
21

22 Mel Clement noted that the County Planning Commission meeting was on December 17th. The Council agreed to
23 come in and sign the letter on Wednesday.
24

25 **VIII. EXECUTIVE SESSION:** None held
26

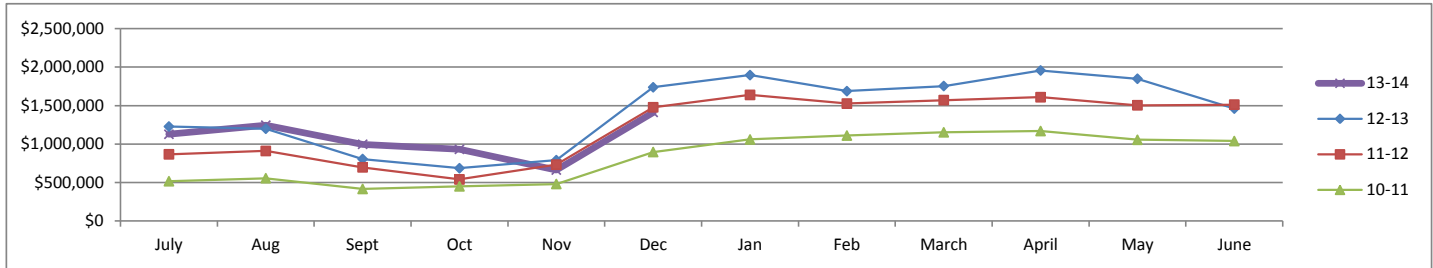
27 **MOTION:** Bradley Reneer moved to adjourn. Will Jones seconded. Ayes: 5 Nays: 0. Motion passed.
28

29 The meeting was adjourned at 7:45 pm.
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Alpine City Fund Balance FY 2013-2014 1/7/2014

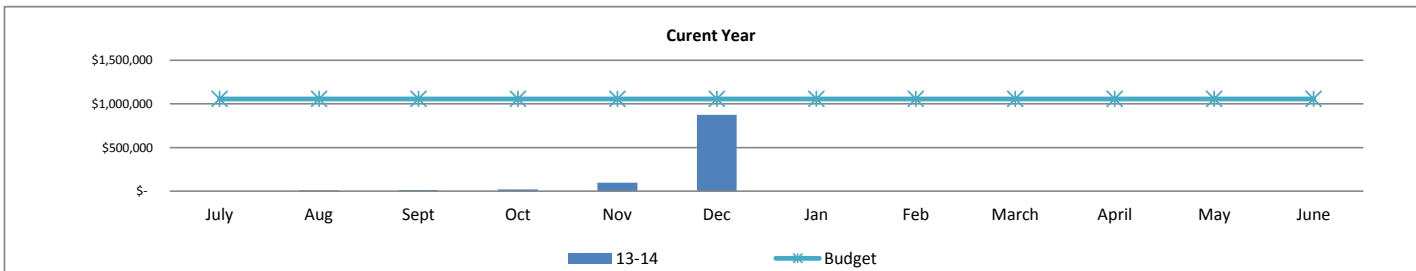
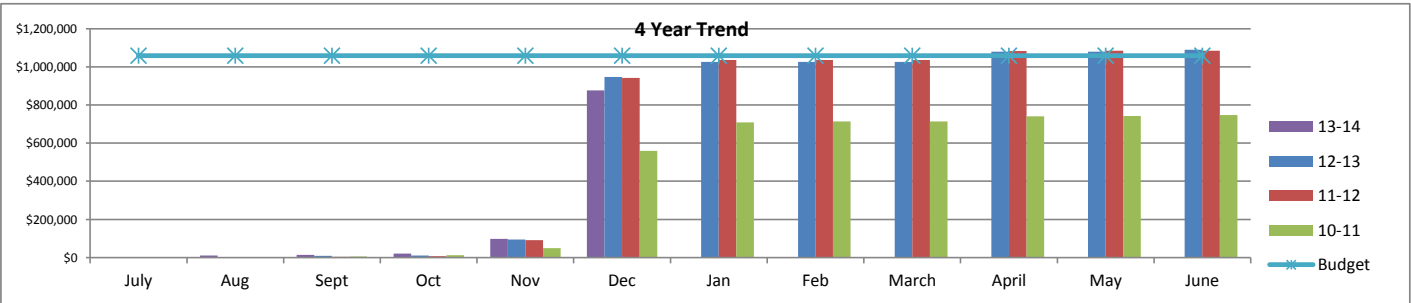
10 - General Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 1,127,493	\$ 1,245,300	\$ 997,329	\$ 931,576	\$ 662,843	\$ 1,411,855						
12-13	\$ 1,228,366	\$ 1,199,507	\$ 806,007	\$ 686,258	\$ 791,231	\$ 1,738,263	\$ 1,896,731	\$ 1,688,119	\$ 1,754,414	\$ 1,957,009	\$ 1,848,984	\$ 1,461,127
11-12	\$ 867,162	\$ 910,498	\$ 698,043	\$ 540,448	\$ 732,671	\$ 1,478,295	\$ 1,639,192	\$ 1,526,602	\$ 1,571,348	\$ 1,609,277	\$ 1,504,672	\$ 1,512,844
10-11	\$ 517,538	\$ 556,477	\$ 417,060	\$ 450,889	\$ 481,457	\$ 896,935	\$ 1,060,304	\$ 1,111,098	\$ 1,153,667	\$ 1,169,859	\$ 1,056,052	\$ 1,039,510



General Property Tax Revenue

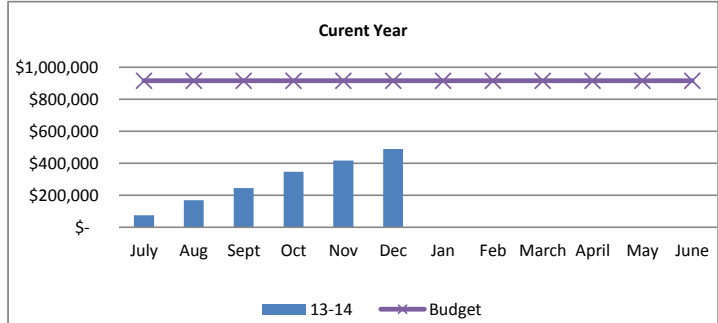
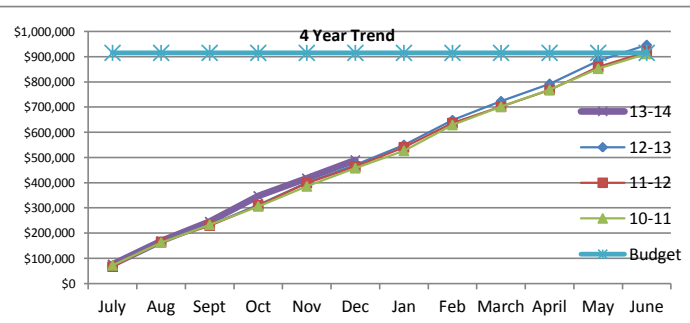
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ -	\$ 10,932	\$ 13,478	\$ 21,253	\$ 97,382	\$ 876,395						
12-13	\$ -	\$ 2,753	\$ 9,091	\$ 9,646	\$ 94,987	\$ 947,656	\$ 1,025,279	\$ 1,025,819	\$ 1,026,508	\$ 1,078,824	\$ 1,079,692	\$ 1,089,193
11-12	\$ -	\$ 2,448	\$ 3,993	\$ 6,806	\$ 90,761	\$ 941,435	\$ 1,035,354	\$ 1,035,793	\$ 1,036,429	\$ 1,083,229	\$ 1,084,176	\$ 1,084,853
10-11	\$ -	\$ 1,413	\$ 5,587	\$ 12,159	\$ 48,247	\$ 559,246	\$ 709,401	\$ 713,293	\$ 713,743	\$ 740,876	\$ 741,337	\$ 746,852
Budget	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421



50% of FY has elapsed. 82.8% of Property Tax has been collected to date.

Sales Tax Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 75,798	\$ 168,414	\$ 245,563	\$ 347,455	\$ 417,037	\$ 489,635						
12-13	\$ 69,882	\$ 165,535	\$ 231,603	\$ 312,079	\$ 400,065	\$ 471,154	\$ 549,677	\$ 647,882	\$ 723,124	\$ 792,149	\$ 883,822	\$ 946,445
11-12	\$ 66,937	\$ 164,579	\$ 230,017	\$ 309,764	\$ 398,206	\$ 464,379	\$ 540,487	\$ 636,756	\$ 701,339	\$ 768,057	\$ 859,217	\$ 919,477
10-11	\$ 72,068	\$ 162,377	\$ 233,040	\$ 305,845	\$ 385,280	\$ 457,458	\$ 526,603	\$ 628,945	\$ 701,412	\$ 768,661	\$ 852,342	\$ 911,094
Budget	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000	\$ 915,000

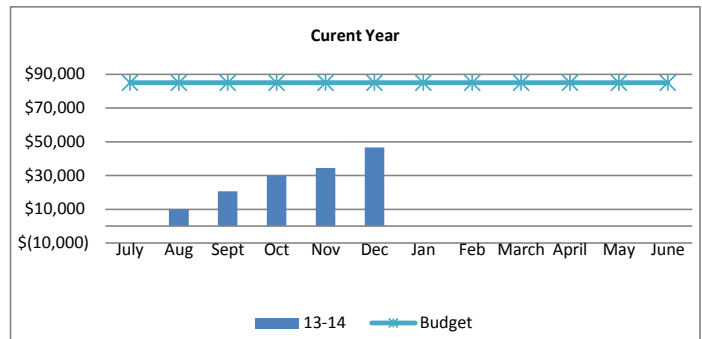
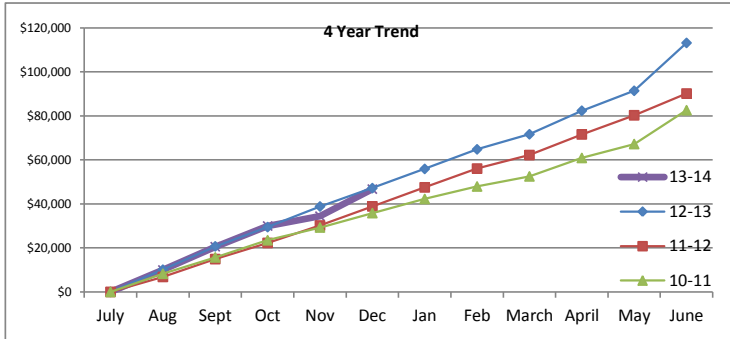


50% of FY has elapsed. 53.5% of Sales Tax has been collected to date.

**Alpine City Fund Balance
FY 2013-2014
1/7/2014**

Motor Vehicle Tax Revenue

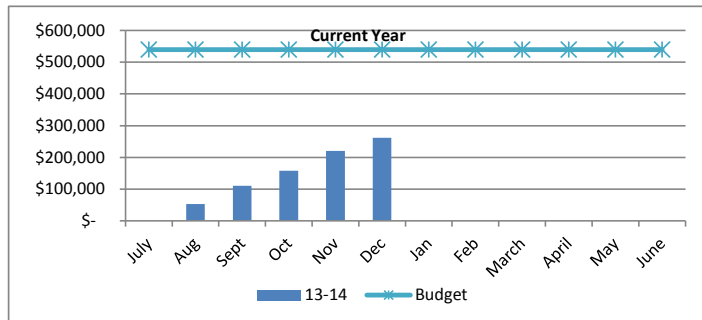
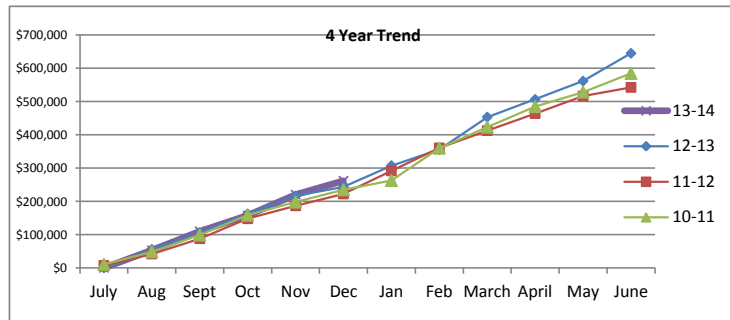
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14 \$	-	\$ 9,972	\$ 20,557	\$ 29,972	\$ 34,405	\$ 46,727						
12-13 \$	-	\$ 10,102	\$ 20,709	\$ 29,459	\$ 38,836	\$ 47,191	\$ 55,914	\$ 64,808	\$ 71,656	\$ 82,367	\$ 91,438	\$ 113,189
11-12 \$	-	\$ 6,816	\$ 14,921	\$ 22,266	\$ 30,184	\$ 38,881	\$ 47,531	\$ 56,064	\$ 62,209	\$ 71,597	\$ 80,292	\$ 90,173
10-11 \$	-	\$ 8,249	\$ 15,691	\$ 22,494	\$ 29,293	\$ 35,829	\$ 42,252	\$ 47,938	\$ 52,519	\$ 60,897	\$ 67,225	\$ 82,594
Budget \$	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000



50% of FY has elapsed. 55.0% of Motor Vehicle Tax has been collected to date.

Franchise Fee Revenue

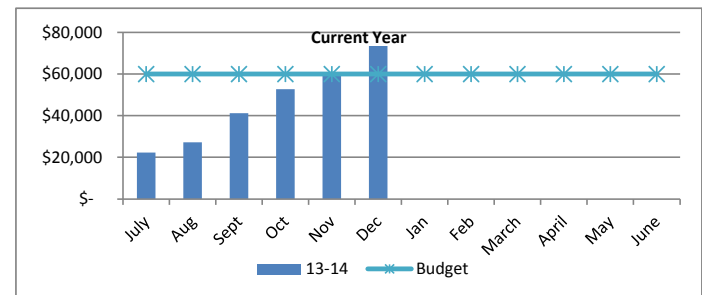
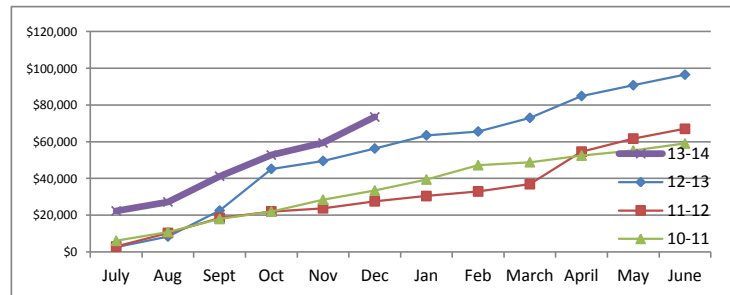
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14 \$	-	\$ 52,654	\$ 110,059	\$ 157,419	\$ 220,072	\$ 261,891						
12-13 \$	-	\$ 55,732	\$ 106,172	\$ 162,430	\$ 216,204	\$ 243,210	\$ 307,194	\$ 355,294	\$ 453,073	\$ 506,253	\$ 561,351	\$ 644,652
11-12 \$	7,289	\$ 41,846	\$ 87,684	\$ 147,616	\$ 186,503	\$ 222,057	\$ 291,315	\$ 360,523	\$ 412,495	\$ 463,569	\$ 516,368	\$ 542,209
10-11 \$	10,408	\$ 48,546	\$ 98,787	\$ 158,356	\$ 197,686	\$ 234,673	\$ 262,440	\$ 359,450	\$ 422,874	\$ 484,346	\$ 528,299	\$ 584,172
Budget \$	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000	\$ 540,000



50% of FY has elapsed. 48.5% of Franchise Fees have been collected to date.

Plan Check Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14 \$	22,300	\$ 27,202	\$ 41,175	\$ 52,728	\$ 59,342	\$ 73,458						
12-13 \$	2,671	\$ 8,368	\$ 22,510	\$ 45,193	\$ 49,532	\$ 56,315	\$ 63,493	\$ 65,557	\$ 72,990	\$ 84,891	\$ 90,764	\$ 96,520
11-12 \$	2,924	\$ 10,297	\$ 18,522	\$ 22,007	\$ 23,732	\$ 27,532	\$ 30,397	\$ 32,898	\$ 36,886	\$ 54,601	\$ 61,697	\$ 67,012
10-11 \$	6,039	\$ 10,772	\$ 17,935	\$ 21,907	\$ 28,456	\$ 33,388	\$ 39,426	\$ 47,215	\$ 48,831	\$ 52,446	\$ 55,147	\$ 59,017
Budget \$	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000

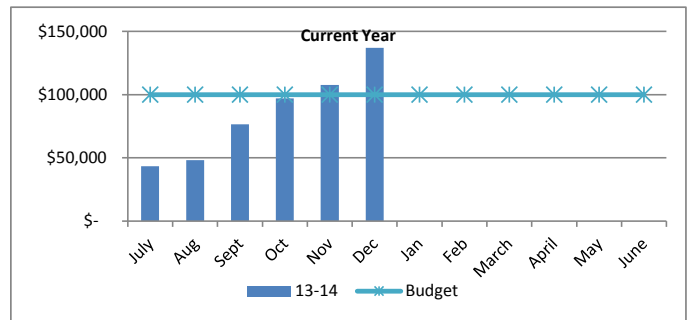
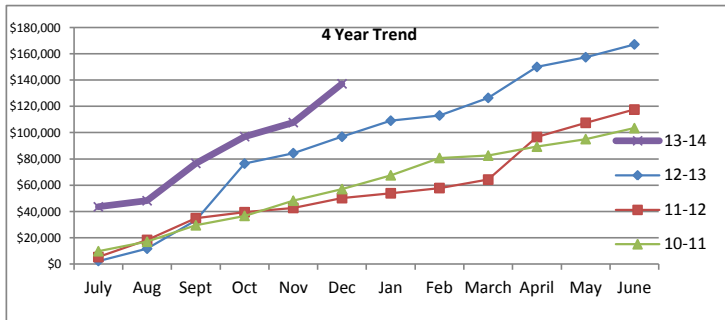


50% of FY has elapsed. 122.4% of Plan Check Fees have been collected to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

Building Permit Revenue

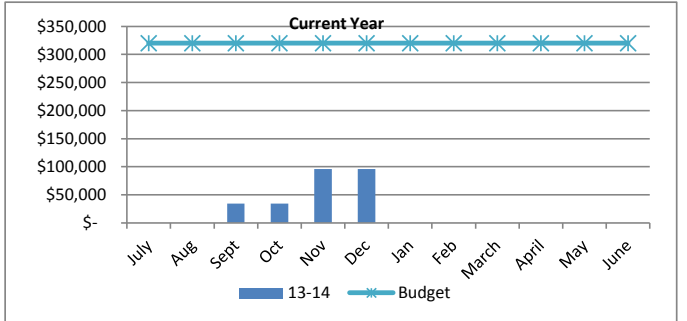
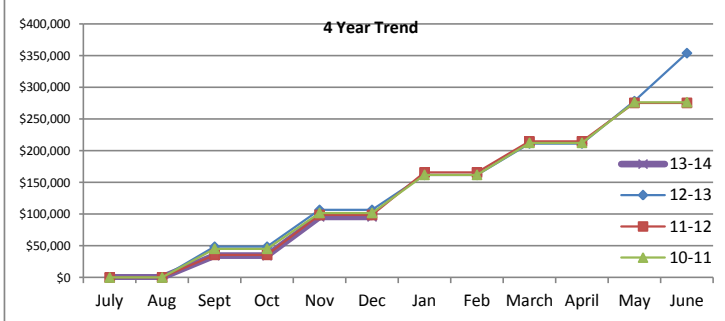
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 43,499	\$ 48,156	\$ 76,543	\$ 96,958	\$ 107,669	\$ 137,105						
12-13	\$ 2,324	\$ 11,654	\$ 33,028	\$ 76,435	\$ 84,360	\$ 96,843	\$ 109,071	\$ 113,033	\$ 126,424	\$ 149,951	\$ 157,358	\$ 167,128
11-12	\$ 5,280	\$ 18,323	\$ 34,855	\$ 39,397	\$ 42,674	\$ 50,148	\$ 53,824	\$ 57,800	\$ 64,231	\$ 96,630	\$ 107,432	\$ 117,517
10-11	\$ 9,750	\$ 16,964	\$ 29,482	\$ 36,637	\$ 48,215	\$ 57,026	\$ 67,524	\$ 80,687	\$ 82,519	\$ 89,328	\$ 95,069	\$ 103,403
Budget	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000



50% of FY has elapsed. 137.1% of Plan Check Fees have been collected to date.

Class C Road Fund Revenue

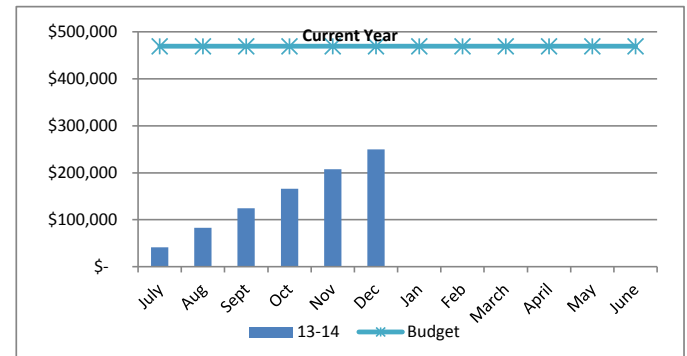
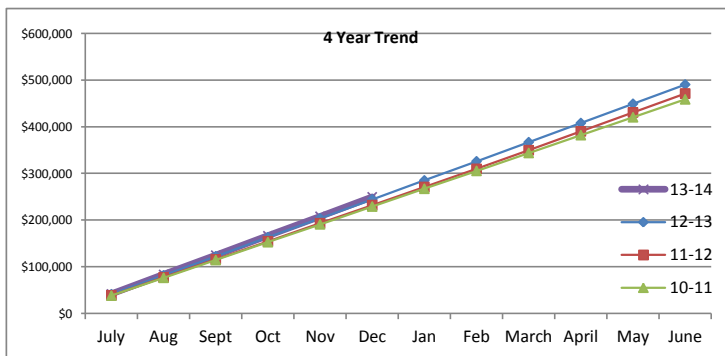
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ -	\$ -	\$ 34,522	\$ 34,522	\$ 95,736	\$ 95,736						
12-13	\$ -	\$ -	\$ 48,424	\$ 48,424	\$ 106,536	\$ 106,536	\$ 161,796	\$ 161,796	\$ 211,361	\$ 211,361	\$ 278,048	\$ 353,821
11-12	\$ -	\$ -	\$ 35,712	\$ 35,712	\$ 98,600	\$ 98,600	\$ 165,605	\$ 165,605	\$ 214,533	\$ 214,533	\$ 275,333	\$ 275,333
10-11	\$ -	\$ -	\$ 45,298	\$ 45,288	\$ 101,821	\$ 101,821	\$ 161,880	\$ 161,880	\$ 212,355	\$ 212,355	\$ 276,426	\$ 276,426
Budget	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000



50% of FY has elapsed. 29.9% of B & C Road Funds have been collected to date.

Waste Collection Sales

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 41,545	\$ 83,194	\$ 124,631	\$ 166,240	\$ 207,941	\$ 249,705						
12-13	\$ 40,854	\$ 81,338	\$ 122,222	\$ 162,996	\$ 203,413	\$ 244,090	\$ 284,964	\$ 325,863	\$ 366,857	\$ 407,965	\$ 449,230	\$ 490,565
11-12	\$ 38,535	\$ 77,049	\$ 115,683	\$ 154,496	\$ 193,183	\$ 231,981	\$ 270,746	\$ 309,622	\$ 349,619	\$ 390,120	\$ 430,594	\$ 471,299
10-11	\$ 37,959	\$ 76,099	\$ 114,207	\$ 152,481	\$ 190,736	\$ 228,935	\$ 267,059	\$ 305,382	\$ 343,773	\$ 382,023	\$ 420,344	\$ 458,764
Budget	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300

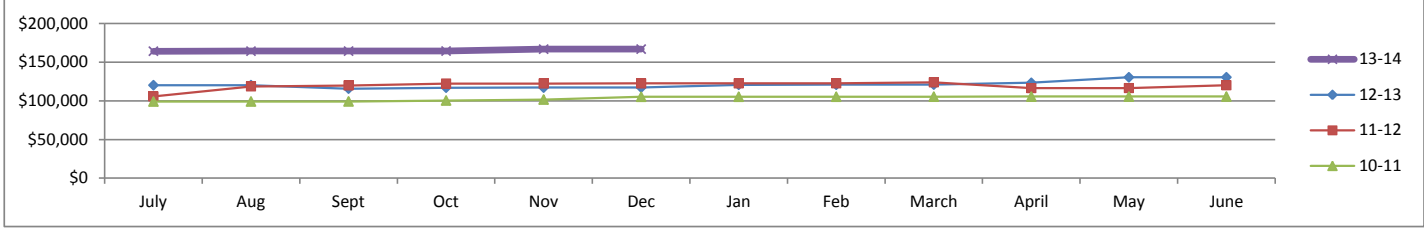


50% of FY has elapsed. 53.2% of Waste Sales have been billed to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

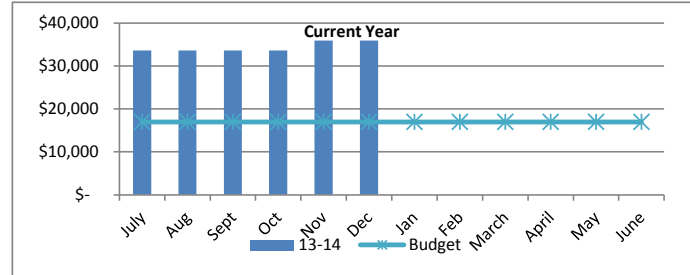
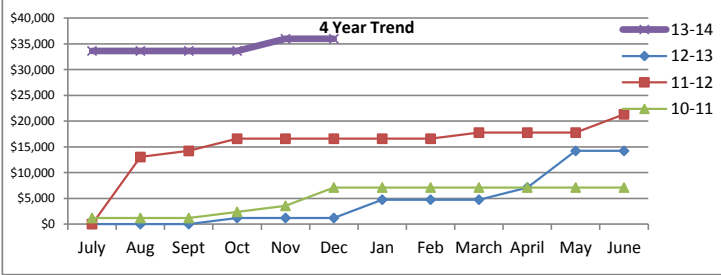
15 -Street Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 164,184	\$ 164,253	\$ 164,323	\$ 164,396	\$ 166,833	\$ 166,902						
12-13	\$ 120,240	\$ 120,322	\$ 115,779	\$ 117,036	\$ 117,104	\$ 117,170	\$ 120,785	\$ 120,842	\$ 120,990	\$ 123,320	\$ 130,471	\$ 130,525
11-12	\$ 105,629	\$ 118,697	\$ 119,939	\$ 122,371	\$ 122,439	\$ 122,510	\$ 122,587	\$ 122,664	\$ 123,929	\$ 116,455	\$ 116,533	\$ 120,158
10-11	\$ 99,169	\$ 99,219	\$ 99,267	\$ 100,494	\$ 101,718	\$ 105,309	\$ 105,352	\$ 105,391	\$ 105,438	\$ 105,483	\$ 105,531	\$ 105,580



Street Impact Fee Revenue

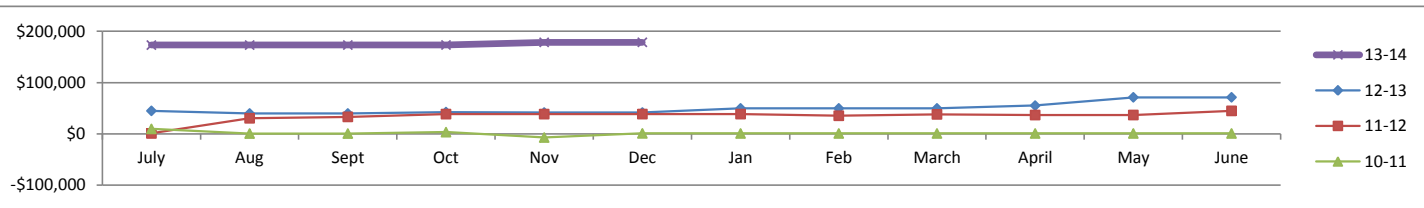
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 33,602	\$ 33,602	\$ 33,602	\$ 33,602	\$ 35,968	\$ 35,968						
12-13	\$ -	\$ -	\$ -	\$ 1,183	\$ 1,183	\$ 1,183	\$ 4,733	\$ 4,733	\$ 4,733	\$ 7,100	\$ 14,200	\$ 14,200
11-12	\$ -	\$ 13,017	\$ 14,200	\$ 16,566	\$ 16,566	\$ 16,566	\$ 16,566	\$ 16,566	\$ 17,750	\$ 17,750	\$ 17,750	\$ 21,300
10-11	\$ 1,183	\$ 1,183	\$ 1,183	\$ 2,367	\$ 3,550	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100
Budget	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000



50% of FY has elapsed. 211.6% of Street Impact Fees have been collected to date.

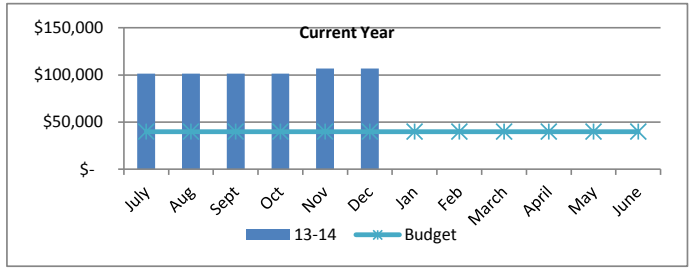
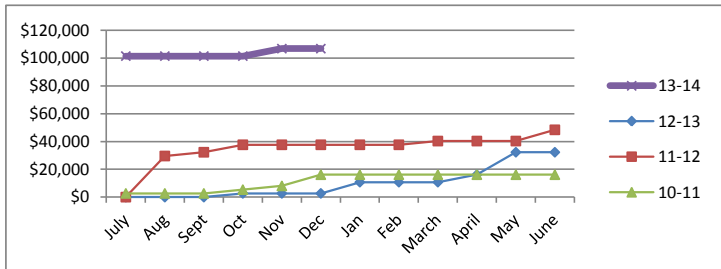
15 -Recreation/Park Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 173,092	\$ 173,165	\$ 173,239	\$ 173,316	\$ 178,406	\$ 178,480						
12-13	\$ 44,847	\$ 39,744	\$ 39,770	\$ 42,483	\$ 41,563	\$ 41,586	\$ 49,676	\$ 49,700	\$ 49,724	\$ 55,123	\$ 71,275	\$ 71,304
11-12	\$ 836	\$ 30,407	\$ 33,110	\$ 38,505	\$ 38,526	\$ 38,548	\$ 38,572	\$ 35,311	\$ 38,022	\$ 36,702	\$ 36,727	\$ 44,816
10-11	\$ 9,714	\$ 665	\$ 669	\$ 3,358	\$ (7,113)	\$ 952	\$ 833	\$ 834	\$ 834	\$ 834	\$ 835	\$ 835



Parks Impact Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 101,392	\$ 101,392	\$ 101,392	\$ 101,392	\$ 106,768	\$ 106,768						
12-13	\$ -	\$ -	\$ -	\$ 2,688	\$ 2,688	\$ 2,688	\$ 10,752	\$ 10,752	\$ 10,752	\$ 16,128	\$ 32,256	\$ 32,256
11-12	\$ -	\$ 29,568	\$ 32,256	\$ 37,632	\$ 37,632	\$ 37,632	\$ 37,632	\$ 37,632	\$ 40,320	\$ 40,320	\$ 40,320	\$ 48,384
10-11	\$ 2,688	\$ 2,688	\$ 2,688	\$ 5,376	\$ 8,064	\$ 16,128	\$ 16,128	\$ 16,128	\$ 16,128	\$ 16,128	\$ 16,128	\$ 16,128
Budget	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000

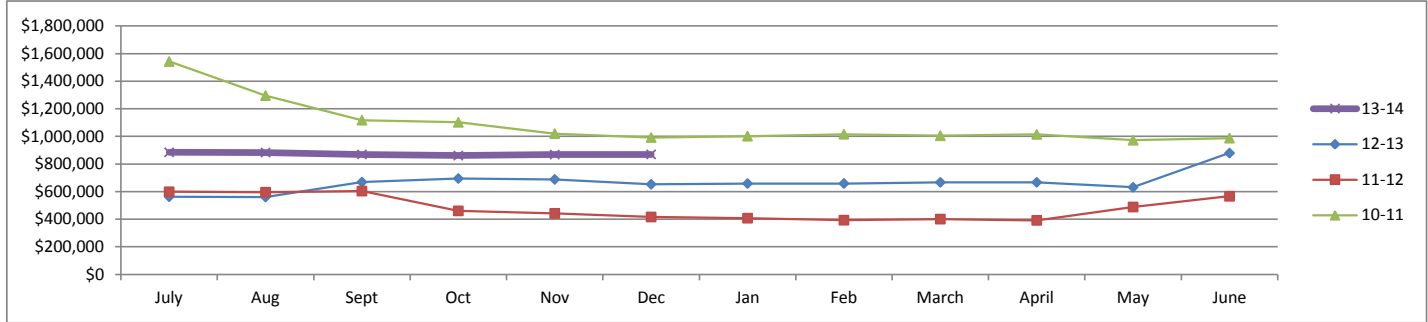


50% of FY has elapsed. 266.9% of Parks Impact Fees have been collected to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

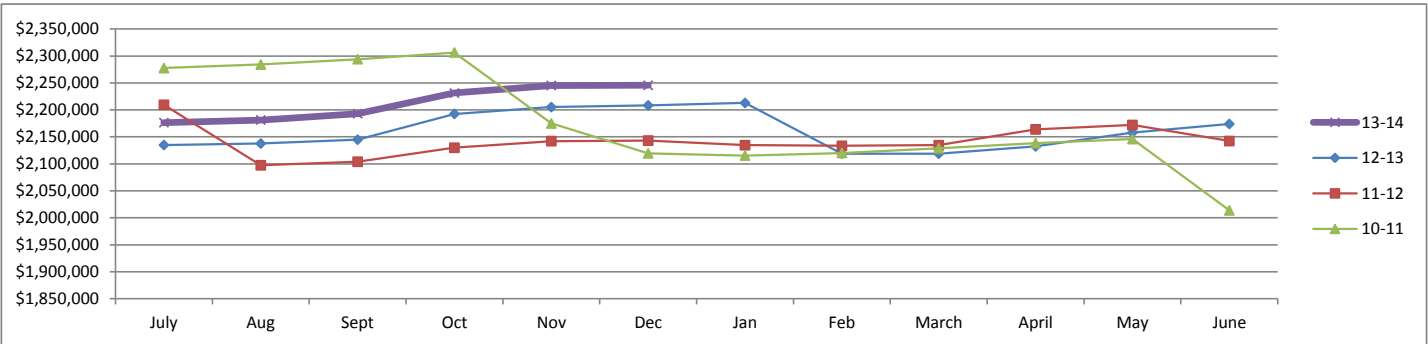
45 - Capital Improvement Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 884,206	\$ 883,216	\$ 869,162	\$ 861,051	\$ 868,443	\$ 869,422						
12-13	\$ 562,690	\$ 560,506	\$ 668,642	\$ 694,982	\$ 688,215	\$ 653,081	\$ 658,438	\$ 658,606	\$ 666,979	\$ 667,301	\$ 631,175	\$ 879,127
11-12	\$ 598,612	\$ 595,235	\$ 603,784	\$ 460,221	\$ 441,769	\$ 416,255	\$ 407,528	\$ 392,912	\$ 400,619	\$ 391,634	\$ 488,367	\$ 566,101
10-11	\$ 1,542,535	\$ 1,295,663	\$ 1,117,533	\$ 1,101,942	\$ 1,019,873	\$ 992,040	\$ 1,001,646	\$ 1,015,823	\$ 1,004,788	\$ 1,014,569	\$ 972,268	\$ 987,176



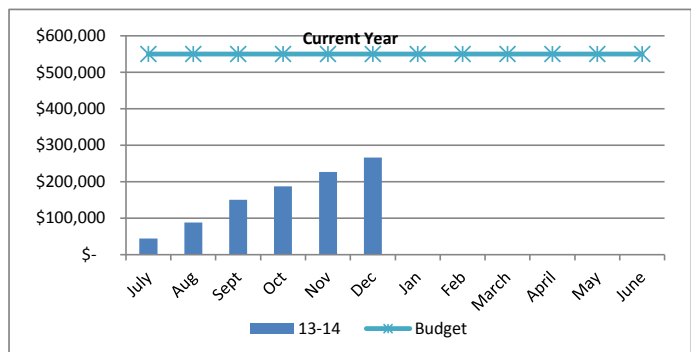
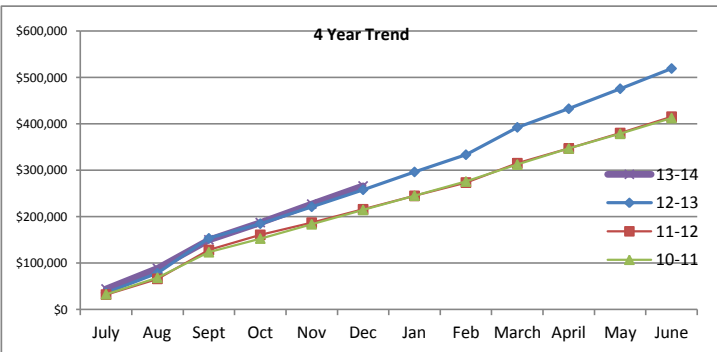
51 - Water Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 2,176,517	\$ 2,181,310	\$ 2,193,075	\$ 2,231,250	\$ 2,245,255	\$ 2,245,634						
12-13	\$ 2,134,909	\$ 2,137,688	\$ 2,144,756	\$ 2,192,608	\$ 2,205,209	\$ 2,208,396	\$ 2,212,906	\$ 2,119,036	\$ 2,118,844	\$ 2,132,384	\$ 2,158,041	\$ 2,173,943
11-12	\$ 2,209,491	\$ 2,097,380	\$ 2,103,986	\$ 2,129,895	\$ 2,142,143	\$ 2,143,173	\$ 2,134,641	\$ 2,133,381	\$ 2,134,552	\$ 2,163,841	\$ 2,172,056	\$ 2,142,311
10-11	\$ 2,277,515	\$ 2,284,103	\$ 2,294,053	\$ 2,306,510	\$ 2,174,885	\$ 2,119,469	\$ 2,115,399	\$ 2,120,285	\$ 2,128,796	\$ 2,138,453	\$ 2,145,914	\$ 2,013,754



Culinary Water Sales

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 43,759	\$ 88,214	\$ 149,794	\$ 187,022	\$ 226,804	\$ 265,868						
12-13	\$ 35,508	\$ 77,731	\$ 152,993	\$ 184,600	\$ 221,095	\$ 257,788	\$ 296,176	\$ 333,337	\$ 392,391	\$ 432,504	\$ 475,632	\$ 519,244
11-12	\$ 31,663	\$ 65,596	\$ 127,811	\$ 160,465	\$ 186,830	\$ 215,576	\$ 244,544	\$ 273,292	\$ 314,983	\$ 346,750	\$ 380,043	\$ 415,298
10-11	\$ 32,339	\$ 67,885	\$ 123,071	\$ 152,550	\$ 183,304	\$ 214,259	\$ 244,986	\$ 275,521	\$ 312,141	\$ 346,781	\$ 378,461	\$ 412,381
Budget	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000

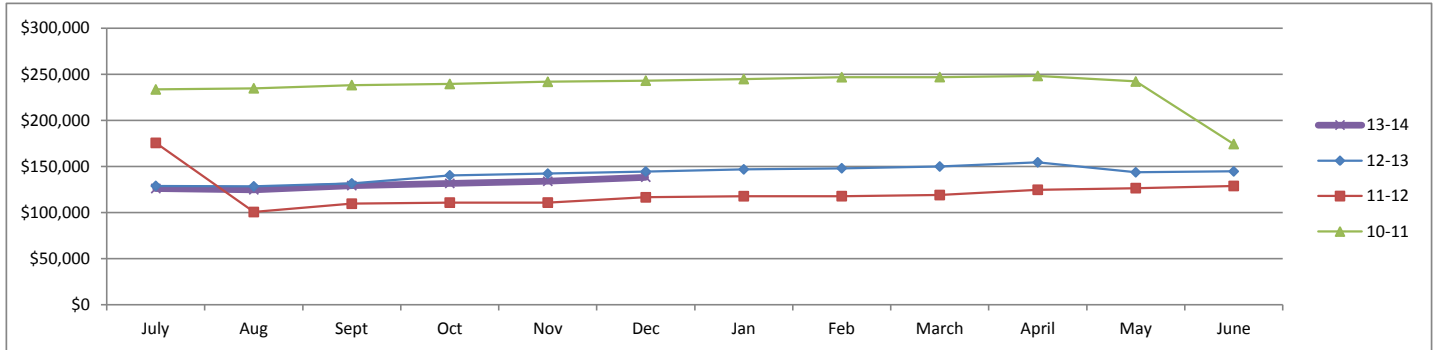


50% of FY has elapsed. 48.3% of Water Sales have been billed to date.

**Alpine City Fund Balance
FY 2013-2014
1/7/2014**

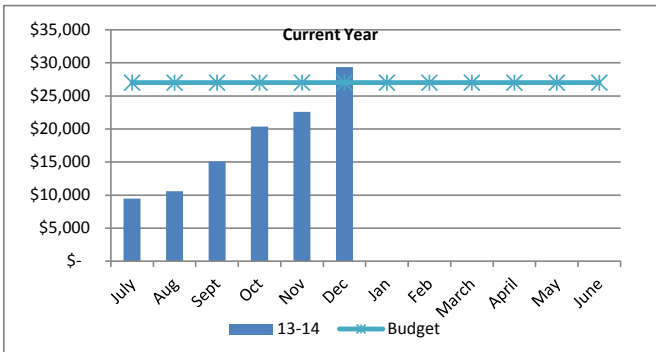
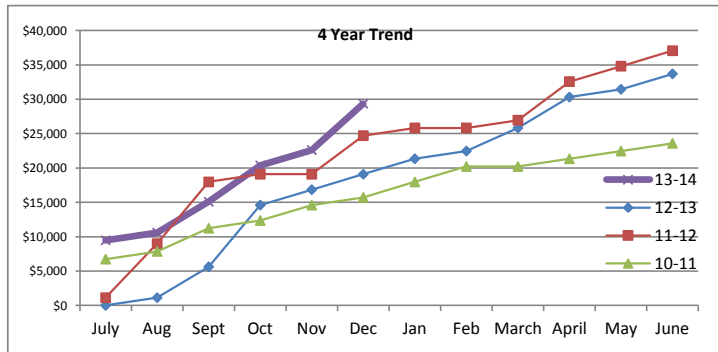
51 - Water Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 126,227	\$ 124,886	\$ 129,432	\$ 131,742	\$ 134,044	\$ 138,495						
12-13	\$ 129,058	\$ 128,591	\$ 131,747	\$ 140,532	\$ 142,365	\$ 144,692	\$ 147,018	\$ 148,211	\$ 150,090	\$ 154,648	\$ 143,862	\$ 144,815
11-12	\$ 175,705	\$ 100,712	\$ 109,746	\$ 110,929	\$ 110,990	\$ 116,670	\$ 117,866	\$ 117,940	\$ 119,142	\$ 124,834	\$ 126,643	\$ 128,970
10-11	\$ 233,719	\$ 234,960	\$ 238,443	\$ 239,671	\$ 242,015	\$ 243,236	\$ 244,994	\$ 247,007	\$ 247,115	\$ 248,346	\$ 242,321	\$ 174,500



Culinary Water Impact Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 9,470	\$ 10,593	\$ 15,085	\$ 20,366	\$ 22,612	\$ 29,350						
12-13	\$ -	\$ 1,123	\$ 5,615	\$ 14,599	\$ 16,845	\$ 19,091	\$ 21,337	\$ 22,460	\$ 25,829	\$ 30,321	\$ 31,444	\$ 33,690
11-12	\$ 1,123	\$ 8,984	\$ 17,968	\$ 19,091	\$ 19,091	\$ 24,706	\$ 25,829	\$ 25,829	\$ 26,952	\$ 32,567	\$ 34,813	\$ 37,059
10-11	\$ 6,738	\$ 7,861	\$ 11,230	\$ 12,353	\$ 14,599	\$ 15,722	\$ 17,968	\$ 20,214	\$ 20,214	\$ 21,337	\$ 22,460	\$ 23,583
Budget	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000

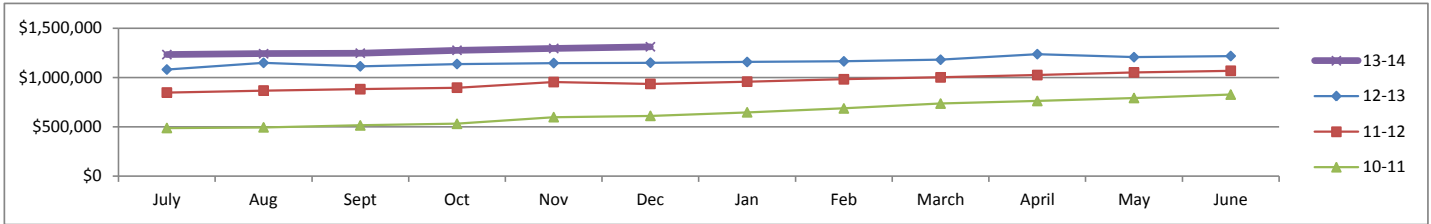


50% of FY has elapsed. 108.7% of Water Impact Fees have been collected to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

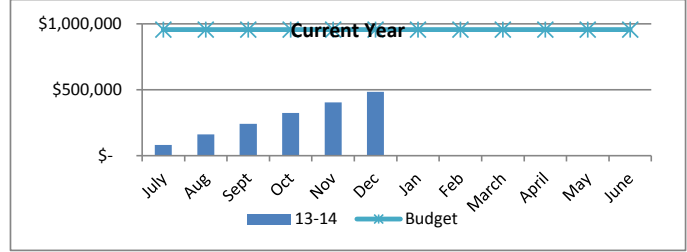
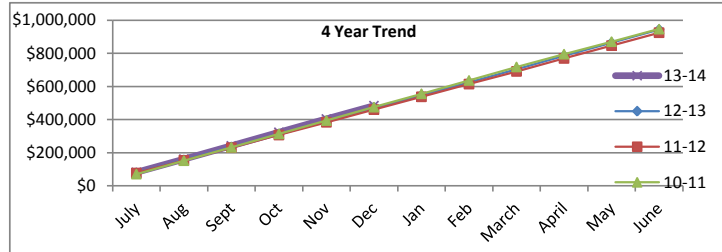
52 - Sewer Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 1,234,296	\$ 1,242,813	\$ 1,248,135	\$ 1,277,733	\$ 1,295,999	\$ 1,313,495						
12-13	\$ 1,082,692	\$ 1,150,098	\$ 1,114,959	\$ 1,138,218	\$ 1,147,790	\$ 1,151,447	\$ 1,158,817	\$ 1,165,489	\$ 1,181,949	\$ 1,238,533	\$ 1,207,611	\$ 1,219,274
11-12	\$ 848,704	\$ 869,079	\$ 882,995	\$ 898,333	\$ 955,545	\$ 936,747	\$ 959,377	\$ 983,326	\$ 1,002,887	\$ 1,026,358	\$ 1,052,483	\$ 1,069,661
10-11	\$ 489,251	\$ 495,992	\$ 515,529	\$ 532,078	\$ 599,341	\$ 612,273	\$ 648,501	\$ 687,722	\$ 737,040	\$ 763,278	\$ 793,543	\$ 828,630



Sewer Sales

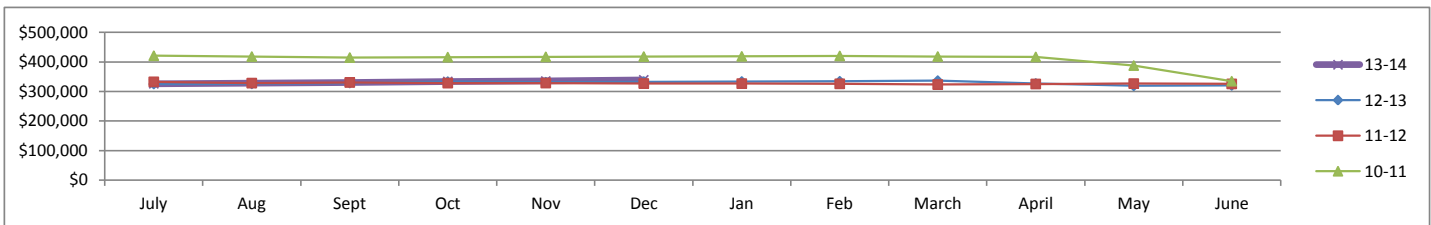
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 80,598	\$ 161,242	\$ 241,252	\$ 323,242	\$ 403,677	\$ 484,399						
12-13	\$ 78,311	\$ 155,940	\$ 234,177	\$ 312,304	\$ 390,229	\$ 468,528	\$ 546,904	\$ 625,380	\$ 703,865	\$ 784,694	\$ 864,816	\$ 944,395
11-12	\$ 76,907	\$ 153,603	\$ 230,434	\$ 306,830	\$ 383,742	\$ 460,725	\$ 537,758	\$ 614,694	\$ 691,220	\$ 769,663	\$ 847,182	\$ 925,355
10-11	\$ 70,466	\$ 151,557	\$ 232,211	\$ 313,197	\$ 394,333	\$ 475,280	\$ 555,913	\$ 636,804	\$ 718,085	\$ 795,596	\$ 870,954	\$ 946,954
Budget	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206	\$ 955,206



50% of FY has elapsed. 50.7% of Sewer Sales have been billed to date.

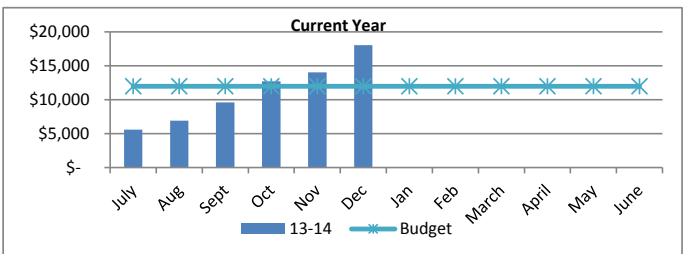
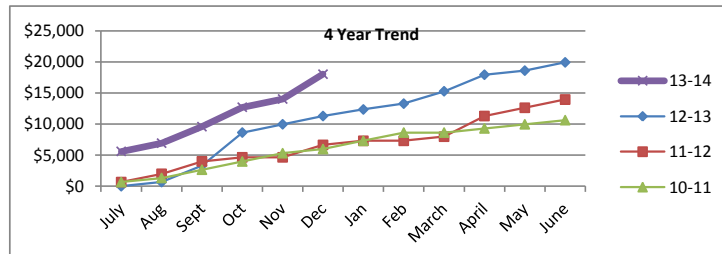
52 - Sewer Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 326,267	\$ 327,734	\$ 330,535	\$ 333,778	\$ 335,277	\$ 339,406						
12-13	\$ 325,297	\$ 325,780	\$ 328,651	\$ 333,253	\$ 331,447	\$ 332,963	\$ 333,765	\$ 334,588	\$ 336,745	\$ 327,140	\$ 319,057	\$ 320,520
11-12	\$ 332,660	\$ 328,376	\$ 330,531	\$ 328,406	\$ 328,588	\$ 327,059	\$ 326,644	\$ 325,980	\$ 323,513	\$ 325,451	\$ 326,767	\$ 325,656
10-11	\$ 420,890	\$ 418,106	\$ 414,759	\$ 416,271	\$ 417,259	\$ 418,091	\$ 418,834	\$ 420,321	\$ 418,295	\$ 416,928	\$ 387,733	\$ 334,829



Sewer Impact Fees Revenues

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 5,608	\$ 6,938	\$ 9,598	\$ 12,721	\$ 14,051	\$ 18,041						
12-13	\$ -	\$ 665	\$ 3,325	\$ 8,645	\$ 9,975	\$ 11,305	\$ 12,365	\$ 13,300	\$ 15,295	\$ 17,955	\$ 18,620	\$ 19,950
11-12	\$ 665	\$ 1,995	\$ 3,990	\$ 4,655	\$ 4,655	\$ 6,650	\$ 7,315	\$ 7,315	\$ 7,980	\$ 11,305	\$ 12,635	\$ 13,965
10-11	\$ 665	\$ 1,330	\$ 2,660	\$ 3,990	\$ 5,320	\$ 5,985	\$ 7,315	\$ 8,645	\$ 8,645	\$ 9,310	\$ 9,975	\$ 10,640
Budget	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000

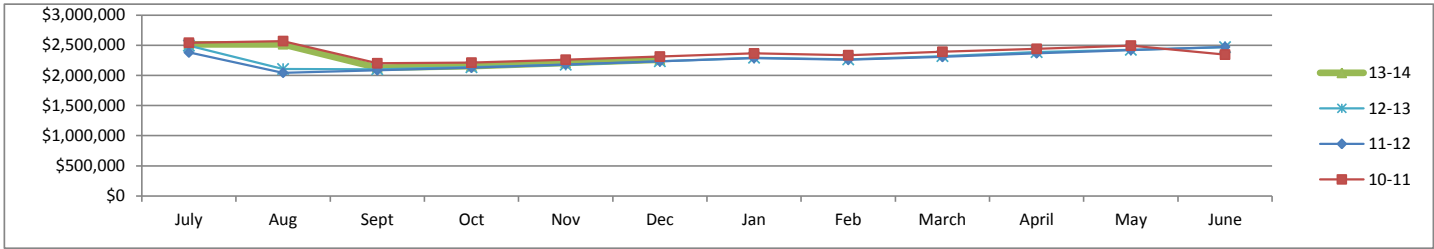


50% of FY has elapsed. 150.3% of Sewer Impact Fees have been collected to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

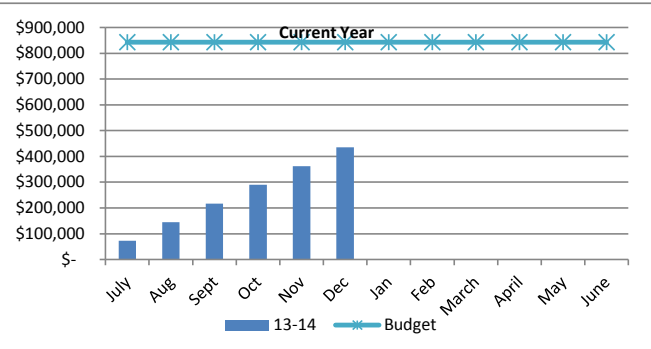
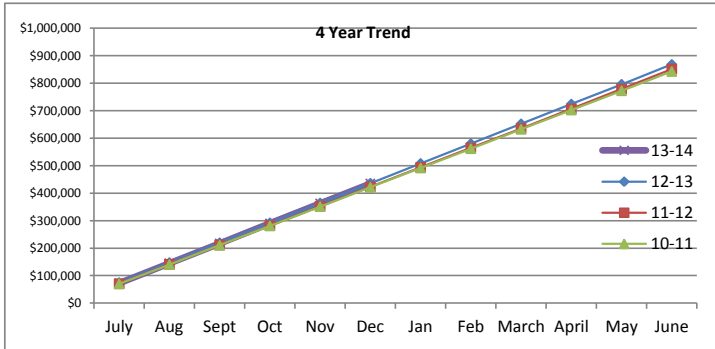
55 - Pressure Irrigation Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 2,518,218	\$ 2,517,912	\$ 2,130,047	\$ 2,154,850	\$ 2,206,572	\$ 2,260,936						
12-13	\$ 2,495,770	\$ 2,106,815	\$ 2,103,905	\$ 2,136,765	\$ 2,178,789	\$ 2,236,141	\$ 2,295,285	\$ 2,267,265	\$ 2,321,296	\$ 2,388,215	\$ 2,425,916	\$ 2,470,508
11-12	\$ 2,381,681	\$ 2,045,755	\$ 2,087,481	\$ 2,130,712	\$ 2,183,609	\$ 2,234,372	\$ 2,288,936	\$ 2,260,276	\$ 2,308,584	\$ 2,369,521	\$ 2,422,516	\$ 2,473,320
10-11	\$ 2,543,781	\$ 2,571,293	\$ 2,202,737	\$ 2,213,534	\$ 2,261,495	\$ 2,314,299	\$ 2,364,931	\$ 2,337,138	\$ 2,394,171	\$ 2,442,570	\$ 2,496,498	\$ 2,347,128



Pressure Irrigation Sales

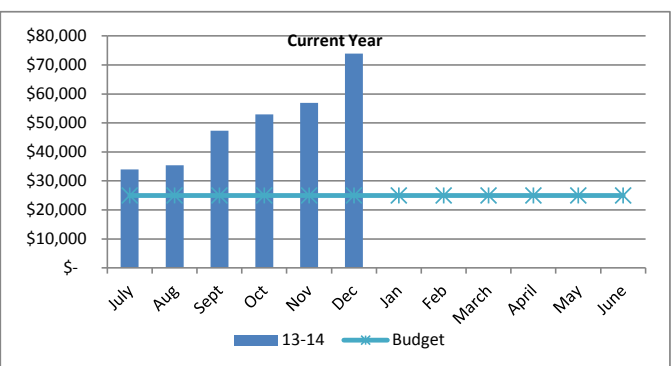
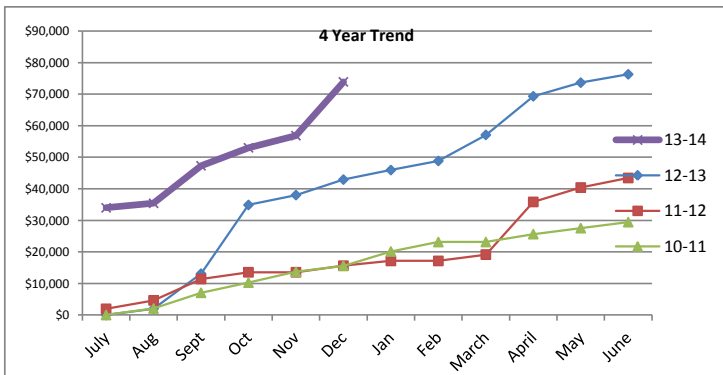
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 72,432	\$ 144,998	\$ 217,160	\$ 289,844	\$ 362,438	\$ 435,115						
12-13	\$ 74,604	\$ 147,510	\$ 219,579	\$ 291,953	\$ 364,048	\$ 436,047	\$ 508,092	\$ 580,096	\$ 652,105	\$ 724,117	\$ 796,003	\$ 868,269
11-12	\$ 70,386	\$ 140,722	\$ 211,218	\$ 281,813	\$ 352,440	\$ 423,082	\$ 493,774	\$ 564,501	\$ 635,306	\$ 706,482	\$ 778,804	\$ 851,319
10-11	\$ 70,197	\$ 140,411	\$ 210,656	\$ 280,860	\$ 351,117	\$ 421,390	\$ 491,420	\$ 561,692	\$ 632,168	\$ 702,411	\$ 772,344	\$ 842,616
Budget	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000	\$ 843,000



50% of FY has elapsed. 51.6% of Pressure Irrigation Sales have been billed to date.

Pressure Irrigation Impact Fees

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 33,973	\$ 35,395	\$ 47,302	\$ 52,997	\$ 56,863	\$ 73,883						
12-13	\$ -	\$ 1,983	\$ 13,102	\$ 34,882	\$ 38,006	\$ 42,916	\$ 45,935	\$ 48,821	\$ 57,076	\$ 69,316	\$ 73,633	\$ 76,276
11-12	\$ 1,955	\$ 4,644	\$ 11,420	\$ 13,553	\$ 13,553	\$ 15,626	\$ 17,146	\$ 17,146	\$ 19,159	\$ 35,831	\$ 40,398	\$ 43,435
10-11	\$ -	\$ 2,076	\$ 7,040	\$ 10,275	\$ 13,694	\$ 15,594	\$ 20,135	\$ 23,132	\$ 23,132	\$ 25,636	\$ 27,537	\$ 29,437
Budget	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

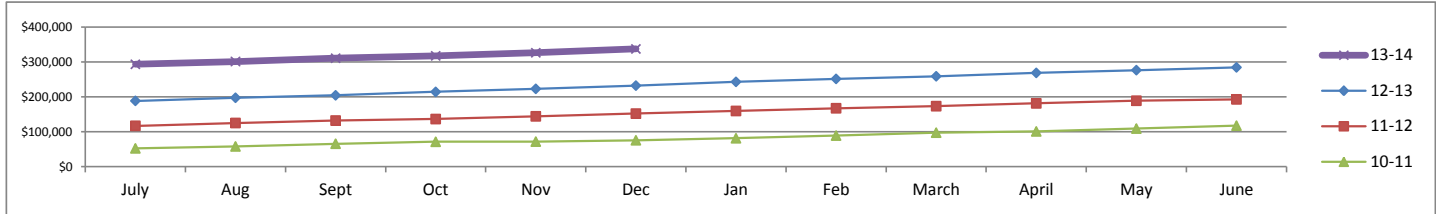


50% of FY has elapsed. 295.5% of Pressure Irrigation Impact Fees have been collected to date.

Alpine City Fund Balance FY 2013-2014 1/7/2014

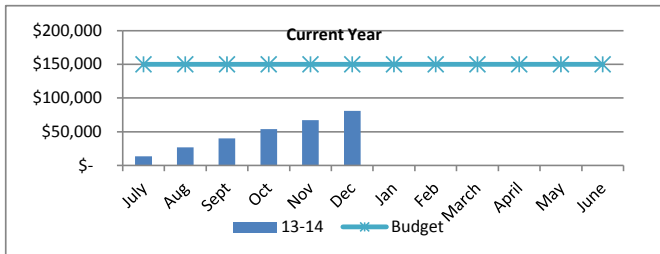
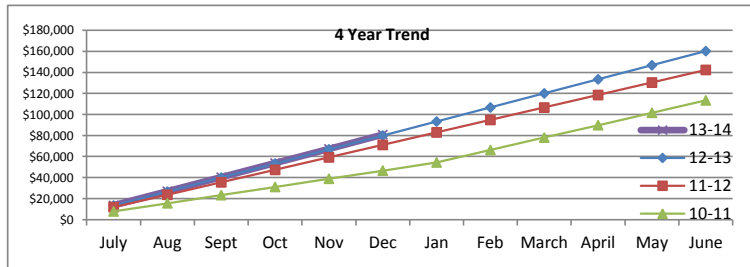
56 - Storm Drain Fund

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 293,188	\$ 301,214	\$ 310,639	\$ 317,454	\$ 326,258	\$ 337,205						
12-13	\$ 188,591	\$ 197,408	\$ 204,405	\$ 214,295	\$ 222,962	\$ 232,225	\$ 242,946	\$ 251,483	\$ 258,958	\$ 268,601	\$ 276,518	\$ 284,448
11-12	\$ 117,034	\$ 125,152	\$ 132,137	\$ 136,486	\$ 144,277	\$ 152,014	\$ 159,569	\$ 167,408	\$ 173,302	\$ 181,333	\$ 188,936	\$ 192,824
10-11	\$ 52,547	\$ 58,111	\$ 65,796	\$ 71,380	\$ 71,918	\$ 75,750	\$ 81,505	\$ 89,187	\$ 97,471	\$ 101,125	\$ 109,291	\$ 117,581



Storm Drain Utility Charges

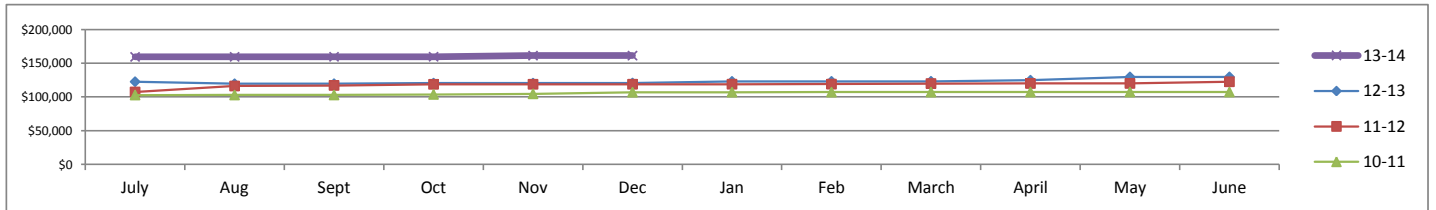
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 13,436	\$ 26,893	\$ 40,296	\$ 53,782	\$ 67,267	\$ 80,788						
12-13	\$ 13,324	\$ 26,558	\$ 39,894	\$ 53,252	\$ 66,749	\$ 79,828	\$ 93,195	\$ 106,577	\$ 119,977	\$ 133,379	\$ 146,769	\$ 160,196
11-12	\$ 11,811	\$ 23,604	\$ 35,419	\$ 47,282	\$ 59,124	\$ 70,983	\$ 82,856	\$ 94,742	\$ 106,546	\$ 118,435	\$ 130,354	\$ 142,303
10-11	\$ 7,757	\$ 15,508	\$ 23,257	\$ 31,036	\$ 38,812	\$ 46,575	\$ 54,323	\$ 66,126	\$ 77,958	\$ 89,768	\$ 101,577	\$ 113,368
Budget	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000



50% of FY has elapsed. 53.9% of Storm Drain charges have been billed to date.

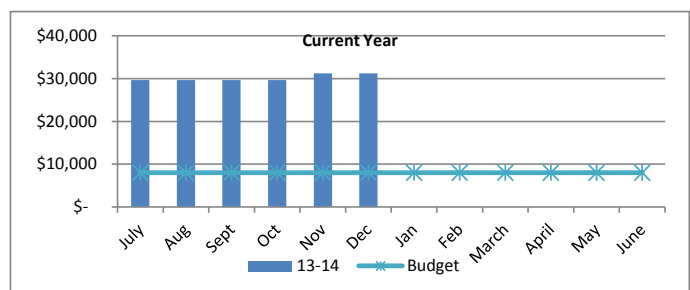
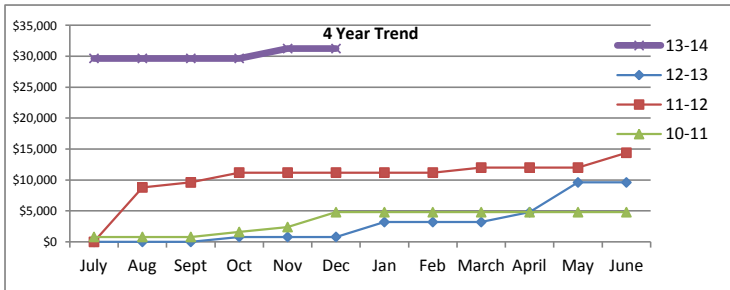
56 - Storm Drain Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 159,472	\$ 159,538	\$ 159,607	\$ 159,677	\$ 161,345	\$ 161,345						
12-13	\$ 122,594	\$ 119,542	\$ 119,619	\$ 120,495	\$ 120,466	\$ 120,664	\$ 123,099	\$ 123,157	\$ 123,217	\$ 124,871	\$ 129,723	\$ 129,776
11-12	\$ 107,337	\$ 116,191	\$ 117,048	\$ 118,712	\$ 118,778	\$ 118,847	\$ 118,921	\$ 118,996	\$ 119,875	\$ 119,953	\$ 120,033	\$ 122,510
10-11	\$ 102,780	\$ 102,832	\$ 102,882	\$ 103,727	\$ 104,570	\$ 107,012	\$ 107,055	\$ 107,095	\$ 107,142	\$ 107,189	\$ 107,237	\$ 107,286



Storm Drain Impact Fees

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
13-14	\$ 29,637	\$ 29,637	\$ 29,637	\$ 29,637	\$ 31,237	\$ 31,237						
12-13	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 3,200	\$ 3,200	\$ 3,200	\$ 4,800	\$ 9,600	\$ 9,600
11-12	\$ -	\$ 8,800	\$ 9,600	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200	\$ 12,000	\$ 12,000	\$ 12,000	\$ 14,400
10-11	\$ 800	\$ 800	\$ 800	\$ 1,600	\$ 2,400	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800
Budget	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000



50% of FY has elapsed. 390.5% of Storm Drain Impact Fees have been collected to date.

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
DECEMBER 31, 2013

COMBINED CASH ACCOUNTS

10-1111	CASH IN BANK, AMERICAN FORK	64,906.44
10-1131	PETTY CASH	850.00
10-1140	RETURNED CHECKS	5,362.33
10-1154	CASH IN SAVINGS, STATE TREASUR	10,031,954.72
10-1171	BUSINESS LIC CASH CLEARING	(25.00)
TOTAL COMBINED CASH		10,103,048.49
10-1190	CASH - ALLOCATION TO OTHER FUN	(8,691,193.54)

TOTAL GENERAL FUND CASH	1,411,854.95
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CASH ALLOCATION RECONCILIATION

15	ALLOCATION TO IMPACT FEES	368,669.11
45	ALLOCATION TO CAPITOL IMPROVEMENTS	869,422.08
51	ALLOCATION TO WATER FUND	2,384,128.64
52	ALLOCATION TO SEWER FUND	1,652,901.50
55	ALLOCATION TO PRESSURIZED IRRIGATION	2,260,936.25
56	ALLOCATION TO STORM DRAIN	498,550.09
70	ALLOCATION TO TRUST AND AGENCY FUND	151,574.90
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	505,010.97

TOTAL ALLOCATIONS TO OTHER FUNDS	8,691,193.54
ALLOCATION FROM COMBINED CASH FUND - 10-1190	(8,691,193.54)

ZERO PROOF IF ALLOCATIONS BALANCE	.00
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ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

GENERAL FUND

ASSETS

10-1111	CASH IN BANK, AMERICAN FORK	64,906.44	
10-1131	PETTY CASH	850.00	
10-1140	RETURNED CHECKS	5,362.33	
10-1154	CASH IN SAVINGS, STATE TREASUR	10,031,954.72	
10-1171	BUSINESS LIC CASH CLEARING	(25.00)	
10-1190	CASH - ALLOCATION TO OTHER FUN	(8,691,193.54)	
10-1311	ACCOUNTS RECEIVABLE	55,800.54	
10-1313	OTHER RECEIVABLES	296,943.57	
	TOTAL ASSETS		1,764,599.06

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	(215.10)	
10-2223	STATE WITHHOLDING PAYABLE	3,658.47	
10-2225	ULGT PAYABLE	7,740.23	
10-2229	WORKERS COMP PAYABLE	2,843.12	
10-2401	UNEARNED GRANT REVENUE	296,943.57	
	TOTAL LIABILITIES		310,970.29

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2970	CLASS C ROADS EQUITY	781,959.66	
10-2980	BALANCE BEGINNING OF YEAR	710,313.32	
	REVENUE OVER EXPENDITURES - YTD	(38,644.21)	
	BALANCE - CURRENT DATE	1,453,628.77	
	TOTAL FUND EQUITY		1,453,628.77
	TOTAL LIABILITIES AND EQUITY		1,764,599.06

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	779,013.28	876,395.32	1,058,421.00	182,025.68	82.8
10-31-20 REDEMPTION TAXES	1,649.59	7,733.41	.00	(7,733.41)	.0
10-31-30 GENERAL SALES AND USE TAXES	72,598.33	489,635.01	915,000.00	425,364.99	53.5
10-31-31 MOTOR VEHICLE TAX	12,322.67	46,727.45	85,000.00	38,272.55	55.0
10-31-40 FRANCHISE FEE - CABLE TV & UP&	41,819.46	261,891.03	540,000.00	278,108.97	48.5
10-31-90 PENALTIES & INT. ON DELINQUENT	76.52	335.58	1,000.00	664.42	33.6
TOTAL TAXES	907,479.85	1,682,717.80	2,599,421.00	916,703.20	64.7
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	165.00	1,945.00	26,000.00	24,055.00	7.5
10-32-20 PLAN CHECK FEES	14,115.75	73,458.20	60,000.00	(13,458.20)	122.4
10-32-21 BUILDING PERMITS	29,436.16	137,105.27	100,000.00	(37,105.27)	137.1
10-32-22 BUILDING PERMIT ASSESSMENT	291.10	1,351.49	1,000.00	(351.49)	135.2
TOTAL LICENSES AND PERMITS	44,008.01	213,859.96	187,000.00	(26,859.96)	114.4
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 OTHER GRANTS/QUAIL FIRE	.00	334,395.00	.00	(334,395.00)	.0
10-33-56 C & B ROAD FUND ALLOTMENT	.00	95,735.59	320,000.00	224,264.41	29.9
TOTAL INTERGOVERNMENTAL REVENUE	.00	430,130.59	320,000.00	(110,130.59)	134.4
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	600.00	14,210.00	4,000.00	(10,210.00)	355.3
10-34-14 ANNEXATIONS APPLICATIONS	.00	500.00	500.00	.00	100.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	2.00	500.00	498.00	.4
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	.00	38,516.00	38,516.00	.0
10-34-40 WASTE COLLECTION SALES	41,764.22	249,705.24	469,300.00	219,594.76	53.2
10-34-69 YOUTH COUNCIL	.00	2,993.48	1,300.00	(1,693.48)	230.3
10-34-81 SALE OF CEMETERY LOTS	(200.00)	3,300.00	5,000.00	1,700.00	66.0
10-34-83 BURIAL FEES	900.00	6,400.00	8,000.00	1,600.00	80.0
TOTAL CHARGES FOR SERVICES	43,064.22	277,110.72	527,116.00	250,005.28	52.6
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	3,930.50	25,099.50	60,000.00	34,900.50	41.8
10-35-15 OTHER FINES	24.81	655.73	1,000.00	344.27	65.6
10-35-16 TRAFFIC SCHOOL	.00	.00	500.00	500.00	.0
TOTAL FINES AND FORFEITURES	3,955.31	25,755.23	61,500.00	35,744.77	41.9

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-19 RECYCLING	.00	40.00	.00	(40.00)	.0
10-36-20 RENTS AND CONCESSIONS	350.00	1,150.00	32,000.00	30,850.00	3.6
TOTAL RENTS AND OTHER REVENUE	350.00	1,190.00	32,000.00	30,810.00	3.7
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	620.09	2,628.18	9,000.00	6,371.82	29.2
10-38-17 ALPINE DAYS	.00	19,661.37	25,000.00	5,338.63	78.7
10-38-18 RODEO REVENUE	.00	27,116.65	20,000.00	(7,116.65)	135.6
10-38-45 LAMBERT PARK DONATION	200,000.00	200,000.00	.00	(200,000.00)	.0
10-38-50 BICENTENNIAL BOOKS	.00	480.00	500.00	20.00	96.0
10-38-90 SUNDRY REVENUES	1.38	9,211.94	10,000.00	788.06	92.1
TOTAL INTEREST AND MISC REVENUE	200,621.47	259,098.14	64,500.00	(194,598.14)	401.7
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 GENERAL FUND SURPLUS	.00	.00	208,221.00	208,221.00	.0
10-39-15 TRANSFER FROM WATER	.00	.00	6,000.00	6,000.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,449.04	14,636.55	28,500.00	13,863.45	51.4
10-39-25 TRANSFER FROM SEWER	.00	.00	3,500.00	3,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	2,449.04	14,636.55	246,221.00	231,584.45	5.9
TOTAL FUND REVENUE	1,201,927.90	2,904,498.99	4,037,758.00	1,133,259.01	71.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES, ADMINISTRATI	9,202.11	58,040.68	121,500.00	63,459.32	47.8
10-41-13 EMPLOYEE BENEFITS	2,457.06	15,398.16	36,500.00	21,101.84	42.2
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	5,548.28	12,000.00	6,451.72	46.2
10-41-22 PUBLIC NOTICES	144.40	1,098.32	2,000.00	901.68	54.9
10-41-23 TRAVEL	275.00	1,650.00	5,000.00	3,350.00	33.0
10-41-24 OFFICE EXPENSE, SUPPLIES & POS	519.70	4,206.28	8,300.00	4,093.72	50.7
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,000.00	1,000.00	.0
10-41-28 TELEPHONE	152.72	906.76	4,000.00	3,093.24	22.7
10-41-30 TECHNICAL & PROFESSIONAL SERV	3,350.25	26,179.25	20,000.00	(6,179.25)	130.9
10-41-33 EDUCATION	.00	(600.00)	2,000.00	2,600.00	(30.0)
10-41-46 COUNCIL DISCRETIONARY FUND	3,593.59	8,534.66	10,000.00	1,465.34	85.4
10-41-51 INSURANCE	.00	6,996.44	5,500.00	(1,496.44)	127.2
10-41-63 OTHER SERVICES	.00	.00	3,000.00	3,000.00	.0
10-41-64 OTHER EXPENSES	626.90	674.09	1,000.00	325.91	67.4
TOTAL ADMINISTRATION	20,321.73	128,632.92	231,800.00	103,167.08	55.5
<u>COURT</u>					
10-42-24 OFFICE EXPENSE, SUPPLIES & POS	1,217.51	6,230.53	16,000.00	9,769.47	38.9
10-42-31 PROFESSIONAL & TECHNICAL	6,786.65	32,136.32	68,000.00	35,863.68	47.3
10-42-40 WITNESS FEES	.00	.00	500.00	500.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	1,047.28	7,612.26	21,000.00	13,387.74	36.3
10-42-64 OTHER EXPENSES	.00	25.00	.00	(25.00)	.0
TOTAL COURT	9,051.44	46,004.11	105,500.00	59,495.89	43.6
<u>TREASURER</u>					
10-43-11 SALARIES AND WAGES	774.88	5,026.16	10,500.00	5,473.84	47.9
10-43-13 EMPLOYEE BENEFITS	502.33	3,101.41	6,500.00	3,398.59	47.7
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	190.00	500.00	310.00	38.0
10-43-23 TRAVEL	.00	.00	500.00	500.00	.0
10-43-24 OFFICE EXPENSE, SUPPLIES & POS	.00	340.95	500.00	159.05	68.2
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	400.00	10,600.00	11,000.00	400.00	96.4
TOTAL TREASURER	1,677.21	19,258.52	30,000.00	10,741.48	64.2
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	1,010.71	5,567.81	6,000.00	432.19	92.8
10-50-62 MISCELLANEOUS SERVICES	.00	1,058.00	.00	(1,058.00)	.0
TOTAL ELECTIONS	1,010.71	6,625.81	6,000.00	(625.81)	110.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	433.47	2,582.24	6,500.00	3,917.76	39.7
10-52-27 UTILITIES	1,957.10	6,385.73	19,000.00	12,614.27	33.6
10-52-51 INSURANCE	.00	12,451.72	11,500.00	(951.72)	108.3
10-52-63 OTHER SERVICES	1,933.00	5,757.00	15,000.00	9,243.00	38.4
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	6,460.00	16,000.00	9,540.00	40.4
TOTAL GOVERNMENT BUILDINGS	4,323.57	33,636.69	68,000.00	34,363.31	49.5
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	82,255.59	572,242.12	987,485.00	415,242.88	58.0
10-57-63 FIRE-PROFESSIONAL SERVICE	53,255.09	358,795.63	646,014.00	287,218.37	55.5
10-57-72 ADMINISTRATION	5,234.09	36,638.62	62,809.00	26,170.38	58.3
TOTAL EMERGENCY SERVICES	140,744.77	967,676.37	1,696,308.00	728,631.63	57.1
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	2,198.07	12,824.59	26,000.00	13,175.41	49.3
10-58-13 EMPLOYEE BENEFITS	1,050.60	8,735.56	13,500.00	4,764.44	64.7
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	800.00	800.00	.0
10-58-24 OFFICE SUPPLIES	46.92	132.84	1,500.00	1,367.16	8.9
10-58-28 TELEPHONE	48.24	290.37	1,000.00	709.63	29.0
10-58-29 CONTRACT/BUILDING INSPECTOR	.00	21,236.68	38,000.00	16,763.32	55.9
10-58-51 INSURANCE & SURETY BONDS	.00	1,749.12	4,000.00	2,250.88	43.7
10-58-65 BUILDING PERMIT SURCHARGE	.00	89.94	1,000.00	910.06	9.0
TOTAL BUILDING INSPECTION	3,343.83	45,059.10	85,800.00	40,740.90	52.5
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	6,005.68	40,719.97	88,000.00	47,280.03	46.3
10-59-13 EMPLOYEE BENEFITS	2,480.80	15,995.28	33,000.00	17,004.72	48.5
10-59-14 OVERTIME WAGES	.00	398.30	.00	(398.30)	.0
10-59-23 TRAVEL	.00	.00	500.00	500.00	.0
10-59-24 OFFICE EXPENSE, SUPPLIES & POS	535.37	535.37	2,000.00	1,464.63	26.8
10-59-30 PROFESSIONAL & TECHNICAL SERV	1,218.75	8,940.00	20,000.00	11,060.00	44.7
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	1,000.00	1,000.00	.0
10-59-33 ENGINEERING ON SUBDIVISIONS	.00	.00	1,000.00	1,000.00	.0
10-59-34 EDUCATION	.00	915.00	500.00	(415.00)	183.0
TOTAL PLANNING & ZONING	10,240.60	67,503.92	146,000.00	78,496.08	46.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	8,020.91	45,746.22	78,500.00	32,753.78	58.3
10-60-13 EMPLOYEE BENEFITS	3,639.81	25,581.75	48,500.00	22,918.25	52.8
10-60-14 OVERTIME WAGES	1,260.69	5,974.88	8,000.00	2,025.12	74.7
10-60-23 TRAVEL	.00	15.82	500.00	484.18	3.2
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	851.93	5,202.58	25,000.00	19,797.42	20.8
10-60-26 STREET SUPPLIES AND MAINTENANC	2,416.06	20,139.02	60,000.00	39,860.98	33.6
10-60-27 UTILITIES	29.66	172.84	500.00	327.16	34.6
10-60-28 MOBIL TELEPHONE	89.74	730.88	1,500.00	769.12	48.7
10-60-29 POWER - STREET LIGHTS	4,218.17	24,926.73	50,000.00	25,073.27	49.9
10-60-51 INSURANCE	.00	11,721.06	10,000.00	(1,721.06)	117.2
10-60-63 OTHER SERVICES	12.75	7,546.50	1,000.00	(6,546.50)	754.7
10-60-64 OTHER EXPENSES	80.00	80.00	1,000.00	920.00	8.0
10-60-70 CLASS C ROAD FUND	13,351.95	341,333.45	433,000.00	91,666.55	78.8
TOTAL STREETS	33,971.67	489,171.73	717,500.00	228,328.27	68.2

PARKS & RECREATION

10-70-11 SALARIES & WAGES	2,775.02	18,005.96	36,500.00	18,494.04	49.3
10-70-12 SALARIES/WAGES TEMPORARY EMPLO	.00	7,490.31	27,500.00	20,009.69	27.2
10-70-13 EMPLOYEE BENEFITS	1,903.07	12,203.59	25,500.00	13,296.41	47.9
10-70-14 OVERTIME WAGES	351.26	883.29	2,275.00	1,391.71	38.8
10-70-23 TRAVEL	.00	.00	500.00	500.00	.0
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	3,193.03	9,933.05	10,000.00	66.95	99.3
10-70-26 BUILDING AND GROUNDS SUPPLIES	28.11	2,863.93	25,000.00	22,136.07	11.5
10-70-27 UTILITIES	1,020.11	5,052.48	10,000.00	4,947.52	50.5
10-70-28 MOBIL TELEPHONE	30.00	195.00	500.00	305.00	39.0
10-70-51 INSURANCE & SURETY BONDS	.00	7,648.81	6,500.00	(1,148.81)	117.7
10-70-60 RODEO EXPENSES	.00	17,336.19	20,000.00	2,663.81	86.7
10-70-64 OTHER EXPENSES	.00	.00	2,000.00	2,000.00	.0
10-70-65 OTHER EXPENSES - ALPINE DAYS	.00	35,022.79	25,000.00	(10,022.79)	140.1
10-70-67 MOYLE PARK	744.96	3,634.61	5,000.00	1,365.39	72.7
10-70-68 LIBRARY	676.00	5,180.00	12,000.00	6,820.00	43.2
10-70-69 YOUTH COUNCIL	25.81	1,867.70	3,500.00	1,632.30	53.4
10-70-70 BOOK MOBILE	.00	.00	13,200.00	13,200.00	.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
10-70-75 QUAIL FIRE RESTORATION	147,969.97	770,810.04	.00	(770,810.04)	.0
TOTAL PARKS & RECREATION	158,717.34	898,127.75	229,975.00	(668,152.75)	390.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	2,775.02	18,005.95	36,500.00	18,494.05	49.3
10-77-12 SALARIES & WAGES TEMPORARY EMP	.00	7,490.22	27,500.00	20,009.78	27.2
10-77-13 EMPLOYEE BENEFITS	1,903.02	12,202.65	25,500.00	13,297.35	47.9
10-77-14 OVERTIME WAGES	351.25	883.24	2,275.00	1,391.76	38.8
10-77-24 OFFICE EXPENSE, SUPPLIES & POS	1,198.00	1,218.63	200.00	(1,018.63)	609.3
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	553.81	4,767.28	9,000.00	4,232.72	53.0
10-77-26 BUILDING AND GROUNDS	.00	136.41	25,000.00	24,863.59	.6
10-77-28 MOBIL TELEPHONE	30.00	195.00	500.00	305.00	39.0
10-77-51 INSURANCE & SURETY BONDS	.00	3,498.24	6,500.00	3,001.76	53.8
10-77-63 OTHER SERVICES	11.77	69.70	200.00	130.30	34.9
TOTAL CEMETERY	6,822.87	48,467.32	133,175.00	84,707.68	36.4
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	2,064.39	16,690.66	30,500.00	13,809.34	54.7
10-82-13 EMPLOYEE BENEFITS	1,156.96	8,395.09	17,500.00	9,104.91	48.0
10-82-24 OFFICE EXPENSE, SUPPLIES & POS	314.28	1,922.30	4,000.00	2,077.70	48.1
10-82-28 TELEPHONE	48.25	290.37	1,000.00	709.63	29.0
10-82-34 TECHNOLOGY UPDATE	41.97	294.19	4,000.00	3,705.81	7.4
10-82-61 TIPPING FEES	8,133.49	46,836.51	101,000.00	54,163.49	46.4
10-82-62 WASTE PICKUP CONTRACT	19,436.53	97,931.27	239,000.00	141,068.73	41.0
10-82-64 OTHER EXPENSES	21.00	892.00	3,700.00	2,808.00	24.1
TOTAL GARBAGE	31,216.87	173,252.39	400,700.00	227,447.61	43.2
<u>MISCELLANEOUS</u>					
10-99-18 UTA TAX	.00	65.08	2,000.00	1,934.92	3.3
10-99-25 TECHNOLOGY UPGRADE	41.97	1,961.07	10,000.00	8,038.93	19.6
10-99-27 EMERGENCY PREPARDNESS	.00	17,700.42	.00	(17,700.42)	.0
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	150,000.00	150,000.00	.0
10-99-82 EMERGENCY PREP	.00	.00	25,000.00	25,000.00	.0
TOTAL MISCELLANEOUS	41.97	19,726.57	187,000.00	167,273.43	10.6
TOTAL FUND EXPENDITURES	421,484.58	2,943,143.20	4,037,758.00	1,094,614.80	72.9
NET REVENUE OVER EXPENDITURES	780,443.32	(38,644.21)	.00	38,644.21	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	368,669.11	
	TOTAL ASSETS		368,669.11

LIABILITIES AND EQUITY

FUND EQUITY

15-2821	RESERVE-IMP FEE STREETS	130,585.43	
15-2831	RESERVE-IMP RECREATION	71,304.27	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	362.97	
	REVENUE OVER EXPENDITURES - YTD	166,416.44	
	BALANCE - CURRENT DATE	166,779.41	
	TOTAL FUND EQUITY		368,669.11
	TOTAL LIABILITIES AND EQUITY		368,669.11

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-21	STREETS & TRANSPORTATION FEES	.00	35,968.36	17,000.00	(18,968.36)	211.6
15-37-31	RECREATION FACILITY FEES	.00	106,768.39	40,000.00	(66,768.39)	266.9
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	22,872.00	114,360.00	50,000.00	(64,360.00)	228.7
	TOTAL OPERATING REVENUES	22,872.00	257,096.75	107,000.00	(150,096.75)	240.3
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	149.98	807.69	1,200.00	392.31	67.3
	TOTAL INTEREST AND MISC REVENUE	149.98	807.69	1,200.00	392.31	67.3
	TOTAL FUND REVENUE	23,021.98	257,904.44	108,200.00	(149,704.44)	238.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-12 TIMP SPEC SERV DIST IMPACT FEE	15,248.00	91,488.00	50,000.00	(41,488.00)	183.0
15-40-21 STREET & TRANSPORT EXPENSES	.00	.00	17,000.00	17,000.00	.0
15-40-31 PARK SYSTEM	.00	.00	41,200.00	41,200.00	.0
TOTAL EXPENDITURES	15,248.00	91,488.00	108,200.00	16,712.00	84.6
TOTAL FUND EXPENDITURES	15,248.00	91,488.00	108,200.00	16,712.00	84.6
NET REVENUE OVER EXPENDITURES	7,773.98	166,416.44	.00	(166,416.44)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

CAPITOL IMPROVEMENTS

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	869,422.08	
	TOTAL ASSETS		869,422.08

LIABILITIES AND EQUITY

LIABILITIES

45-2125	CEMETERY BOND-FLYNN PRODUCTION	1,000.00	
45-2136	EQUIPMENT REPLACEMENT FUND	128,958.09	
45-2138	PURPLE CHURCH MONUMENT	77.00	
45-2140	INFRA PROTECTION BONDS	593,840.43	
45-2147	OPEN SPACE BOND	(2,000.00)	
45-2150	RESTRICTED FOR ROADS	22,566.00	
45-2152	MOYLE PARK DONATIONS	118.00	
45-2155	DONATION/LAMBERT PARK	400.00	
	TOTAL LIABILITIES		744,959.52

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
45-2980	BALANCE BEGINNING OF YEAR	145,059.78	
	REVENUE OVER EXPENDITURES - YTD	(20,597.22)	
	BALANCE - CURRENT DATE	124,462.56	
	TOTAL FUND EQUITY		124,462.56
	TOTAL LIABILITIES AND EQUITY		869,422.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

CAPITOL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	360.13	2,250.39	6,000.00	3,749.61	37.5
	TOTAL INTEREST AND MISC REVENUE	360.13	2,250.39	6,000.00	3,749.61	37.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	150,000.00	150,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	150,000.00	150,000.00	.0
	TOTAL FUND REVENUE	360.13	2,250.39	156,000.00	153,749.61	1.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

CAPITOL IMPROVEMENTS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-64 INTEREST ON INFRA BOND RELEASE	25.80	583.23	3,000.00	2,416.77	19.4
45-40-72 CAPITAL OUTLAY - OTHER	10,000.00	12,203.00	105,500.00	93,297.00	11.6
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	10,061.38	47,500.00	37,438.62	21.2
TOTAL EXPENDITURES	10,025.80	22,847.61	156,000.00	133,152.39	14.7
TOTAL FUND EXPENDITURES	10,025.80	22,847.61	156,000.00	133,152.39	14.7
NET REVENUE OVER EXPENDITURES	(9,665.67)	(20,597.22)	.00	20,597.22	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

WATER FUND

ASSETS

51-1131	PETTY CASH	30.00	
51-1190	CASH - ALLOCATION FROM GENERAL	2,384,128.64	
51-1311	WATER ACCOUNTS RECEIVABLE	(5,261.01)	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
51-1598	INVESTMENT IN WATER STOCK	57,900.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(99,835.53)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	11,566,951.27	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,595,168.73)	
51-1651	MACHINERY AND EQUIPMENT	272,387.54	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(217,273.15)	
TOTAL ASSETS			10,749,461.66

LIABILITIES AND EQUITY

LIABILITIES

51-2151	UTILITY DEPOSIT	39,125.42	
51-2230	COMPENSATED ABSENCES	24,108.56	
TOTAL LIABILITIES			63,233.98

FUND EQUITY

51-2800	ANNEXATION RESERVED EQUITY	47,576.00	
UNAPPROPRIATED FUND BALANCE:			
51-2911	RESERVE FOR IMPACT FEE	144,815.12	
51-2980	BEGINNING OF YEAR	10,439,078.46	
	REVENUE OVER EXPENDITURES - YTD	54,758.10	
BALANCE - CURRENT DATE		10,638,651.68	
TOTAL FUND EQUITY			10,686,227.68
TOTAL LIABILITIES AND EQUITY			10,749,461.66

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	39,064.56	265,868.44	550,000.00	284,131.56	48.3
51-37-12 OTHER WATER REVENUE	325.00	8,966.32	6,500.00	(2,466.32)	137.9
51-37-16 WATER CONNECTION FEE	900.00	4,295.00	3,500.00	(795.00)	122.7
51-37-17 PENALTIES	532.11	2,447.10	5,000.00	2,552.90	48.9
51-37-20 WATER SYSTEM IMPACT FEE	6,738.00	29,349.74	27,000.00	(2,349.74)	108.7
TOTAL OPERATING REVENUES	47,559.67	310,926.60	592,000.00	281,073.40	52.5
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	985.78	5,993.11	16,000.00	10,006.89	37.5
TOTAL INTEREST AND MISC REVENUE	985.78	5,993.11	16,000.00	10,006.89	37.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	170,100.00	170,100.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	170,100.00	170,100.00	.0
TOTAL FUND REVENUE	48,545.45	316,919.71	778,100.00	461,180.29	40.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES/WAGES-PERMANENT EMPLO	16,514.40	96,676.20	173,000.00	76,323.80	55.9
51-80-13 EMPLOYEE BENEFITS	6,970.41	47,005.87	92,600.00	45,594.13	50.8
51-80-14 OVERTIME WAGES	1,260.69	6,373.16	8,000.00	1,626.84	79.7
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	3,500.00	3,500.00	.0
51-80-23 TRAVEL	110.00	670.55	2,000.00	1,329.45	33.5
51-80-24 OFFICE EXPENSE, SUPPLIES & POS	1,823.49	7,591.84	15,000.00	7,408.16	50.6
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,962.06	7,801.07	23,000.00	15,198.93	33.9
51-80-26 BUILDING AND GROUNDS SUPPLIES	570.00	10,340.31	20,000.00	9,659.69	51.7
51-80-27 UTILITIES	790.75	10,551.10	20,000.00	9,448.90	52.8
51-80-28 TELEPHONE	236.02	1,897.36	5,000.00	3,102.64	38.0
51-80-31 PROFESSIONAL & TECHNICAL SERVI	.00	.00	5,000.00	5,000.00	.0
51-80-33 EDUCATION	.00	460.00	1,000.00	540.00	46.0
51-80-34 TECHNOLOGY UPDATE	398.97	1,585.97	10,000.00	8,414.03	15.9
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	16,061.63	16,500.00	438.37	97.3
51-80-62 MISCELLANEOUS SERVICES	83.04	189.33	500.00	310.67	37.9
51-80-63 OTHER EXPENSES	8,719.75	15,383.22	5,000.00	(10,383.22)	307.7
51-80-64 CUSTOMER REFUND	17.50	438.85	2,500.00	2,061.15	17.6
51-80-70 CAPITAL OUTLAY - IMPACT FEE	2,343.00	36,011.15	30,000.00	(6,011.15)	120.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	.00	52,000.00	52,000.00	.0
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,124.00	32,500.00	29,376.00	9.6
51-80-93 1% TRANSFER TO GENERAL FUND	.00	.00	6,000.00	6,000.00	.0
TOTAL WATER EXPENDITURES	42,800.08	262,161.61	778,100.00	515,938.39	33.7
TOTAL FUND EXPENDITURES	42,800.08	262,161.61	778,100.00	515,938.39	33.7
NET REVENUE OVER EXPENDITURES	5,745.37	54,758.10	.00	(54,758.10)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	1,652,901.50	
52-1312	SEWER ACCOUNTS RECEIVABLE	105,014.91	
52-1611	LAND	16,000.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(29,309.62)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	5,964,374.94	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(1,968,718.46)	
52-1651	MACHINERY AND EQUIPMENT	156,320.55	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(132,273.14)	
TOTAL ASSETS			<u>5,810,281.68</u>

LIABILITIES AND EQUITY

LIABILITIES

52-2230	COMPENSATED ABSENCES	21,286.79	
TOTAL LIABILITIES			21,286.79

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2911	RESERVE FOR IMPACT FEE	320,519.97	
52-2980	BALANCE BEGINNING OF YEAR	5,318,383.00	
	REVENUE OVER EXPENDITURES - YTD	150,091.92	
BALANCE - CURRENT DATE		5,788,994.89	
TOTAL FUND EQUITY			<u>5,788,994.89</u>
TOTAL LIABILITIES AND EQUITY			<u>5,810,281.68</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	80,721.95	484,398.60	955,206.00	470,807.40	50.7
52-37-16 SEWER CONNECTION FEE	750.00	3,250.00	3,000.00	(250.00)	108.3
52-37-20 SEWER SYSTEM IMPACT FEE	3,990.00	18,040.85	12,000.00	(6,040.85)	150.3
TOTAL OPERATING REVENUES	85,461.95	505,689.45	970,206.00	464,516.55	52.1
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	675.83	4,050.42	9,500.00	5,449.58	42.6
TOTAL INTEREST AND MISC REVENUE	675.83	4,050.42	9,500.00	5,449.58	42.6
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	82,294.00	82,294.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	82,294.00	82,294.00	.0
TOTAL FUND REVENUE	86,137.78	509,739.87	1,062,000.00	552,260.13	48.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES	13,417.88	84,891.25	153,000.00	68,108.75	55.5
52-81-13 EMPLOYEE BENEFITS	6,004.27	41,772.60	83,000.00	41,227.40	50.3
52-81-14 OVERTIME WAGES	1,260.69	6,240.41	6,000.00	(240.41)	104.0
52-81-23 TRAVEL	110.00	675.82	1,500.00	824.18	45.1
52-81-24 OFFICE EXPENSE, SUPPLIES & POS	799.69	3,887.57	6,500.00	2,612.43	59.8
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	5,000.00	5,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	684.76	5,868.06	8,000.00	2,131.94	73.4
52-81-27 UTILITIES	31.10	179.35	500.00	320.65	35.9
52-81-28 TELEPHONE	137.98	1,411.27	2,500.00	1,088.73	56.5
52-81-34 TECHNOLOGY UPDATE	41.97	1,901.02	5,000.00	3,098.98	38.0
52-81-35 DEPRECIATION EXPENSE	.00	.00	125,000.00	125,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	40,843.32	195,743.38	500,000.00	304,256.62	39.2
52-81-64 OTHER EXPENSES	2,179.41	13,953.22	18,000.00	4,046.78	77.5
52-81-70 CAPITOL OUTLAY - IMPACT FEE	.00	.00	60,000.00	60,000.00	.0
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	.00	52,000.00	52,000.00	.0
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,124.00	32,500.00	29,376.00	9.6
52-81-93 TRANSFER TO GENERAL FUND	.00	.00	3,500.00	3,500.00	.0
TOTAL SEWER EXPENDITURES	65,511.07	359,647.95	1,062,000.00	702,352.05	33.9
TOTAL FUND EXPENDITURES	65,511.07	359,647.95	1,062,000.00	702,352.05	33.9
NET REVENUE OVER EXPENDITURES	20,626.71	150,091.92	.00	(150,091.92)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

PRESSURIZED IRRIGATION

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	2,260,936.25	
55-1311	ACCOUNTS RECEIVABLE	89,698.32	
55-1631	PRESSURIZED IRRIGATION SYSTEM	10,284,504.49	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(2,284,200.80)	
55-1651	MACHINERY AND EQUIPMENT	138,006.28	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(91,113.72)	
55-1910	DEFERED AMOUNT ON REFUNDING	346,091.46	
	TOTAL ASSETS		10,743,922.28

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	112,429.07	
55-2230	COMPENSATED ABSENCES	18,988.84	
55-2511	CURRENT PORTION OF BONDS	310,000.00	
55-2531	BOND - 2010 WATER REFUNDING	4,600,000.00	
	TOTAL LIABILITIES		5,041,417.91

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
55-2980	BALANCE BEGINNING OF YEAR	5,911,815.80	
	REVENUE OVER EXPENDITURES - YTD	(209,311.43)	
	BALANCE - CURRENT DATE	5,702,504.37	
	TOTAL FUND EQUITY		5,702,504.37
	TOTAL LIABILITIES AND EQUITY		10,743,922.28

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

PRESSURIZED IRRIGATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	72,676.97	435,115.11	843,000.00	407,884.89	51.6
55-37-12 OTHER REVENUE	.00	2,613.33	1,000.00	(1,613.33)	261.3
55-37-16 PRESSURIZED CONNECTION FEE	.00	1,700.00	1,500.00	(200.00)	113.3
55-37-21 PRESSURIZED IRR IMPACT FEE	17,020.11	73,883.41	25,000.00	(48,883.41)	295.5
TOTAL OPERATING REVENUES	89,697.08	513,311.85	870,500.00	357,188.15	59.0
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	914.41	5,968.89	15,000.00	9,031.11	39.8
55-38-70 DEVELOPER CONTRIBUTIONS	.00	3,608.81	.00	(3,608.81)	.0
TOTAL INTEREST AND MISC REVENUE	914.41	9,577.70	15,000.00	5,422.30	63.9
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	367,424.00	367,424.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	367,424.00	367,424.00	.0
TOTAL FUND REVENUE	90,611.49	522,889.55	1,252,924.00	730,034.45	41.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

PRESSURIZED IRRIGATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	14,073.17	73,308.15	134,000.00	60,691.85	54.7
55-40-13 EMPLOYEE BENEFITS	5,859.13	37,491.12	74,000.00	36,508.88	50.7
55-40-14 OVERTIME WAGES	1,260.64	6,240.19	8,000.00	1,759.81	78.0
55-40-23 TRAVEL	55.00	340.55	1,000.00	659.45	34.1
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	2,827.01	6,391.99	20,000.00	13,608.01	32.0
55-40-26 BUILDING & GROUNDS SUPPLIES	.00	828.18	5,000.00	4,171.82	16.6
55-40-27 UTILITIES	917.81	176,218.31	200,000.00	23,781.69	88.1
55-40-28 TELEPHONE	142.98	1,421.44	3,200.00	1,778.56	44.4
55-40-29 OFFICE EXPENSE, SUPPLIES & POS	1,049.07	5,556.30	10,000.00	4,443.70	55.6
55-40-32 ENGINEER SERVICES	.00	.00	5,000.00	5,000.00	.0
55-40-33 TECHNOLOGY UPDATE	398.99	2,258.08	5,000.00	2,741.92	45.2
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	500.00	500.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,200.00	223,200.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	15,871.63	12,700.00	(3,171.63)	125.0
55-40-62 MISCELLANEOUS SERVICES	.00	2,171.01	3,000.00	828.99	72.4
55-40-63 OTHER EXPENSES	12.75	819.15	2,000.00	1,180.85	41.0
55-40-64 CUSTOMER REFUND	499.00	499.00	.00	(499.00)	.0
55-40-72 CAPITOL OUTLAY - OTHER	.00	.00	52,000.00	52,000.00	.0
55-40-73 CAPITOL OUTLAY	10,500.00	10,687.50	.00	(10,687.50)	.0
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,124.00	32,500.00	29,376.00	9.6
55-40-79 AGENTS FEES	.00	.00	2,525.00	2,525.00	.0
55-40-80 TRUSTEE FEES	.00	2,000.00	.00	(2,000.00)	.0
55-40-86 BOND PRINCIPAL #0352418	.00	310,000.00	310,000.00	.00	100.0
55-40-87 BOND INTEREST #0352418	.00	76,974.38	149,299.00	72,324.62	51.6
TOTAL EXPENDITURES	37,595.55	732,200.98	1,252,924.00	520,723.02	58.4
TOTAL FUND EXPENDITURES	37,595.55	732,200.98	1,252,924.00	520,723.02	58.4
NET REVENUE OVER EXPENDITURES	53,015.94	(209,311.43)	.00	209,311.43	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

STORM DRAIN

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	498,550.09	
56-1313	STORM DRAIN ACCTS RECEIVABLE	17,087.06	
56-1611	LAND	164,905.23	
56-1631	STORM DRAIN IMPROVEMENTS	3,537,384.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(729,078.18)	
TOTAL ASSETS			<u>3,488,848.56</u>

LIABILITIES AND EQUITY

LIABILITIES

56-2230	COMPENSATED ABSENCES	2,565.16	
TOTAL LIABILITIES			2,565.16

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2911	RESERVE FOR IMPACT FEE	129,776.50	
56-2980	BALANCE BEGINNING OF YEAR	3,271,831.22	
	REVENUE OVER EXPENDITURES - YTD	84,675.68	
BALANCE - CURRENT DATE		3,486,283.40	
TOTAL FUND EQUITY			<u>3,486,283.40</u>
TOTAL LIABILITIES AND EQUITY			<u>3,488,848.56</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

STORM DRAIN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	13,521.36	80,788.04	150,000.00	69,211.96	53.9
56-37-12 OTHER REVENUE	.00	1,464.05	1,000.00	(464.05)	146.4
56-37-13 SWPP FEE	1,800.00	8,100.00	6,000.00	(2,100.00)	135.0
56-37-21 STORM DRAIN IMPACT FEE	.00	31,237.19	8,000.00	(23,237.19)	390.5
TOTAL OPERATING REVENUES	15,321.36	121,589.28	165,000.00	43,410.72	73.7
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	202.02	1,167.01	2,200.00	1,032.99	53.1
TOTAL INTEREST AND MISC REVENUE	202.02	1,167.01	2,200.00	1,032.99	53.1
<u>SOURCE 39</u>					
56-39-12 FUND SURPLUS	.00	.00	55,000.00	55,000.00	.0
TOTAL SOURCE 39	.00	.00	55,000.00	55,000.00	.0
TOTAL FUND REVENUE	15,523.38	122,756.29	222,200.00	99,443.71	55.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

STORM DRAIN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	2,705.18	17,544.34	36,000.00	18,455.66	48.7
56-40-13 EMPLOYEE BENEFITS	1,505.55	9,384.46	19,000.00	9,615.54	49.4
56-40-20 PLANNING	.00	.00	1,000.00	1,000.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	1,547.00	2,500.00	953.00	61.9
56-40-23 TRAVEL	.00	372.72	500.00	127.28	74.5
56-40-24 OFFICE EXPENSE, SUPPLIES & POS	229.08	245.15	1,000.00	754.85	24.5
56-40-26 BUILDING & GROUND SUPPLIES	.00	4,881.31	3,000.00	(1,881.31)	162.7
56-40-34 TECHNOLOGY UPDATE	41.97	294.20	5,000.00	4,705.80	5.9
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,200.00	83,200.00	.0
56-40-51 INSURANCE	.00	3,011.43	9,000.00	5,988.57	33.5
56-40-62 MISCELLANEOUS SERVICES	.00	800.00	2,000.00	1,200.00	40.0
56-40-74 CAPITAL OUTLAY - IMPACT FEE	.00	.00	60,000.00	60,000.00	.0
TOTAL EXPENDITURES	4,481.78	38,080.61	222,200.00	184,119.39	17.1
TOTAL FUND EXPENDITURES	4,481.78	38,080.61	222,200.00	184,119.39	17.1
NET REVENUE OVER EXPENDITURES	11,041.60	84,675.68	.00	(84,675.68)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	151,574.90	
	TOTAL ASSETS		151,574.90

LIABILITIES AND EQUITY

LIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2459	ABE'S LANDING - HOBBS	1,683.60	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		115,988.97

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
70-2980	BALANCE BEGINNING OF YEAR	35,201.10	
	REVENUE OVER EXPENDITURES - YTD	384.83	
	BALANCE - CURRENT DATE	35,585.93	
	TOTAL FUND EQUITY		35,585.93
	TOTAL LIABILITIES AND EQUITY		151,574.90

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	62.76	384.83	800.00	415.17	48.1
TOTAL INTEREST AND MISC REVENUE	62.76	384.83	800.00	415.17	48.1
TOTAL FUND REVENUE	62.76	384.83	800.00	415.17	48.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-63 INTEREST PAID ON RETURNED BOND	.00	.00	800.00	800.00	.0
TOTAL EXPENDITURES	.00	.00	800.00	800.00	.0
TOTAL FUND EXPENDITURES	.00	.00	800.00	800.00	.0
NET REVENUE OVER EXPENDITURES	62.76	384.83	.00	(384.83)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	505,010.97	
	TOTAL ASSETS		505,010.97

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
71-2980	BALANCE BEGINNING OF YEAR	493,003.63	
	REVENUE OVER EXPENDITURES - YTD	12,007.34	
	BALANCE - CURRENT DATE	505,010.97	
	TOTAL FUND EQUITY		505,010.97
	TOTAL LIABILITIES AND EQUITY		505,010.97

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	(1,200.00)	9,300.00	8,000.00	(1,300.00)	116.3
71-33-58	UPRIGHT MONUMENT	375.00	1,425.00	2,000.00	575.00	71.3
	TOTAL INTERGOVERNMENTAL REVENUE	(825.00)	10,725.00	10,000.00	(725.00)	107.3
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	209.51	1,282.34	3,300.00	2,017.66	38.9
	TOTAL INTEREST AND MISC REVENUE	209.51	1,282.34	3,300.00	2,017.66	38.9
	TOTAL FUND REVENUE	(615.49)	12,007.34	13,300.00	1,292.66	90.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2013

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	13,300.00	13,300.00	.0
TOTAL EXPENDITURES	.00	.00	13,300.00	13,300.00	.0
TOTAL FUND EXPENDITURES	.00	.00	13,300.00	13,300.00	.0
NET REVENUE OVER EXPENDITURES	(615.49)	12,007.34	.00	(12,007.34)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

FUND 91

ASSETS

91-1611	LAND	19,001,595.25	
91-1621	BUILDINGS	1,626,631.04	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	27,914,430.52	
91-1651	MACHINERY AND EQUIPMENT	896,688.54	
91-1690	ACCUMULATED DEPRECIATION	(15,280,042.66)	
TOTAL ASSETS			34,159,302.69

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	34,159,302.69	
BALANCE - CURRENT DATE		34,159,302.69	
TOTAL FUND EQUITY			34,159,302.69
TOTAL LIABILITIES AND EQUITY			34,159,302.69

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2013

GENERAL LONG-TERM DEBT

ASSETS

95-1611	AMOUNT TO BE PROVIDED-GEN FUND	(22,383.86)	
	TOTAL ASSETS		(22,383.86)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
95-2950	ACC COMP ABSENCES	(22,383.86)	
	BALANCE - CURRENT DATE	(22,383.86)	
	TOTAL FUND EQUITY		(22,383.86)
	TOTAL LIABILITIES AND EQUITY		(22,383.86)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Keystone Annexation

FOR CONSIDERATION ON: January 14, 2014

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Annex the property into Alpine City limits.

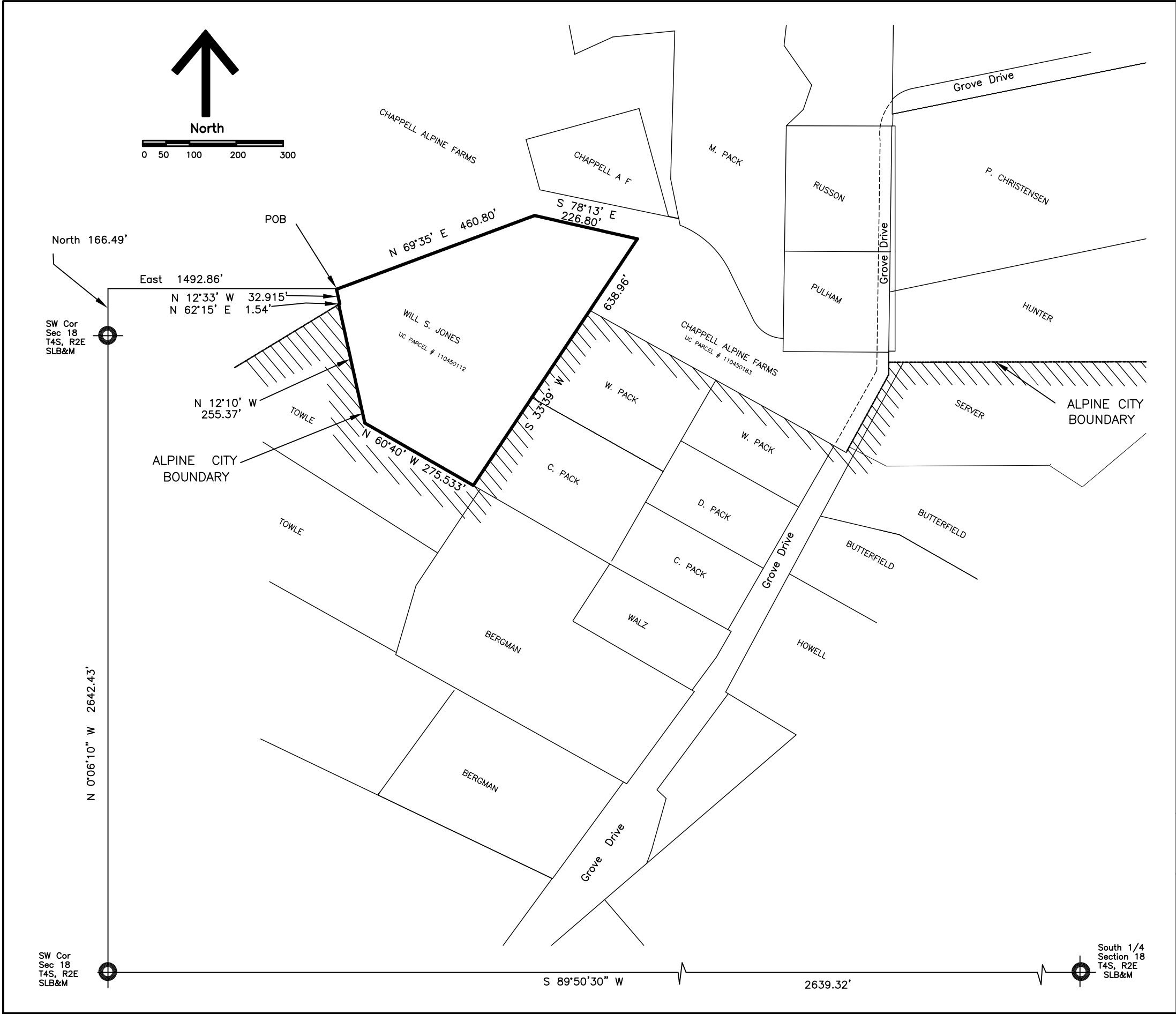
APPLICABLE STATUTE OR ORDINANCE: Utah Code

BACKGROUND INFORMATION:

Will Jones has petitioned to have approximately 4.8559 acres at approximately 1390 N. Grove Drive annexed into Alpine City limits.

The annexation process as set forth in Utah Code 10-2-405 and 2-2-406 has been complied with including certification of the annexation petition. Affected entities have been noticed and notice of the proposed annexation and the 30-day protest period has been published in the newspaper. No protests were filed with Utah County Boundary Commission.

<p>Recommendation: Consider if an annexation agreement and development plan is needed on this annexation.</p>



Surveyor's Certificate

I hereby certify that this a true and accurate map of a tract of land to be annexed to ALPINE City, Utah County, Utah

Boundary Description

Commencing at a point located North 166.49' and East 1492.86' from the West 1/4 Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence as follows:

N 69°35' E 460.80' along Utah County Parcel # 110450112
S 78°13' E 226.80' along Utah County Parcel # 110450112
S 33°39' W 638.96' along Alpine City Boundary (Pack Brothers Annex.)
N 60°40' W 275.533' along Alpine City Boundary (Lindsay Add.)
N 12°10' W 255.37' along Alpine City Boundary (Lindsay Add.)
N 62°15' E 1.54' to boundary of Utah County Parcel # 110450112
N 12°33' W 32.915' to the POB.

Area = 4.8559 Acres
Basis of bearing is S 89°50'30" W
along the section line NAD 27

Engineer/ Surveyor Signature Date

Seal

Review Approval by Utah County Surveyor

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

Utah County Surveyor Signature Date

Seal

Acceptance By Legislative Body

This is the certify that we, The City Council, have recieved a petition signed by a majority of the owners of the tract shown hereon requesting that said tract be annexed the City of Alpine and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah Code Annotated (1935) 10-3-1 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known hereafter as the KEYSTONE Annexation.

Dated this ____ Day of _____ 2013

Mayor

Attest: Recorder

Seal

ANNEXATION PLAT

KEYSTONE

Utah County, Utah

Scale 1" = 100'



2014 ANNUAL MEETING SCHEDULE

FOR

ALPINE CITY, UTAH

PLANNING COMMISSION MEETINGS for the 2014 calendar year are scheduled on the 1st and 3rd Tuesday of each month as follows unless otherwise indicated:

January 7	April 15	September 2
January 21	May 6	September 16
February 4	May 20	October 7
February 18	June 3	October 21
March 4	June 17	November 4
March 18	July 15	December 2
April 1	August 19	

CITY COUNCIL MEETINGS for the 2014 calendar year are scheduled on the 2nd and 4th Tuesday of each month as follows unless otherwise indicated:

January 14	May 13	September 9
January 28	May 27	September 23
February 11	June 10	October 14
February 25	June 24	October 28
March 11	July 8	November 11
March 25	July 22	November 25
April 8	August 12	December 9
April 22	August 26	

All meetings will begin at 7:00 pm unless otherwise posted and will be held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

THE PUBLIC IS INVITED TO ATTEND ALL PUBLIC CITY MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Orem, UT and local newspapers circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

ALPINE CITY COUNCIL AGENDA

SUBJECT: City Council Appointments and Assignments for Calendar Year 2014

FOR CONSIDERATION ON: January 14, 2014

PETITIONER: Mayor Don Watkins

ACTION REQUESTED BY PETITIONER: Approval of the recommended City Council appointments and assignments for Calendar Year 2014.

INFORMATION: Each year the Mayor makes his recommendation to the Council of what appointments and assignments they should have for the next calendar year. See attached sheet with explanations of the appointments and assignments.

RECOMMENDED ACTION: Council approval of the recommended appointments and assignments for Calendar Year 2014.

City Council Members

4-year term

MEMBER	TERM EXPIRATION	ASSIGNMENTS
Mayor Don Watkins	December 2017	Community Communication/Newsline General Administration Personnel Finances Mountainlands Association of Governments Utah County Council of Governments Lone Peak Public Safety District
Council Member Kimberly Bryant	December 2015	Lone Peak Public Safety District Youth Council
Council Member Mel Clement	December 2015	Parks, Trails, Recreation and Open Space
Council Member Roger Bennett	December 2017	Solid Waste District
Council Member Troy Stout	December 2017	Mayor Pro Tem
Council Member Will Jones	December 2015	Eagle Scout Projects and Volunteers Alpine Days

ALPINE CITY COUNCIL AGENDA

SUBJECT: Planning Commissioner Appointment and Reappointment

FOR CONSIDERATION ON: 14 Jan 2014

PETITIONER: City Planner, City Administrator and Mayor

**ACTION REQUESTED BY PETITIONER: Appoint Judi Pickell and
Reappoint Bryce Higbee to be on
the Planning Commission**

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Two Planning Commissioner's (Bryce Higbee and Todd Barney) terms recently expired. Bryce Higbee expressed a desire to continue to serve. Judi Pickell sat down with the Mayor, City Administrator and City Planner to talk about serving a four year term on the Planning Commission and is willing to serve. Background information about Judi Pickell will be emailed to the City Council and/or provided at the meeting.

RECOMMENDED ACTION:

Appoint Judi Pickell and reappoint Bryce Higbee to be on the Planning Commission for a four year term that would end January of 2018.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Re-Appointment of the City Administrator to the Utah Valley Dispatch Special Service District (UVDSSD) Board.

FOR CONSIDERATION ON: January 14, 2014

PETITIONER: Richard Nelson, City Administrator

ACTION REQUESTED BY PETITIONER: Re-appointment to the Utah Valley Dispatch Special Service District (UVDSSD) Board.

INFORMATION: The UVDSSD was established four years ago to provide dispatch services to its member cities. Ted Stillman, former City Administrator, was originally appointed to the Board to represent Alpine City. He was replaced by the current City Administrator, Rich Nelson. The City received correspondence from the District that the City needed to re-appoint Rich or select a new representative to the Board.

RECOMMENDED ACTION: That the City Council re-appoint Rich Nelson to the UVDSSD Board of Directors.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Budget Development Outline for the Fiscal Year 2014-2015 City Budget

FOR CONSIDERATION ON: January 14, 2014

PETITIONER: Rich Nelson, City Administrator, and Annalisa Beck, City Chief Financial Officer

ACTION REQUESTED BY PETITIONER: The Council information

INFORMATION: Each year the City Council approves a fiscal year budget for the City. The City fiscal year runs from June 1st to July 31st. Attached is a sheet outlining the monthly steps to be taken in the budget development process. At the 28th meeting a discussion will be held on what the Council wants as the goals and objectives for the City for the next fiscal year. Also to be discussed are the major and smaller fiscal issues facing the City, actions taken previously to reduce costs in the budget and the 5-year plan and the assumptions attached to that plan.

RECOMMENDED ACTION: For Council information and direction to staff.

January

- Review fund balance goals
- Update 5-year Budget Projections
- Goals and levels of service identified.

February

- Departments create a balanced budget.

March

- Individual meetings with Mayor and City Council members to review balanced budget
- Incorporate Feedback

April

- City Council budget work session(s).

May

- Tentative Budget is presented to the City Council and public hearings take place

June

- Final Budget is adopted on or before June 22.

July

- New fiscal year starts on July 1

ALPINE CITY COUNCIL AGENDA

SUBJECT: Pine Valley Realty Office Commercial Site Plan

FOR CONSIDERATION ON: 14 January 2014

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Review the Commercial Site Plan

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. The property is in the Business Commercial zone.

On June 11, 2013 the City Council granted an exception to the parking requirement for the proposed Pine Valley Realty Office building to exclude the square footage in the basement from the calculation based on the finding that the basement would be used only for storage, and instead require 32 parking spaces as stated in section 3.24.4 of the Zoning Ordinance, subject to the following conditions:

1. The developer enter an agreement with the City stating that the basement of the proposed office building will never be used for anything except storage.
2. Record a deed restriction on the plat stating that the basement shall not be used for anything other than storage to be transferable to a future owner.

Motion passed unanimously.

On November 5, 2013, the Planning Commission made the following motion:

MOTION: Steve Cospers moved to approve the proposed Jones on the Corner Site Plan subject to the following conditions:

1. A cross-easement be entered with the adjacent property owner for access.
2. A sewer plan be provided indicating how the sewer lateral will be installed to service the property.
3. The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.
4. A landscaping plan be provided and 20% landscaping required be verified with the staff.

5. The design of the proposed building be approved including building materials.
6. The water policy be met.
7. A bond be provided for the required improvements.
8. An island to direct ingress and digress from Main Street be placed so there is a right in, right out only.
9. A full color rendering be brought to the Planning Commission and approved.
10. Allow for a reduced setback for parking below the 30 foot setback as stated in the Gateway Historic Ordinance.
11. Two signs be placed stating no left hand turns.

Chuck Castleton seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, and Chuck Castleton all voted Aye.

On December 3, 2013, the Planning Commission made the following motion.

MOTION: Bryce Higbee moved to approve the design as proposed for the Pine Valley Reality office building.

Steve Cosper seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, Chuck Castleton and Steve Swanson all voted Aye.

A poster including a colored rendering and materials will be provided at the meeting.

RECOMMENDED ACTION:

Review the proposal and motions by the Planning Commission and **approve / disapprove** the Site Plan for the Pine Valley Realty Office Building.



Date: October 10, 2013

By: Shane L. Sorensen, P.E.
City Engineer

**Subject: Jones on the Corner Site Plan
36 W. Canyon Crest Road
1 lot on 0.61 acres**

Background

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. It is our understanding that the proposed site plans includes constructing an office building on the site, however there is not a building shown on the plans. The property is in the BC zone.

Street System/Parking

The site plan proposes to access the site from Canyon Crest Road and Main Street by way of existing driveway accesses. There are 25 proposed parking stalls that are completely on the owner's property. There are 9 additional parking stalls that are partially on the owner's property and partially on the adjacent property. A determination will need to be made as to how these shared parking stalls will be allocated between the buildings. The City's off-street parking ordinance requires 4 stalls per 1,000 s.f. of gross building area for office buildings. The current site plan does not show a building footprint or size. It is our understanding that a parking requirement exception was granted by the City Council earlier this year. The City Planner will need to verify the details of that exception. We do not have a floor plan for the building at this point, but will need one to accurately compute the number of parking stalls that will be required.

The parking stall and aisle dimensions meet the minimums required by ordinance. One potential issue is that parking stalls are located within the 30-foot front setback, which is addressed in section 3.7.5.1 of the Development Code. The current plan shows four stalls within the setback. The Gateway-Historic Committee, which is now a Planning Commission responsibility, can allow flexibility in the parking requirement. The Planning Commission will need to consider an exception or variance to the ordinance for the parking stalls in the front setback if the plan remains as it is. From an engineering standpoint, we offer our support on this exception.

Another issue that should be worked out is that the parking stalls that are used by the occupants of the adjacent building are partially (about 50%) on this property. Ideally, a cross easement agreement would be worked out between property owners to address this issue and identify which stalls are assigned to each building.

Sewer System

There is an existing 8-inch sewer line that runs through the parking area just northwest of this property. The sewer line is on private property, however there is a public utility easement on all areas of the adjacent development outside of the building pads. The City has ran a camera in the sewer line and determined that there are one or more unused laterals stubbed from the main line. However, more investigation will be required to determine how far the sewer laterals extend from the main.

Culinary Water System

There are existing 6-inch water mains in Main Street and Canyon Crest Road. In addition, there is an existing culinary water service stubbed into this property that should be able to serve the new building.

There are some existing fire hydrants in the area. After seeing plans for the building that will be constructed, the Fire Marshall will need to determine if the existing fire protection is adequate or if an additional fire hydrant or other fire line will be required for the building.

Pressurized Irrigation System

There is a 1-inch pressurized irrigation lateral stubbed into this property that can be used for landscape irrigation water. The location of the lateral is shown on the plans.

Storm Water Drainage System

The proposed storm water system for this site consists of a small retention area with sumps. Storm drain calculations have not been submitted.

Commercial Site Plan Requirements

- **Parking:** The parking situation was discussed in the Street System/Parking section of this review letter. A parking lot lighting plan will be required.
- **Setbacks:** The development code requires minimum setbacks of 30 feet on the front; and 20 feet on the side and rear, unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. However, the Gateway-Historic Committee can also make recommendations on reduced setbacks. The current plan does not have enough information to verify setbacks.

- **Garbage Facilities:** A dumpster location has been identified at the northwest corner of the site.
- **Landscaping:** A landscaping plan has not been provided. A plan will be required which meets the minimum 20% requirement.
- **Design of Commercial Structures:** Section 3.7.8.8 of the development code outlines architectural design criteria for new buildings. This information will need to be presented to the Gateway-Historic Committee (Planning Commission) for review and approval.

General Remarks

The water policy will need to be met for the proposed development and a bond will need to be posted for the required improvements.

RECOMMENDATION

We recommend that approval of the proposed site plan be postponed until the following items are provided or are addressed:

- **A site plan be provided showing the location of the building on the site to allow for a building size to be determined and to allow setbacks to be verified.**
- **A building floor plan be provided to allow the parking requirement to be accurately computed.**
- **The Planning Commission review the parking stalls that are within the 30 foot front to see if a reduced setback can be recommended.**
- **A determination be made as to how the parking stalls that straddle two adjacent properties will be allocated.**
- **The details of the parking requirement exception that was granted by the City Council be verified.**
- **A cross-easement be entered with the adjacent property owner for access.**
- **A sewer plan be provided indicating how the sewer lateral will be installed to service the property.**
- **The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.**
- **Storm drain calculations be submitted.**
- **A lighting plan be provided for the parking area.**
- **A landscaping plan be provided.**
- **The design of the proposed building be provided for review, including building materials.**
- **The water policy be met. (condition of approval)**
- **A bond be provided for the required improvements. (condition of approval)**

539 Blackhawk Lane
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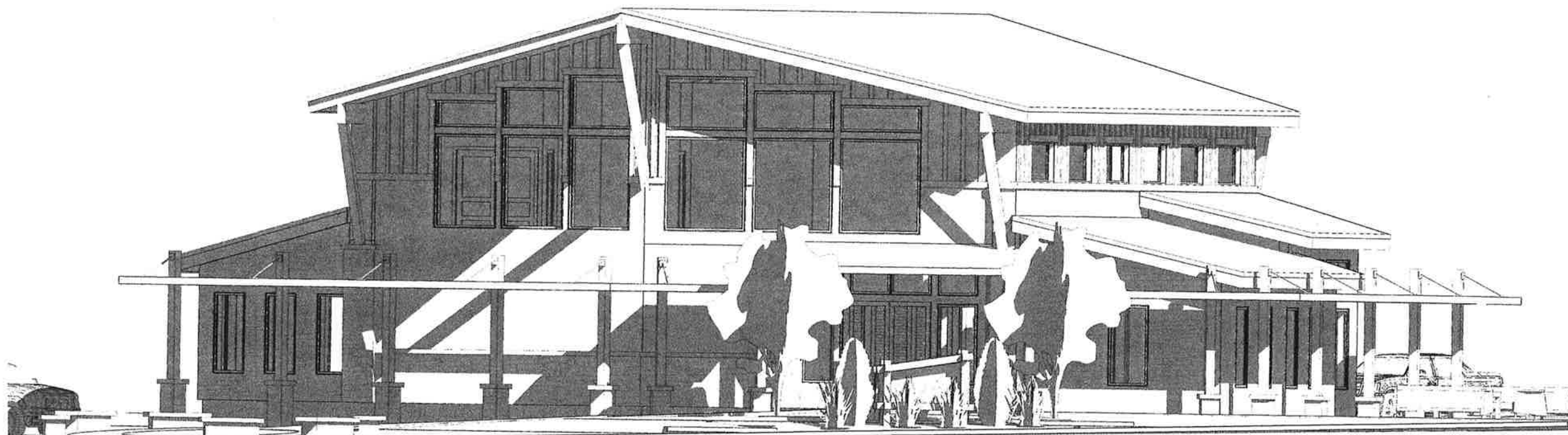
Deferred Submittals:
1- Truss Specifications
2 - Fireplace Specifications
3 - Fire Sprinkler System (if required)

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Square Footage Legend	
Name	Area
Main Level	4558 SF
Upper Level	3282 SF
Basement	4382 SF



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[illegible]

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Cover Sheet

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SHEET

A1.1

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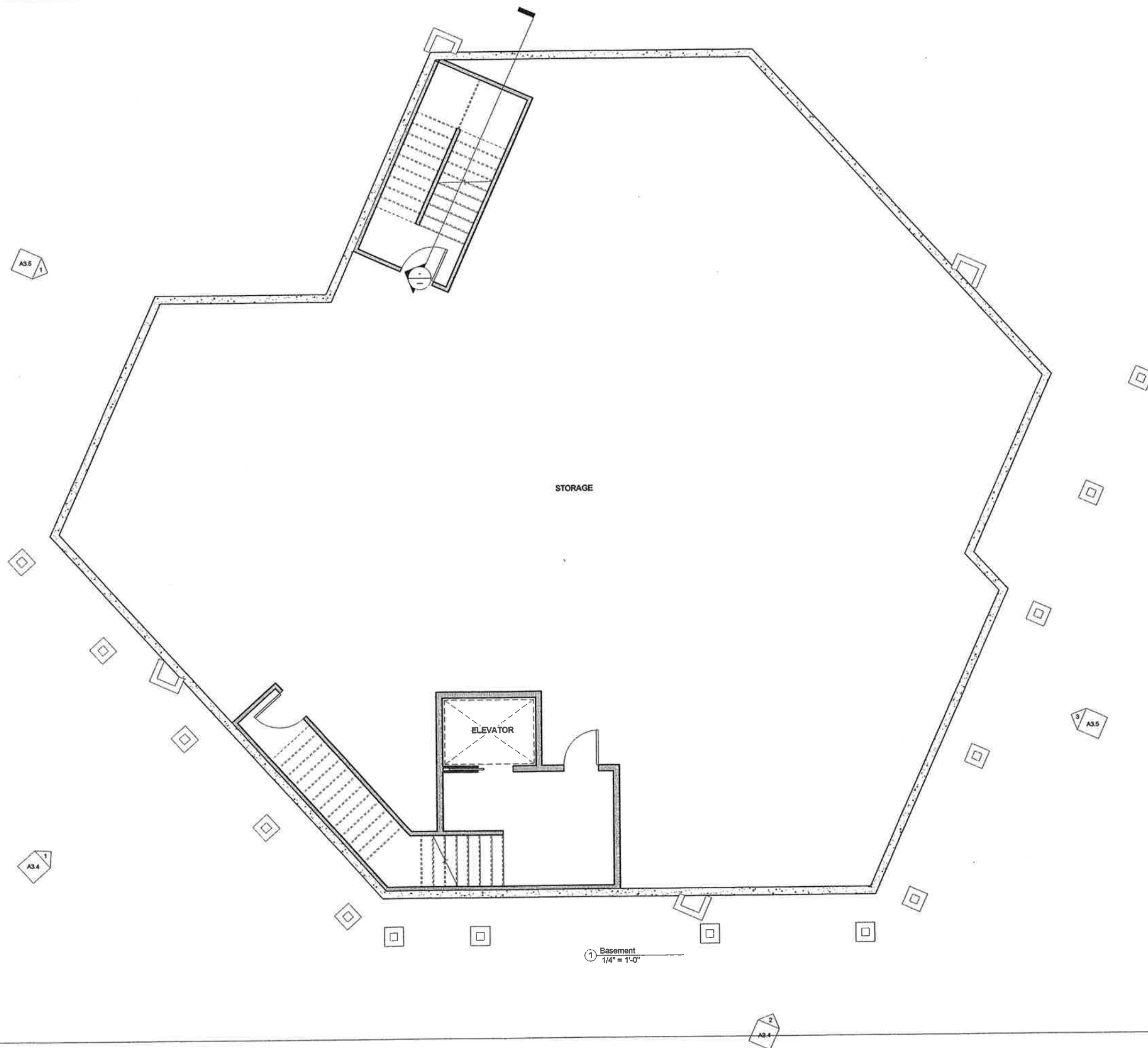
Basement

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A2.0



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**First
Floor**

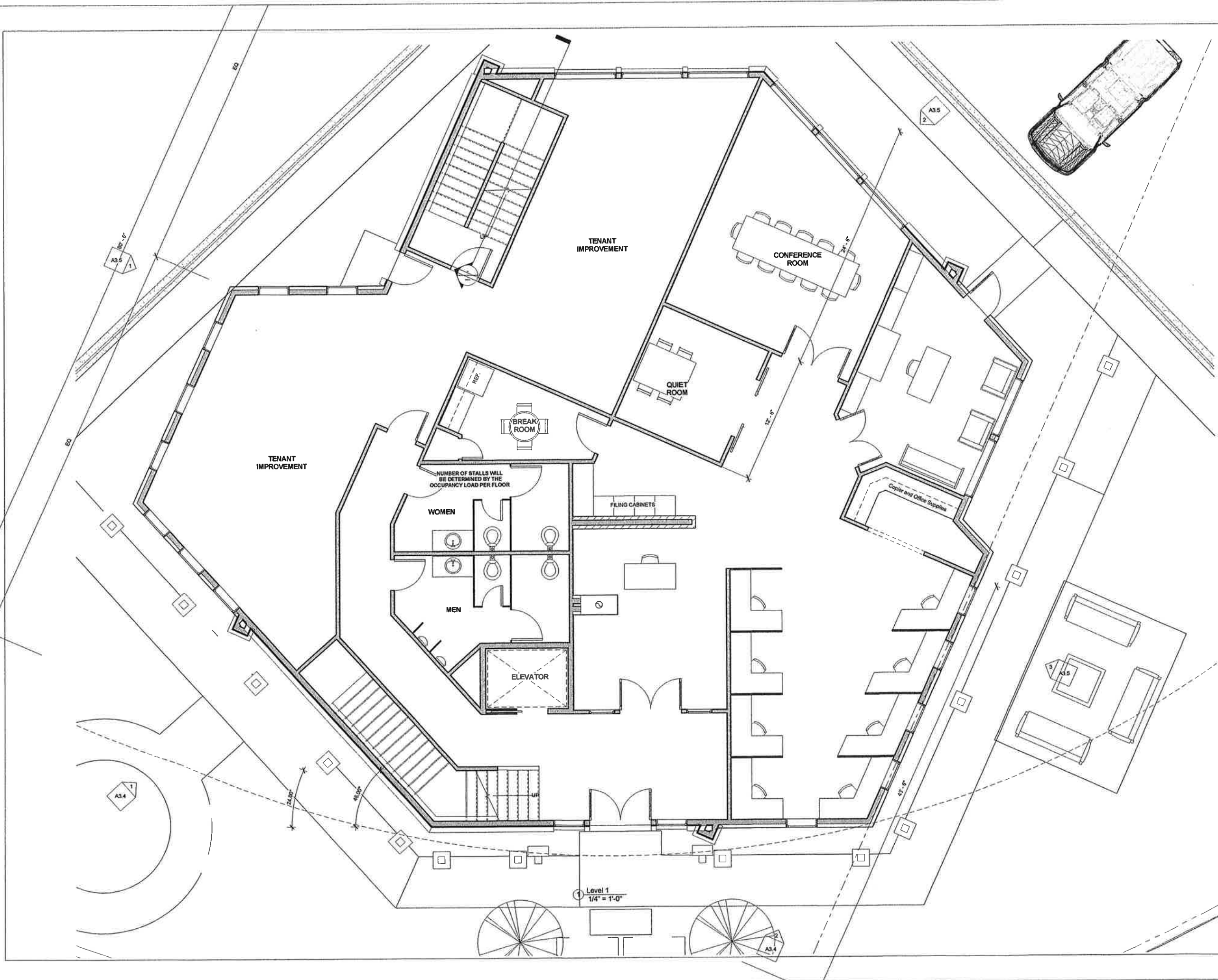
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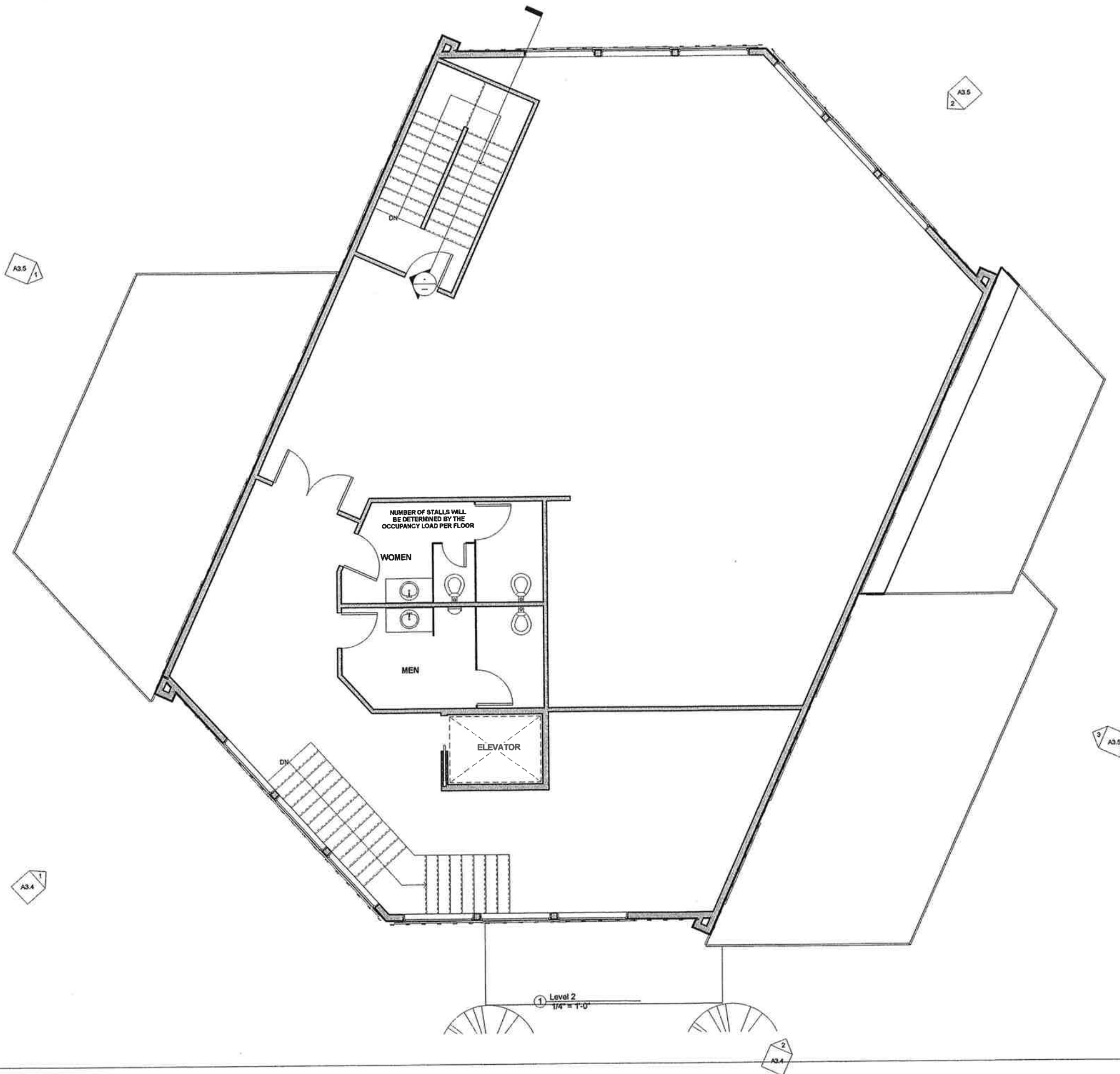
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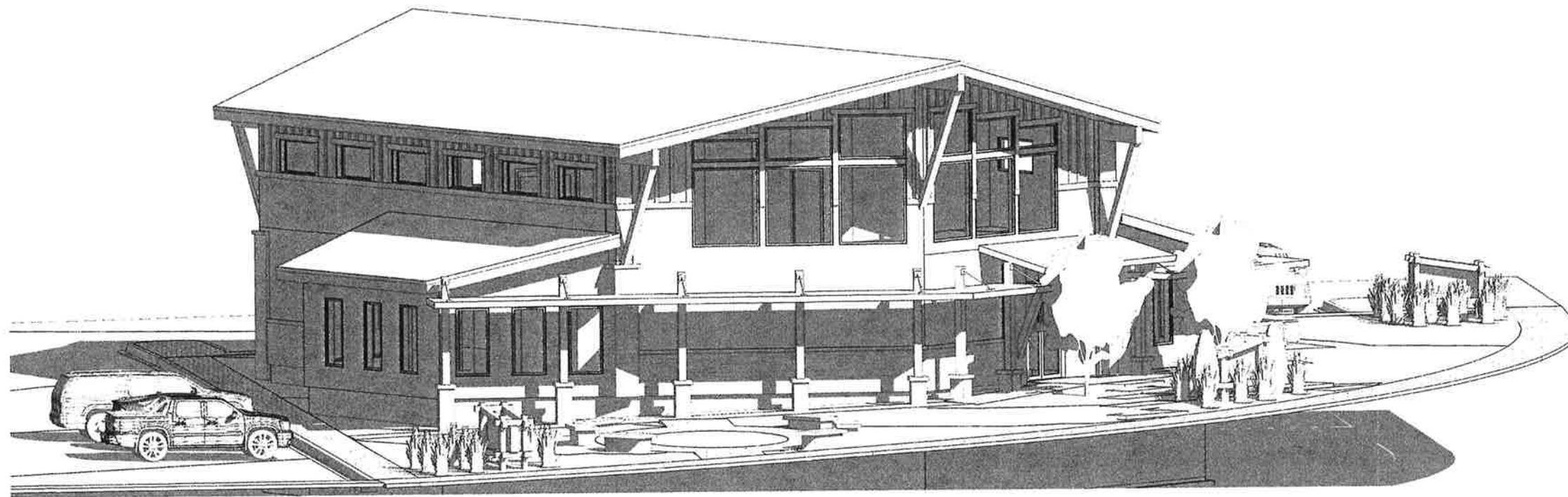
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Level

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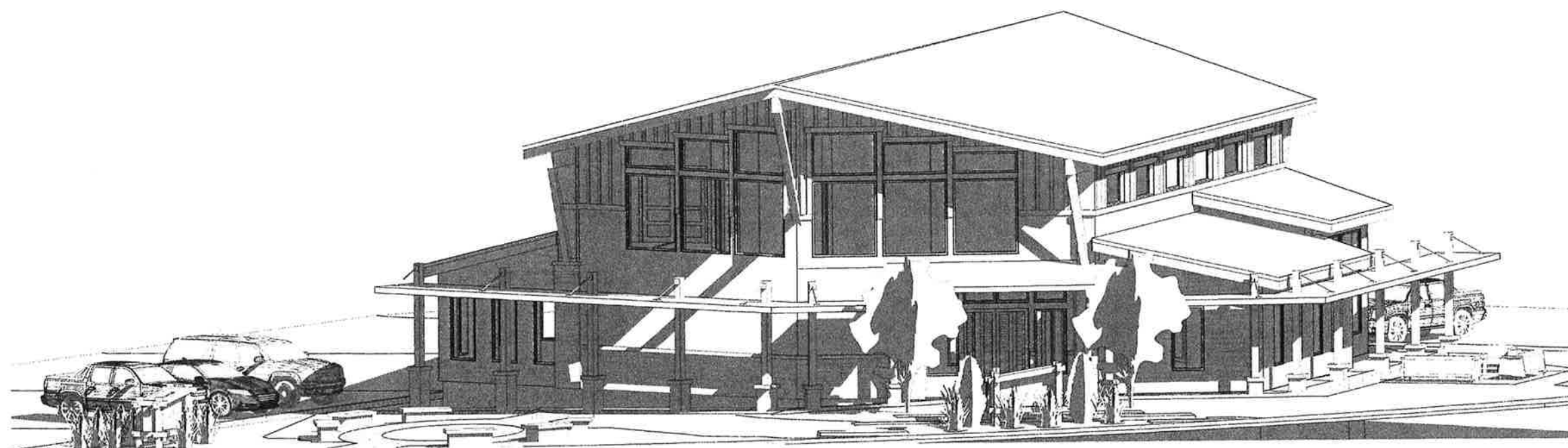
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SHEET

A2.2



① Front Left



② Front Right

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Perspectives

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A3.0

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Perspectives

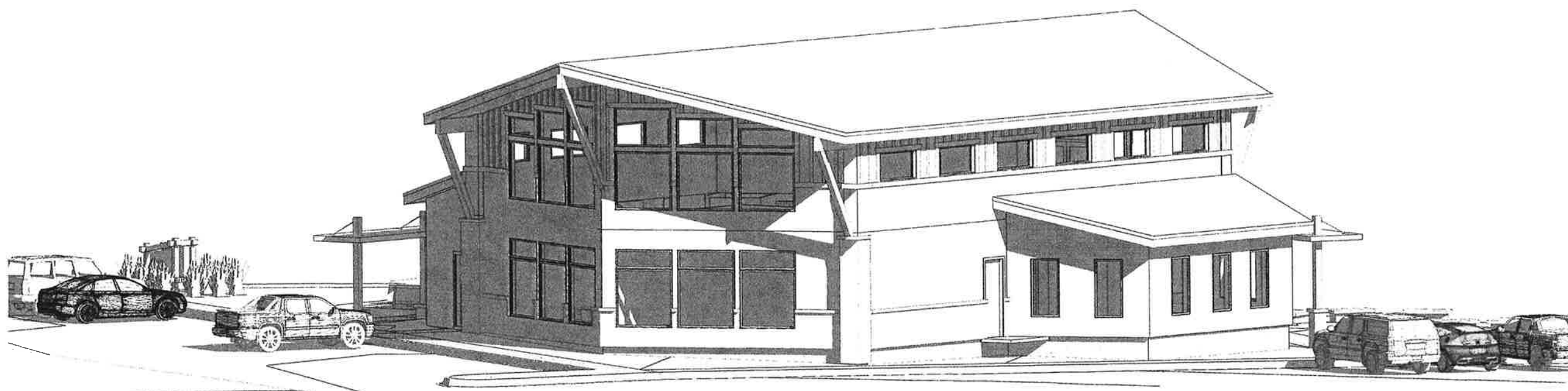
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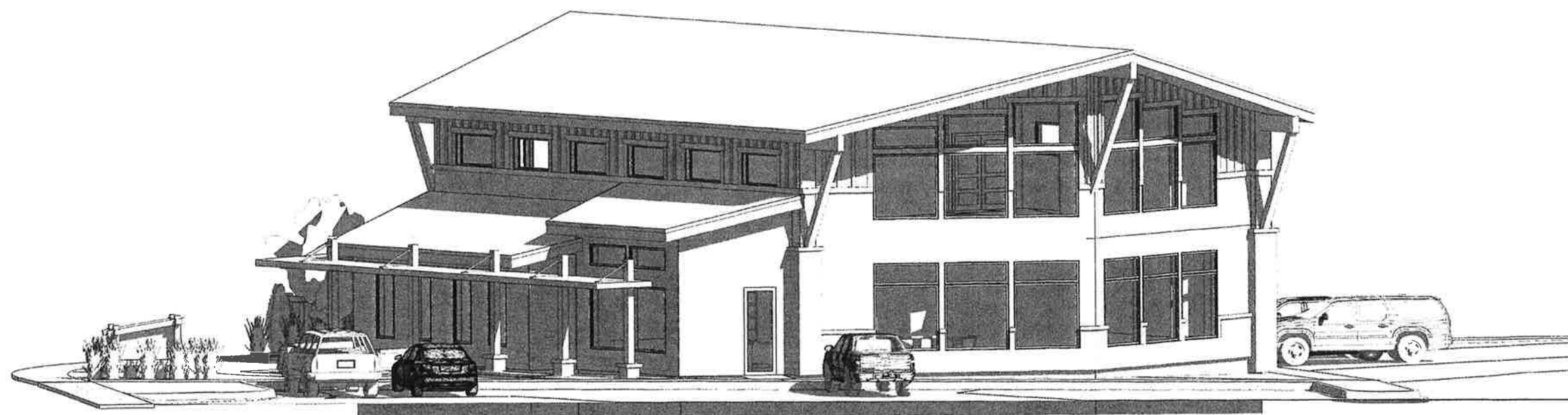
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SHEET

A3.1



① Rear Left



② Rear Right

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Elevations

SCALE:
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SHEET

A3.2



① Front Elevation
3/16" = 1'-0"



② Rear Elevation
3/16" = 1'-0"

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Elevations

SCALE:
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SHEET

A3.3



① Right Elevation
 3/16" = 1'-0"



② Left Elevation
 3/16" = 1'-0"

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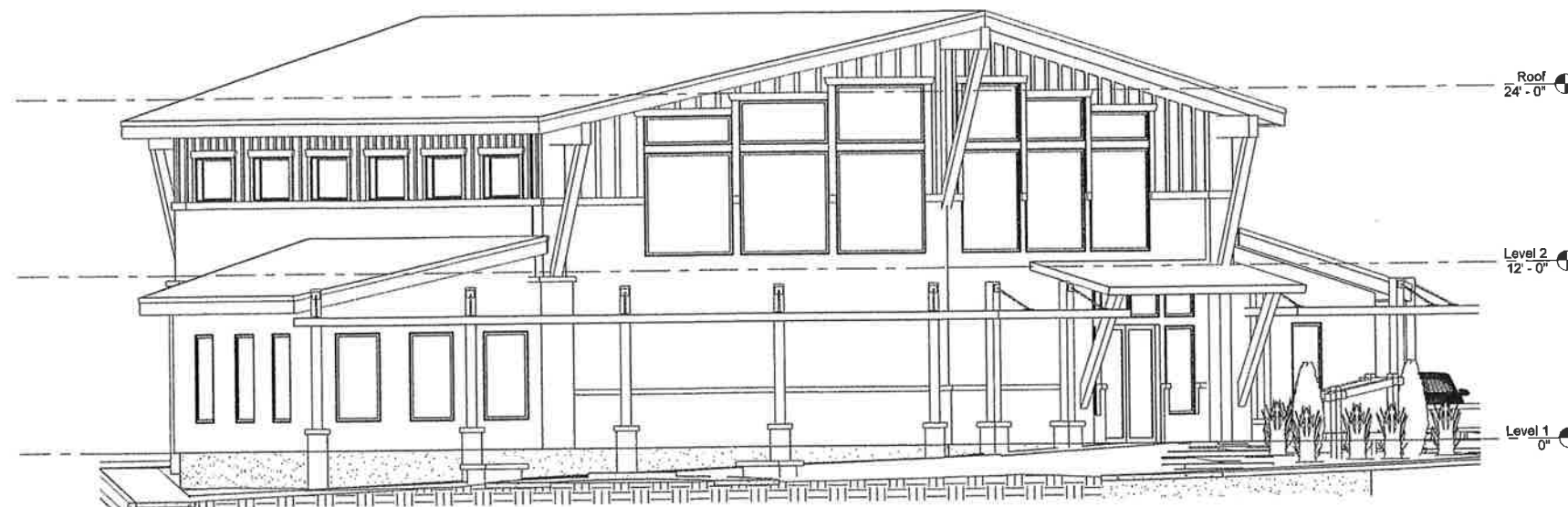
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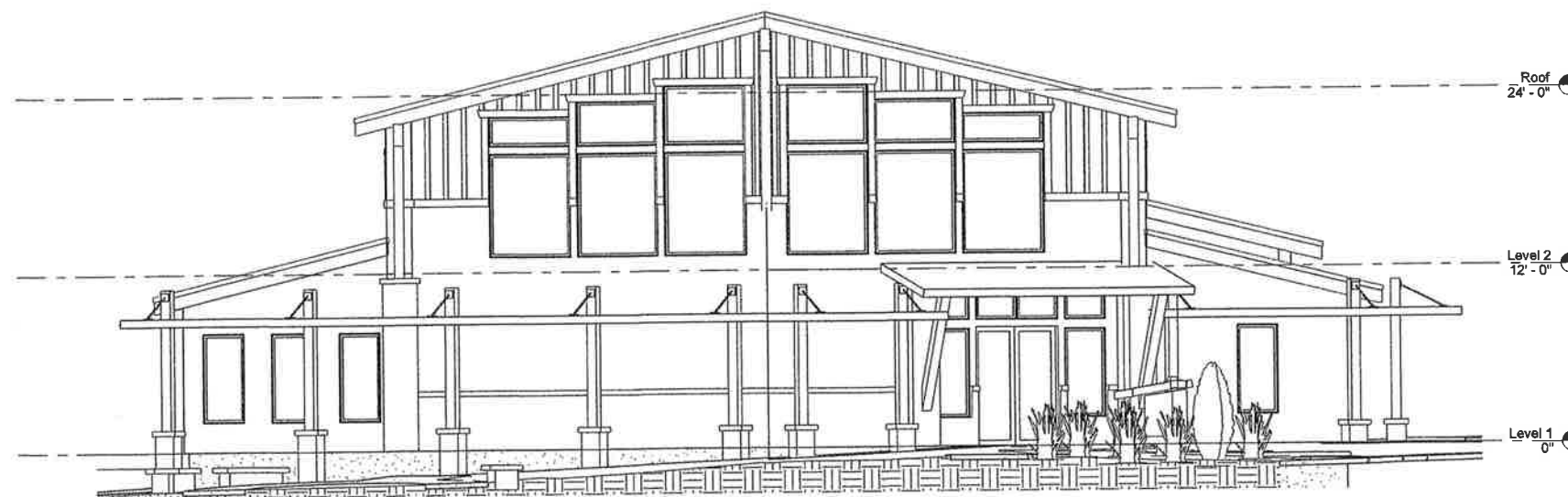
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A3.4



① Front Elevation 1
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② Front Elevation B
3/16" = 1'-0"

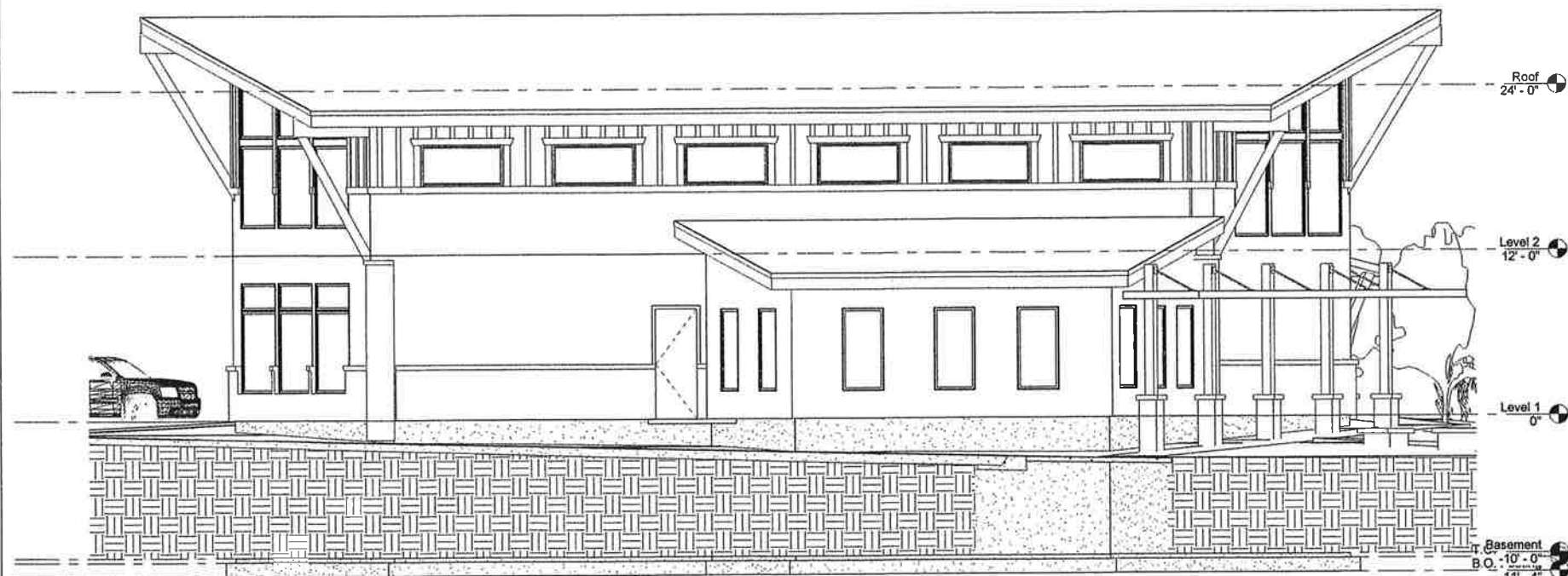
Elevations

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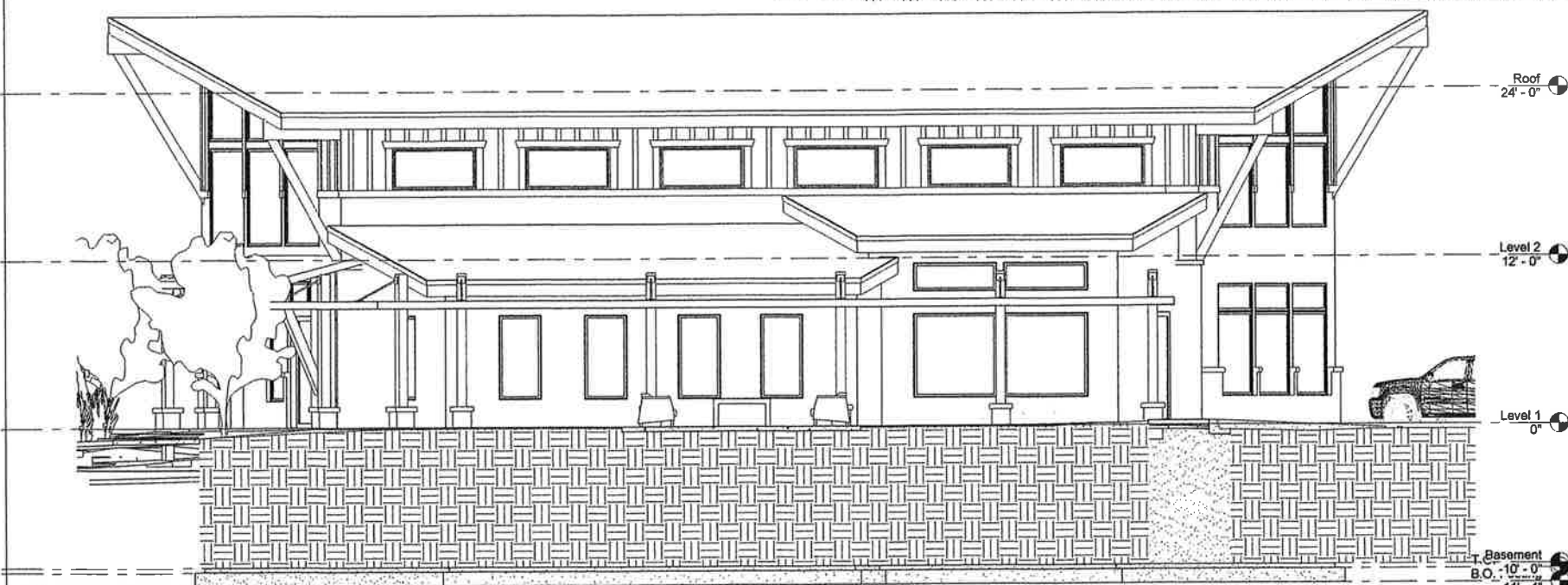
A3.5



① Left Elevation B
3/16" = 1'-0"



② Rear Elevation 1
3/16" = 1'-0"



③ Right Elevation B
3/16" = 1'-0"

ALPINE CITY COUNCIL AGENDA

SUBJECT: Auto Repair Shops

FOR CONSIDERATION ON: 14 Jan 2014

PETITIONER: Planning Commission

ACTION REQUESTED BY PETITIONER: Review draft amendment and direct Planning Commission

APPLICABLE STATUTE OR ORDINANCE: Business Commercial Zone

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The City Council made a motion on November 26, 2013 recommending that the Planning Commission review a potential amendment to the Business Commercial zone that would list automotive repair shops as a conditional use within the zone with a condition attached that would require that a shop could only have street frontage on Main Street, 200 North (East of Main Street only), Canyon Crest Road, and Alpine Highway.

On December 3, 2013, the Planning Commission discussed the City Council's suggestion and requested that the City Planner put together a draft. The DRC and City Attorney, with suggestions from James Lawrence, reviewed a potential Service Commercial zoning ordinance for the Planning Commission to review.

On January 7, 2014, The Planning Commission reviewed the draft ordinance and eventually made a motion to have mechanical automotive repair shops listed as a conditional use within the Business Commercial zone. The draft amendment is attached.

RECOMMENDED ACTION:

That the City Council review the draft ordinance and provide suggestions to prepare a draft to be ready for a public hearing and potentially adoption.

ARTICLE 3.7 BUSINESS/COMMERCIAL DISTRICT (B-C) (Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11)

3.7.1 LEGISLATIVE INTENT

The intent in establishing the B-C Business Commercial Zone is to provide an area in which the primary use of land is for retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing. The zone is also intended to serve as the commercial core of the City.

The zone is characterized by a mixture of retail and service commercial uses such as stores, restaurants, office structures and a wide variety of specialty shops and is generally located adjacent to major transportation arteries.

Manufacturing, residential and other uses and other activities, which would be inconsistent with the use of the land for commercial activities are discouraged or not permitted within the zone.

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

3.7.2 PERMITTED USES

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.
3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking, ~~but not including automotive repair establishments.~~
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. Ancillary Residential Structures (i.e. Dwellings located within or on the same premises as a permitted or conditional commercial use and occupied by persons directly related to such use in a caretaker or similar capacity).

10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See Section 3.21.9.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.
13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of Article 3.21.9 of the Development Code.

3.7.3 CONDITIONAL USES

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of Article 3.10 Development Code.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Hotels and motels.
4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
5. Civic Buildings. (Ord. 95-10, 4/25/9)
6. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 1. A traffic analysis shall be provided as part of the conditional use application.
 2. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 3. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.

4. Restaurants must comply with provisions of the sign ordinance.
5. Restaurants must comply with the landscaping and design provisions in the B-C zone.
6. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
7. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 1. No sexually-oriented business shall be located within:
 - a. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - b. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - c. One thousand (1,000) feet of a liquor store; and
 - d. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

 - a. The closest property line of any school, day care facility, public park, library, and religious institution;
 - b. The nearest property line of any residential use or residential zone;
 - c. The nearest property line of any liquor store; and
 - d. The closest exterior wall of another sexually-oriented business.
10. Home occupations, subject to the provisions of Section 3.23.7.3 of the Development Code.
11. Accessory apartments, subject to the provisions of Section 3.23.7.1 of the Development Code.

12. Mechanical Automotive Repair Shops

1. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.
2. There shall be no more than 4 automobile bays.
3. There shall be no automobiles on the property that are 90 days or more past the expiration of the State of Utah registration and automobiles shall not be stored on the

[property for more than 14 days.](#)

4. [Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.](#)
5. [Mechanical automotive repair shops must abut directly upon and have access to 200 North \(east of Main Street\), Main Street, or Canyon Crest Road within the Business Commercial zone.](#)
6. [Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 2.5 parking spaces provided per bay.](#)
7. [Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone \(Article 3.11\).](#)

3.7.4 AREA AND WIDTH REQUIREMENTS

3.7.4.1 Lot Occupied by a Dwelling Structure

1. Lot Size. The minimum lot area for a single-unit dwelling shall be 10,000 square feet (Amended by Ord. 94-06).
2. Lot Coverage. No lot within the BC Zone may have more than fifty (50) percent of its land area covered by buildings or other impervious material.
3. Lot Width. The minimum width of any lot for a dwelling shall be ninety (90) feet, measured at the required front yard set back line.

3.7.4.2 Lot Occupied by an Office and Commercial Structure

There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

3.7.5 LOCATION REQUIREMENTS (Amended by Ord. 98-05, 3/10/98)

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

[4 A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone \(Section 3.2.5.1\).](#)

3.7.6 ACCESS REQUIREMENTS

Each lot shall abut directly upon and have access to a City street which is improved in accordance with City street improvement standards.

3.7.7 UTILITY REQUIREMENTS

3.7.7.1 Culinary Water. All dwellings and other structures to be used for human occupancy shall be served by the City's water system. The system serving the dwelling shall be capable of providing water to the dwelling at a volume sufficient for both culinary and fire fighting purposes and at a pressure of not less than forty (40) psi as determined by the City Engineer.

3.7.7.2 Domestic Sewage Disposal. All dwellings and other structures intended for human occupancy shall be served by the City's central sewage collection system.

3.7.8 SPECIAL PROVISIONS

1. Uses Within Buildings. All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, temporary sale of Christmas trees, etc.
2. Site Plan to Be Approved For All New Commercial Uses. Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).

3. Off-street Parking. Off -street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of Article 3.24 of this ordinance.

4. Trash Storage. Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
6. Height of Buildings. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of Article 3.21.8 of the Development Code. (Ord. 96-15, 12/18/96).

7. Landscaping Required. As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
8. Design of Commercial Structures. Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 1. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 2. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
9. Water Rights Conveyance Requirements. Water rights shall be conveyed to the City in accordance with the provisions of Article 3.21.7 of the Development Code.
10. Nuisances Prohibited. No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
11. Accessory Buildings. All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 3. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;

- c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.
5. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
- 1. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
 - 2. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Council Training on Open/Closed meetings and other items

FOR CONSIDERATION ON: January 14, 2014

PETITIONER: Rich Nelson, City Administrator

ACTION REQUESTED BY PETITIONER:

INFORMATION: State law requires that City Councils received yearly training on open/closed meetings. The #1 trainer in the state is the City Attorney David Church. He will cover this topic and other items pertinent to City Councils. Last year the City Auditor wrote a finding against the City for not providing this type of training.

RECOMMENDED ACTION: For Council enjoyment ☺.