



ALPINE CITY COUNCIL AMENDED AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, January 9, 2024, at 6:00 pm**, 20 North Main Street and can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org Public Comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- A. Roll Call Mayor Carla Merrill
- B. Prayer: Jason Thelin
- C. Pledge: By Invitation

II. Swearing in of New City Council Members

III. CONSENT CALENDAR

- A. Approve City Council minutes of November 28, 2023, December 5, 2023, and December 6, 2023
- B. Final Bond Release – Cherrypoint Estates: \$1,867,659.50
- C. Bond Release No. 2 – Jecco Farms: \$81,025.00
- D. Final Bond Release - Jecco Farms: \$8,736.00
- E. Final Bond Release No. 1 – Cherrypoint Subdivision: \$23,080.00

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. 2024 City Council Assignments
- B. Report on Amendment to Subdivision Process
- C. Financial Report
- D. 2023 Food Truck Report
- E. 2023 Trick or Treat Report
- F. OPMA Training

V. ACTION/ DISCUSSION ITEMS

- A. Resolution No. R2024-01: Appointment of DeAnn Parry as City Recorder
- B. Approval of Alpine Fitness Landscape Plan Amendment
- C. Resolution No. R2024-02: Appointment of Planning Commission Members
- D. Resolution No. R2024-03: Appointment of Brent Rummler to the Lone Peak Public Safety District Board
- E. Resolution No. R2024-04: Appointment of Brent Rummler to the Timpanogos Special Service Board
- F. Ordinance 2024-01: Changes in Development Code Related to Sewer to Align with Municipal Code
- G. Pre-Legislative Session Check- in: Representative Brady Brammer

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

Mayor Carla Merrill
January 5, 2024

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



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

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

Public Hearing vs. Public Meeting

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

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

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ALPINE CITY COUNCIL MEETING
on Tuesday, November 28, 2023

Mayor Carla Merrill called the meeting to order at 6:00pm.

I. CALL MEETING TO ORDER

- A. Roll Call:** The following were present at the anchor location which constituted a quorum: Lon Lott, Kelli Law, Greg Gordon, and virtually Jessica Smuin and Jason Thelin being excused.
- B. Prayer:** Kelli Law
- C. Pledge:** Lon Lott

Staff: Shane Sorensen, Ryan Robinson, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, and Bonnie Cooper

Others: Roger Dudley, Loraine Lott, Heidi Smith, Eileen Miller, Aaron Oldham, Heidi Smith, Kiersten Belnap, Brent Rummmler, Will Jones, Suzanne Smith

II. CONSENT CALENDAR

- A. Approve City Council minutes of November 14, 2023**
- B. Partial Payment No. 5 – Grove Drive Realignment Project, SMM Excavation: \$239,221.88**
- C. Approval of Payment – IGES – Three Falls Landslide Hazard Evaluation: \$16,604.50**
- D. Resolution No. R2023-39: Approval of Contract with MAG for Services Provided by Senior Center**

Motion: Lon Lott moved to approve the Consent Calendar with edits made to the minutes of November 7, 2023, by himself. Kelli Law seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		
Jessica Smuin		
Kelli Law		

III. PUBLIC COMMENT

Will Jones
7 Elk

Will Jones expressed gratitude towards City Council member Greg Gordon and Lon Lott during their last official meeting for their dedicated service as Council members, acknowledging their efforts and commitment to representing the public. He extended appreciation for all their contribution to the city of Alpine.

IV. REPORTS AND PRESENTATIONS

A. Alpine Days Report

In the Alpine Days report, Mayor Carla Merrill provided financial details for the event. The report indicated that the carnival worked on a percentage basis, with the city receiving 5% of sales up to a certain amount. Heidi Smith negotiated an increase to 15% and 20% for pre-sales over a two-year contract. Despite higher pre-sale numbers, the city had to give back some money due to the negotiated increase. The report mentioned additional costs for stripe transactions, and Mayor Carla Merrill expressed a desire to reinvest the funds into the city, citing potential improvements to rodeo grounds seating and other community projects. The detailed breakdown included figures for pickleball, the rodeo, and carnival sales. The city came out ahead overall, and Mayor Carla Merrill discussed considerations for recalibrating future events. Mayor Carla Merrill highlighted specific projects earmarked for the funds, such as rodeo grounds seat refurbishments and potential investments in lighting and trails for pickleball and mountain biking. Mayor Carla Merrill also noted the potential benefit of the park tax for the rodeo. The detailed

1 financial breakdown was acknowledged as an improvement, thanks to the efforts of the Alpine Days Committee and
2 those over the Rodeo. The report was considered a valuable tool for refining future financial planning.

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4 **B. Grove Drive Bonneville Shoreline Trail Design Review**

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6 Shane Sorensen presented the Grove Drive Bonneville Shoreline Trail design review, noting that the plans were
7 received after the packet distribution. He discussed the starting point at the intersection of Grove Drive and
8 Katherine Drive, mentioning that the trail would be five feet wide up to the Anderson property to save costs related
9 to a rock wall. Beyond that point, the plan proposed an eight-foot-wide trail. The current design featured a single
10 solid white stripe separating the traffic lane from the trail. Mayor Carla Merrill suggested the possibility of adding
11 cross-hatched white lines to enhance visibility and safety, either reducing the trail width or adding a foot barrier
12 between the trail and traffic lanes. The discussion touched on drainage plans, and Shane Sorensen suggested going
13 through each residential property that will be affected by the new trail design. He went over each property one by
14 one, saying the potential width modifications aimed to improve safety and visibility for trail users. He suggested
15 meeting with residents, possibly on a property-by-property basis, outside of the city council. The idea was to gather
16 feedback and address any major concerns. Alpine City Administrative Assistant/City Planner Ryan Robinson was
17 requested to draft a letter inviting residents to participate in the discussion outside of a council meeting.

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19 **V. ACTION/ DISCUSSION ITEMS**

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21 **Motion:** Lon Lott motioned to move action item D (Moyle Park Lease Agreement) to action be action item A. Greg
22 Gordon seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion
23 passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		
Jessica Smuin		
Kelli Law		

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31 **A. Approval of Moyle Park Caretaker Residential Lease Agreement**

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33 Shane Sorensen discussed the Moyle Park lease agreement, stating that the residence had been without a caretaker
34 for a while, but now he feel it's ready for a new caretaker. The home underwent various improvements, such as
35 replacing floor coverings, fixing leaks, updating lighting, and more. They discovered the original plans for the home,
36 which was built by volunteers from the LDS church's elders quorum. Shane Sorensen presented a lease agreement
37 tailored to the situation, which was reviewed by the City Attorney Steve Doxey. The Moyle Park committee
38 discussed the caretaker agreement at their meeting. Shane Sorensen also talked about in the past a volunteer
39 caretaker had responsibilities like lawn maintenance, caring for the snow removal, and painting well houses. City
40 Staff have been working on a restructured residential lease agreement. Now that we have a restroom at the park the
41 city's public works guys have been taking care of the cleaning daily except on the weekends along with mowing the
42 park. The monthly rent is proposed at \$1,500 per month, with the caretakers having certain responsibilities as
43 outlined in the agreement, including providing a minimum of 20 hours per month working in the park and providing
44 tours. Any hours worked more than the required 20 hours per month will be deducted from the monthly rental rate
45 with a value of \$25 per hour. The city plans to find someone who is willing to provide working hours and could
46 make improvements to the park where needed.

47 Mayor Carla Merrill said the city has a couple that are interested in being caretakers. The couple are Moyle
48 descendants who settled the park. The idea is to have the interested party work off a \$1,000 rent, with the potential
49 to work off more based on their contributions to the park. The rent could also contribute to the upkeep of the park,
50 serving as a rotating fund for restoration projects. She wants to take a cautious approach to gradually increasing the
51 amount they can work off, ensuring there's a minimum threshold to maintain a fund for park renovations. The
52 possibility of helping them apply for grants during winter downtime was mentioned.

53 The focus of the caretaker's work could include restoration, grounds maintenance, and potential improvements to
54 the museum section. The council expressed interest in having the descendants involved, hoping for increased
55 motivation to enhance the museum experience. The idea of creating an inventory of museum items and documenting

1 the history was discussed as a potential winter project. City Council Greg Gordon suggested keeping a log of
2 activities that have report back to the council.

3 Suzanne Smith, a Moyle Park Committee member, discussed her experiences overseeing the park during the
4 summer. She mentioned conducting tours, some of which were reserved through the park. Living across the street
5 from the park, she noticed visitors, including people from across the country who had heard about Moyle Park. One
6 instance involved a man from Dallas, Texas, who had read about John Moyle and drove to Alpine from Salt Lake
7 City to visit the park. She highlighted the diverse range of visitors, including an individual originally from India.

8 Suzanne shared her amazement at the park's significance and recounted the early efforts to establish it as a museum.
9 When Wayne and Linda Hardman were hired as the original caretakers, they faced the challenge of living in the
10 house while transforming it into a museum. She suggested getting the word out that Moyle Park needs cash
11 donations.

12
13 Mayor Carla Merrill is excited about the new caretakers that will help improve the park. Shane Sorensen said the
14 city has in their budget to improve the landscaping at Moyle Park.

15
16 **Motion:** Lon Lott moved to approve the proposed residential lease agreement for the Moyle Park caretaker home with
17 the following direction for staff: utilities bills questions and clarify the other items that the city will take care of such
18 as snow removal and tree trimming and have a minimum rent cap. Greg Gordon seconded the motion. There were 4
19 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

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21		<u>Yes</u>	<u>No</u>
22		Lon Lott	Jason Thelin
23		Greg Gordon	
24		Jessica Smuin	
25		Kelli Law	

26 **B. Fitzgerald Annexation Petition**

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28 Ryan Robinson discussed the Fitzgerald annexation, stating that there have been developments since the information
29 was sent out on Wednesday. The property, located outside the city, is being considered for annexation, and
30 discussions have taken place with the property owners and their representatives. Ryan explained that there are still
31 several steps before the city can decide on acceptance or denial, and a pre-annexation agreement is being worked on.

32 Ryan Robinson said the representatives of property owners are Roger Dudley and Aaron Oldham and were present
33 to seek feedback from the city. He clarified that there wouldn't be a motion or decision that evening but wanted to
34 open the floor for any input or direction from the city before proceeding further with the annexation process. There
35 would not be a motion on this item.

36
37 **Roger Dudley**
38 **Engineer for the Fitzgerald**

39 *Roger Dudley, representing Fitzgerald's, introduced himself as an engineer in the valley and provided an update on*
40 *the Fitzgerald annexation. He mentioned speaking with Julene at the Utah County clerk's office, indicating that the*
41 *petition has been received, and letters for the required notices would be sent out soon. Dudley expressed the Fitzgerald*
42 *family's long-time ownership of the property, emphasizing its importance in the development alongside the Pattersons*
43 *to the north. He acknowledged the need for coordinated development due to access and utility considerations. Mr.*
44 *Dudley expressed gratitude for the city staff's assistance and opened the floor for any questions or input from the*
45 *council as they proceeded with the annexation petition.*

46
47 Lon Lott shared his perspective on annexations, emphasizing the importance of addressing open space, trails, and
48 access to existing trails. He highlighted the critical aspects that should be considered in the discussions. Lott expressed
49 excitement about developments in that area, especially considering the potential for a secondary access point,
50 addressing the long dead-end road in the vicinity.

51
52 Greg Gordon raised concerns about water infrastructure standards and contributions, especially considering the
53 property's annexation. He emphasized the need for thorough addressing of water rights and infrastructure volume.

1 Gordon also highlighted the importance of maintaining the Bonneville Shoreline Trail and suggested minimal road
 2 and trail connections to ensure flow through the area. Additionally, he mentioned the possibility of considering a
 3 Planned Residential Development (PRD) for steeper areas on the hillsides. City Council member Jessica Smuin
 4 expressed the importance of conforming to the city's existing land use and zoning requirements during the annexation
 5 process. She emphasized the significance of maintaining trails, especially the Bonneville Shoreline Trail, Corkscrew
 6 Trail, and Indian Trail. Questions were raised regarding water infrastructure, and the developer's provided information
 7 about potential off-site improvements. The concept plan's alignment with slope ordinances and the need for a pre-
 8 annexation agreement were also discussed. Steve Doxey explained that a pre-annexation agreement helps align the
 9 city and developers' understanding of the annexation process, zoning, and specific requirements, making the process
 10 more efficient. Mayor Carla Merrill suggested the property owner meets with the Trails Committee's involved to
 11 insure in preserving existing trails was highlighted.

12
 13 *Property representative Aaron Oldum raised a question about the timeline for the pre-annexation agreement. Steve*
 14 *Doxey suggested continuing to work with the planners on improvements and providing input on trail connections and*
 15 *water infrastructure. Mr. Doxey acknowledged that the timeline couldn't be specified at this point but assured a quick*
 16 *turnaround once he had the necessary input. Aaron Oldum inquired if these steps are typical for annexations, and*
 17 *Steve explained that this approach is consistent with past annexation processes. Mr. Doxey said the goal is to make*
 18 *the process more efficient, and as Jessica Smuin mentioned that requirements during annexation would expedite*
 19 *subsequent subdivision approval under the new state process effective February 1st.*

20
 21 Trail Committee chair Will Jones raised concerns about the existing trails going through private property, emphasizing
 22 the lack of a prescriptive easement. He sought clarity on the legal expectations for trail connections through the
 23 development. The Trails Committee will look for specific details such as where the trail starts and ends, how it
 24 traverses the area, and whether it adheres to the city's ordinances regarding slope and trail type. Will Jones suggested
 25 that a PRD (Planned Residential Development) might be more suitable due to the challenging terrain and the need for
 26 flexibility in trail routing. He emphasized the importance of preserving the trail on the east side of the property and
 27 encouraged the developers to consider a PRD for this purpose.

28
 29 *Aaron Oldum discussed the concept of a prescriptive easement, indicating that, once established through a judge's*
 30 *order, it may provide legal recognition for public use of trails through private property. Shane Sorensen touched on*
 31 *the flexibility of trail alignments and the importance of working with the Trails Committee to address these concerns.*
 32 *The possibility of pursuing a Planned Residential Development (PRD) was considered, with Mayor Carla Merrill and*
 33 *Will Jones emphasizing the potential advantages of a PRD in preserving trail alignments. Ryan Robinson clarified*
 34 *that, even with an annexation agreement in place, the city is not obligated to proceed with annexation.*

35
 36 **C. Ordinance 2023-29: Code Amendment to Alpine Development Code 3.01.110 Removing**
 37 **Swimming Pools and Tennis Courts from the Definition of a Customary Residential Accessory**
 38 **Structure; and Amend 3.03.0560, 3.03.050, 3.04.050 Setback Requirements to Create Setback**
 39 **Requirements for Sports Courts**

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 41 Ryan Robinson said currently, Alpine City Development Code 3.01.110 defines Customary Accessory Structures to
 42 include such things as garages, carports, and sheds. This definition also includes tennis courts and swimming pools
 43 although the current code requires a separate set of standards regarding setbacks for pools. This proposal would be
 44 to add a section for sports courts with different setbacks like what is allowed for swimming pools.

45
 46 The standards for swimming pools more closely resemble sports courts than would a vertical structure. We have also
 47 noticed this amendment to amend the definition to remove pools and courts as part of the definition of a customary
 48 accessory structure to avoid any confusion going forward. As pools are defined elsewhere in the municipal code, we
 49 would also add a definition for sports courts.

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 51 The Planning Commission discussed this item during their November 7th meeting. The discussion centered on the
 52 different setback requirements and the history of why these different structures were included in the same definition.
 53 Based on what other cities require for setbacks for sports courts, it was originally recommended to require a 20'
 54 setback for a corner lot, the Planning Commission decided that a sports court should have similar setbacks as a
 55 swimming pool due to their similarities. The changes have been incorporated into the example documents. This draft
 56 version is for the CR-20,000 zone but will be included in all primarily residential zones.
 57

MOTION: Planning Commission member Ethan Allen moved to recommend approval of the proposed code amendment to sections 3.01.110, 3.02.050, 3.03.050, and 3.04.050 regarding the definitions of a sport court and setback requirements in the designated zones as proposed with the following change:

- 1. Change the side setback to ten feet as it is with other similar structures.

Troy Slade seconded the motion. There were 4 Ayes and 0 Nays. The motion passed.

The City Council reviewed this item during their November 14th, City Council meeting. The discussion focused on the need for three-sided lots to have the ability for the council or planning commission to grant an exception if certain standards can be met that warrant an exception. Staff has included sample language for the council to consider as standards for the planning commission to grant an exception for a sports court on a three-sided lot for a setback for the side abutting a street.

Motion: Jason Thelin motioned to send Ordinance 2023-29 back to the city staff to look into how to include in the ordinance three sided lots and the parameters of how the resident could get an exception or how the setbacks might be different on three sided lots, specifically when it comes to sports courts and swimming pools. Lon Lott seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused. The motion passed unanimously.

This is a legislative decision, the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan as well as the current city.

Greg Gordon is discussing changes to the city's zoning ordinance related to sports courts, specifically addressing setbacks and the possibility of exceptions for three-sided lots. The proposed changes include the addition of a definition for sports courts and the option for exceptions to setback requirements for three-sided lots, subject to certain conditions. Additionally, a privacy fence requirement is suggested to mitigate concerns about the visual impact of sports courts on neighborhoods.

Ryan Robinson said Jessica Smuin had to jump off the meeting. Jessica Smuin was excused from the meeting.

Motion: Greg Gordon moved to approve Ordinance 2023-29 the proposed code amendment to sections 3.01.110, 3.02.050, 3.03.050, and 3.04.050 regarding the definitions of a sport court and setback requirements in the designated zones. Lon Lott seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		Jessica Smuin
Kelli Law		

D. Resolution No. R2023-38: Update to the Consolidated Fee Schedule for Culinary Water Meter Part Costs

Shane Sorensen is presenting amendments to the city's zoning ordinance, specifically addressing culinary water and sewer rates. He clarifies that the adjustments are related to the cost of water meter parts, focusing on scenarios where individuals might need replacements due to damage. He said City Engineer Jed Muhlstein put the consolidated fee schedule into an excel spreadsheet to be able to easily edit when needed.

Additionally, Shane Sorensen discusses changes to the Consolidated Fee Schedule, including corrections and clarifications on various fees. The presentation covers updates to fees associated with water meters, streetlights, and preservation code for new subdivisions. There is also a correction regarding the percentage limit for certain bonds.

Mayor Carla Merrill asked for clarification on the correction related to the pressure irrigation system's connection fee, and Shane Sorensen explains the decision to eliminate an old connection fee related to the original pressure irrigation system.

1 Council members review and discuss the proposed amendments, with particular attention to the impact fee schedule,
2 which indicates different rates for December and January. Shane Sorensen clarified that the higher rate is already in
3 effect, and the lower rate will come into play starting January 1.

4 **Motion:** Lon Lott moved to approve Resolution No. R2023-38 adopting the consolidated fee schedule with updates
5 for various fees. Kelli Law seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below.
6 The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		Jessica Smuin
Kelli Law		

14 VI. STAFF REPORTS

16 Ryan Robinson

17 Ryan Robinson provides updates on various topics. He shares the positive news that the PARC Tax passed with over
18 71% of the votes, expressing satisfaction with the outcome. He also mentions that the subdivision update is in
19 progress, and a draft will be presented to the council in January for review before going through the Planning
20 Commission.

21 He informs the council about a draft received from consultants regarding the subdivision update. He hopes to have a
22 version ready for the council's review by the first meeting in January.

23 He addresses the topic of gates to open space, urging council members to provide feedback.

24 He discusses the possibility of a work session to address issues related to the produce stand and future parking
25 concerns. Some council members, including Greg Gordon and Jessica Smuin, have expressed support for this idea.
26 The produce stand is currently closed until the following May or June.

27 Shane Sorensen

28 Shane Sorensen provides a staffing update, mentioning that they are close to finalizing new hires after numerous
29 interviews.

30 He discusses the readiness of the Public Works team for snow removal, mentioning an electrical fire incident that is
31 being addressed.

32 He reminds everyone to RSVP for the Christmas party by contacting Alpine City treasurer Carolyn Riley.

33 He also brought up the need for a special meeting within the next week to canvas the election results. The meeting
34 will likely be a short Zoom call to certify the results once they are final. The council agreed to schedule a special
35 meeting for December 5th at noon. He clarified that the meeting needs to have someone at the anchor location. Lon
36 Lott said he could be at the anchor location.

37 He discussed the joint Justice Court with Highland, explaining the need for recertification and the possibility of an
38 interlocal agreement.
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40 He provides updates on various financial matters. He mentions working to determine when the PARC Tax and the
41 Fifth Fifth tax revenues are expected to come in. Additionally, he brings up a state initiative called "cold blue"
42 aimed at spreading out the impact of homelessness, indicating that cities like theirs might be required to contribute
43 funds. However, specific details on this are still pending.

1 Shane concludes by reminding everyone about the senior lunch scheduled for December 6th.

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3 **VII. COUNCIL COMMUNICATION**

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5 **Lon Lott**

6 Lon Lott expresses gratitude to everyone in the meeting as it is likely his last one. He
7 extends thanks to each member, including the mayor, council members, city staff, and
8 the community. Despite challenges, he appreciates the positive experiences and
9 collaboration.

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11 **Greg Gordon**

12 Greg Gordon shares several points during his last meeting:

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1. **Commercial Density:** Suggests considering regulations for commercial density, especially for larger parcels, to align with the city's vision for commercial development.
 2. **Homes Rebuilding:** Raises concerns about taller homes and changes in the feel of neighborhoods when homes are rebuilt. Suggests exploring different standards for rebuilding in existing neighborhoods.
 3. **Deer Control:** Points out the need to address deer control to prevent overpopulation and potential conflicts with residents.

19 Greg Gordon expresses gratitude for the opportunity to serve, noting the valuable experiences and lessons learned
20 during his time on the council.

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22 **Mayor Carla Merrill**

23 Mayor Carla Merrill shares updates from a meeting with the Alpine School District:

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1. **Chinese Immersion Program:** Superintendent Farnsworth assures that they are not removing the Chinese immersion program from Alpine Elementary. Instead, they plan to strengthen it and boost enrollment.
 2. **Traffic Impact:** Mayor Merrill highlights the traffic impact on the roundabout if schools like Mountain Ridge and Alpine Elementary were closed. Emphasizes the importance of considering infrastructure capacity.
 3. **School Closures:** The school district is planning potential school closures, and the results of a study will be presented at their December board meeting. Any closures suggested in December won't take effect until the 2025-2026 school year.
 4. **District Information:** Mayor Merrill is surprised by the number of employees in the school district (10,000) and the number of students (85,000). The potential split of the district was discussed for the 2024 election.

35 Some other item she went over included:

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5. **Forbidden Trail Reroute:** Mayor Merrill discusses a meeting with Lehi City officials to request a reroute of the Forbidden Trail around certain areas. Lehi City approves the reroute in theory but requests adjustments on the North End to meet water source fencing requirements.
 6. **Work Session in January:** Mayor Merrill proposes a work session in January, aiming for four hours. She mentions reaching out to the League of Cities and Towns for potential training during the session.
 7. **Appreciation for Outgoing Council Members:** Mayor Merrill expresses gratitude to outgoing council members Lon Lott and Greg Gordon for their service over the past four years, acknowledging their contributions and dedication.
 8. **Training for New Council Members:** Steve Doxey said there are plans for the league (ULCT – Utah League of Cities and Towns) will be offering a training for newly elected officials are mentioned, and Mayor Merrill encourages the new council members to attend.

47 Mayor Merrill expressing her appreciation for the outgoing council members and their efforts. They will be missed.

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49 **VII. EXECUTIVE SESSION:**

CC 11/28/2023

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No Executive Session was held.

Motion: Lon Lott moved to adjourn. Greg Gordon seconded the motion. There were 3 yes votes, 0 no votes, and 2 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		Jessica Smuin
Kelli Law		

Adjourned at 7:45pm



ALPINE CITY COUNCIL
on **Tuesday December 5, 2023**

Mayor Pro Tem Jessica Smuin called the meeting to order at 12:17pm. Mayor Carla Merrill and Councilman Law were excused.

I. CALL MEETING TO ORDER

A. Roll Call: The following were present at the anchor location and constituted a quorum, Lon Lott, Jessica Smuin, Greg Gordon, and Jason Thelin virtually.

Staff: Shane Sorensen, Ryan Robinson, and Bonnie Cooper

II. CONSENT CALENDAR

A. Approval of Payment for Trip Hazard Removal - Precision Concrete Cutting: \$39,608.87

Motion: Lon Lott moved to approve the Consent Calendar as proposed. Greg Gordon seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Kelli Law
Greg Gordon		
Jessica Smuin		
Jason Thelin		

III. ACTION/DISCUSSION ITEMS:

A. Resolution No. R2023-40: Recertification of Alpine City Justice Court

Alpine City Administrator Shane Sorensen explained that Resolution No R2023-40 was not ready for the council to approve. He said he would bring it before the council on Monday December 11, 2023, at the Alpine City Employee Party for the council to vote on.

B. Certify 2023 Election

Shane Sorensen explained that the county said they would have the results of the 2023 election to the city around noon on December 5, 2023. The results did not come in time for the council meeting and the city would need to meet again on December 6th. The council agreed to meet on the 6th at 1:30pm.

Motion: Greg Gordon moved to table action items A and B which are Resolution No. R2023-40 on the recertification of the Alpine City Justice Court and action item B certifying the 2023 election until such time as the results are finalized and information is prepared in documentation for council to vote on and is publicly noticed as needed. Lon Lott seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Kelli Law
Greg Gordon		
Jessica Smuin		
Jason Thelin		

IV. EXECUTIVE SESSION:

No executive session was held.

Motion: Lon Lott moved to adjourn. Greg Gordon seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

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<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Kelli Law
Greg Gordon		
Jessica Smuin		
Jason Thelin		

Adjourned at 12:22pm

DRAFT

ALPINE CITY COUNCIL
on **Tuesday December 5, 2023**

Mayor Carla Merrill called the meeting to order at 1:32 pm.

I. CALL MEETING TO ORDER

A. Roll Call: The following were present and constituted a quorum at the anchor location Jessica Smuin and virtually Lon Lott, Jason Thelin, and Greg Gordon

B. Prayer: Greg Gordon

C. Pledge: Jessica Smuin

Staff: Shane Sorensen, Ryan Robinson, and Bonnie Cooper

II. ACTION/DISCUSSION ITEMS:

A. Certify 2023 Election

Mayor Carla Merrill explained the county had done a canvass for the 2023 election. The following were elected as City Council members: Brent Rummler receiving the highest number of votes followed by Jessica Smuin and Chrissy Hanneman. Filling the three vacant seats for City Council. The ballot proposition #2 the PARC Tax was passed, having more votes FOR than against.

Motion: Jason Thelin moved to certify the canvass 2023 election as proposed. Jessica Smuin seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Kelli Law
Greg Gordon		
Jessica Smuin		
Jason Thelin		

Motion: Lon Lott moved to adjourn. Greg Gordon seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Kelli Law
Greg Gordon		
Jessica Smuin		
Jason Thelin		

Adjourned at 1:36pm

**ALPINE CITY
BOND RELEASE FORM**

FINAL BOND RELEASE / PAPER RELEASE - Warranty Begin

Thru Period Ending: December 31, 2023

Cherrypoint Estates Plat A subdivision
Location: ~1500 N. Grove Drive

BOND HOLDER

Note: This release is to determine, for bonding purposes, the difference between the total bond amount and the amount of improvements that have been constructed to date. Construction began on this development prior to recording the plat. The amount held by the City for the one year warranty period will be 10% of the Base Bid Total upon Final completion.

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
MOBILIZATION MOB/Permits/Supervision	1	LS @	\$ 17,500.00	\$ 17,500.00	100.0%	100.0%	\$ 17,500.00
TRAFFIC Traffic Control	1	LS @	\$ 4,800.00	\$ 4,800.00	100.0%	100.0%	\$ 4,800.00
SWPPP SWPPP	1	LS @	\$ 6,500.00	\$ 6,500.00	100.0%	100.0%	\$ 6,500.00
DIRT Clear And Grub / Demo	1	LS @	\$ 160,000.00	\$ 160,000.00	100.0%	100.0%	\$ 160,000.00
DIRT Strip Topsoil - 2' - Stockpile On Lots	5700	CY @	\$ 5.75	\$ 32,775.00	100.0%	100.0%	\$ 32,775.00
DIRT Cut To Fill - Interior	3350	CY @	\$ 12.00	\$ 40,200.00	100.0%	100.0%	\$ 40,200.00
DIRT Import Fill - Interior	2500	CY @	\$ 38.50	\$ 96,250.00	100.0%	100.0%	\$ 96,250.00
DIRT Rough Grade Site	51320	SF @	\$ 0.15	\$ 7,698.00	100.0%	100.0%	\$ 7,698.00
SEWER (Offsite) 4" Laterials	1	EA @	\$ 2,200.00	\$ 2,200.00	100.0%	100.0%	\$ 2,200.00
SEWER Connect to Ex. With Core	1	EA @	\$ 4,000.00	\$ 4,000.00	100.0%	100.0%	\$ 4,000.00
SEWER 8" PVC Main	1030	LF @	\$ 52.00	\$ 53,560.00	100.0%	100.0%	\$ 53,560.00
SEWER Manholes	4	EA @	\$ 5,990.00	\$ 23,960.00	100.0%	100.0%	\$ 23,960.00
SEWER 4" Laterials	10	EA @	\$ 1,775.00	\$ 17,750.00	100.0%	100.0%	\$ 17,750.00
STORM (Offsite) Sump Manhole	1	EA @	\$ 8,200.00	\$ 8,200.00	100.0%	100.0%	\$ 8,200.00
STORM (Offsite) Curb Boxes	1	EA @	\$ 5,425.00	\$ 5,425.00	100.0%	100.0%	\$ 5,425.00
STORM 15" ADS	599	LF @	\$ 85.00	\$ 50,915.00	100.0%	100.0%	\$ 50,915.00
STORM 18" ADS	673	LF @	\$ 92.00	\$ 61,916.00	100.0%	100.0%	\$ 61,916.00
STORM Manhole	8	EA @	\$ 4,800.00	\$ 38,400.00	100.0%	100.0%	\$ 38,400.00
STORM Double Curb Boxes	3	EA @	\$ 8,575.00	\$ 25,725.00	100.0%	100.0%	\$ 25,725.00
STORM Curb Boxes	6	EA @	\$ 3,775.00	\$ 22,650.00	100.0%	100.0%	\$ 22,650.00
STORM Box	1	EA @	\$ 3,300.00	\$ 3,300.00	100.0%	100.0%	\$ 3,300.00
STORM Stormtech System	1	EA @	\$ 163,750.00	\$ 163,750.00	100.0%	100.0%	\$ 163,750.00
IRRIGATION 30" RCP	838	LF @	\$ 130.00	\$ 108,940.00	100.0%	100.0%	\$ 108,940.00
IRRIGATION 6' Manholes	6	EA @	\$ 6,660.00	\$ 39,960.00	100.0%	100.0%	\$ 39,960.00
IRRIGATION 4x4 Inlet/Irr Box	1	EA @	\$ 8,430.00	\$ 8,430.00	100.0%	100.0%	\$ 8,430.00
CULINARY (Offsite) Connect to Ex.	2	EA @	\$ 4,200.00	\$ 8,400.00	100.0%	100.0%	\$ 8,400.00
CULINARY (Offsite) Connect to Ex. 16" w/Hot Tap	1	EA @	\$ 4,200.00	\$ 4,200.00	100.0%	100.0%	\$ 4,200.00
CULINARY (Offsite) 8" C900 Main	504	LF @	\$ 70.00	\$ 35,280.00	100.0%	100.0%	\$ 35,280.00
CULINARY (Offsite) 8" Gate Valve	2	EA @	\$ 3,200.00	\$ 6,400.00	100.0%	100.0%	\$ 6,400.00
CULINARY (Offsite) 8" Bend	3	EA @	\$ 850.00	\$ 2,550.00	100.0%	100.0%	\$ 2,550.00
CULINARY (Offsite) 8" Blow-off	1	EA @	\$ 1,200.00	\$ 1,200.00	100.0%	100.0%	\$ 1,200.00
CULINARY (Offsite) 1" Single Service	2	EA @	\$ 2,300.00	\$ 4,600.00	100.0%	100.0%	\$ 4,600.00
CULINARY (Offsite) Fire Hydrant	2	EA @	\$ 11,055.00	\$ 22,110.00	100.0%	100.0%	\$ 22,110.00
CULINARY 8" PVC Main	1170	LF @	\$ 50.00	\$ 58,500.00	100.0%	100.0%	\$ 58,500.00
CULINARY 8" Valves	2	EA @	\$ 3,200.00	\$ 6,400.00	100.0%	100.0%	\$ 6,400.00
CULINARY 8" Bend	4	EA @	\$ 950.00	\$ 3,800.00	100.0%	100.0%	\$ 3,800.00
CULINARY 8" Blow-off	1	EA @	\$ 1,200.00	\$ 1,200.00	100.0%	100.0%	\$ 1,200.00
CULINARY 1" Single Service	10	EA @	\$ 2,305.00	\$ 23,050.00	100.0%	100.0%	\$ 23,050.00
CULINARY Fire Hydrant	2	EA @	\$ 11,055.00	\$ 22,110.00	100.0%	100.0%	\$ 22,110.00
PI (Offsite) Connect to Ex.	2	EA @	\$ 4,200.00	\$ 8,400.00	100.0%	100.0%	\$ 8,400.00
PI 6" PVC Main	1165	LF @	\$ 40.00	\$ 46,600.00	100.0%	100.0%	\$ 46,600.00
PI 6" Gate Valve	2	EA @	\$ 2,600.00	\$ 5,200.00	100.0%	100.0%	\$ 5,200.00
PI 6" Bend	4	EA @	\$ 750.00	\$ 3,000.00	100.0%	100.0%	\$ 3,000.00
PI 8" Blow-off	1	EA @	\$ 1,000.00	\$ 1,000.00	100.0%	100.0%	\$ 1,000.00
PI 1" Single Service	11	EA @	\$ 1,600.00	\$ 17,600.00	100.0%	100.0%	\$ 17,600.00
ROADS 24" Curb & Gutter	3622	LF @	\$ 32.00	\$ 115,904.00	100.0%	100.0%	\$ 115,904.00
ROADS 4' and 5' Sidewalk (5" conc. on 6" road base)	14912	SF @	\$ 8.25	\$ 123,024.00	100.0%	100.0%	\$ 123,024.00
ROADS ADA	5	EA @	\$ 1,975.00	\$ 9,875.00	100.0%	100.0%	\$ 9,875.00
ROADS 8" Roadbase	37005	SF @	\$ 1.20	\$ 44,406.00	100.0%	100.0%	\$ 44,406.00
ROADS 8" Roadbase Road Widening	7220	SF @	\$ 2.15	\$ 15,523.00	100.0%	100.0%	\$ 15,523.00
ROADS 3" Asphalt	37005	SF @	\$ 2.10	\$ 77,710.50	100.0%	100.0%	\$ 77,710.50
ROADS 3" Asphalt Widening	7220	SF @	\$ 2.65	\$ 19,133.00	100.0%	100.0%	\$ 19,133.00
ROADS Patching	728	SF @	\$ 10.00	\$ 7,280.00	100.0%	100.0%	\$ 7,280.00
ROADS Saw Cut	1	LS @	\$ 5,500.00	\$ 5,500.00	100.0%	100.0%	\$ 5,500.00
ROADS Street Signs	2	EA @	\$ 1,200.00	\$ 2,400.00	100.0%	100.0%	\$ 2,400.00
ROADS Mail Box Pad	1	EA @	\$ 3,500.00	\$ 3,500.00	100.0%	100.0%	\$ 3,500.00
ROADS Trench Import	8400	Tons @	\$ 16.00	\$ 134,400.00	100.0%	100.0%	\$ 134,400.00
MISC Cap Well	2	EA @	\$ 5,250.00	\$ 10,500.00	100.0%	100.0%	\$ 10,500.00
MISC Protect Existing Foundation	1	LS @	\$ 100.00	\$ 100.00	100.0%	100.0%	\$ 100.00
MISC Street Lights	2	EA @	\$ 3,000.00	\$ 6,000.00	100.0%	100.0%	\$ 6,000.00
MISC Survey	1	LS @	\$ 6,000.00	\$ 6,000.00	100.0%	100.0%	\$ 6,000.00
				\$ 1,867,659.50		Previously Released:	\$ -
				\$ 186,765.95			
10% Warranty Amount				\$ 186,765.95			
TOTAL BOND AMOUNT				\$ 2,054,425.45		This Release:	\$ 1,867,659.50
<i>Total Released to Date</i>				\$ 1,867,659.50			
TOTAL BOND REMAINING				\$ 186,765.95			


At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Developer

Date

Carla Merrill
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

1/3/2024
Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
BOND RELEASE FORM
 Release No. 2


BOND HOLDER

Thru Period Ending: November 16, 2023

Jecco Farms Plat A Subdivision
 Location: North Bateman Lane

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP Toilet Rental	1	LS @	\$ 500.00	\$ 500.00	95.0%	95.0%	\$ 475.00
SWPPP Inlet Protection	4	EACH @	\$ 100.00	\$ 400.00	45.0%	95.0%	\$ 180.00
SWPPP 6" Topsoil & Re-seed disturbed roadway edge (East Bateman Ln)	1920	SF @	\$ 2.00	\$ 3,840.00	50.0%	50.0%	\$ 1,920.00
DIRT Fill to Subgrade ROW	1100	CY @	\$ 18.00	\$ 19,800.00	0.0%	95.0%	\$ -
STORM 15" RCP Storm Drain	212	LF @	\$ 36.00	\$ 7,632.00	0.0%	95.0%	\$ -
STORM Storm Drain Manhole	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	95.0%	\$ -
STORM Curb Inlet 2' x 3' x 4'	3	EACH @	\$ 3,200.00	\$ 9,600.00	28.3%	95.0%	\$ 2,720.00
SITE-PREP Sawcut Asphalt / Asphalt Removal / Curb Removal	1	LS @	\$ 4,000.00	\$ 4,000.00	0.0%	95.0%	\$ -
SITE-PREP Import and Place 15" Subgrade	6945	SF @	\$ 0.90	\$ 6,250.50	95.0%	95.0%	\$ 5,937.98
SITE-PREP Import and Place 8" Road Base	6945	SF @	\$ 1.10	\$ 7,639.50	95.0%	95.0%	\$ 7,257.53
CONCRETE 24" Curb and Gutter APWA Type A	665	LF @	\$ 25.00	\$ 16,625.00	95.0%	95.0%	\$ 15,793.75
CONCRETE Concrete Sidewalk (4' Wide X 5" Thick)	2540	SF @	\$ 7.00	\$ 17,780.00	95.0%	95.0%	\$ 16,891.00
CONCRETE Catch Basin Tie-Ins	3	EACH @	\$ 675.00	\$ 2,025.00	95.0%	95.0%	\$ 1,923.75
CONCRETE ADA Ramp	2	EACH @	\$ 900.00	\$ 1,800.00	95.0%	95.0%	\$ 1,710.00
ASPHALT 3" Hot Mix Asphalt (PG58-28, 1/2", 15% Max RAP)	6945	SF @	\$ 4.00	\$ 27,780.00	95.0%	95.0%	\$ 26,391.00
TRAFFIC Traffic Control	1	LS @	\$ 1,500.00	\$ 1,500.00	20.0%	95.0%	\$ 300.00
				\$ 130,672.00	Previously Released: \$		40,910.40
<i>10% Warranty Amount</i>				\$ 13,067.20			
TOTAL BOND AMOUNT				\$ 143,739.20	This Release: \$		81,025.00
<i>Total Released to Date</i>				\$ 121,935.40			
TOTAL BOND REMAINING				\$ 21,803.80			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

<hr/> Developer	<hr/> Date
<hr/> Carla Merrill Mayor	<hr/> Date
 <hr/> Jed Muhlestein, P.E. City Engineer	<hr/> 11/28/2023 Date
<hr/> City Council (by Bonnie Cooper - City Recorder)	<hr/> Date

ALPINE CITY
BOND RELEASE FORM
 FINAL BOND RELEASE - Release No. 3


BOND HOLDER

Thru Period Ending: December 31, 2023

Jecco Farms Plat A Subdivision
 Location: North Bateman Lane

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP Toilet Rental	1	LS @	\$ 500.00	\$ 500.00	5.0%	100.0%	\$ 25.00
SWPPP Inlet Protection	4	EACH @	\$ 100.00	\$ 400.00	5.0%	100.0%	\$ 20.00
SWPPP 6" Topsoil & Re-seed disturbed roadway edge (East Bateman Ln)	1920	SF @	\$ 2.00	\$ 3,840.00	50.0%	100.0%	\$ 1,920.00
DIRT Fill to Subgrade ROW	1100	CY @	\$ 18.00	\$ 19,800.00	5.0%	100.0%	\$ 990.00
STORM 15" RCP Storm Drain	212	LF @	\$ 36.00	\$ 7,632.00	5.0%	100.0%	\$ 381.60
STORM Storm Drain Manhole	1	EACH @	\$ 3,500.00	\$ 3,500.00	5.0%	100.0%	\$ 175.00
STORM Curb Inlet 2' x 3' x 4'	3	EACH @	\$ 3,200.00	\$ 9,600.00	5.0%	100.0%	\$ 480.00
SITE-PREP Sawcut Asphalt / Asphalt Removal / Curb Removal	1	LS @	\$ 4,000.00	\$ 4,000.00	5.0%	100.0%	\$ 200.00
SITE-PREP Import and Place 15" Subgrade	6945	SF @	\$ 0.90	\$ 6,250.50	5.0%	100.0%	\$ 312.53
SITE-PREP Import and Place 8" Road Base	6945	SF @	\$ 1.10	\$ 7,639.50	5.0%	100.0%	\$ 381.98
CONCRETE 24" Curb and Gutter APWA Type A	665	LF @	\$ 25.00	\$ 16,625.00	5.0%	100.0%	\$ 831.25
CONCRETE Concrete Sidewalk (4' Wide X 5" Thick)	2540	SF @	\$ 7.00	\$ 17,780.00	5.0%	100.0%	\$ 889.00
CONCRETE Catch Basin Tie-Ins	3	EACH @	\$ 675.00	\$ 2,025.00	5.0%	100.0%	\$ 101.25
CONCRETE ADA Ramp	2	EACH @	\$ 900.00	\$ 1,800.00	5.0%	100.0%	\$ 90.00
ASPHALT 3" Hot Mix Asphalt (PG58-28, 1/2", 15% Max RAP)	6945	SF @	\$ 4.00	\$ 27,780.00	5.0%	100.0%	\$ 1,389.00
TRAFFIC Traffic Control	1	LS @	\$ 1,500.00	\$ 1,500.00	5.0%	100.0%	\$ 75.00
				\$ 130,672.00		Previously Released: \$	121,935.40
10% Warranty Amount				\$ 13,067.20			
TOTAL BOND AMOUNT				\$ 143,739.20		This Release: \$	8,736.60
Total Released to Date				\$ 130,672.00			
TOTAL BOND REMAINING				\$ 13,067.20			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

_____ Developer	_____ Date
_____ Carla Merrill Mayor	_____ Date
 Jed Muhlestein, P.E. City Engineer	1/3/2024 _____ Date
_____ City Council (by Bonnie Cooper - City Recorder)	_____ Date

ALPINE CITY
BOND RELEASE FORM
Release No. 1 - Final Release

Thru Period Ending: December 31, 2023


Cherrypoint Subdivision - Phase 1
Location: ~1500 N. Grove Drive

NOTE:

The Cherrypoint Estates Plat A Subdivision (12 lots) started development as Cherrypoint - Phase 1, a 2 lot subdivision. Phase 1 of the 2-lot subdivision required a development agreement with the below bond requirements. Cherrypoint Phase 1 was never built as plans for the property changed and now all improvements below have been built, and are covered under a different development agreement, known as Cherrypoint Estates Plat A. All improvements for this bond have been built and are covered under the development agreement, with its accompanying bond, for Cherrypoint Estates Plat A. This bond for Cherrypoint - Phase 1 is hereby released.

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
1 Toilet Rental	1	MO @	\$ 500.00	\$ 500.00	100.0%	100.0%	\$ 500.00
2 Mobilization	1	LS @	\$ 2,000.00	\$ 2,000.00	100.0%	100.0%	\$ 2,000.00
3 4" PVC Sanitary Sewer Lateral	1	EACH @	\$ 2,750.00	\$ 2,750.00	100.0%	100.0%	\$ 2,750.00
4 Lot 1 Retention Pond Grading	1	LS @	\$ 1,850.00	\$ 1,850.00	100.0%	100.0%	\$ 1,850.00
5 1" CTS Poly Culinary Services	1	EACH @	\$ 2,200.00	\$ 2,200.00	100.0%	100.0%	\$ 2,200.00
6 1" CTS Poly PI Services	1	EACH @	\$ 2,500.00	\$ 2,500.00	100.0%	100.0%	\$ 2,500.00
7 10% Warranty Amount	1	LS @	\$ 1,180.00	\$ 1,180.00	100.0%	100.0%	\$ 1,180.00
8 24" Curb & Gutter Prep (6" Road Base)	200	LF @	\$ 5.00	\$ 1,000.00	100.0%	100.0%	\$ 1,000.00
9 24" Curb and Gutter APWA Type A	200	LF @	\$ 14.50	\$ 2,900.00	100.0%	100.0%	\$ 2,900.00
10 Sidewalk Prep (6" Road Base)	1000	SF @	\$ 0.95	\$ 950.00	100.0%	100.0%	\$ 950.00
11 Concrete Sidewalk (5' Wide X 5" Thick)	1000	SF @	\$ 5.25	\$ 5,250.00	100.0%	100.0%	\$ 5,250.00
TOTAL BOND AMOUNT				\$ 23,080.00		Previously Released: \$	-
<i>Total Released to Date</i>				\$ 23,080.00		This Release: \$	23,080.00
TOTAL BOND REMAINING				\$ -			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Developer	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Carla Merrill Mayor	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<div style="text-align: center;">  <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Jed Muhlestein, P.E. City Engineer </div>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> 1/3/2024 Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> City Council (by DeAnn Parry - City Recorder)	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date

City Council Assignments - 2024

Kelli Law	Water Cemetery Traffic & Safety
Jessica Smuin	Trails, parks and open spaces Alpine Youth Council Historic Advisory Board Moyle Park Advisory Board
Jason Thelin	Mayor Pro Tempore Safety District Eagle Scout AFCC
Chrissy Hannemann	Main St Advisory Board MAG - Alt COG - Alt
Brent Rummler	Safety District – Alt Alpine Days TSSD

ALPINE CITY COUNCIL AGENDA

SUBJECT: Subdivision Review Process Update

FOR CONSIDERATION ON: January 9, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review of Edits to Subdivision Process.

BACKGROUND INFORMATION:

SB 174 of the 2023 General Legislative Session requires all local governments to modify their subdivision ordinances to comply with the process described in the statute. These new requirements remove the City Council from reviewing purely administrative subdivisions (That do not require an exception or zone change). It does allow the Planning Commission to be the reviewing body for the Preliminary Plan. The concept application review is now optional and can be done at the request of the applicant.

Alpine City was eligible for grant money from the State to hire a consultant to help complete this process. We have hired a consultant from the pool provided by the State at no cost to the city to help complete this work. Along with becoming compliant with the new requirements of the State code, this update includes the following:

- Updated definitions and added graphics to better explain certain terms.
- Tables to identify reviewing, recommending, and approving bodies.
- Consolidate requirements to a single location.
- Remove the requirements for a concept plan review by the city. A concept plan can only be done at the request of the applicant.
- Designate the Planning Commission as the body that reviews Preliminary plans. The focus of this review will be on the planning phase of the subdivision (I.E. lot sizes, frontage, subdivision and road layouts as well as uses). This review phase previously was primarily for engineering standards and review. A public hearing can also be held at this phase if the city chooses to require one. The initial review of the preliminary plat will be completed within 15 business days of receiving a completed application for this stage.
- The Development Review Committee (City Staff) will be the body that reviews Final Plans for a subdivision. This review will focus primarily on engineering standards as well as continue to include final subdivision review needs. State code does not allow final plat approvals to be done by the City Council or Planning Commission. A review of the final plat will be completed within 20 business days of receiving a completed application.

ALPINE CITY CODE:

Title 4: Subdivision Ordinance (See attached)

STAFF RECOMMENDATION:

Review the proposed edits and give feedback where needed. No motion will be made as part of this review. A public hearing will be held on January 16th by the Planning Commission and final approval by the City Council during the January 23rd meeting.

ALPINE CITY CORPORATION
 COMBINED CASH INVESTMENT
 DECEMBER 31, 2023

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	479,128.97
01-1112	XPRESS BILL PAY	736.97
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	22,507,793.87
		22,988,659.81
	TOTAL COMBINED CASH	22,988,659.81
01-1190	CASH - ALLOCATION TO OTHER FUN	(22,988,786.24)
		(126.43)
	TOTAL GENERAL FUND CASH	(126.43)

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,880,835.83
11	ALLOCATION TO CLASS C ROADS	740,670.92
15	ALLOCATION TO RECREATION IMPACT FEES	631,602.38
16	ALLOCATION TO STREET IMPACT FEES	433,625.40
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	7,439,858.08
51	ALLOCATION TO WATER FUND	3,020,927.90
52	ALLOCATION TO SEWER FUND	2,893,940.51
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,080,272.25
56	ALLOCATION TO STORM DRAIN FUND	784,337.59
70	ALLOCATION TO TRUST AND AGENCY FUND	1,025,260.20
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	757,646.74
81	ALLOCATION TO WATER IMPACT FEES	590,195.18
82	ALLOCATION TO SEWER IMPACT FEES	157,061.00
85	ALLOCATION TO PI IMPACT FEES	355,392.32
86	ALLOCATION TO STORM DRAIN IMPACT FEES	197,159.94
		22,988,786.24
	TOTAL ALLOCATIONS TO OTHER FUNDS	22,988,786.24
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(22,988,786.24)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

GENERAL FUND

<u>ASSETS</u>		
10-1190	CASH - ALLOCATION TO OTHER FUN	2,880,835.83
10-1309	DEFERRED PROPERTY TAXES REC	2,602,108.68
10-1311	ACCOUNTS RECEIVABLE	67,407.48
10-1561	PREPAID EXPENSES	243.46
		<hr/>
	TOTAL ASSETS	5,550,595.45
		<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
10-2131	ACCOUNTS PAYABLE	(1,278.05)
10-2211	WAGES PAYABLE	13,870.00
10-2225	ULGT PAYABLE	2,352.33
10-2227	RETIREMENT PAYABLE EMPLOYEES	(17,961.43)
10-2229	WORKERS COMP PAYABLE	9,637.54
10-2400	UNEARNED REVENUE	2,602,108.00
		<hr/>
	TOTAL LIABILITIES	2,608,728.39
<u>FUND EQUITY</u>		
	UNAPPROPRIATED FUND BALANCE:	
10-2980	BALANCE BEGINNING OF YEAR	1,884,044.62
	REVENUE OVER EXPENDITURES - YTD	1,057,822.44
		<hr/>
	BALANCE - CURRENT DATE	2,941,867.06
		<hr/>
	TOTAL FUND EQUITY	2,941,867.06
		<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY	5,550,595.45
		<hr/> <hr/>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10	2,261,679.78	2,363,001.13	2,600,000.00	236,998.87	90.9
10-31-20	.00	8,623.87	200,000.00	191,376.13	4.3
10-31-30	172,962.25	694,844.14	2,000,000.00	1,305,155.86	34.7
10-31-31	.00	49,046.29	120,000.00	70,953.71	40.9
10-31-40	41,690.34	281,233.94	700,000.00	418,766.06	40.2
10-31-90	.00	442.38	4,000.00	3,557.62	11.1
	<u>2,476,332.37</u>	<u>3,397,191.75</u>	<u>5,624,000.00</u>	<u>2,226,808.25</u>	<u>60.4</u>
<u>LICENSES AND PERMITS</u>					
10-32-10	975.00	2,400.00	25,000.00	22,600.00	9.6
10-32-20	6,170.65	65,448.05	225,000.00	159,551.95	29.1
10-32-21	10,908.66	135,527.34	400,000.00	264,472.66	33.9
10-32-22	104.59	1,355.44	5,000.00	3,644.56	27.1
	<u>18,158.90</u>	<u>204,730.83</u>	<u>655,000.00</u>	<u>450,269.17</u>	<u>31.3</u>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42	.00	.00	4,964.00	4,964.00	.0
10-33-54	12,485.00	24,970.00	.00	(24,970.00)	.0
10-33-59	146,850.12	146,850.12	227,150.00	80,299.88	64.7
	<u>159,335.12</u>	<u>171,820.12</u>	<u>232,114.00</u>	<u>60,293.88</u>	<u>74.0</u>
<u>CHARGES FOR SERVICES</u>					
10-34-13	500.00	1,958.00	20,000.00	18,042.00	9.8
10-34-14	.00	.00	500.00	500.00	.0
10-34-15	.00	.00	250.00	250.00	.0
10-34-22	.00	19,258.00	38,516.00	19,258.00	50.0
10-34-40	59,453.98	355,969.94	670,000.00	314,030.06	53.1
10-34-69	.00	407.00	.00	(407.00)	.0
10-34-81	985.00	3,693.75	7,500.00	3,806.25	49.3
10-34-83	2,400.00	14,050.00	50,000.00	35,950.00	28.1
	<u>63,338.98</u>	<u>395,336.69</u>	<u>786,766.00</u>	<u>391,429.31</u>	<u>50.3</u>
<u>FINES AND FORFEITURES</u>					
10-35-10	.00	15,762.81	40,000.00	24,237.19	39.4
10-35-15	4,970.00	21,319.83	7,000.00	(14,319.83)	304.6
10-35-16	.00	1,350.00	2,000.00	650.00	67.5
	<u>4,970.00</u>	<u>38,432.64</u>	<u>49,000.00</u>	<u>10,567.36</u>	<u>78.4</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	1,760.00	11,535.00	65,000.00	53,465.00	17.8
TOTAL RENTS AND OTHER REVENUE	1,760.00	11,535.00	65,000.00	53,465.00	17.8
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	106,132.42	610,203.49	50,000.00	(560,203.49)	1220.4
10-38-17 ALPINE DAYS REVENUE	.00	51,963.94	85,000.00	33,036.06	61.1
10-38-18 RODEO REVENUE	.00	49,061.66	20,000.00	(29,061.66)	245.3
10-38-50 BICENTENNIAL BOOKS	.00	280.00	500.00	220.00	56.0
10-38-90 SUNDRY REVENUES	8,306.70	19,587.51	45,000.00	25,412.49	43.5
TOTAL INTEREST AND MISC REVENUE	114,439.12	731,096.60	200,500.00	(530,596.60)	364.6
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,861.73	17,161.21	35,000.00	17,838.79	49.0
TOTAL TRANSFERS AND CONTRIBUTIONS	2,861.73	17,161.21	35,000.00	17,838.79	49.0
TOTAL FUND REVENUE	2,841,196.22	4,967,304.84	7,647,380.00	2,680,075.16	65.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	26,889.20	125,317.18	224,500.00	99,182.82	55.8
10-41-13 EMPLOYEE BENEFITS	12,451.25	52,303.08	105,500.00	53,196.92	49.6
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	125.00	13,192.86	21,000.00	7,807.14	62.8
10-41-22 PUBLIC NOTICES	.00	251.55	2,000.00	1,748.45	12.6
10-41-23 TRAVEL	234.88	2,462.35	7,500.00	5,037.65	32.8
10-41-24 OFFICE SUPPLIES & POSTAGE	1,789.51	10,211.50	15,000.00	4,788.50	68.1
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	383.73	2,077.40	5,500.00	3,422.60	37.8
10-41-30 PROFESSIONAL SERVICES	5,643.75	41,987.00	60,000.00	18,013.00	70.0
10-41-33 EDUCATION	45.00	1,165.00	3,000.00	1,835.00	38.8
10-41-46 COUNCIL DISCRETIONARY FUND	2,508.40	5,308.16	12,000.00	6,691.84	44.2
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	253.47	10,855.71	12,000.00	1,144.29	90.5
10-41-63 OTHER SERVICES	423.90	3,382.35	20,000.00	16,617.65	16.9
10-41-64 OTHER EXPENSES	927.25	2,315.89	4,000.00	1,684.11	57.9
TOTAL ADMINISTRATION	51,675.34	270,927.53	500,000.00	229,072.47	54.2
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	3,116.38	14,743.83	35,000.00	20,256.17	42.1
10-42-31 PROFESSIONAL SERVICES	3,012.69	19,421.23	45,000.00	25,578.77	43.2
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	1,999.08	11,361.26	25,000.00	13,638.74	45.5
TOTAL COURT	8,128.15	45,526.32	105,200.00	59,673.68	43.3
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,535.78	10,070.65	19,000.00	8,929.35	53.0
10-43-13 EMPLOYEE BENEFITS	939.91	6,078.92	11,000.00	4,921.08	55.3
10-43-14 OVERTIME WAGES	264.29	2,233.07	2,500.00	266.93	89.3
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	154.23	823.31	1,200.00	376.69	68.6
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	300.00	2,750.00	5,200.00	2,450.00	52.9
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	10,900.00	13,000.00	2,100.00	83.9
TOTAL TREASURER	3,194.21	32,855.95	53,400.00	20,544.05	61.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
10-50-62 MISCELLANEOUS SERVICES	16,366.50	16,366.50	16,500.00	133.50	99.2
TOTAL ELECTIONS	16,366.50	16,366.50	17,000.00	633.50	96.3
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	878.67	3,770.20	7,000.00	3,229.80	53.9
10-52-27 UTILITIES	3,745.68	9,880.68	25,000.00	15,119.32	39.5
10-52-51 INSURANCE	79.97	9,825.21	10,500.00	674.79	93.6
10-52-63 OTHER SERVICES	710.00	4,034.00	13,000.00	8,966.00	31.0
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	13,989.58	530,000.00	516,010.42	2.6
TOTAL GOVERNMENT BUILDINGS	5,414.32	41,499.67	585,500.00	544,000.33	7.1
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	120,946.00	725,676.00	1,459,437.00	733,761.00	49.7
10-57-63 FIRE-PROFESSIONAL SERVICE	103,396.00	620,376.00	1,247,482.00	627,106.00	49.7
10-57-72 ADMINISTRATION	11,217.00	67,302.00	134,163.00	66,861.00	50.2
10-57-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	20,000.00	20,000.00	.0
TOTAL EMERGENCY SERVICES	235,559.00	1,413,354.00	2,861,082.00	1,447,728.00	49.4
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	3,984.50	24,162.72	47,900.00	23,737.28	50.4
10-58-13 EMPLOYEE BENEFITS	1,821.51	11,248.71	22,300.00	11,051.29	50.4
10-58-14 OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28 TELEPHONE	30.00	195.00	1,000.00	805.00	19.5
10-58-29 CONTRACT/BUILDING INSPECTOR	7,208.00	38,092.00	90,000.00	51,908.00	42.3
10-58-51 INSURANCE & SURETY BONDS	79.97	9,825.21	10,400.00	574.79	94.5
10-58-65 BUILDING PERMIT SURCHARGE	.00	548.83	3,000.00	2,451.17	18.3
TOTAL BUILDING INSPECTION	13,123.98	84,072.47	176,400.00	92,327.53	47.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	7,423.11	77,430.08	154,000.00	76,569.92	50.3
10-59-13 EMPLOYEE BENEFITS	3,604.09	34,384.74	69,000.00	34,615.26	49.8
10-59-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	64.28	1,000.00	935.72	6.4
10-59-23 TRAVEL	.00	.00	1,500.00	1,500.00	.0
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	137.46	1,500.00	1,362.54	9.2
10-59-30 PROFESSIONAL SERVICES	.00	11,963.61	45,000.00	33,036.39	26.6
10-59-31 LEGAL SERVICES FOR SUBDIVIS	450.00	450.00	20,000.00	19,550.00	2.3
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	11,477.20	124,430.17	293,750.00	169,319.83	42.4
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	8,650.80	53,454.88	105,400.00	51,945.12	50.7
10-60-13 EMPLOYEE BENEFITS	5,906.41	36,406.14	69,300.00	32,893.86	52.5
10-60-14 OVERTIME WAGES	358.26	3,625.72	8,000.00	4,374.28	45.3
10-60-15 ON CALL WAGES	420.95	2,983.20	5,800.00	2,816.80	51.4
10-60-23 TRAVEL	.00	740.00	1,000.00	260.00	74.0
10-60-24 OFFICE SUPPLIES & POSTAGE	500.84	500.84	400.00	(100.84)	125.2
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	9,681.48	22,084.62	75,000.00	52,915.38	29.5
10-60-26 STREET SUPPLIES AND MAINTENANC	12,920.19	23,672.78	75,000.00	51,327.22	31.6
10-60-27 UTILITIES	6.13	36.28	500.00	463.72	7.3
10-60-28 TELEPHONE	259.81	1,531.31	3,200.00	1,668.69	47.9
10-60-29 POWER - STREET LIGHTS	4,409.89	26,164.44	50,000.00	23,835.56	52.3
10-60-51 INSURANCE	79.97	9,825.21	10,000.00	174.79	98.3
10-60-63 OTHER SERVICES	140.00	319.00	12,000.00	11,681.00	2.7
10-60-64 OTHER EXPENSES	68.55	2,254.52	6,500.00	4,245.48	34.7
10-60-70 CLASS C ROAD FUND	40,000.00	40,000.00	.00	(40,000.00)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	199,221.88	951,136.54	872,500.00	(78,636.54)	109.0
10-60-74 CAPITAL OUTLAY - EQUIPMENT	1,349.09	2,849.09	107,000.00	104,150.91	2.7
TOTAL STREETS	283,974.25	1,177,584.57	1,401,600.00	224,015.43	84.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,547.21	30,192.24	54,400.00	24,207.76	55.5
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	35,635.71	55,000.00	19,364.29	64.8
10-70-13 EMPLOYEE BENEFITS	2,834.28	21,564.58	37,700.00	16,135.42	57.2
10-70-14 OVERTIME WAGES	71.80	2,687.72	2,500.00	(187.72)	107.5
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	84.54	1,838.48	2,400.00	561.52	76.6
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,660.26	8,927.97	25,000.00	16,072.03	35.7
10-70-26 BUILDING AND GROUNDS SUPPLIES	492.07	21,150.61	55,000.00	33,849.39	38.5
10-70-27 UTILITIES	5,158.54	29,713.48	60,000.00	30,286.52	49.5
10-70-28 TELEPHONE	264.79	1,574.94	3,000.00	1,425.06	52.5
10-70-51 INSURANCE & SURETY BONDS	79.97	9,825.21	10,500.00	674.79	93.6
10-70-60 RODEO	.00	34,257.63	35,000.00	742.37	97.9
10-70-64 OTHER EXPENSES	.00	7,685.24	26,500.00	18,814.76	29.0
10-70-65 ALPINE DAYS	.00	62,832.15	115,000.00	52,167.85	54.6
10-70-67 MOYLE PARK	.00	3,796.68	9,000.00	5,203.32	42.2
10-70-68 LIBRARY	640.00	5,800.00	11,500.00	5,700.00	50.4
10-70-69 YOUTH COUNCIL	64.92	6,704.13	5,500.00	(1,204.13)	121.9
10-70-70 BOOK MOBILE	.00	.00	13,596.00	13,596.00	.0
10-70-71 TRAILS	.00	2,664.96	5,000.00	2,335.04	53.3
TOTAL PARKS & RECREATION	15,898.38	286,851.73	527,596.00	240,744.27	54.4
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,547.19	30,192.16	54,400.00	24,207.84	55.5
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	34,494.17	55,000.00	20,505.83	62.7
10-77-13 EMPLOYEE BENEFITS	2,834.18	21,563.03	37,700.00	16,136.97	57.2
10-77-14 OVERTIME WAGES	71.80	2,687.72	2,500.00	(187.72)	107.5
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	321.31	2,525.26	12,000.00	9,474.74	21.0
10-77-26 BUILDING AND GROUNDS	.00	2,758.48	12,000.00	9,241.52	23.0
10-77-27 CEMETERY PAVING	446.56	2,679.36	.00	(2,679.36)	.0
10-77-28 TELEPHONE	40.00	260.00	850.00	590.00	30.6
10-77-51 INSURANCE & SURETY BONDS	79.97	9,825.21	8,500.00	(1,325.21)	115.6
10-77-63 OTHER SERVICES	11.96	183.20	10,000.00	9,816.80	1.8
TOTAL CEMETERY	8,352.97	107,168.59	193,700.00	86,531.41	55.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,708.21	24,083.15	49,000.00	24,916.85	49.2
10-82-13 EMPLOYEE BENEFITS	2,341.57	14,164.22	29,200.00	15,035.78	48.5
10-82-14 OVERTIME WAGES	157.74	1,490.00	1,500.00	10.00	99.3
10-82-15 ON CALL WAGES	.00	3.20	.00	(3.20)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	472.61	2,806.28	3,600.00	793.72	78.0
10-82-28 TELEPHONE	.00	18.75	250.00	231.25	7.5
10-82-31 PROFESSIONAL & TECHNICAL	300.00	2,750.00	4,800.00	2,050.00	57.3
10-82-34 TECHNOLOGY UPDATE	432.96	2,121.09	5,500.00	3,378.91	38.6
10-82-61 TIPPING FEES	14,520.01	70,016.73	155,000.00	84,983.27	45.2
10-82-62 WASTE PICKUP CONTRACT	37,346.11	186,397.01	405,000.00	218,602.99	46.0
10-82-64 OTHER EXPENSES	228.30	1,376.52	.00	(1,376.52)	.0
10-82-65 CITY CLEANUP PROJECTS	.00	.00	3,800.00	3,800.00	.0
TOTAL GARBAGE	59,507.51	305,226.95	657,650.00	352,423.05	46.4
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	435.55	2,133.85	30,000.00	27,866.15	7.1
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	239,502.00	239,502.00	.0
10-99-82 EMERGENCY PREP	285.39	1,484.10	5,000.00	3,515.90	29.7
TOTAL MISCELLANEOUS	720.94	3,617.95	274,502.00	270,884.05	1.3
TOTAL FUND EXPENDITURES	713,392.75	3,909,482.40	7,647,380.00	3,737,897.60	51.1
NET REVENUE OVER EXPENDITURES	2,127,803.47	1,057,822.44	.00	(1,057,822.44)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

CLASS C ROADS

<u>ASSETS</u>			
11-1190	CASH - ALLOCATION FROM GENERAL		740,670.92
			<u>740,670.92</u>
	TOTAL ASSETS		<u><u>740,670.92</u></u>
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,872,242.42	
	REVENUE OVER EXPENDITURES - YTD	(1,131,571.50)	
			<u>740,670.92</u>
	BALANCE - CURRENT DATE		<u>740,670.92</u>
	TOTAL FUND EQUITY		<u>740,670.92</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>740,670.92</u></u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	87,727.71	169,344.30	500,000.00	330,655.70	33.9
11-33-60 MASS TRANSIT	16,296.44	65,046.49	120,000.00	54,953.51	54.2
TOTAL SOURCE 33	104,024.15	234,390.79	620,000.00	385,609.21	37.8
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	1,042,000.00	1,042,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,042,000.00	1,042,000.00	.0
TOTAL FUND REVENUE	104,024.15	234,390.79	1,672,000.00	1,437,609.21	14.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	(15,998.75)	1,245,962.29	1,552,000.00	306,037.71	80.3
11-60-75 MASS TRANSIT PROJECTS	.00	120,000.00	120,000.00	.00	100.0
TOTAL DEPARTMENT 60	(15,998.75)	1,365,962.29	1,672,000.00	306,037.71	81.7
TOTAL FUND EXPENDITURES	(15,998.75)	1,365,962.29	1,672,000.00	306,037.71	81.7
NET REVENUE OVER EXPENDITURES	120,022.90	(1,131,571.50)	.00	1,131,571.50	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL		631,602.38
			<u>631,602.38</u>
	TOTAL ASSETS		<u>631,602.38</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION		571,085.62
UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	57,828.76	
	REVENUE OVER EXPENDITURES - YTD	<u>2,688.00</u>	
	BALANCE - CURRENT DATE		<u>60,516.76</u>
	TOTAL FUND EQUITY		<u>631,602.38</u>
	TOTAL LIABILITIES AND EQUITY		<u>631,602.38</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	.00	2,688.00	100,000.00	97,312.00	2.7
TOTAL OPERATING REVENUES	.00	2,688.00	100,000.00	97,312.00	2.7
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10 FUND BALANCE APPROPRIATION	.00	.00	105,000.00	105,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND REVENUE	.00	2,688.00	215,000.00	212,312.00	1.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	.00	.00	215,000.00	215,000.00	.0
TOTAL EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	2,688.00	.00	(2,688.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL		433,625.40
			<u>433,625.40</u>
	TOTAL ASSETS		<u>433,625.40</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	430,816.08	
	REVENUE OVER EXPENDITURES - YTD	<u>2,809.32</u>	
	BALANCE - CURRENT DATE		433,625.40
			<u>433,625.40</u>
	TOTAL FUND EQUITY		<u>433,625.40</u>
	TOTAL LIABILITIES AND EQUITY		<u>433,625.40</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	300.00	2,809.32	40,000.00	37,190.68	7.0
TOTAL OPERATING REVENUES	300.00	2,809.32	40,000.00	37,190.68	7.0
TOTAL FUND REVENUE	300.00	2,809.32	40,000.00	37,190.68	7.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	40,000.00	40,000.00	.0
TOTAL EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
NET REVENUE OVER EXPENDITURES	300.00	2,809.32	.00	(2,809.32)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	7,439,858.08	
	TOTAL ASSETS		7,439,858.08
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2124	OTHER BONDS	322,000.00	
45-2140	INFRA PROTECTION BONDS	1,350,098.44	
45-2147	OPEN SPACE BOND	146,500.00	
45-2150	RESTRICTED FOR ROADS	152,526.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS	4,948.00	
	TOTAL LIABILITIES		1,981,284.44
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	6,800,808.20	
	REVENUE OVER EXPENDITURES - YTD	(1,493,763.92)	
	BALANCE - CURRENT DATE		5,458,573.64
	TOTAL FUND EQUITY		5,458,573.64
	TOTAL LIABILITIES AND EQUITY		7,439,858.08

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	1,658,500.00	1,658,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,658,500.00	1,658,500.00	.0
TOTAL FUND REVENUE	.00	.00	1,668,500.00	1,668,500.00	.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	15,529.00	733,859.28	1,338,500.00	604,640.72	54.8
45-40-73 CAPITAL OUTLAY BUILDINGS	.00	.00	270,000.00	270,000.00	.0
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,225.00	60,000.00	58,775.00	2.0
45-40-75 CAPITAL OUTLAY RESIDENTIAL HOM	.00	197,600.00	.00	(197,600.00)	.0
45-40-76 CAPITAL OUTLAY RES LAND	.00	561,079.64	.00	(561,079.64)	.0
TOTAL EXPENDITURES	15,529.00	1,493,763.92	1,668,500.00	174,736.08	89.5
TOTAL FUND EXPENDITURES	15,529.00	1,493,763.92	1,668,500.00	174,736.08	89.5
NET REVENUE OVER EXPENDITURES	(15,529.00)	(1,493,763.92)	.00	1,493,763.92	.0

ALPINE CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

WATER FUND

ASSETS

51-1110	CASH ON HAND	(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,020,927.90	
51-1311	WATER ACCOUNTS RECEIVABLE		62,020.14	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,000.00)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		43,520.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(137,757.57)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		16,759,114.05	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(6,297,576.65)	
51-1651	MACHINERY AND EQUIPMENT		1,203,492.49	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(614,082.40)	
	TOTAL ASSETS			<u>14,500,034.16</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		28,166.11	
51-2220	WAGES PAYABLE		2,370.00	
51-2230	ST COMPENSATED ABSENCES		3,204.32	
51-2290	NET PENSION LIABILITY		24,206.00	
51-2410	DEFERRED INFLOWS-PENSIONS		904.00	
51-2530	LT COMPENSATED ABSENCES		169.00	
	TOTAL LIABILITIES			59,019.43

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES		297,053.91	
51-2980	BEGINNING OF YEAR		13,970,425.85	
	REVENUE OVER EXPENDITURES - YTD		173,534.97	
	BALANCE - CURRENT DATE			<u>14,441,014.73</u>
	TOTAL FUND EQUITY			<u>14,441,014.73</u>
	TOTAL LIABILITIES AND EQUITY			<u>14,500,034.16</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	60,494.33	438,821.43	800,000.00	361,178.57	54.9
51-37-12 OTHER WATER REVENUE	720.00	4,088.23	20,000.00	15,911.77	20.4
51-37-16 WATER CONNECTION FEE	920.00	6,900.00	30,000.00	23,100.00	23.0
51-37-17 PENALTIES	619.68	2,923.96	5,700.00	2,776.04	51.3
TOTAL OPERATING REVENUES	62,754.01	452,733.62	855,700.00	402,966.38	52.9
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	525,000.00	525,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	525,000.00	525,000.00	.0
TOTAL FUND REVENUE	62,754.01	452,733.62	1,400,700.00	947,966.38	32.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	12,371.59	78,962.21	155,600.00	76,637.79	50.8
51-80-13 EMPLOYEE BENEFITS	8,236.20	50,704.73	98,300.00	47,595.27	51.6
51-80-14 OVERTIME WAGES	516.00	5,115.72	9,000.00	3,884.28	56.8
51-80-15 ON CALL WAGES	420.95	2,983.20	6,900.00	3,916.80	43.2
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	150.00	150.00	2,500.00	2,350.00	6.0
51-80-23 TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24 OFFICE SUPPLIES & POS	561.89	19,349.74	20,000.00	650.26	96.8
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	546.22	6,435.67	21,000.00	14,564.33	30.7
51-80-26 BUILDING AND GROUNDS SUPPLIES	4,608.17	7,459.84	50,000.00	42,540.16	14.9
51-80-27 UTILITIES	2,076.06	29,773.34	35,000.00	5,226.66	85.1
51-80-28 TELEPHONE	316.03	1,885.58	2,500.00	614.42	75.4
51-80-31 PROFESSIONAL & TECHNICAL SERVI	2,175.00	5,850.00	25,000.00	19,150.00	23.4
51-80-33 EDUCATION	.00	876.82	1,000.00	123.18	87.7
51-80-34 TECHNOLOGY UPDATE	435.55	2,133.85	10,000.00	7,866.15	21.3
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	79.97	9,825.21	10,900.00	1,074.79	90.1
51-80-62 MISCELLANEOUS SERVICES	3,263.55	16,709.90	38,000.00	21,290.10	44.0
51-80-63 OTHER EXPENSES	946.04	12,733.74	35,000.00	22,266.26	36.4
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	25,400.00	560,000.00	534,600.00	4.5
51-80-74 CAPITAL OUTLAY - EQUIPMENT	1,349.10	2,849.10	57,000.00	54,150.90	5.0
TOTAL WATER EXPENDITURES	38,052.32	279,198.65	1,400,700.00	1,121,501.35	19.9
TOTAL FUND EXPENDITURES	38,052.32	279,198.65	1,400,700.00	1,121,501.35	19.9
NET REVENUE OVER EXPENDITURES	24,701.69	173,534.97	.00	(173,534.97)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,893,940.51	
52-1312	SEWER ACCOUNTS RECEIVABLE	88,349.07	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	40,161.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(43,903.82)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,326,036.27	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,430,276.88)	
52-1651	MACHINERY AND EQUIPMENT	390,906.59	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(274,283.84)	
	TOTAL ASSETS		8,057,671.90

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	2,377.00	
52-2230	ST COMPENSATED ABSENCES	24,198.00	
52-2290	NET PENSION LIABILITY	22,337.00	
52-2300	TSSD CLEARING ACCOUNT	141,566.65	
52-2410	DEFERRED INFLOWS-PENSIONS	834.00	
52-2530	LT COMPENSATED ABSENCES	4,414.00	
	TOTAL LIABILITIES		195,726.65

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,792,156.50	
	REVENUE OVER EXPENDITURES - YTD	69,788.75	
	BALANCE - CURRENT DATE		7,861,945.25
	TOTAL FUND EQUITY		7,861,945.25
	TOTAL LIABILITIES AND EQUITY		8,057,671.90

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	84,525.73	509,543.11	1,050,000.00	540,456.89	48.5
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	250.00	1,625.00	5,000.00	3,375.00	32.5
TOTAL OPERATING REVENUES	84,775.73	511,168.11	1,065,000.00	553,831.89	48.0
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	155,900.00	155,900.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	155,900.00	155,900.00	.0
TOTAL FUND REVENUE	84,775.73	511,168.11	1,230,900.00	719,731.89	41.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	11,571.59	78,162.21	155,600.00	77,437.79	50.2
52-81-13 EMPLOYEE BENEFITS	9,035.99	51,503.47	98,300.00	46,796.53	52.4
52-81-14 OVERTIME WAGES	516.00	5,115.72	9,000.00	3,884.28	56.8
52-81-15 ON CALL WAGES	420.95	2,983.20	6,900.00	3,916.80	43.2
52-81-23 TRAVEL	.00	129.00	2,750.00	2,621.00	4.7
52-81-24 OFFICE SUPPLIES & POSTAGE	3,876.47	6,210.18	18,000.00	11,789.82	34.5
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	1,109.21	4,470.69	12,000.00	7,529.31	37.3
52-81-27 UTILITIES	31.57	215.78	2,200.00	1,984.22	9.8
52-81-28 TELEPHONE	308.18	1,854.56	3,900.00	2,045.44	47.6
52-81-31 PROFESSIONAL & TECHNICAL	2,025.00	4,475.00	8,000.00	3,525.00	55.9
52-81-34 TECHNOLOGY UPDATE	435.55	2,133.85	7,000.00	4,866.15	30.5
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	79.97	9,825.21	.00	(9,825.21)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	41,197.67	219,768.94	598,250.00	378,481.06	36.7
52-81-64 OTHER EXPENSES	83.36	1,682.46	12,000.00	10,317.54	14.0
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	50,000.00	100,000.00	50,000.00	50.0
52-81-74 CAPITAL OUTLAY - EQUIPMENT	1,349.09	2,849.09	57,000.00	54,150.91	5.0
TOTAL SEWER EXPENDITURES	72,040.60	441,379.36	1,230,900.00	789,520.64	35.9
TOTAL FUND EXPENDITURES	72,040.60	441,379.36	1,230,900.00	789,520.64	35.9
NET REVENUE OVER EXPENDITURES	12,735.13	69,788.75	.00	(69,788.75)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,080,272.25	
55-1282	2020 BOND FUND 0352420	1,747.02	
55-1311	ACCOUNTS RECEIVABLE	74,430.83	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	27,685.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,036,321.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(4,754,005.51)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	368,294.13	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(257,326.15)	
55-1910	DEFERED AMOUNT ON REFUNDING	79,863.02	
	TOTAL ASSETS		12,656,982.59

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	4,203.00	
55-2220	WAGES PAYABLE	2,011.00	
55-2230	ST COMPENSATED ABSENCES	5,344.53	
55-2290	NET PENSION LIABILITY	15,399.00	
55-2410	DEFERRED INFLOWS-PENSIONS	575.00	
55-2511	CURRENT PORTION OF BONDS	347,000.00	
55-2532	BOND - 2020 WATER REFUNDING	2,181,000.00	
55-2540	LT COMPENSATED ABSENCES	66.00	
	TOTAL LIABILITIES		2,555,598.53

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	9,722,242.77	
	REVENUE OVER EXPENDITURES - YTD	96,641.29	
	BALANCE - CURRENT DATE		10,101,384.06
	TOTAL FUND EQUITY		10,101,384.06
	TOTAL LIABILITIES AND EQUITY		12,656,982.59

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11	70,410.97	583,333.26	975,000.00	391,666.74	59.8
55-37-12	50.00	849.00	1,000.00	151.00	84.9
55-37-16	3,782.25	22,473.19	40,000.00	17,526.81	56.2
	<u>74,243.22</u>	<u>606,655.45</u>	<u>1,016,000.00</u>	<u>409,344.55</u>	<u>59.7</u>
<u>INTEREST AND MISC REVENUE</u>					
55-38-10	7.94	1,747.79	10,000.00	8,252.21	17.5
	<u>7.94</u>	<u>1,747.79</u>	<u>10,000.00</u>	<u>8,252.21</u>	<u>17.5</u>
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	.00	.00	474,504.00	474,504.00	.0
	<u>.00</u>	<u>.00</u>	<u>474,504.00</u>	<u>474,504.00</u>	<u>.0</u>
	<u>74,251.16</u>	<u>608,403.24</u>	<u>1,500,504.00</u>	<u>892,100.76</u>	<u>40.6</u>

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	9,825.75	66,317.83	132,700.00	66,382.17	50.0
55-40-13 EMPLOYEE BENEFITS	7,777.55	44,885.23	86,100.00	41,214.77	52.1
55-40-14 OVERTIME WAGES	516.00	5,115.72	9,000.00	3,884.28	56.8
55-40-15 ON CALL WAGES	420.95	2,980.00	5,000.00	2,020.00	59.6
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	546.22	17,113.78	58,000.00	40,886.22	29.5
55-40-26 BUILDING & GROUNDS SUPPLIES	4,302.76	12,819.41	25,000.00	12,180.59	51.3
55-40-27 UTILITIES	912.98	42,117.85	185,000.00	142,882.15	22.8
55-40-28 TELEPHONE	277.64	1,656.31	3,500.00	1,843.69	47.3
55-40-29 OFFICE SUPPLIES & POSTAGE	557.15	13,604.84	12,000.00	(1,604.84)	113.4
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	1,375.00	5,000.00	3,625.00	27.5
55-40-32 ENGINEER SERVICES	.00	874.60	10,000.00	9,125.40	8.8
55-40-33 TECHNOLOGY UPDATE	.00	.00	7,500.00	7,500.00	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	435.55	2,133.85	.00	(2,133.85)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	79.97	9,825.21	12,000.00	2,174.79	81.9
55-40-62 MISCELLANEOUS SERVICES	2,317.56	12,011.51	33,000.00	20,988.49	36.4
55-40-63 OTHER EXPENSES	114.62	9,270.51	10,000.00	729.49	92.7
55-40-73 CAPITAL OUTLAY	.00	13,000.00	233,000.00	220,000.00	5.6
55-40-74 CAPITAL OUTLAY - EQUIPMENT	1,349.10	2,849.10	6,600.00	3,750.90	43.2
55-40-80 TRUSTEE FEES	.00	1,500.00	.00	(1,500.00)	.0
55-40-83 BOND PRINCIPAL #8938222	.00	.00	267,200.00	267,200.00	.0
55-40-84 BOND INTEREST #8938222	.00	252,311.20	.00	(252,311.20)	.0
55-40-88 CUP O M	.00	.00	175,000.00	175,000.00	.0
TOTAL EXPENDITURES	29,583.80	511,761.95	1,500,504.00	988,742.05	34.1
TOTAL FUND EXPENDITURES	29,583.80	511,761.95	1,500,504.00	988,742.05	34.1
NET REVENUE OVER EXPENDITURES	44,667.36	96,641.29	.00	(96,641.29)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	784,337.59	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,149.57	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	10,808.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,227,966.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,905,860.08)	
	TOTAL ASSETS		<u>6,349,156.67</u>

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	807.00	
56-2230	ST COMPENSATED ABSENCES	10,732.00	
56-2290	NET PENSION LIABILITY	6,012.00	
56-2410	DEFERRED INFLOWS-PENSIONS	224.00	
56-2530	LT COMPENSATED ABSENCES	566.00	
	TOTAL LIABILITIES		18,341.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,106,686.43	
	REVENUE OVER EXPENDITURES - YTD	28,154.11	
	BALANCE - CURRENT DATE	<u>6,330,815.67</u>	
	TOTAL FUND EQUITY		<u>6,330,815.67</u>
	TOTAL LIABILITIES AND EQUITY		<u>6,349,156.67</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	15,823.84	94,922.00	200,000.00	105,078.00	47.5
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	600.00	3,600.00	14,000.00	10,400.00	25.7
TOTAL OPERATING REVENUES	16,423.84	98,522.00	215,000.00	116,478.00	45.8
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	6,000.00	6,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	6,000.00	6,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	86,750.00	86,750.00	.0
TOTAL SOURCE 39	.00	.00	86,750.00	86,750.00	.0
TOTAL FUND REVENUE	16,423.84	98,522.00	307,750.00	209,228.00	32.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	4,183.81	27,190.47	53,800.00	26,609.53	50.5
56-40-13 EMPLOYEE BENEFITS	2,716.81	17,055.77	33,300.00	16,244.23	51.2
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-15 ON CALL WAGES	.00	12.78	.00	(12.78)	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	2,950.00	4,000.00	1,050.00	73.8
56-40-23 TRAVEL	.00	.00	650.00	650.00	.0
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	246.75	1,498.98	4,500.00	3,001.02	33.3
56-40-27 STORM DRAIN UTILITIES	45.27	271.62	.00	(271.62)	.0
56-40-34 TECHNOLOGY UPDATE	432.95	2,121.08	5,500.00	3,378.92	38.6
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	79.94	9,825.03	10,500.00	674.97	93.6
56-40-62 MISCELLANEOUS SERVICES	83.36	5,467.16	10,000.00	4,532.84	54.7
56-40-73 CAPITAL OUTLAY	.00	3,975.00	100,000.00	96,025.00	4.0
TOTAL EXPENDITURES	7,988.89	70,367.89	307,750.00	237,382.11	22.9
TOTAL FUND EXPENDITURES	7,988.89	70,367.89	307,750.00	237,382.11	22.9
NET REVENUE OVER EXPENDITURES	8,434.95	28,154.11	.00	(28,154.11)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

1,025,260.20

TOTAL ASSETS

1,025,260.20

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION

BALANCE SHEET

DECEMBER 31, 2023

TRUST AND AGENCY FUND

LIABILITIES

70-2131	ACCOUNTS PAYABLE	(20,000.00)
70-2300	BOND FOR BECK PINES PLAT A		4,167.30
70-2301	CHERRYPOINT ROAD PRESERVATION		14,513.70
70-2302	BOND FOR BECK PINES PLAT C		3,715.54
70-2303	DRAINAGE BOND MCFADDEN		20,000.00
70-2305	ALPINE FITNEES BOND		13,882.00
70-2306	CHERRY POINT ESTATES ESCROW		186,765.95
70-2310	BOND FOR HERITAGE HILLS		10,800.00
70-2311	ESCROW BOND BATEMAN LANE		21,803.80
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT		3,000.00
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT		22,860.75
70-2334	LAYTON SUBDIVISION SEALCOAT		7,400.00
70-2338	REGAN PACK SIDEWALK BOND		2,852.00
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW		21,742.50
70-2346	FORT CREEK MANOR PLAT A		7,014.30
70-2347	THREE FALLS FLOCK CAMERAS		5,700.00
70-2350	RIDGE@ALPINE PHASE 4 PARK IMP		90,000.00
70-2373	ALPINE VIEW ESTATES		3,509.00
70-2384	JECCO FARM ROAD IMPROVEMENTS		1,611.00
70-2401	BROOKSIDE MEADOWS ROAD FUND		13,275.00
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
70-2462	MONTELLA SUBDIVISION		175,800.34
70-2465	PEARCE (TERRY) PEARCE PLAT A		42,378.75
70-2470	SILVERHAWK BOND		5,000.00
70-2471	SUMMIT POINT RECLAM BOND		3,955.00
70-2500	RIDGE AT ALPINE COVE NORTH		26,881.71
70-2501	RIDGE AT ALPINE COVE SOUTH		42,949.91
70-2502	THE RIDGE AT ALPINE PHASE II		3,684.00
70-2503	THE RIDGE AT ALPINE PHASE IV		60,727.16
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
70-2585	VEIN TOWLE BARN BOND		24,033.15
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

934,328.23

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

TRUST AND AGENCY FUND

<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
70-2980	BALANCE BEGINNING OF YEAR	<u>90,931.97</u>	
	BALANCE - CURRENT DATE		<u>90,931.97</u>
	TOTAL FUND EQUITY		<u>90,931.97</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,025,260.20</u></u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

TRUST AND AGENCY FUND

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

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-63 INTEREST PAID ON RETURNED BOND	.00	.00	1,000.00	1,000.00	.0
TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

CEMETERY PERPETUAL CARE FUND

<u>ASSETS</u>			
71-1190	CASH - ALLOCATION TO OTHER FUN		757,646.74
	TOTAL ASSETS		757,646.74
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	745,970.49	
	REVENUE OVER EXPENDITURES - YTD	11,676.25	
	BALANCE - CURRENT DATE		757,646.74
	TOTAL FUND EQUITY		757,646.74
	TOTAL LIABILITIES AND EQUITY		757,646.74

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	2,955.00	11,081.25	20,000.00	8,918.75	55.4
71-33-58 UPRIGHT MONUMENT	75.00	595.00	2,500.00	1,905.00	23.8
TOTAL INTERGOVERNMENTAL REVENUE	3,030.00	11,676.25	22,500.00	10,823.75	51.9
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,500.00	1,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10 FUND SURPLUS	.00	.00	146,000.00	146,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	146,000.00	146,000.00	.0
TOTAL FUND REVENUE	3,030.00	11,676.25	170,000.00	158,323.75	6.9

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	170,000.00	170,000.00	.0
TOTAL EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
NET REVENUE OVER EXPENDITURES	3,030.00	11,676.25	.00	(11,676.25)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL		590,195.18
	TOTAL ASSETS		<u>590,195.18</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR	850,377.73	
	REVENUE OVER EXPENDITURES - YTD	<u>36,871.36</u>	
	BALANCE - CURRENT DATE		<u>590,195.18</u>
	TOTAL FUND EQUITY		<u>590,195.18</u>
	TOTAL LIABILITIES AND EQUITY		<u>590,195.18</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	1,162.99	38,378.67	135,000.00	96,621.33	28.4
TOTAL OPERATING REVENUES	1,162.99	38,378.67	135,000.00	96,621.33	28.4
TOTAL FUND REVENUE	1,162.99	38,378.67	135,000.00	96,621.33	28.4

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	215.56	1,507.31	135,000.00	133,492.69	1.1
TOTAL IMPACT FEE PROJECTS	215.56	1,507.31	135,000.00	133,492.69	1.1
TOTAL FUND EXPENDITURES	215.56	1,507.31	135,000.00	133,492.69	1.1
NET REVENUE OVER EXPENDITURES	947.43	36,871.36	.00	(36,871.36)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL		157,061.00
			<u>157,061.00</u>
	TOTAL ASSETS		<u>157,061.00</u>
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	152,627.06	
	REVENUE OVER EXPENDITURES - YTD	<u>4,433.94</u>	
	BALANCE - CURRENT DATE		<u>157,061.00</u>
	TOTAL FUND EQUITY		<u>157,061.00</u>
	TOTAL LIABILITIES AND EQUITY		<u>157,061.00</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	492.66	4,433.94	25,000.00	20,566.06	17.7
TOTAL OPERATING REVENUES	492.66	4,433.94	25,000.00	20,566.06	17.7
TOTAL FUND REVENUE	492.66	4,433.94	25,000.00	20,566.06	17.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	492.66	4,433.94	.00	(4,433.94)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL		355,392.32
	TOTAL ASSETS		355,392.32
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)	
85-2980	BALANCE BEGINNING OF YEAR	693,975.83	
	REVENUE OVER EXPENDITURES - YTD	(56,083.51)	
	BALANCE - CURRENT DATE		355,392.32
	TOTAL FUND EQUITY		355,392.32
	TOTAL LIABILITIES AND EQUITY		355,392.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	4,833.62	57,858.29	116,000.00	58,141.71	49.9
TOTAL OPERATING REVENUES	4,833.62	57,858.29	116,000.00	58,141.71	49.9
<u>INTEREST AND MISC REVENUE</u>					
85-38-10 INTEREST EARNINGS	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,500.00	1,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
85-39-10 FUND BALANCE APPROPRIATION	.00	.00	110,000.00	110,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	110,000.00	110,000.00	.0
TOTAL FUND REVENUE	4,833.62	57,858.29	227,500.00	169,641.71	25.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-45 PROJECTS	.00	2,441.80	91,000.00	88,558.20	2.7
85-40-86 BOND PRINCIPAL #0352418	.00	111,500.00	111,500.00	.00	100.0
TOTAL EXPENDITURES	.00	113,941.80	202,500.00	88,558.20	56.3
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	113,941.80	227,500.00	113,558.20	50.1
NET REVENUE OVER EXPENDITURES	4,833.62	(56,083.51)	.00	56,083.51	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL		197,159.94
	TOTAL ASSETS		197,159.94
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	392,335.07	
	REVENUE OVER EXPENDITURES - YTD	800.00	
	BALANCE - CURRENT DATE		197,159.94
	TOTAL FUND EQUITY		197,159.94
	TOTAL LIABILITIES AND EQUITY		197,159.94

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	800.00	25,000.00	24,200.00	3.2
TOTAL OPERATING REVENUES	.00	800.00	25,000.00	24,200.00	3.2
TOTAL FUND REVENUE	.00	800.00	25,000.00	24,200.00	3.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING DECEMBER 31, 2023

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	800.00	.00	(800.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2023

FUND 91

ASSETS

91-1611	LAND	22,775,043.75	
91-1621	BUILDINGS	2,106,643.03	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	41,979,632.54	
91-1651	MACHINERY AND EQUIPMENT	1,724,378.78	
91-1690	ACCUMULATED DEPRECIATION	(26,836,896.78)	
	TOTAL ASSETS		<u>41,748,801.32</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	3,598,748.69	
	BALANCE - CURRENT DATE	<u>41,748,801.32</u>	
	TOTAL FUND EQUITY		<u>41,748,801.32</u>
	TOTAL LIABILITIES AND EQUITY		<u>41,748,801.32</u>

ALPINE CITY CORPORATION
 BALANCE SHEET
 DECEMBER 31, 2023

GENERAL LONG-TERM DEBT

<u>ASSETS</u>			
95-1610	DEFERRED OUTFLOW PENSION		138,270.00
95-1611	AMOUNT TO BE PROVIDED-GEN FUND		57,825.08
	TOTAL ASSETS		<u>196,095.08</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
95-2090	SWEEPER LEASE		.01
95-2290	NET PENSION LIABILITY		76,906.00
95-2410	DEFERRED INFLOWS PENSION		2,871.00
	TOTAL LIABILITIES		79,777.01
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	105,205.35	
95-2950	ACC COMP ABSENCES	11,112.72	
	BALANCE - CURRENT DATE		<u>116,318.07</u>
	TOTAL FUND EQUITY		<u>116,318.07</u>
	TOTAL LIABILITIES AND EQUITY		<u>196,095.08</u>

Budget Report for December 31, 2023

Alpine City - General Fund FY 2023/2024 Budget				
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Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,600,000	\$ 2,363,001	91%	\$ 2,600,000
Redemption taxes	200,000	8,624	4%	200,000
Sales tax	2,000,000	694,844	35%	2,000,000
Motor vehicle taxes	120,000	49,046	41%	120,000
Franchise fees	700,000	281,234	40%	700,000
Penalties & interest on delinquent	4,000	443	11%	4,000
Total Taxes	\$ 5,624,000	\$ 3,397,192	60%	\$ 5,624,000
License and Permits				
Business license & fees	\$ 25,000	\$ 2,400	10%	\$ 25,000
Plan check fees	225,000	65,448	29%	225,000
Building permits	400,000	135,527	34%	400,000
Building permit assessment	5,000	1,355	27%	5,000
Total License and Permits	\$ 655,000	\$ 204,730	31%	\$ 655,000
Intergovernmental Revenue				
Municipal grant	\$ 4,964	\$ -	0%	\$ 4,964
Boradband planning grant	-	24,970	100%	24,970
Othr grants	227,150	146,850	65%	227,150
Total Intergovernmental	\$ 232,114	\$ 171,820	74%	\$ 257,084
Charges For Service				
Zoning & subdivision fees	\$ 20,000	\$ 1,958	10%	\$ 20,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	-	0%	250
Public safety district rental	38,516	19,258	50%	38,516
Waste collections sales	670,000	355,970	53%	670,000
Youth council	-	407	100%	500
Sale of cemetery lots	7,500	3,694	49%	7,500
Burial fees	50,000	14,050	28%	50,000
Total Charges for Service	\$ 786,766	\$ 395,337	50%	\$ 787,266
Fines and Forfeitures				
Fines	\$ 40,000	\$ 15,763	39%	\$ 40,000
Other fines	7,000	21,320	305%	35,000
Traffic school	2,000	1,350	68%	2,000
Total Fines and Forfeitures	\$ 49,000	\$ 38,433	78%	\$ 77,000
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	11,535	18%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 11,535	18%	\$ 65,000

Alpine City - General Fund-Continued
FY 2023/2024 Budget

Revenues-continued	Budget FY 2024	Actual To Date FY 2024	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 50,000	\$ 610,203	1220%	\$ 125,000
Alpine Days revenue	85,000	51,964	61%	85,000
Rodeo revenue	20,000	49,062	245%	49,062
Bicentennial books	500	280	56%	500
Sundry revenues	45,000	19,588	44%	45,000
Total Miscellaneous Revenues	\$ 200,500	\$ 731,097	365%	\$ 304,562
Transfers & Contributions				
Fund balance appropriation	\$ -	\$ -	0%	\$ -
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	35,000	17,161	49%	35,000
Total Contributions & Transfers	\$ 35,000	\$ 17,161	49%	\$ 35,000
Total General Fund Revenues	\$ 7,647,380	\$ 4,967,305	65%	\$ 7,804,912

**Alpine City - General Fund-Continued
FY 2023/2024 Budget**

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Administration	\$ 500,000	\$ 270,928	54%	\$ 500,000
Court	105,200	45,526	43%	105,200
Treasurer	53,400	32,856	62%	53,400
Elections	17,000	16,367	96%	17,000
Government Buildings	585,500	41,500	7%	585,500
Emergency Services	2,861,082	1,413,354	49%	2,861,082
Building Inspection	176,400	84,072	48%	176,400
Planning & Zoning	293,750	124,430	42%	293,750
Streets	1,401,600	1,177,585	84%	1,401,600
Parks & Recreation	527,596	286,852	54%	527,596
Cemetery	193,700	107,169	55%	193,700
Garbage	657,650	305,227	46%	657,650
Miscellaneous	274,502	3,618	1%	274,502
Total General Fund Expenditures	\$ 7,647,380	\$ 3,909,484	51%	\$ 7,647,380
Surplus/(Deficit)	\$ -	\$ 1,057,821		\$ 157,532
Fund Balance Beginning of Year				\$ 1,884,171
Projected Surplus/(Deficit)				\$ 157,532
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 2,041,703
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				26.70%

CLASS C ROADS & MASS TRANSIT
FY 2023/2024 Budget

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Interest earnings	\$ 10,000	\$ -	0%	\$ 10,000
Class "B&C" Road allotment	500,000	169,344	34%	500,000
Mass Transit	120,000	65,046	54%	120,000
Appropriation of fund balance	1,042,000	-	0%	1,042,000
Total Revenues	\$ 1,672,000	\$ 234,390	14%	\$ 1,672,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	1,552,000	1,245,962	80%	1,552,000
Mass Transit projects	120,000	120,000	100%	120,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 1,672,000	\$ 1,365,962	82%	\$ 1,672,000
Surplus/(Deficit)	\$ -	\$ (1,131,572)		\$ -

Fund Balance Beginning of Year	\$ 1,872,242
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (1,042,000)
Ending Fund Balance	\$ 830,242

**Recreation Impact Fee Funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 2,688	3%	\$ 100,000
Interest earnings	10,000	-	0%	10,000
Appropriation of fund balance	105,000	-	0%	105,000
Total Revenues	\$ 215,000	\$ 2,688	1%	\$ 215,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Park system	\$ 215,000	-	0%	\$ 215,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 215,000	\$ -	0%	\$ 215,000
Surplus/(Deficit)	\$ -	\$ 2,688		\$ -

Fund Balance Beginning of Year **\$ 628,914**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ (105,000)**

Ending Fund Balance **\$ 523,914**

**Impact Fee Funds Streets
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ 2,809	7%	\$ 40,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 40,000	\$ 2,809	7%	\$ 40,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Streets & transport	\$ 40,000	17,469	44%	\$ 40,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 40,000	\$ 17,469	44%	\$ 40,000
Surplus/(Deficit)	\$ -	\$ (14,660)		\$ -

Fund Balance Beginning of Year **\$ 430,816**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 430,816**

**Alpine City - Capital Projects Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 10,000	\$ -	0%	\$ 10,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	1,658,500	-	0%	1,658,500
Total Revenues	\$ 1,668,500	\$ -	0%	\$ 1,668,500

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ 1,338,500	733,859	55%	\$ 1,338,500
Capital outlay buildings	270,000	-	0%	270,000
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	60,000	1,225	2%	60,000
Capital outlay residential home	-	197,600	100%	197,600
Capital outlay residential Land	-	561,080	100%	561,080
Total Capital Expenditures	\$ 1,668,500	\$ 1,493,764	90%	\$ 2,427,180
Surplus/(Deficit)	\$ -	\$ (1,493,764)		\$ (758,680)

Fund Balance Beginning of Year	\$ 6,952,337
Projected Surplus/(Deficit)	\$ (758,680)
Appropriate fund balance\Reserves	\$ (1,658,500)
Ending Fund Balance	\$ 4,535,157

**Alpine City - Water Utility
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 800,000	\$ 438,821	55%	\$ 800,000
Other water revenue	20,000	4,088	20%	20,000
Water connection fee	30,000	6,900	23%	30,000
Penalties	5,700	2,924	51%	5,700
Total Miscellaneous Revenues	\$ 855,700	\$ 452,733	53%	\$ 855,700
Miscellaneous				
Interest earned	\$ 20,000	\$ -	0%	\$ 20,000
Appropriated fund balance	525,000	-	0%	525,000
Total Utility Revenue	\$ 545,000	\$ -	0%	\$ 545,000
Total Utility Fund Revenues	\$ 1,400,700	\$ 452,733	32%	\$ 1,400,700

Expenses	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Water operating	\$ 523,700	\$ 250,950	48%	523,700
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	5,000	-	0%	5,000
Capital outlay- Improvements	560,000	25,400	5%	560,000
Capital outlay- Equipment	57,000	2,849	5%	57,000
Total Utility Fund Expenses	\$ 1,400,700	\$ 279,199	20%	\$ 1,400,700
Surplus/(Deficit)	\$ -	\$ 173,534		\$ -

Cash Balance Beginning of Year	\$ 2,792,724
Surplus/(Deficit)	\$ -
Appropriate fund balance/Reserves	\$ (525,000)
Ending Cash Balance	\$ 2,267,724

**Impact Fee Funds Water Impact Fees
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 38,379	28%	\$ 135,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 135,000	\$ 38,379	28%	\$ 135,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 135,000	1,507	1%	\$ 135,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 135,000	\$ 1,507	1%	\$ 135,000
Surplus/(Deficit)	\$ -	\$ 36,872		\$ -

Fund Balance Beginning of Year \$ 553,324

Projected Surplus/(Deficit) \$ -

Appropriate fund balance\Reserves \$ -

Ending Fund Balance \$ 553,324

**Alpine City - Sewer Utility
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,050,000	\$ 509,543	49%	\$ 1,050,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	1,625	33%	5,000
Total Miscellaneous Revenues	\$ 1,065,000	\$ 511,168	48%	\$ 1,065,000
Miscellaneous				
Interest earned	\$ 10,000	\$ -	0%	\$ 10,000
Appropriated fund balance	155,900	-	0%	155,900
Total Utility Revenue	\$ 165,900	\$ -	0%	\$ 165,900
Total Utility Fund Revenues	\$ 1,230,900	\$ 511,168	42%	\$ 1,230,900

Expenses	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Sewer operating	\$ 943,900	\$ 388,531	41%	943,900
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	100,000	50,000	50%	100,000
Capital outlay- Equipment	57,000	2,849	5%	57,000
Total Utility Fund Expenses	\$ 1,230,900	\$ 441,380	36%	\$ 1,230,900
Surplus/(Deficit)	\$ -	\$ 69,788		\$ -
Cash Balance Beginning of Year				\$ 2,683,944
Surplus/(Deficit)				\$ -
Appropriate fund balance/Reserves				\$ (155,900)
Ending Cash Balance				\$ 2,528,044

**Alpine City - Sewer Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 4,434	18%	\$ 25,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 4,434	18%	\$ 25,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 4,434		\$ -

Fund Balance Beginning of Year	\$ 152,627
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 152,627

**Alpine City - PI Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	83.3% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 975,000	\$ 583,333	60%	975,000
Other revenue	1,000	849	85%	1,000
PI connection fee	40,000	22,473	56%	40,000
Impact fee transfer	-	-		-
PI Well project reimbursement	-	-	0%	-
Total Miscellaneous Revenues	\$ 1,016,000	\$ 606,655	60%	\$ 1,016,000
Miscellaneous				
Interest earned	\$ 10,000	\$ 1,747	17%	\$ 10,000
Appropriated fund balance	474,504	-	0%	474,504
Total Utility Revenue	\$ 484,504	\$ 1,747	0%	\$ 484,504
Total Utility Fund Revenues	\$ 1,500,504	\$ 608,402	41%	\$ 1,500,504

Expenses	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
PI operating	\$ 597,500	\$ 242,101	41%	597,500
Depreciation	223,704	-	0%	223,704
Capital outlay	220,000	13,000	6%	220,000
Capital outlay- Equipment	5,100	2,849	56%	5,100
Irrigation meter replacement	-	-	0%	-
PI Bond Projects	-	-	0%	-
CUP O&M	175,000	-	0%	175,000
Bond costs	12,000	-	0%	12,000
Debt Service	267,200	252,311	94%	267,200
Total Utility Fund Expenses	\$ 1,500,504	\$ 510,261	34%	\$ 1,500,504
Surplus/(Deficit)	\$ -	\$ 98,141		\$ -

Cash Balance Beginning of Year	\$ 986,651
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (474,504)
Ending Cash Balance	\$ 512,147

**Alpine City - Pressure Irrigation Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 116,000	\$ 57,858	50%	\$ 116,000
Interest earnings	1,500	-	0%	1,500
Appropriation of fund balance	110,000	-	0%	110,000
Total Revenues	\$ 227,500	\$ 57,858	25%	\$ 227,500

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 116,000	2,442	2%	\$ 116,000
Debt service	111,500	111,500	100%	111,500
Total Capital Expenditures	\$ 227,500	\$ 113,942	50%	\$ 227,500
Surplus/(Deficit)	\$ -	\$ (56,084)		\$ -

Fund Balance Beginning of Year **\$ 411,476**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 411,476**

**Alpine City - Storm Drain Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 200,000	\$ 94,922	47%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	3,600	26%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 98,522	46%	\$ 215,000
Miscellaneous				
Interest earned	\$ 6,000	\$ -	0%	\$ 6,000
Appropriated fund balance	86,750	-	0%	86,750
Total Utility Revenue	\$ 92,750	\$ -	0%	\$ 92,750
Total Utility Fund Revenues	\$ 307,750	\$ 98,522	32%	\$ 307,750

Expenses	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
SD operating	\$ 124,250	\$ 66,392	53%	124,250
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	3,975	4%	100,000
Total Utility Fund Expenses	\$ 307,750	\$ 70,367	23%	\$ 307,750
Surplus/(Deficit)	\$ -	\$ 28,155		\$ -
Cash Balance Beginning of Year				\$ 757,158
Surplus/(Deficit)				\$ -
Appropriate fund balance/Reserves				\$ (86,750)
Ending Cash Balance				\$ 670,408

**Alpine City - Storm Drain Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 800	3%	\$ 25,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 800	3%	\$ 25,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 800		\$ -

Fund Balance Beginning of Year	\$ 196,360
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 196,360

**Alpine City - Trust & Agency Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year	\$ 90,932
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 90,932

**Alpine City - Cemetery Perpetual Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 11,081	55%	\$ 20,000
Upright Monument	2,500	595	24%	2,500
Fund appropriation	146,000	-	0%	146,000
Interest revenues	1,500	-	0%	1,500
Total Revenues	\$ 170,000	\$ 11,676	7%	\$ 170,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	50.0% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 170,000	-	0%	\$ 170,000
Total Expenses	\$ 170,000	\$ -	0%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 11,676		\$ -

Fund Balance Beginning of Year	\$ 745,970
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (146,000)
Ending Fund Balance	\$ 599,970

Tuesday Trucks & Tunes

2022

2023

Food
Friends
Fun

ALPINE LEAGUE NIGHT

IN 2022 WE HAD...

28 UNIQUE FOOD TRUCKS
unlimited combinations for fun nights in your community

TOTAL BOOKINGS 40
opportunities for connection with local authentic experiences

5 MOST POPULAR FOOD TRUCKS

- traditions mobile CAFE
- The CORNDOG COMPANY
- District Thai
- Fatty Tuna
- CUPBOP

2,700+ ESTIMATED MEALS SERVED
beautiful parks and great food brings the Alpine communities together!

Where food and friends meet

Food Friends Fun

ALPINE LEAGUE NIGHT

IN 2023 WE HAD...

TOTAL OF 42 UNIQUE FOOD TRUCK BRANDS
unlimited combinations for fun nights in your community

TOTAL BOOKINGS 58
opportunities for connection with local authentic experiences

5 MOST POPULAR TRUCKS

- Salt City BARBECUE
- GRIND
- Waffles & Waffles
- Chile House
- Crescent Shrimp Lobster

5000+ ESTIMATED MEALS SERVED
beautiful parks and great food brings communities together!

Where food and friends meet

7 events

385 meals per event

9 events

555 meals per event

2024 Recommendations: 9 events - June 4 to July 30 - 5 pm to Dusk - Approve up to 3 local vendors (Entertainment Budget?)

ALPINE CITY

RESOLUTION NO. R2024-01
A RESOLUTION CONSENTING TO THE APPOINTMENT OF
DEANN PARRY AS CITY RECORDER

WHEREAS, Section 10-3-916 of the Utah Code provides that the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of City Recorder;

WHEREAS, the Mayor of Alpine City has appointed DeAnn Parry to serve as City Recorder;

WHEREAS, the City Council finds that DeAnn Parry is a qualified person to serve as City Recorder;

NOW THEREFORE, BE IT RESOLVED that the City Council of Alpine City consents to the appointment of DeAnn Parry as City Recorder.

PASSED AND APPROVED this 9th day of January, 2024.

By: _____
Carla Merrill, *Mayor*

[SEAL]

VOTING:

Jessica Smuin	Yea	___	Nay	___
Chrissy Hanneman	Yea	___	Nay	___
Jason Thelin	Yea	___	Nay	___
Kelli Law	Yea	___	Nay	___
Brent Rummler	Yea	___	Nay	___

ATTEST:

DeAnn Parry, *City Recorder*

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine Fitness Landscape Plan Amendment

FOR CONSIDERATION ON: January 9th, 2024

PETITIONER: Paul Anderson

ACTION REQUESTED BY PETITIONER: Approval of Amended Landscaping Plan for a Pergola/Swing Addition.

Review Type: Administrative

BACKGROUND INFORMATION:

A new building was proposed for Alpine Fitness and approved by the City Council during the December 8th, 2020 meeting. The project is on the property located at 235 South Main Street. The proposed building would be 9,380 Square Feet located on a property of approximately 0.58 acres. The property is in the Business Commercial Zone and Gateway Historic District. The approved site plan includes 40 off-street parking stalls (38 required), and 5,037 square feet of landscaping (20% of total lot area).

The applicant has been granted a setback exception (08/13/2019 City Council approved a 15' front and 2' side (north) setback exception), parking exception (09/10/2019 City Council approved parking within 15' of front property line), and two land swaps (09/10/2019 City Council approved a 234.23 square foot exchange; 05/12/2020 City Council approved 430 square foot exchange to accommodate underground powerlines) by the City Council and has worked with Dominion Gas and Utah County on the removal of a gas line and easement.

During the July 18th Planning Commission and July 25th, 2023 City Council meetings Alpine Fitness requested to add an awning to its currently approved structure. The awnings are a lumber material that will project out no more than three feet on the west and south sides of the building. The length of each awning will match that of the window it hangs above, and the braces will match other pillar material. This addition was approved during those meetings.

Alpine Fitness is now requesting an amendment to its approved landscape design plan. This amendment would allow them to add a pergola in the rear portion of their property with an attached swing (see attachments for location and renderings).

The Planning Commission reviewed this application during their December 5th, 2023 meeting, which focused on the Gateway Historic Standards and discussed how users would access this structure safely. The following motion was made by the Planning Commission:

MOTION: Planning Commission member Ethan Allen moved to recommend approval of the landscape plan to add a pergola as proposed at the Alpine Fitness building located at 235 South Main Street and find them to comply with the Gateway Historic District Standards with the following conditions/changes:

1. No portion of the proposed structure shall be located within or interfere with any designated trail easements on the property.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays. The motion passed.

ALPINE CITY CODE

The use of a separate pergola detached from the main structure is allowed within the Business-Commercial and Gateway/Historic zone. The code chapter that specifically applies is the [Alpine Development Code 3.11 Gateway/Historic Zone](#). This chapter is meant as a standard for the Gateway Historic Zone to review and process applications for new or remodeling structures within

this district. 3.11.03 Applicability- #3 Requires an application for a site plan to be completed whenever an existing structure is *proposed to be altered, reconstructed, enlarged, or remodeled if such alteration, reconstruction, enlargement, or remodeling involves the exterior design, material, finish grade line, landscaping or orientation of the structure.* This would be an amendment to the landscaping that was previously approved by the City Council.

GENERAL PLAN

The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).

-Alpine General Plan Pg. 9

GATEWAY HISTORIC DESIGN STANDARDS

The Gateway Historic Design Standards (see attached) provide design guidelines for this district. Specific design criteria that apply to this proposal include the following:

- Design Standards Chapter 3: Pg 5.
 - *The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.*
- Materials-Texture, Color, Finishes: Pg. 9
 - *The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.*
 - *The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings.*
 - *The texture and finish of new construction should attempt to convey a modern building while still respecting the historic character of the area.*

STAFF RECOMMENDATION:

Review the proposed amendment to the Landscaping plan along with the Gateway Historic Design Standards. If the standards have been met the City Council should approve the amendments to the landscaping plan. Staff also recommends including language in the motion that the proposed structure will not be located within or interfere with the trail easements designated on the property.

SAMPLE MOTION TO APPROVE:

I move to approve the landscape plan to add a pergola as proposed at the Alpine Fitness building located at 235 South Main Street and find them to comply with the Gateway Historic District Standards.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

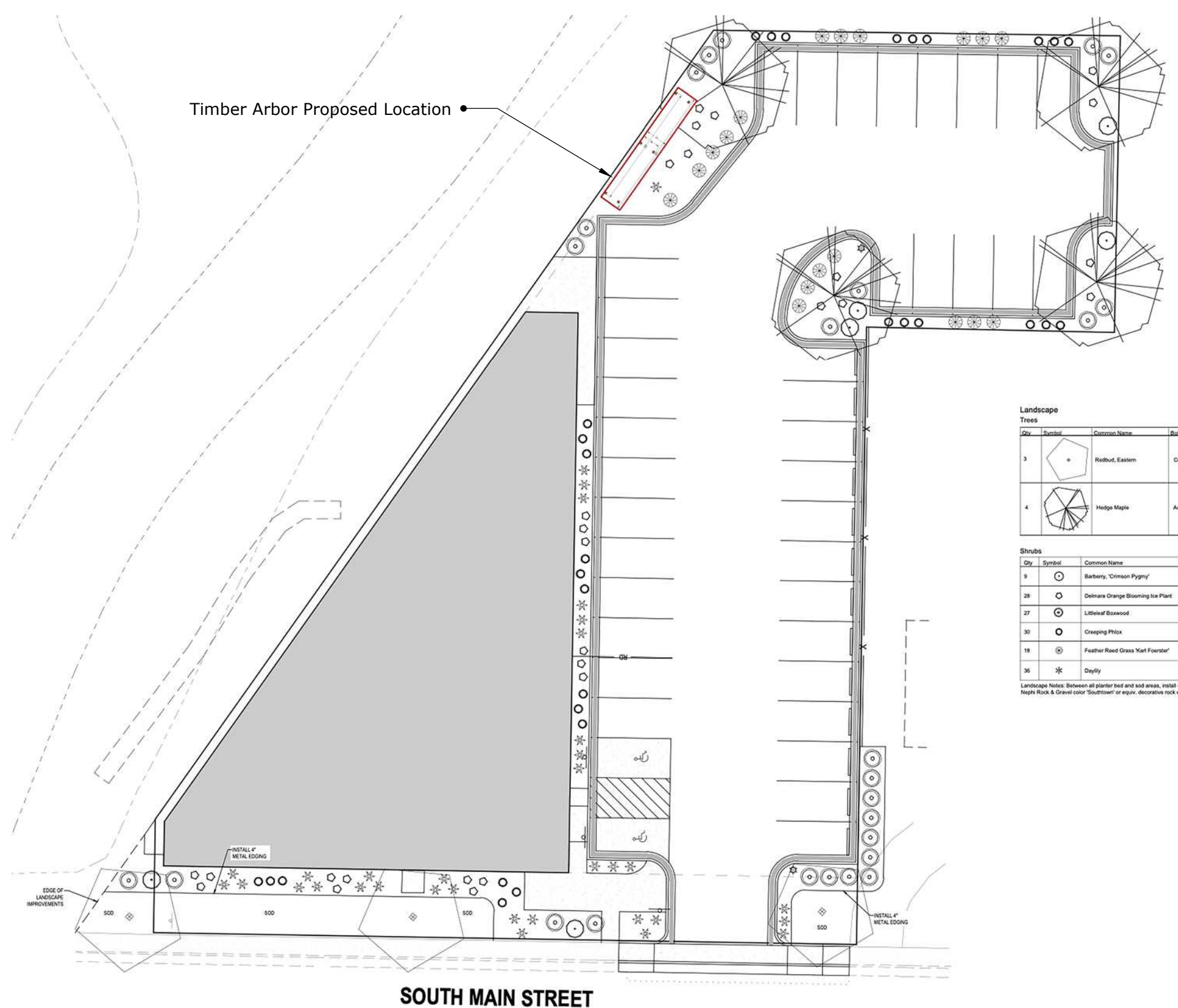
I move to approve the landscape plan to add a pergola as proposed at the Alpine Fitness building located at 235 South Main Street and find them to comply with the Gateway Historic District Standards with the following conditions/changes:

- No portion of the proposed structure shall be located within or interfere with any designated trail easements on the property.
- ****insert additional findings****

SAMPLE MOTION TO TABLE/DENY:

I move that the landscape plan to add a pergola as proposed at the Alpine Fitness building located at 235 South Main Street be tabled/denied based on the following:

- ****insert finding****



Timber Arbor Proposed Location

Landscape

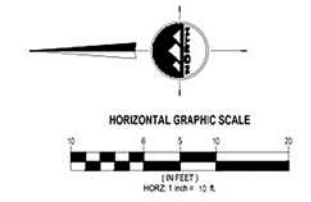
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
3		Redbud, Eastern	<i>Cercis canadensis</i>	2" Cal.
4		Hedge Maple	<i>Acer Campestre</i>	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
9		Barberry, 'Crimson Pygmy'	<i>Berberis thunbergii atropurpurea nana</i>	5 Gallon
28		Delmaria Orange Blooming Ice Plant	<i>Delosperma 'Delmaria Orange'</i>	5 Gallon
27		Littleleaf Boxwood	<i>Buxus microphylla 'Winter Gem'</i>	5 Gallon
30		Creeping Phlox	<i>Phlox subulata 'Crimson Beauty'</i>	1 Gallon
18		Feather Reed Grass 'Karl Foerster'	<i>Calamagrostis scutiflora 'Karl Foerster'</i>	1 Gallon
36		Daylily	<i>Hemerocallis</i>	1 Gallon

Landscape Notes: Between all planter bed and sod areas, install 4" metal edging. In all planter bed areas, install 4" deep, 2'-3" dia. Nephis Rock & Gravel color 'Southwest' or equiv. decorative rock over weed barrier, top.



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TOWNSHIP 4 SOUTH, RANGE 1 EAST
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FOR:
ALPINE FITNESS
235 S. MAIN STREET CT #100
ALPINE, UTAH 84004

CONTACT:
PAUL JOHNSON
PHONE: (801) 857-0000

ALPINE FITNESS
235 S. MAIN STREET
ALPINE, UTAH 84004



LANDSCAPE PLAN

PROJECT NUMBER: 9711
PROJECT DATE: 8/1/20

DRAWN BY: T. MAZZY
CHECKED BY: D. JEWONS

PROJECT MANAGER:
D. JEWONS

L-100



TM
Initial: _____
Date: _____

Alpine Fitness Arbor
Western Timber Frame

Stain: Not Applicable Trex: Not Applicable
Knee Brace: Not Applicable Profile: Not Applicable

PROGRESS DRAWING

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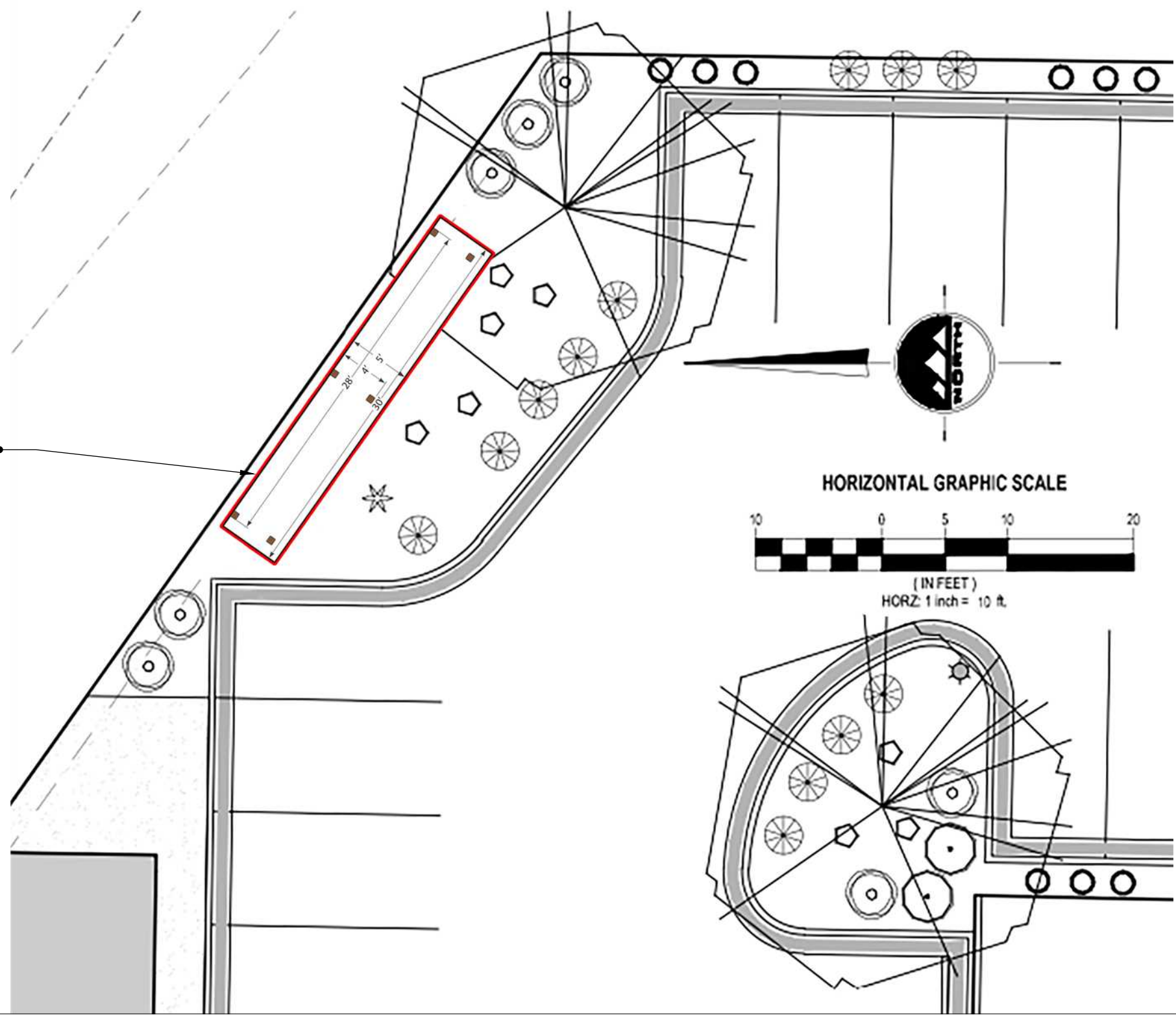
COORDINATION

Concrete Site Measure
 Electrical Engineering
 Roofing Other

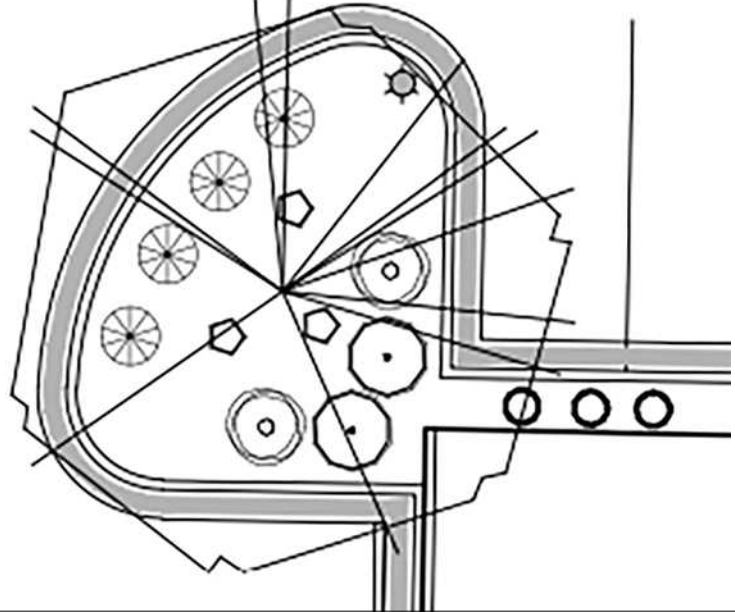
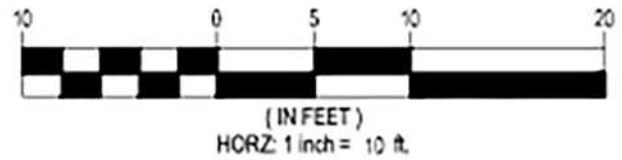
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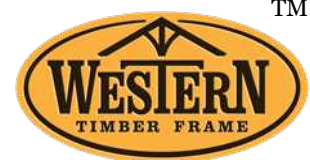
Timber Arbor Proposed Location



HORIZONTAL GRAPHIC SCALE



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Alpine Fitness Arbor
Western Timber Frame

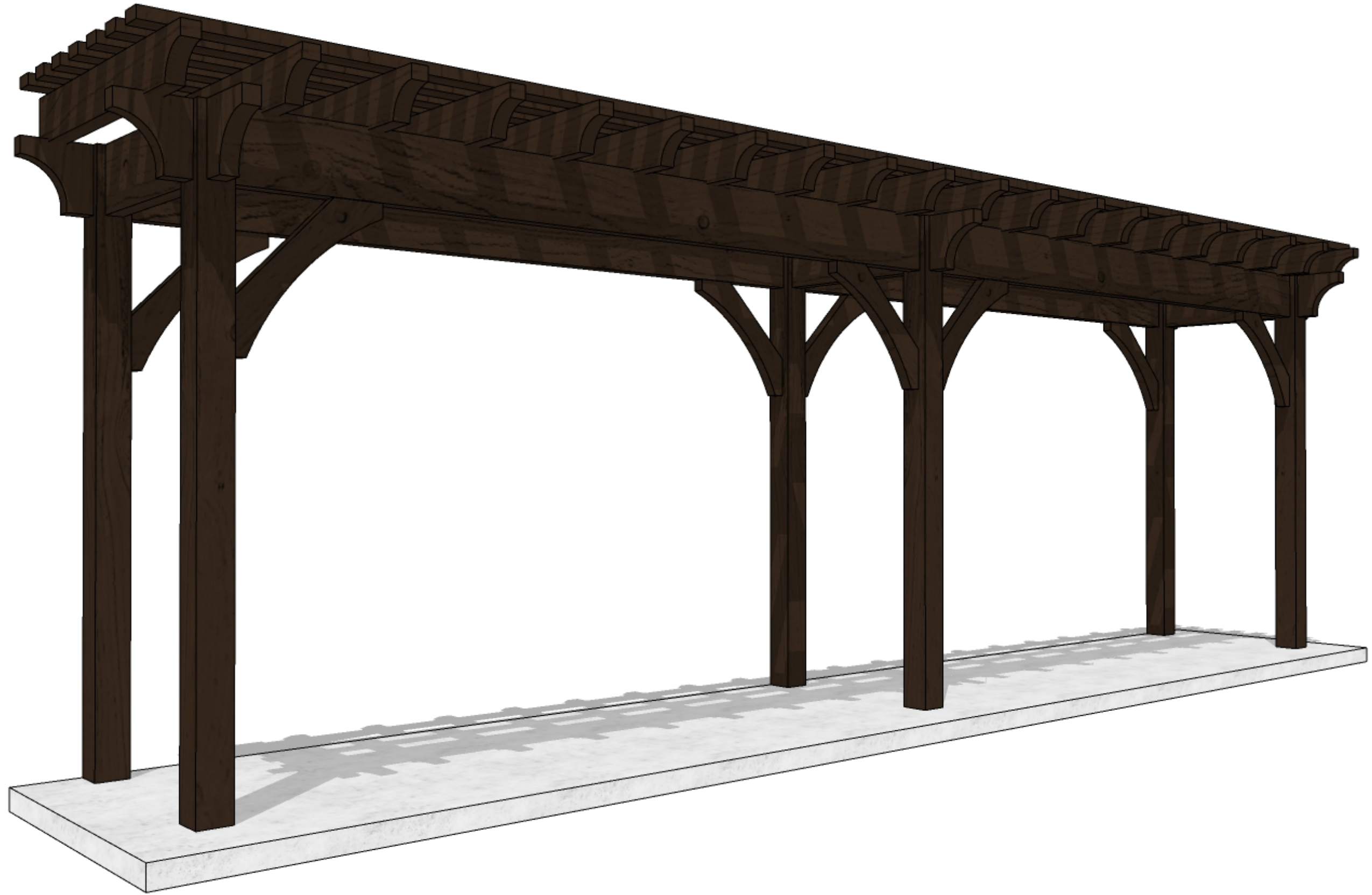
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COORDINATION
 Concrete Site Measure
 Electrical Engineering
 Roofing Other _____

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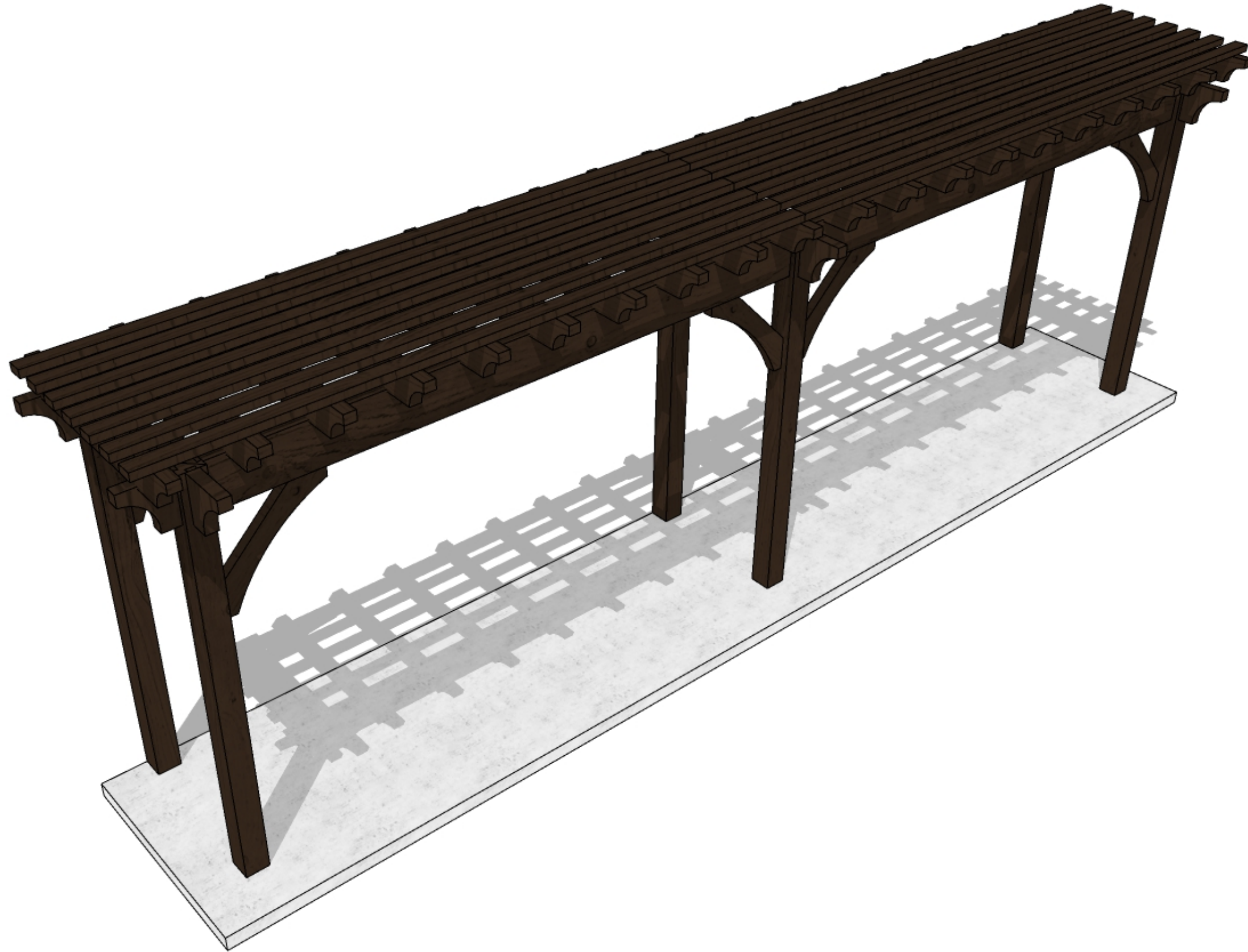


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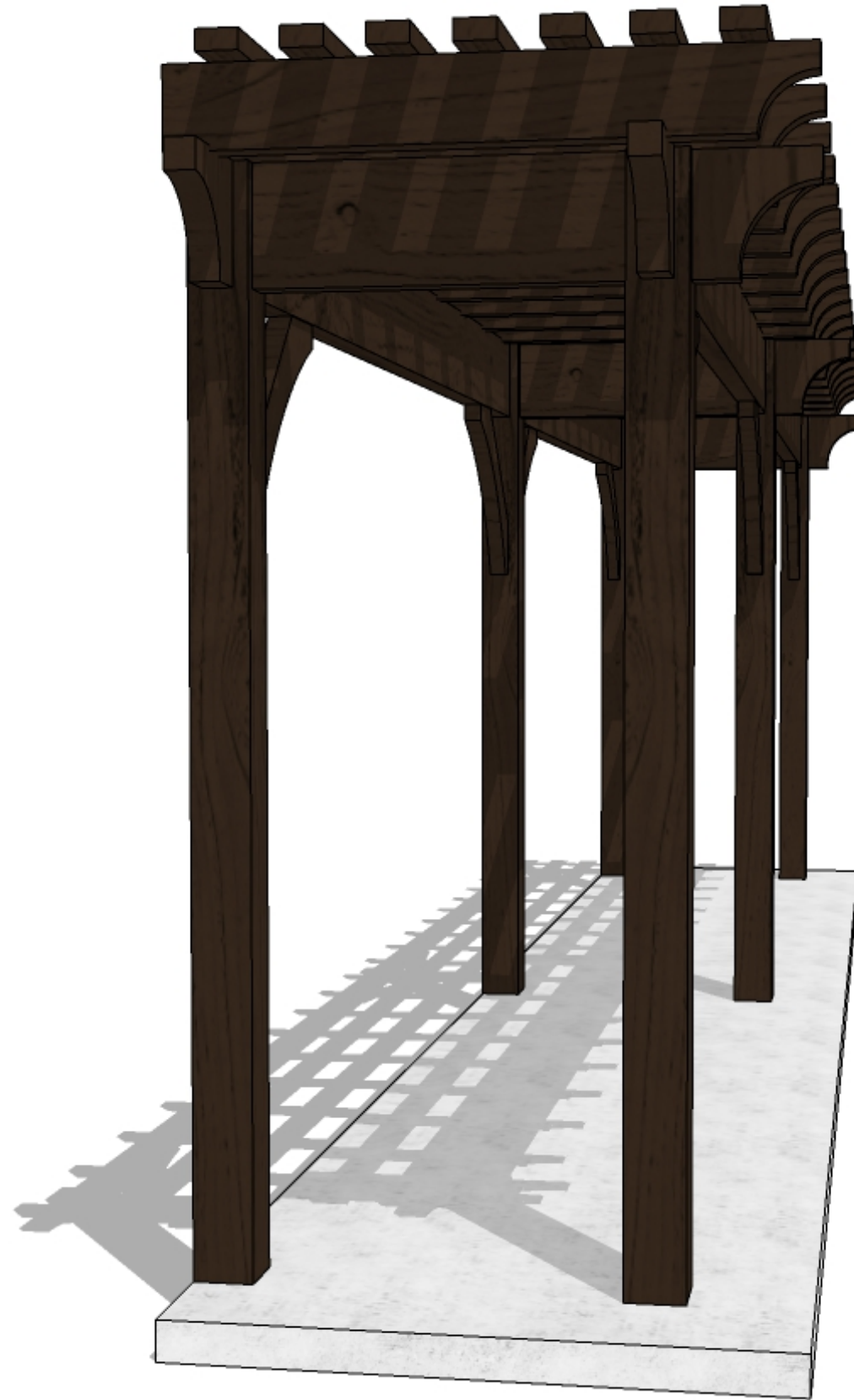


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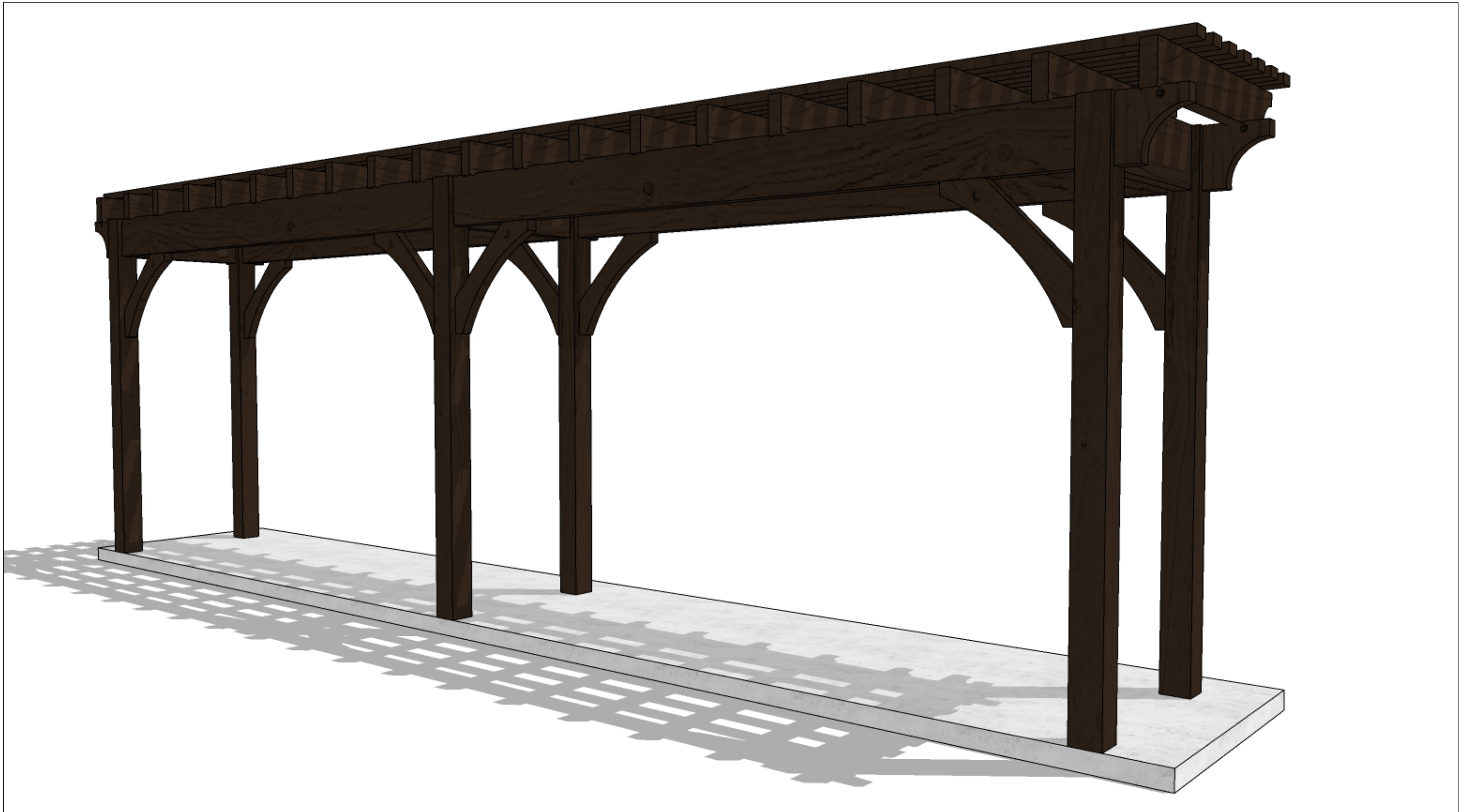
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COORDINATION

- Concrete Site Measure
- Electrical Engineering
- Roofing Other _____

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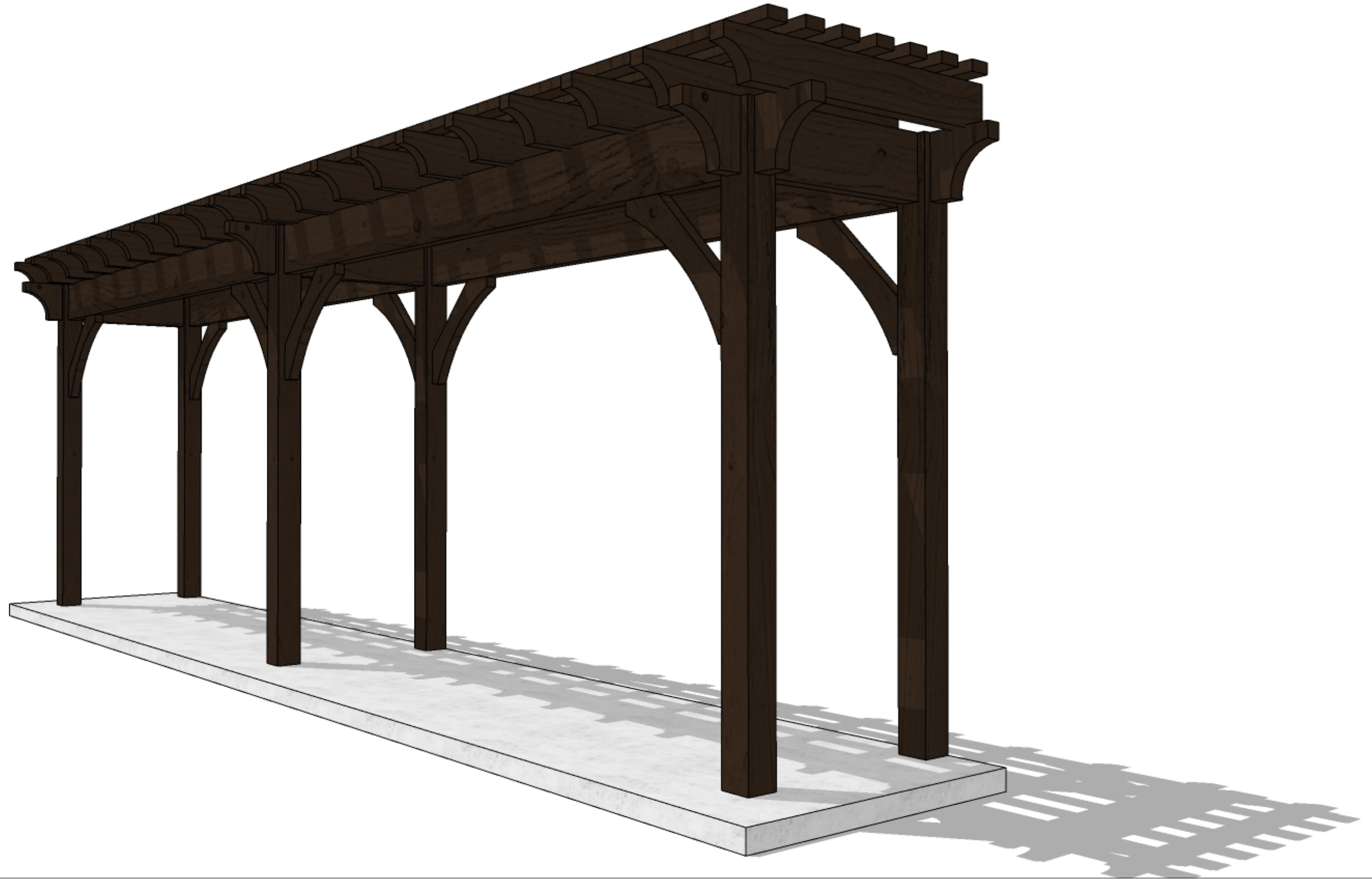
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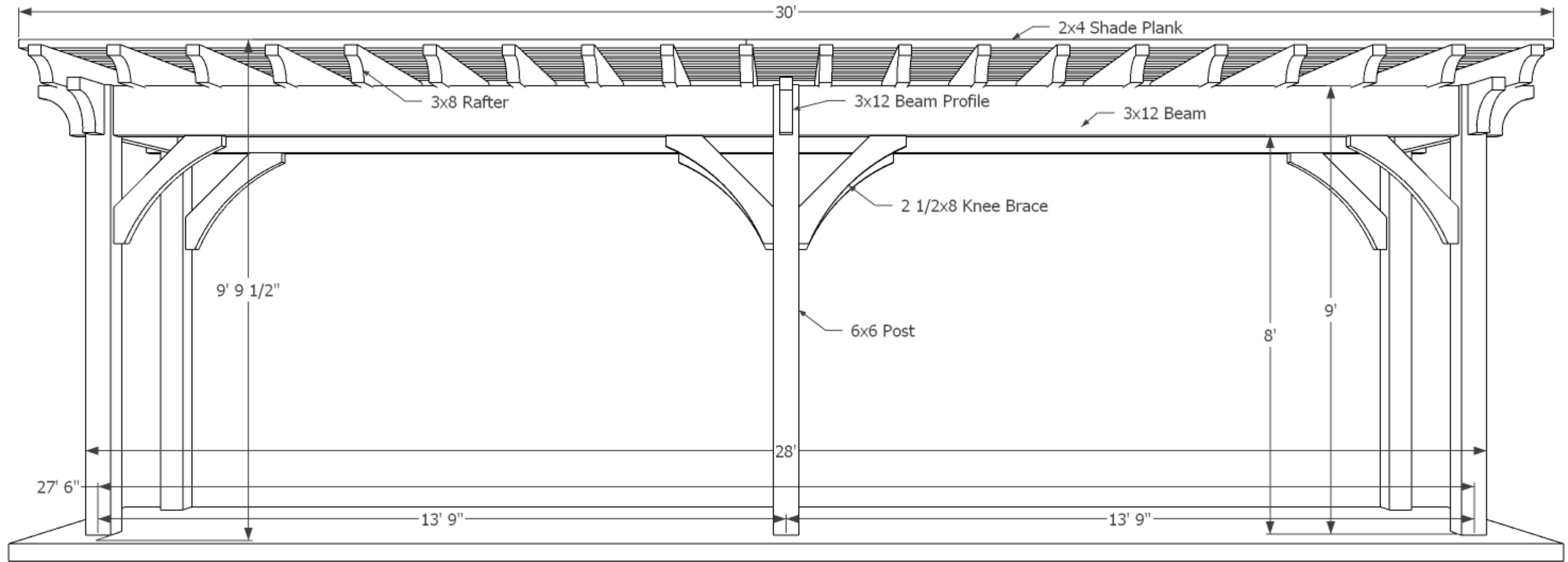
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Alpine Fitness Arbor
Western Timber Frame

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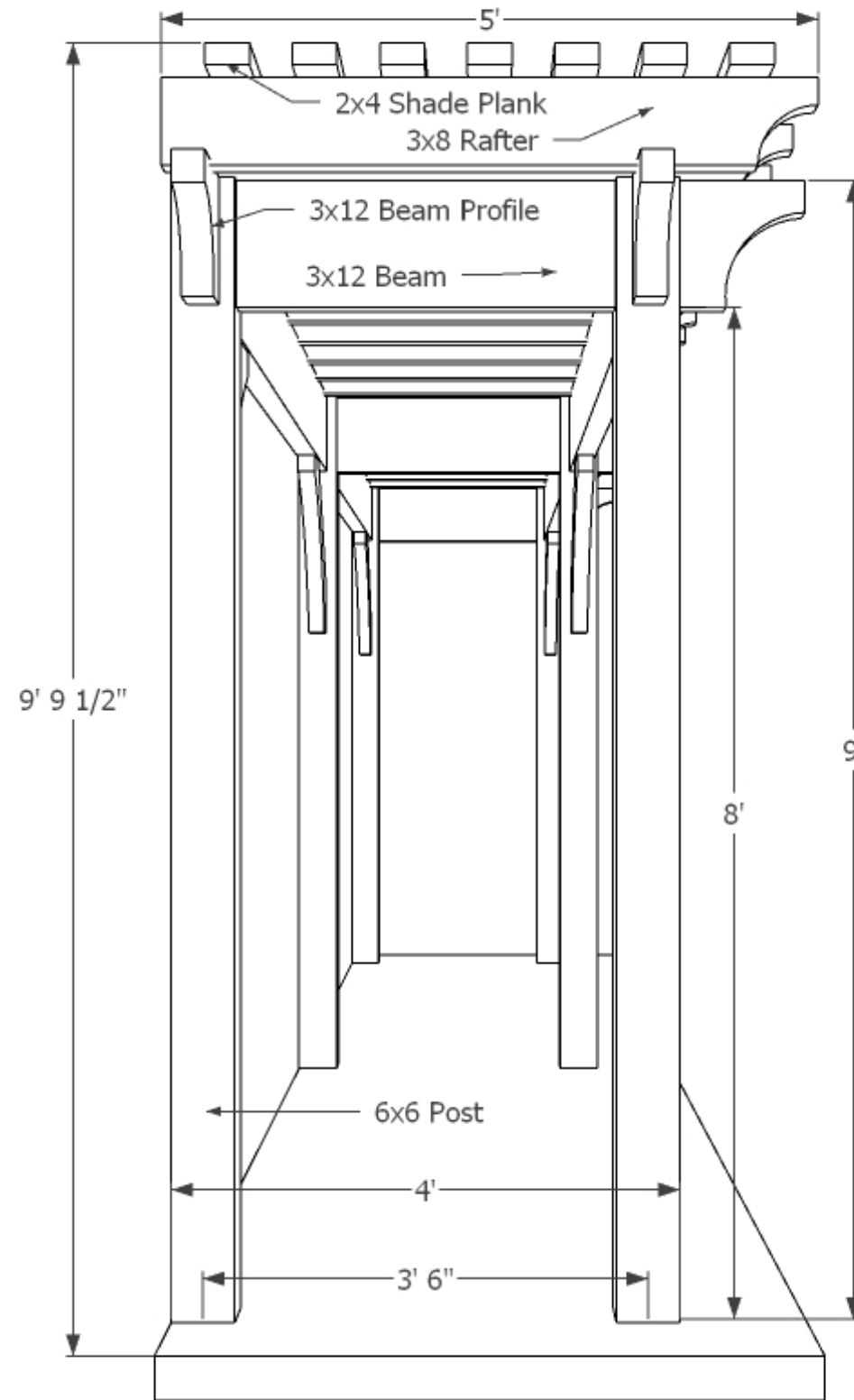
COORDINATION

- Concrete
- Electrical
- Roofing
- Site Measure
- Engineering
- Other _____

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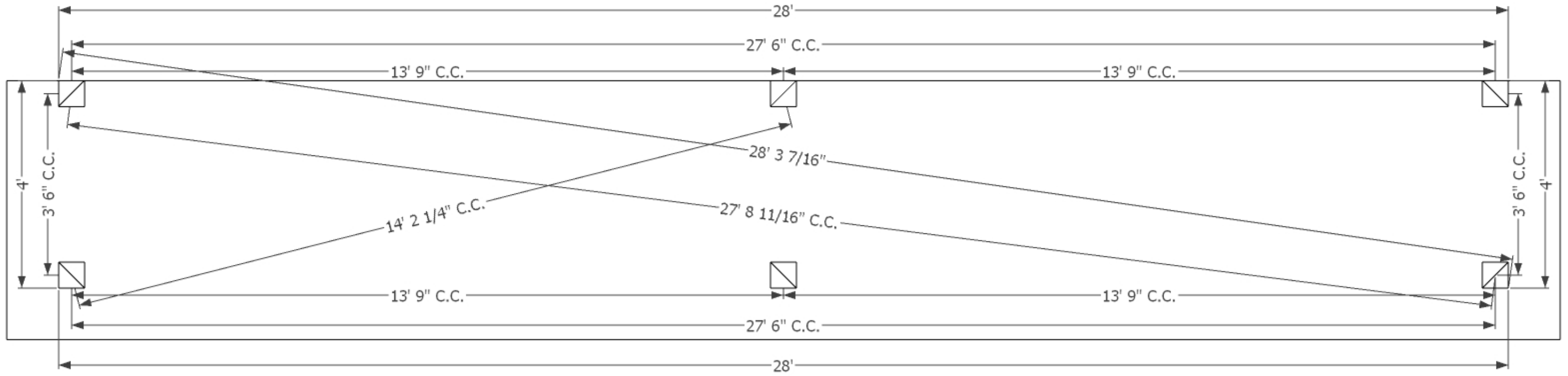


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Knee Brace: Not Applicable Profile: Not Applicable

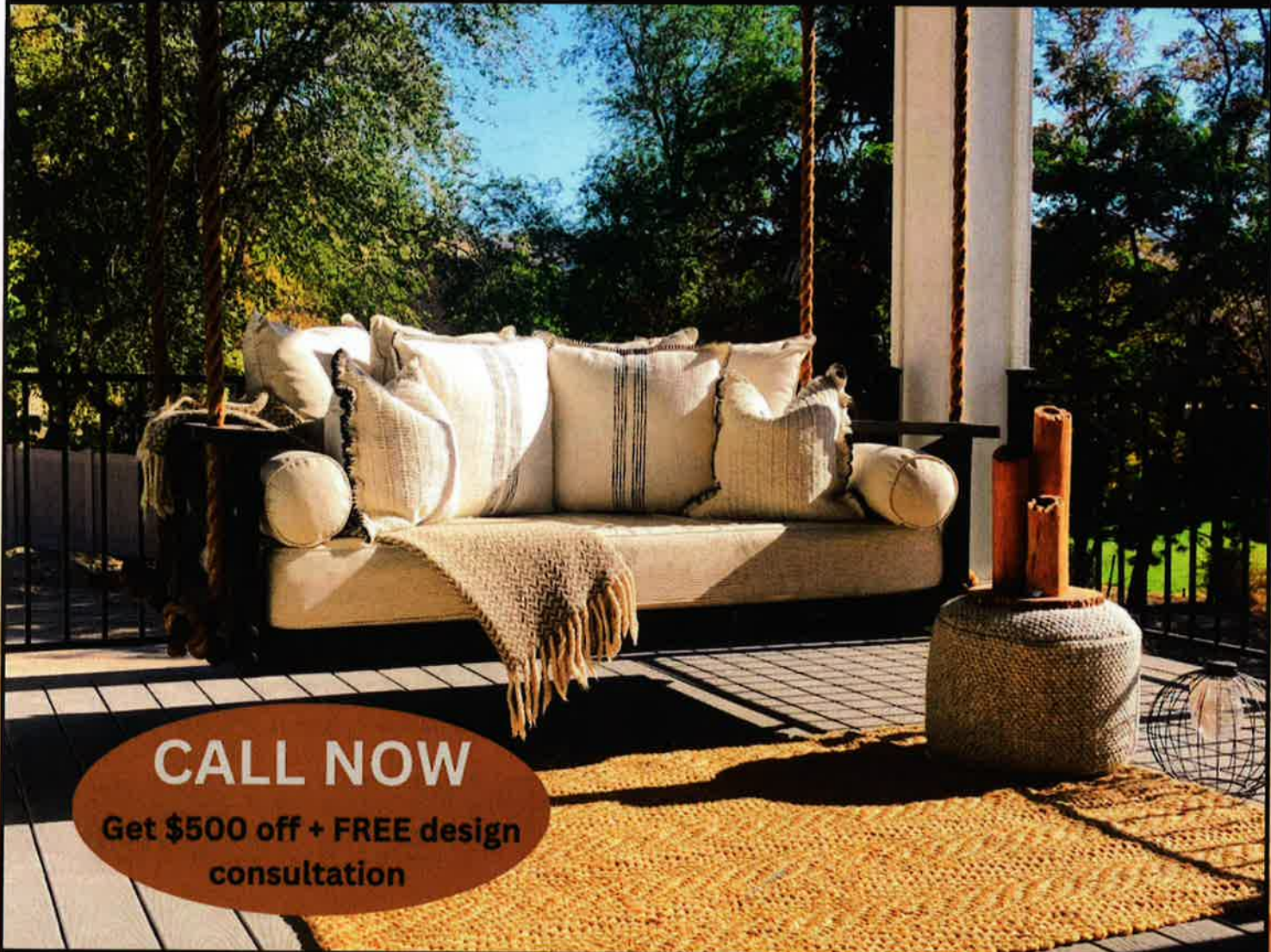
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COORDINATION
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 Roofing Other _____

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Gateway Historic District Design Guidelines

Adopted by Resolution 2015-11

Purpose and Intent

Gateway Historic District will become a village of mixed uses, promoting a pedestrian friendly atmosphere and providing excellence in landscaping and architecture, in a setting which honors and preserves the past while promoting the future.

1. In the interest of preserving the character of the Gateway-Historic District, it is necessary to regulate to a certain extent the new construction that is built there. New structures should only affect the district in a positive manner, and not in detrimental ways.
2. Respecting the heritage of Alpine associated with the historical structures in the district.
3. Utilize approaches that have been shown to encourage the sustainability of historic districts and neighborhoods.

The guidelines for the following elements are intended to encourage compatible new construction. In the event that these guidelines conflict with the Alpine City Zoning Ordinance, the Zoning Ordinance will be followed.

Guidelines

1. New developments should:
 - a. Mimic details of older buildings
 - b. Use similar materials
 - c. Make mundane uses look good
 - d. Include design features on blank walls
2. All new development projects should achieve a determination of design appropriateness from the Planning Commission.
3. New construction should respect and build upon the historical legacy of downtown Alpine and borrow historic features from the area. It should be

designed for its specific context. Elements that should influence the design of new development include building form, massing, scale, materials and colors.

Gateway Historic District Design Criteria

1. Relation to the Surrounding Area (Massing, Scale, Orientation)
2. Height
3. Exterior Walls and Surfaces
4. Windows and Doors
5. Exterior Trim and Decorative Detailing
6. Roofing
7. Materials (Texture, Color, Finishes)
8. Streetscaping

Relation to the Surrounding Area **(Massing, Scale, Orientation)**

New construction that utilizes appropriate massing and scale can affect historic districts in a positive manner. New structures should take their own place in time.

Design Standards

- New structures should relate to the fundamental characteristics of the district, but may use their own style and method of construction.
- Orientation of new construction should be to the street to establish a pedestrian-friendly quality.
- One major entrance should orient to each street to which the building abuts for easy access by pedestrians from the street and sidewalk.
- Corner entrances may be used for buildings orienting to two streets at an intersection.
- New construction should not be dramatically greater in scale than surrounding structures in the district.
- The perceived width of new construction should be visually compatible with adjacent structures. Wider buildings should be divided into modules to convey a sense of traditional construction.
- The building form of new construction should be similar to surrounding structures but should not necessarily be a direct imitation.



2

Height

New construction should respect the overall height limits established in the city code for the underlying zone.

Design Standards

- The height of buildings should be compatible with adjacent historic structures.
- Creative historic design elements fitting for the area can be considered.



3

Exterior Walls and Surfaces

The type of materials used for new construction can greatly enhance the relationship to surrounding historical structures while maintaining individual identity.

Design Standards

- The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.
- Plastics, vinyl and CMU (concrete masonry unit) are prohibited.
- Innovative use of other materials may be considered.



Windows and Doors

Windows and doors of new construction should relate to the general character of the area.

Design Standards

- Windows with a vertical emphasis shall be encouraged over a horizontal orientation.
- Scale, proportion, and character of windows and doors should be carefully considered and should relate to the intended general character of the area.
- The simple shape of windows is encouraged.
- If new construction is built to the sidewalk, the use of awnings or canopies should be considered for providing protection to the pedestrian.
- The ground floor of the primary façade should include transparency at the pedestrian level.



Exterior Trim and Decorative Detailing

New construction can be enhanced by the wise use of exterior trim and decorative detailing. Using these details to break up uninspiring solid surfaces can help avoid the box-like appearance often seen in new construction.

Design Standards

- Trim and detailing should be simple in material and design.
- Materials that are compatible to the primary exterior material should be used.
- Excessive ornamentation is not recommended.
- The following factors should be considered in determining whether or not a particular finishing material is acceptable:
 1. Durability and low maintenance characteristics.
 2. Consistency with the overall design goals.
 3. Location on the building.
 4. Potential shielding by landscaping or other feature.
 5. The visibility of the site from public streets and neighboring uses.
 6. A mansard roof is prohibited



6

Roofing

The style and form of the roof on new construction can contribute to the success of blending in with surrounding historic structures.

Design Standards

- Traditional rooflines are preferred.
- Smaller structures should use a hip, gable, or shed roof.
- Flat roofs may be considered for use on structures where the context is appropriate.
- Flat roofs shall provide a cornice or other decorative treatment.
- The character or design of the front and rear façades of all buildings shall demonstrate a variety in depth, relief, rhythm and roof line height, with changes occurring in all of these areas at least every forty feet.
- Mechanical equipment shall not be visible from the street.



Materials – Texture, Color, Finishes

Good attention to design and color is expected in the Gateway Historic District to help all buildings become more complimentary to each other and assist the creation of a unique and cohesive environment. The materials used for the finish of the exterior surface of new construction should be compatible with the nature of the surrounding area.

Design Standards

- The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.
- Avoid pure white as a façade color, and if masonry must be painted, it should be done in a natural hue.
- The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings.
- A predominant color should be used with one or two other accent colors.
- The texture and finish of new construction should attempt to convey a modern building while still respecting the historic character of the area.
- The cornice, window frames, ornamental details, signs and storefronts should all blend in as an attractive harmonious unit.



8

Streetscaping

Streetscapes should be incorporated in sidewalk areas adjacent to Main Street.

Design Standards

- At least one streetscape feature should be installed and maintained every thirty (30) linear feet along sidewalks, nearest to the curb.
- Acceptable streetscape features include, but are not limited to, the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, bike racks, and water features.
- Businesses are encouraged to coordinate the installation of streetscape elements with surrounding properties.
- Installation of plazas and gathering spaces where people may linger is encouraged.
- Installation of planters with trees and shrubs to create areas to sit are encouraged.
- Providing benches in strategic areas to encourage mingling and gathering is encouraged.



ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2024-02 Appointment of Michelle Schirmer and Reappoint John Mackay as Members of the Planning Commission

FOR CONSIDERATION ON: 9 January 2024

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Appointment to serve on the Alpine City Planning Commission.

BACKGROUND INFORMATION:

Ethan Allen has been serving as a member of the Alpine City Planning Commission and his term has now expired. The City would like to express their appreciation to Mr. Allen for his service. Mayor Merrill is proposing to appoint Michelle Schirmer to serve as a member of the Planning Commission for a four (4) year term.

John Mackay has been serving on the Planning Commission and is being reappointed to another four (4) year term.

STAFF RECOMMENDATION:

Approve Resolution R2024-02, appointing Michelle Schirmer and John Mackay to serve as members of the Alpine City Planning Commission.

SAMPLE MOTION TO APPROVE:

I move that Resolution R2024-02 be approved appointing Michelle Schirmer and John Mackay to serve as members of the Alpine City Planning Commission.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointment be tabled or denied based on the following:

- ***Insert Finding***

RESOLUTION NO. R2024-02

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY
COUNCIL FOR THE APPOINTMENT OF MICHELLE SCHIRMER
AS A MEMBER OF THE ALPINE CITY PLANNING COMMISSION.

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.02.010 Code of Ordinances of Alpine City to appoint individuals to various boards and commissions: and

WHEREAS, the Mayor has appointed Michelle Schirmer and John Mackay to serve as members of the Alpine City Planning Commission for a term as specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.02.010 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions: and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Michelle Schirmer and John Mackay to serve as members of the Alpine City Planning Commission for terms as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Michelle Schirmer	January 9, 2024	December 31, 2027
John Mackay	January 9, 2024	December 31, 2027

PASSED AND APPROVED this 9th day of January, 2024.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___
Kelli Law	Yea	___	Nay	___
Jessica Smuin	Yea	___	Nay	___
Chrissy Hanneman	Yea	___	Nay	___
Brent Rummler	Yea	___	Nay	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of January, 2024.

RECORDED this 9th day of January, 2024.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2024-03 Appointment of Lone Peak Public Safety District Board Member

FOR CONSIDERATION ON: 9 January 2024

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Appointment of Lone Peak Public Safety District Board member.

BACKGROUND INFORMATION:

The Lone Peak Public Safety District Board is made up of five board members, including the chairman. Both Highland and Alpine appoint two regular board members, with each city also appointing an alternate board member. As per the approved interlocal agreement, the chairman is appointed from the alternate board members annually by a majority vote of the regular members of the Board and shall alternate annually between the cities. Since Highland City's alternate was the board chair for 2023, Alpine City's alternate will be the chair for 2024. By way of information, the chair only has a vote to break a tie, when voting to appoint or dismiss a district chief, or when filling in for an absent regular member.

For 2024 City Council assignments, Mayor Merrill is presenting the following name for appointment to the Lone Peak Public Safety District Board:

- Councilman Brent Rummler, alternate member

The term of office for the board members is the shorter of four years from the date of appointment or when the board member leaves the elected or appointed office held with the represented city. For the purposes of this resolution, the end of the board member's elected term is listed as the end of their term on the board.

STAFF RECOMMENDATION:

Approve Resolution R2024-03 be approved appointing Councilman Brent Rummler to the Lone Peak Public Safety District Board as the alternate member for Alpine City.

SAMPLE MOTION TO APPROVE:

I move that Resolution R2024-03 be approved appointing Councilman Brent Rummler to serve on the Lone Peak Public Safety District Board as an alternate member for Alpine City.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointment be tabled or denied based on the following:

- ***Insert Finding***

RESOLUTION No. R2024-03
A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY
COUNCIL FOR THE APPOINTMENT OF
BRENT RUMMLER
TO THE LONE PEAK PUBLIC SAFETY DISTRICT BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.02.010 Code of Ordinances of Alpine City to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed Brent Rummler to serve as an alternate board member of the Lone Peak Public Safety District for a term as specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.02.010 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions: and

WHEREAS, the City Council has met in regular session to consider this appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Brent Rummler to serve as an alternate board member for the Lone Peak Public Safety District for a term as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Brent Rummler	January 9, 2024	December 31, 2027

PASSED AND APPROVED this 9th day of January, 2024.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea ___	Nay ___
Kelli Law	Yea ___	Nay ___
Jessica Smuin	Yea ___	Nay ___
Chrissy Hanneman	Yea ___	Nay ___
Brent Rummler	Yea ___	Nay ___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of January, 2024.

RECORDED this 9th day of January, 2024.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2024-04 Appointment of Timpanogas Special Service District Board Member

FOR CONSIDERATION ON: 9 January 2024

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Appointment to serve on the Timpanogas Special Service District Board.

BACKGROUND INFORMATION:

Lon Lott has been serving as the city's appointed board member on the Timpanogas Special Service District (TSSD) board. The City would like to express their appreciation to Mr. Lott for his service. Mayor Merrill is proposing to appoint Councilmember Brent Rummler to serve as the Alpine City board member on the TSSD board.

STAFF RECOMMENDATION:

Approve Resolution R2024-04, appointing Brent Rummler to serve on the Timpanogas Special Service District Board.

SAMPLE MOTION TO APPROVE:

I move that Resolution R2024-04 be approved appointing Brent Rummler to serve on the Timpanogas Special Service District Board.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointment be tabled or denied based on the following:

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

RESOLUTION NO. R2024-04

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY
COUNCIL FOR THE APPOINTMENT OF BRENT RUMMLER
TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.02.010 Code of Ordinances of Alpine City to appoint individuals to various boards and commissions: and

WHEREAS, the Mayor has appointed Brent Rummler to serve as a board member at Timpanogos Special Service District representing Alpine City for a term as specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.02.010 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions: and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Brent Rummler to serve as a board member at Timpanogos Special Service District representing Alpine City for terms as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Brent Rummler	January 9, 2024	Until further notice

PASSED AND APPROVED this 9th day of January, 2024.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea ___ Nay ___
Kelli Law	Yea ___ Nay ___
Jessica Smuin	Yea ___ Nay ___
Chrissy Hanneman	Yea ___ Nay ___
Brent Rummler	Yea ___ Nay ___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of January, 2024.

RECORDED this 9th day of January, 2024.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2024-01 Code Amendment – An ordinance amending several sections of the Alpine City Development Code regarding sewers.

FOR CONSIDERATION ON: January 8, 2024

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed updates

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The municipal code, regarding the sewer system, was recently updated by the City Council. These changes stemmed from previous updates to the Alpine City Standard Specifications and Details. The primary changes within the municipal code were to clarify when septic tanks are allowed and ownership of sewer laterals. To ensure continuity between the updated municipal code and standard specifications, changes to the development code need to occur. These proposed changes are included herewith for review and approval.

The Planning Commission reviewed and recommended approval of the proposed changes on December 5, 2023.

STAFF RECOMMENDATION:

Approve Ordinance No. O2023-32 as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance No. O2023-32 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance No. O2023-32 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance No. O2023-32 be tabled based on the following:

The same verbiage (shown below) is listed in each of these sections

3.02.080 Utility Requirements

3.03.070 Utility Requirements

3.04.070 Utility Requirements

3.05.070 Utility Requirements

3.06.060 Utility Requirements

3.07.070 Utility Requirements

Domestic Sewage Disposal. All dwellings and other structures ~~intended for human occupancy that generate sewage~~ shall be ~~connected to and~~ served by the ~~City's central city sewer sewage collection system, unless a different system is allowed by the city council~~ under Section 14.04.010 of the Municipal Code of Alpine City ("MCA"), as amended.

3.12.090.4.c.i Hillside Protection Overlay

Waste disposal - ~~Notwithstanding any provision of MCA 14.04.010 to the contrary, development will provide infrastructure to connect any structure that will generate sewage to the Alpine City sewer city sewer system, regardless of the distance of from the structure from to the existing lines system. (The 300 ft. limitation for use of septic tanks will not apply.)~~ Such ~~lines infrastructure~~ will be sized in accordance with the ~~Alpine City Standard Specifications and Details requirements of the City Engineer.~~

4.07.160 Sanitary Sewage Disposal; General Requirements

Sanitary Sewerage System Required. The subdivider shall provide, or have provided, a piped sanitary sewerage system to the property line of every lot in the subdivision. The sewerage system shall meet the minimum standards and requirements of the Local Health Officer, the State Division of Environmental Health, Alpine City Standard Specifications and Details, and this Ordinance. All sewer lines shall be located in the street ~~and on the south or west sides of the street, unless approved otherwise by the City Engineer and Public Works Director.~~ In the event that a sewer line is constructed outside the street, ~~a twenty (20) foot wide easement for the sewer line shall be provided and shown on the plat. Construction of an access road within the twenty (20) foot easement is required. Access roads must be a minimum width of twelve (12) feet and be constructed of an all-weather surface capable of bearing 70,000 pounds. Access road grades shall be in accordance with DCA 4.07.090.2, unless approved otherwise by the City Engineer. the easement shall be 20 feet and shall be shown on the plat. All sewer lines should be located on the south and west sides of the street.~~

The same verbiage (shown below) is listed in each of these sections

3.02.080 Utility Requirements

3.03.070 Utility Requirements

3.04.070 Utility Requirements

3.05.070 Utility Requirements

3.06.060 Utility Requirements

3.07.070 Utility Requirements

Domestic Sewage Disposal. All dwellings and other structures that generate sewage shall be connected to and served by the city sewer system, unless a different system is allowed by the city council under Section 14.04.010 of the Municipal Code of Alpine City ("MCA"), as amended.

3.12.090.4.c.i Hillside Protection Overlay

Waste disposal - Notwithstanding any provision of MCA 14.04.010 to the contrary, development will provide infrastructure to connect any structure that will generate sewage to the city sewer system, regardless of the distance from the structure to the existing system. Such infrastructure will be sized in accordance with the Alpine City Standard Specifications and Details.

4.07.160 Sanitary Sewage Disposal; General Requirements

Sanitary Sewer System Required. The subdivider shall provide, or have provided, a piped sanitary sewer system to the property line of every lot in the subdivision. The sewer system shall meet the minimum standards and requirements of the Local Health Officer, the State Division of Environmental Health, Alpine City Standard Specifications and Details, and this Ordinance. All sewer lines shall be located in the street and on the south or west sides of the street, unless approved otherwise by the City Engineer. In the event that a sewer line is constructed outside the street, a twenty (20) foot wide easement for the sewer line shall be provided and shown on the plat. Construction of an access road within the twenty (20) foot easement is required. Access roads must be a minimum width of twelve (12) feet and be constructed of an all-weather surface capable of bearing 70,000 pounds. Access road grades shall be in accordance with DCA 4.07.090.2, unless approved otherwise by the City Engineer.