WATER WORKS

The City of Orem has been undergoing a utility master plan process for the past 12 months. Bowen, Collins, & Associates (BCA) engineering firm was hired to perform an in-depth analysis of the City's drinking water, waste water, and storm water systems.

Recommended infrastructure improvements from this study include:

- Replace 22,000 water meters
- Construct new 10 million gallon water tank
- Install new water re-use infrastructure
- Expand storm water pipe network
- Eliminate sumps from ground water source protection zones
- Develop new water wells
- Repair & replace water and sewer lines

Q: What will the rates need to be to support these recommendations?

A: Utility bills need to increase an average of $9.32 per month, each year, for the next 5 years.

Q: Why do rates need to increase?

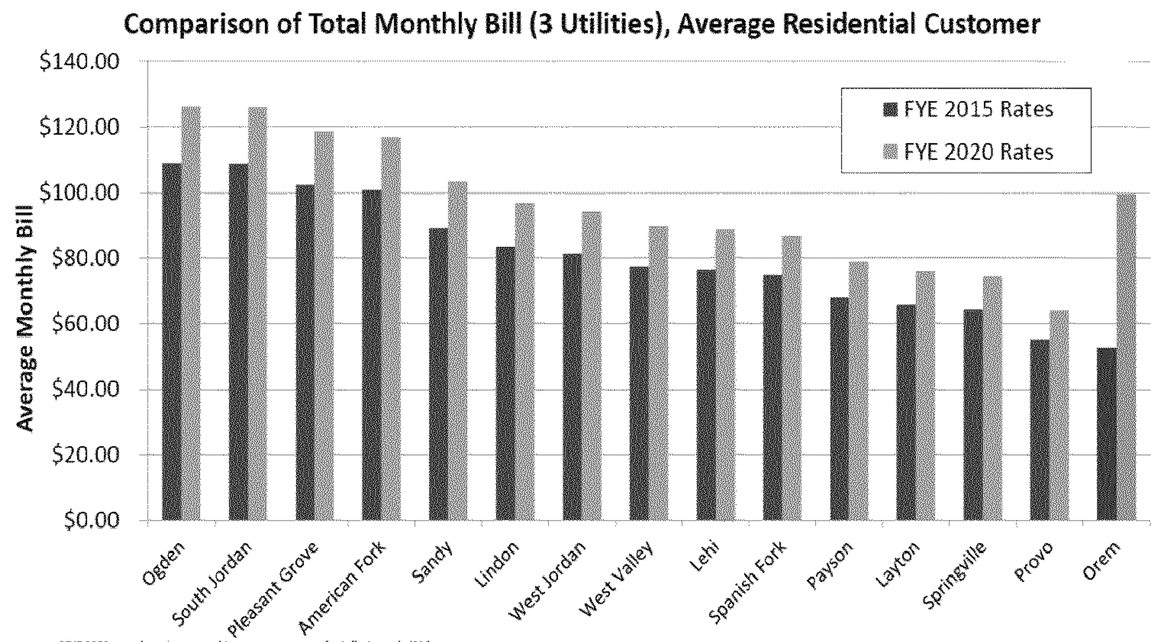
A: Orem has enjoyed low utility rates for many years, some of the lowest in the state. Just like your house needs to replace roofing, piping, and appliances, Orem needs to take care of its infrastructure.

Orem has worked closely with its consultants to develop a "pay-as-you-go" plan to pay for all of these improvements. All of this can be accomplished without the burden of additional new debt.

Q: What are other cities doing? Is Orem alone?

A: Orem is not alone. Other Utah cities have conducted similar studies and created master plans to address aging infrastructure challenges by raising water utility rates.

Rate Comparisons



*FYE 2020 rates based on annual increase to account for inflation only (3%).

The graphic above shows how Orem's combined water, sewer, and storm water bills compare to 14 other Utah cities. Today, Orem's average residential customer pays the least. In order to make the necessary improvements without going into debt, the rates can't remain artificially low.

Public Works Advisory Commission

The Public Works Advisory Commission (PWAC) is a group of volunteer Orem residents who have been appointed by the Mayor to study and make recommendations regarding important Public Works related matters. Since April 2014, PWAC has been meeting monthly to learn more about critical water, sewer, and storm water needs. Throughout the development of the master plans, the PWAC has been directly involved by learning, asking questions, and providing valuable feedback to help guide and direct the overall process. The PWAC meets on the third Tuesday of each month and the public is welcome to attend.

Public Works Department

Fiscal Year 2015-2016

Capital Improvement Projects

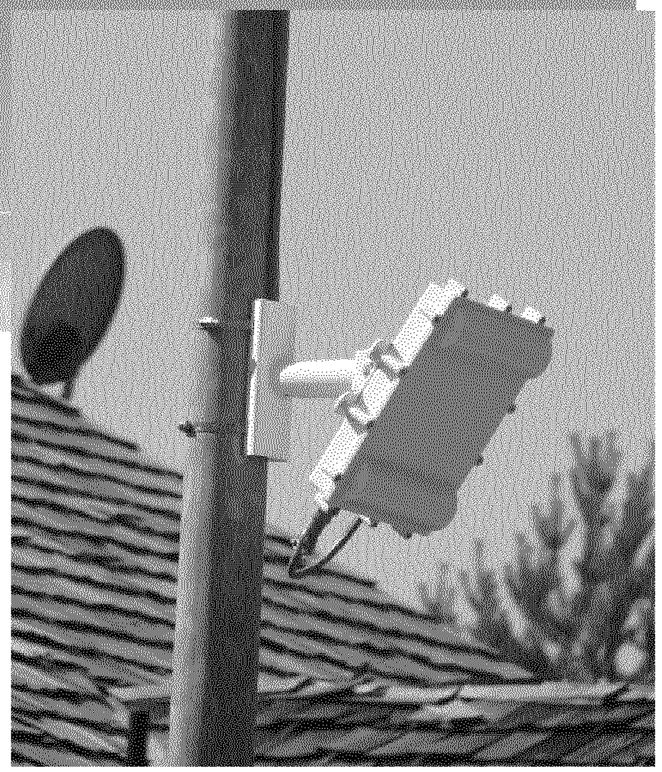
Capital Improvement Projects

* Parks (Fund 10 / 45)
* Traffic Operations (Fund 10 / 45)
* Streets (Fund 20)
* Water (Fund 51)
* Water Reclamation (Fund 52)
* Storm Water (Fund 55)
* Street Lighting (Fund 10 / 58)

Traffic Operations (Fund 10 / 45)

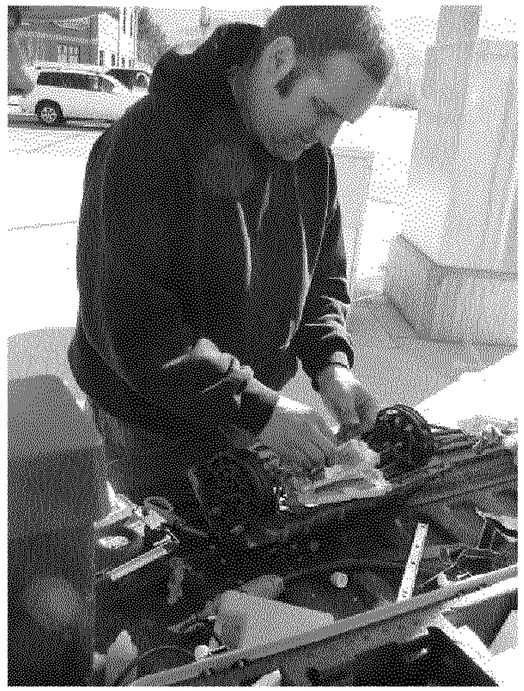
$1.3M ITS Project in FY 2014-2015

- Fund 45 was used to pay for $60,000 match
  - Added 11 CCTVs
  - Replaced Detection at 18 Locations
  - Upgraded 13 Data Collection Stations
  - Installed 8 New Data Collection Stations



Traffic Operations (Fund 10 / 45)

- $1.3M ITS Project in FY 2014-2015
  - Replaced 21 Cabinets
  - Installed 7.5 Miles of New Fiber
- Fund 45 was used to pay for $60,000 match

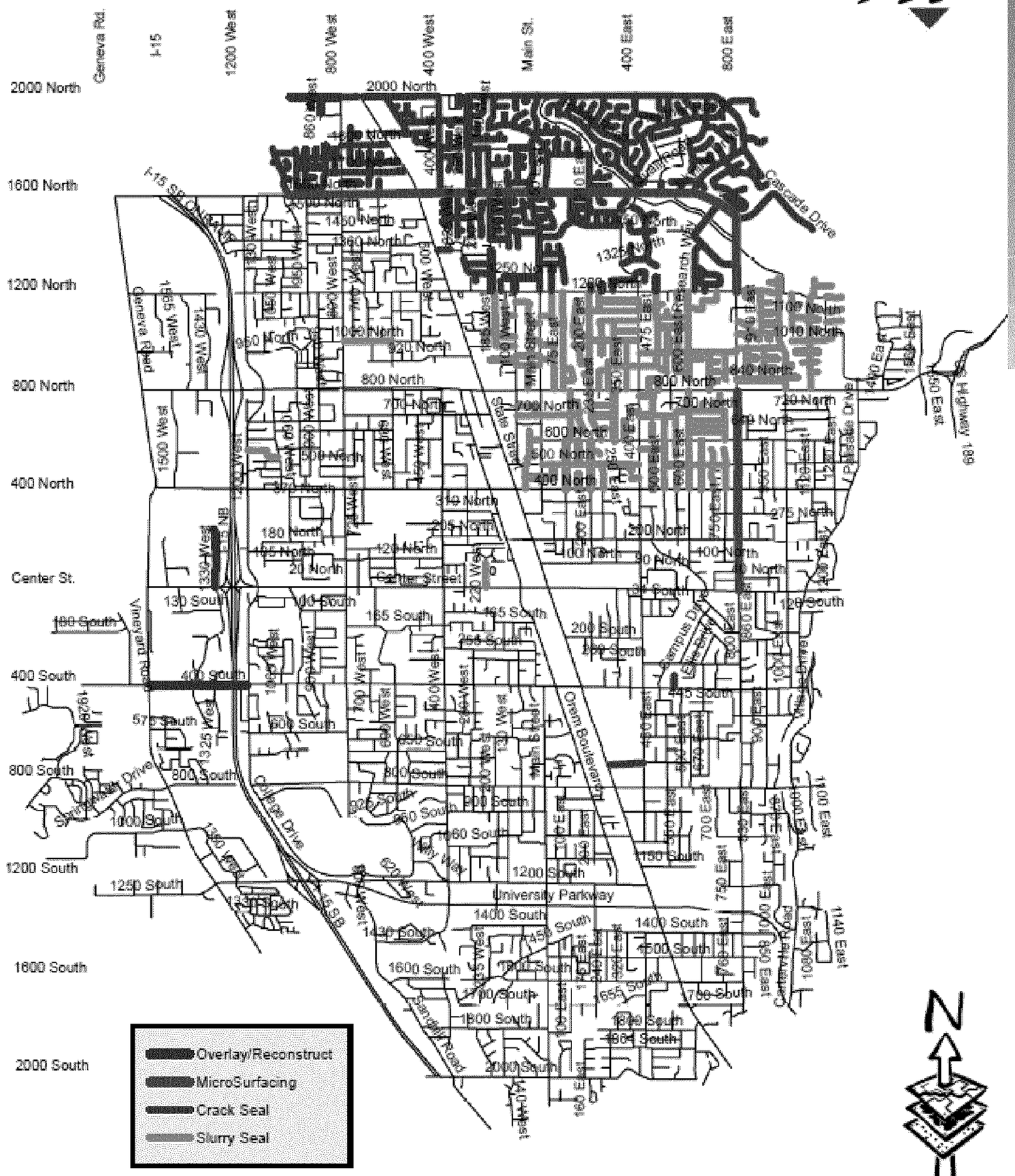


Streets (Fund 20)

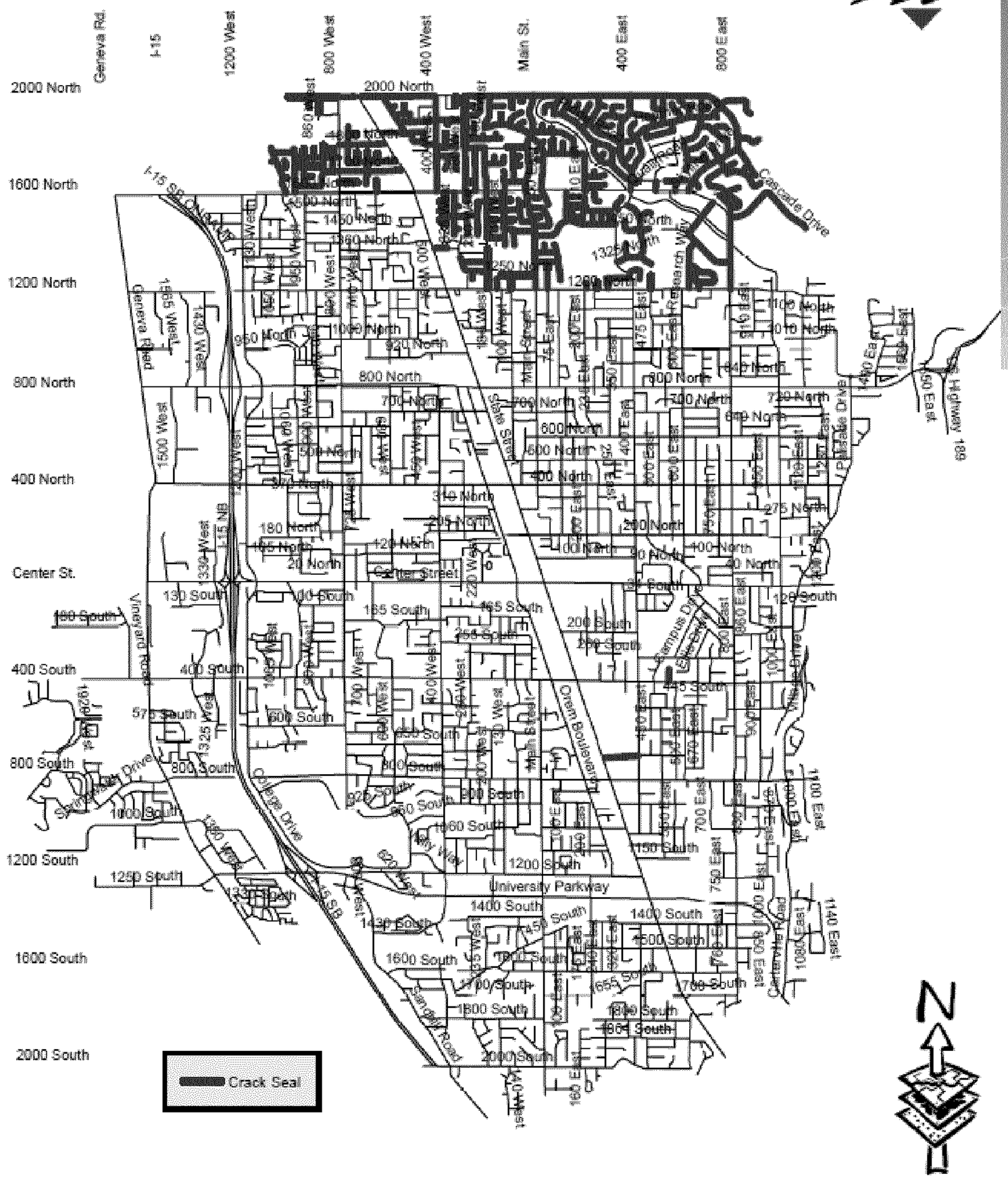
Streets--Fund 20		
	Cost	
Capital Improvement	Estimate	Description
Crack Seal	$ 300,000	28 miles of arterial, collector and local roads
Slurry Seals	$ 400,000	18 miles of collector and local roads
Micro surfacing	$ 100,000	800 E; Center to 800 N, 1200 N to 1600 N
Overlays	$ 230,000	400 S. 1200 W. to Geneva Rd; 1330 W. Center to 200 N.
Street Striping	$ 100,000	Annual striping maintenance on all city roadways and parking lots; 1.5 million feet of striping and 0.5 million fee
TOTAL	**$ 1,130,000**	
	Cost	
Major Capital Purchases	Estimate	Description
Vehicle Replacement	$ 65,000	Replace 2000 Ford 2-Ton dump truck, sander and plow; age, downtime, parts
Vehicle Replacement	$ 250,000	Replace 1997 Ford 15-Ton dump truck, sander and plow; age, downtime, parts
TOTAL	**$ 315,000**	

Note: 5¢ gas tax begins on January 1, 2016. Six months of this increase will be accrued and is estimated to be ≈ $240,000. Revenue approaching $480,000 per year is expected starting FY2017.

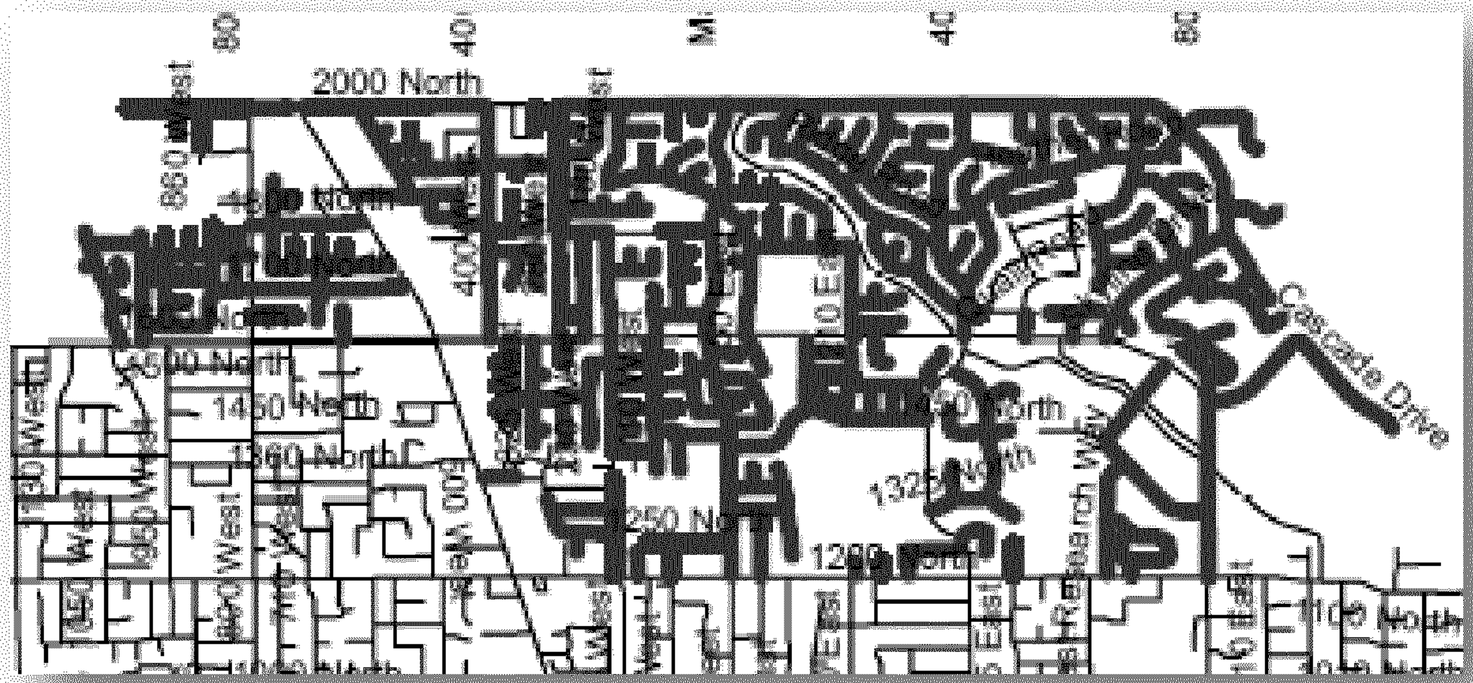
Street Projects FY 2016



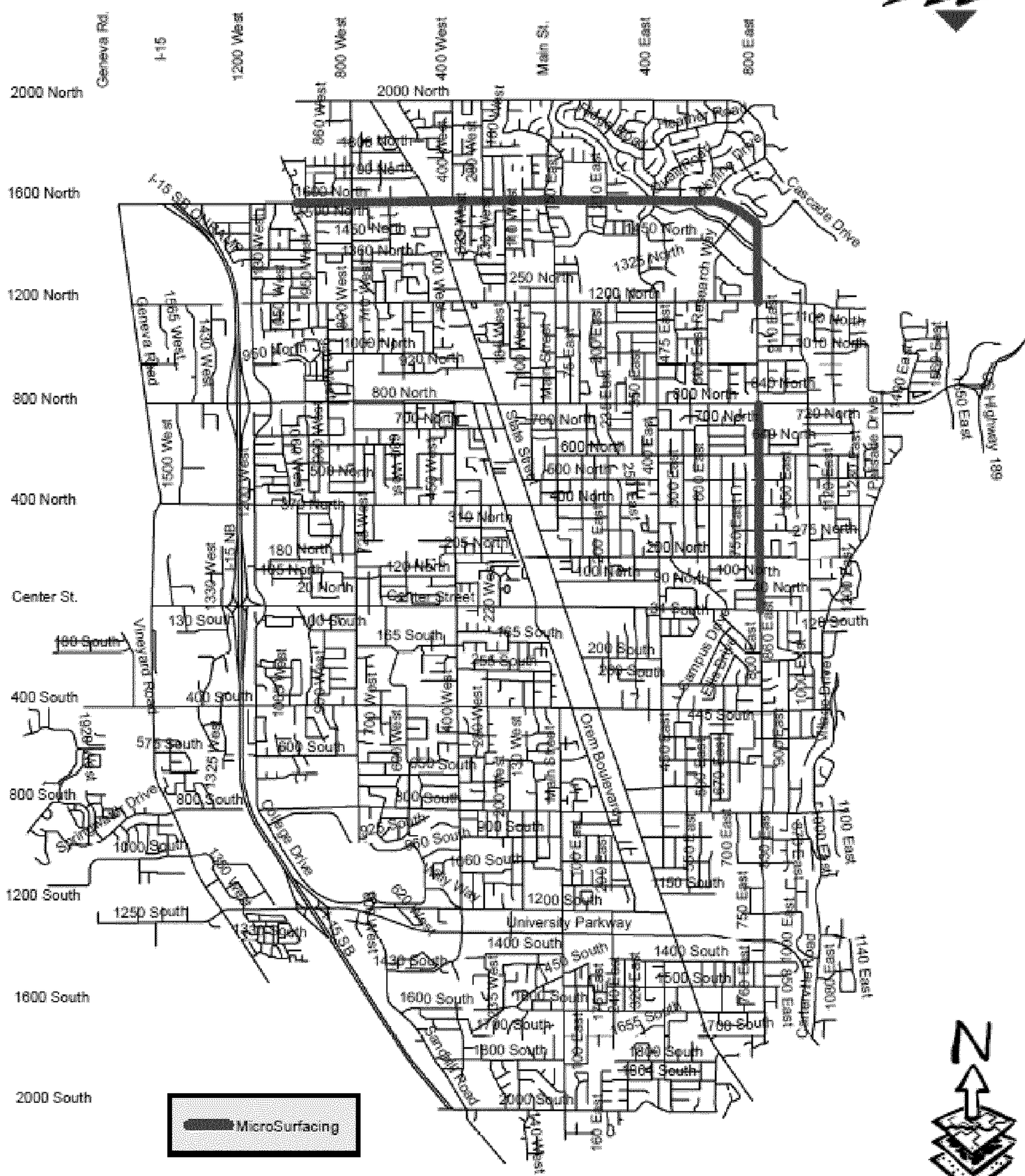
Crack Seal FY 2016



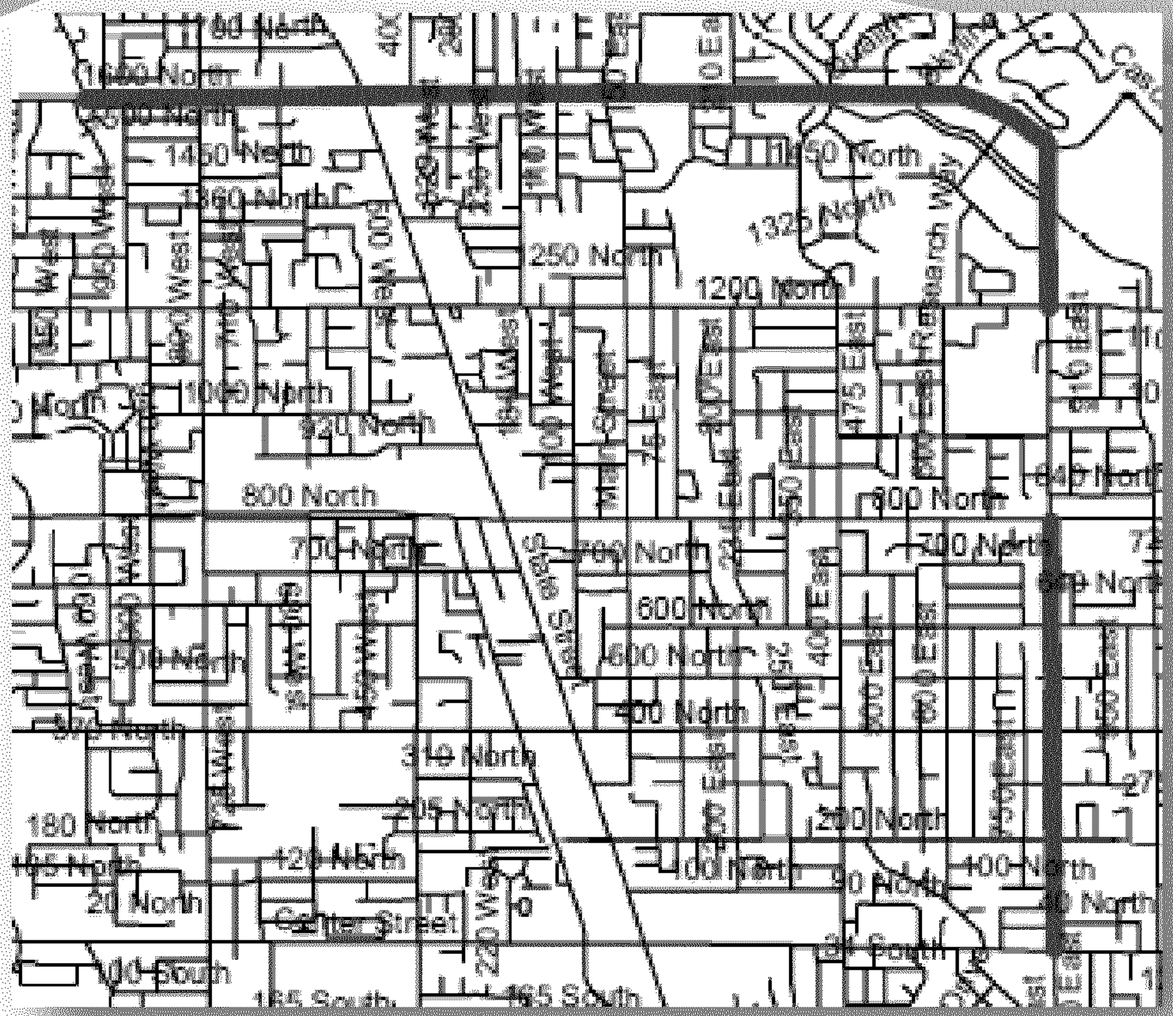
2016 Crack Seals



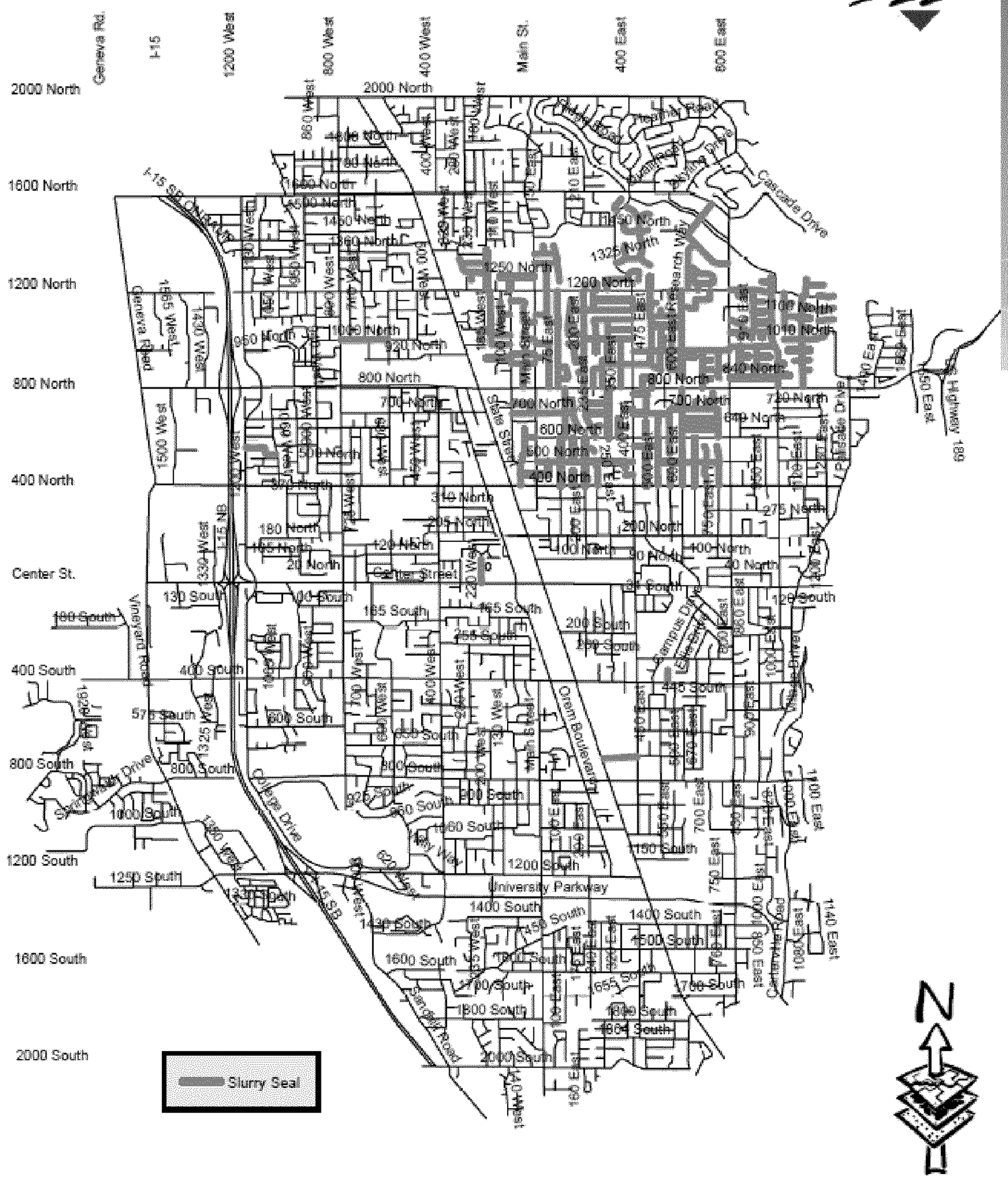
Micro-Surfacing FY 2016



2016 Micro Surfacing

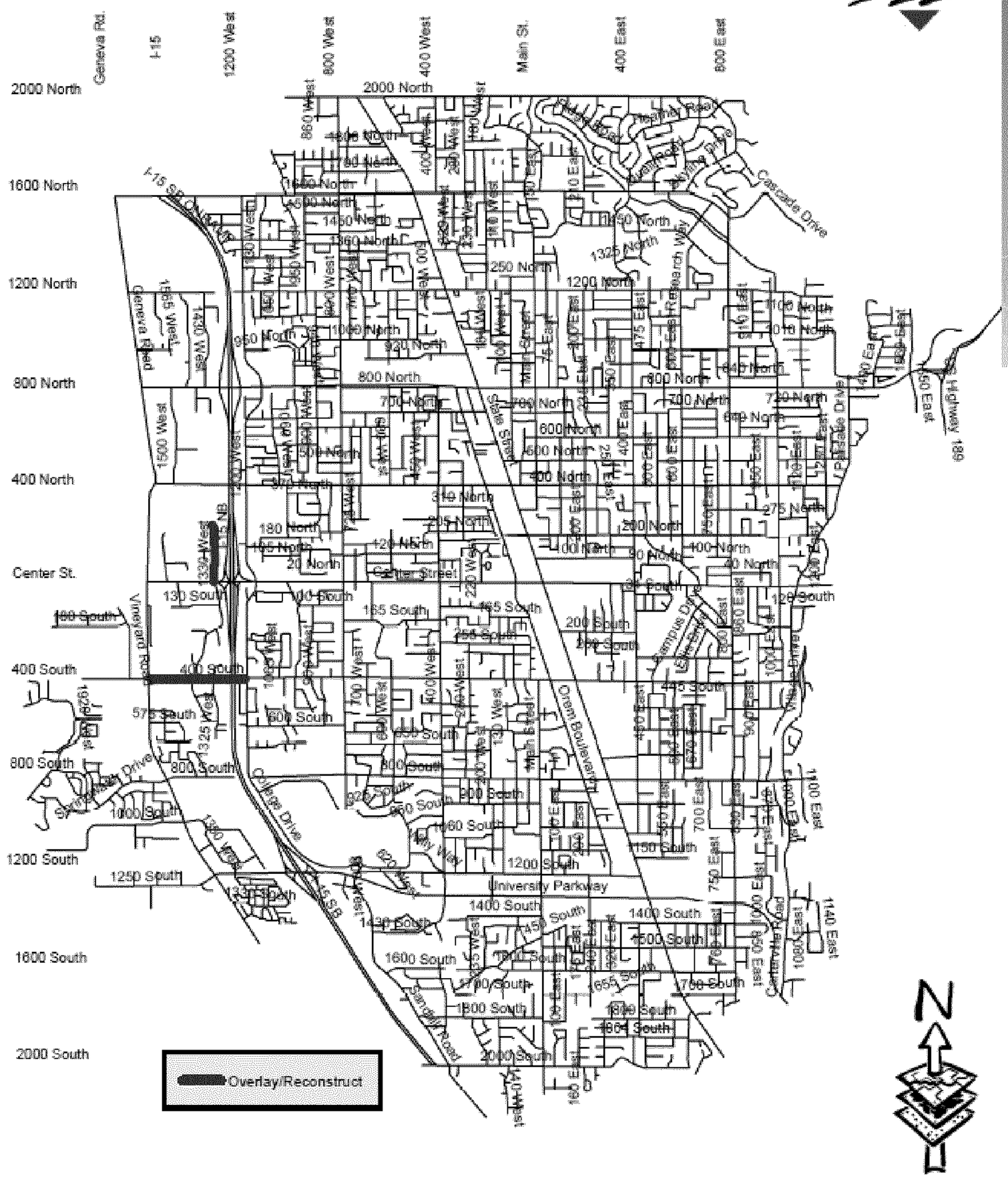


Slurry Seal FY 2016

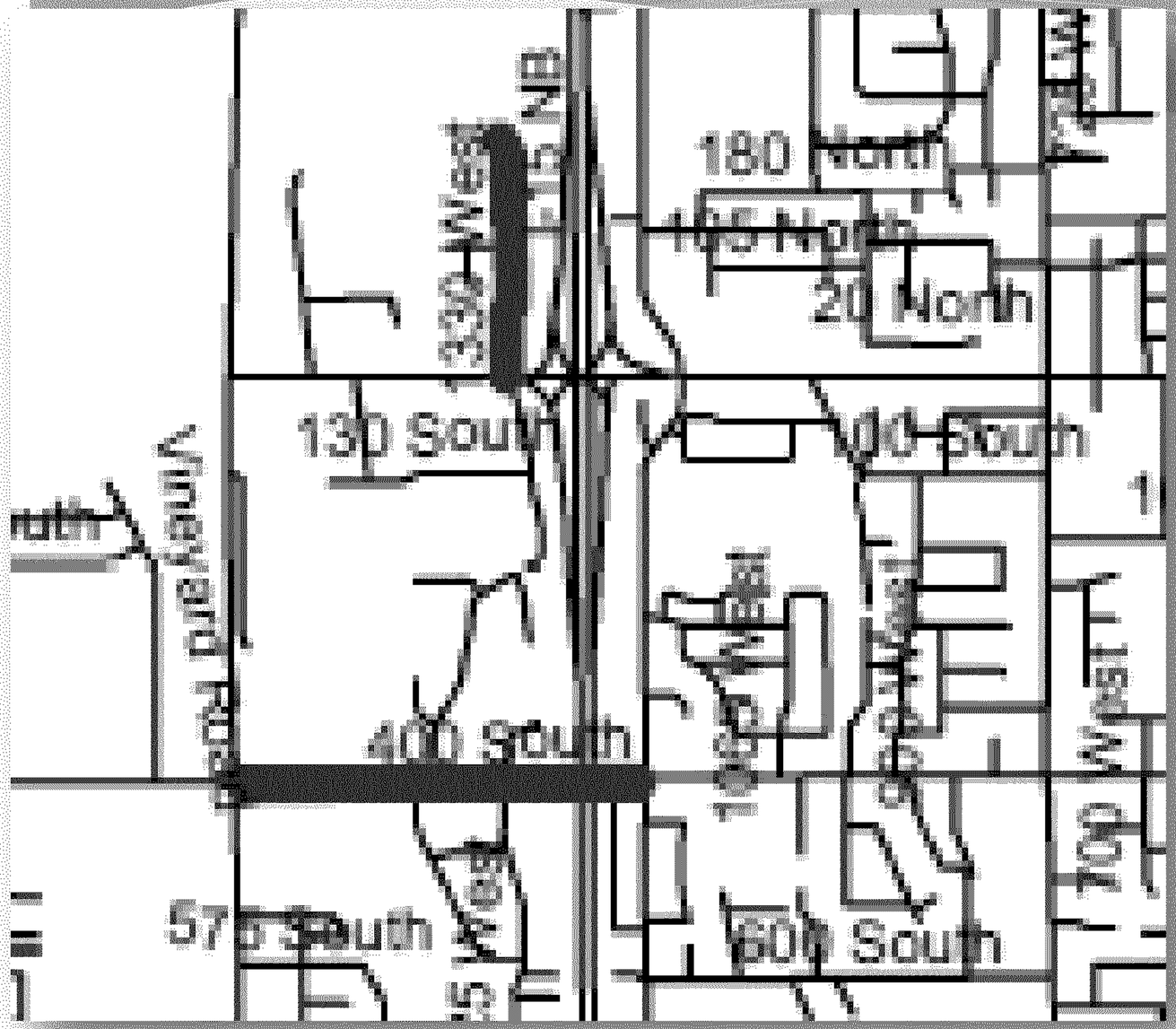


2016 Slurry Seals

Overlay/Reconstruct FY 2016



2016 Overlays



2016 Reconstruct

* None planned.
* Funding

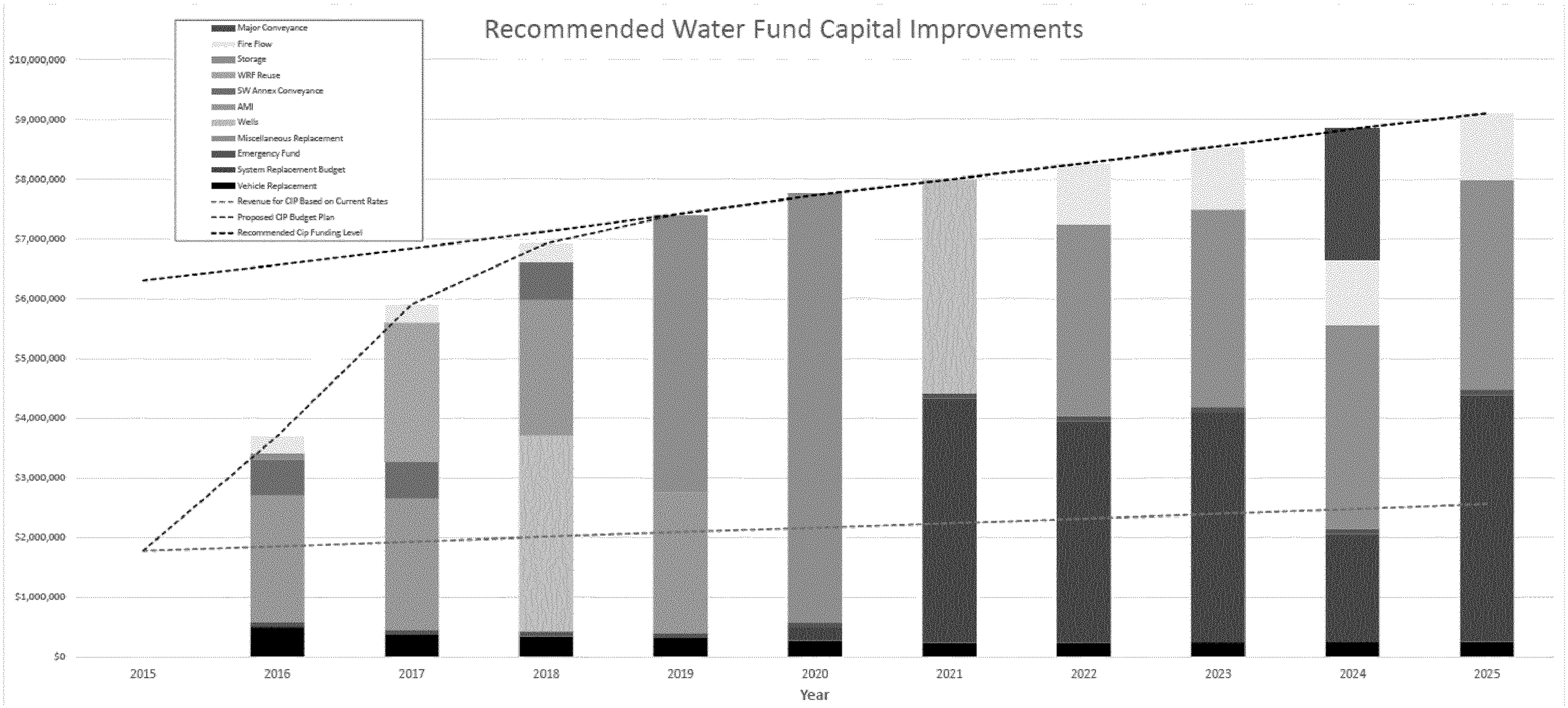
Water (Fund 51)

Water--Fund 51

Capital Improvements	Cost Estimate	Unfunded	Description
CIP Project	$ 500,000		400 W, 1200 S - Center Street, 12"
Miscellaneous	$ 35,000		Unplanned projects
CIP Project (from Master Plan)		$ 300,000	Replace 2,100 feet of existing 2 and 4 inch pipe with 8 inch pipe
CIP Project (from Master Plan)		$ 100,000	Study for placement of 10 million gallon storage reservoir for 2019/2020
CIP Project (from Master Plan)		$ 600,000	Install 6,000 feet of 12 and 16 inch pipe
CIP Project (from Master Plan)		$ 2,100,000	Phase 1 of 4 Meter Replacement 5,500 meters
CIP Project (from Master Plan)		$ 42,000	Unplanned projects additional funding
TOTAL	**$ 535,000**	**$ 3,142,000**	

Major Capital Purchases	Cost Estimate	Unfunded	Description
Vehicle Replacement	$ 115,000		Replace 1997 Backhoe #5301
Vehicle Replacement	$ 130,000		Jet/Vac Truck (3-year Sinking Fund, Year 2) #9251
Vehicle Replacement	$ 35,000		Replace 1999 Pickup #5051
Vehicle Replacement	$ 35,000		Replace 2005 Pickup #5057
Vehicle Replacement		$ 183,000	Remaining balance from the Vehicle Replacement Plan
TOTAL	**$ 315,000**	**$ 183,000**	

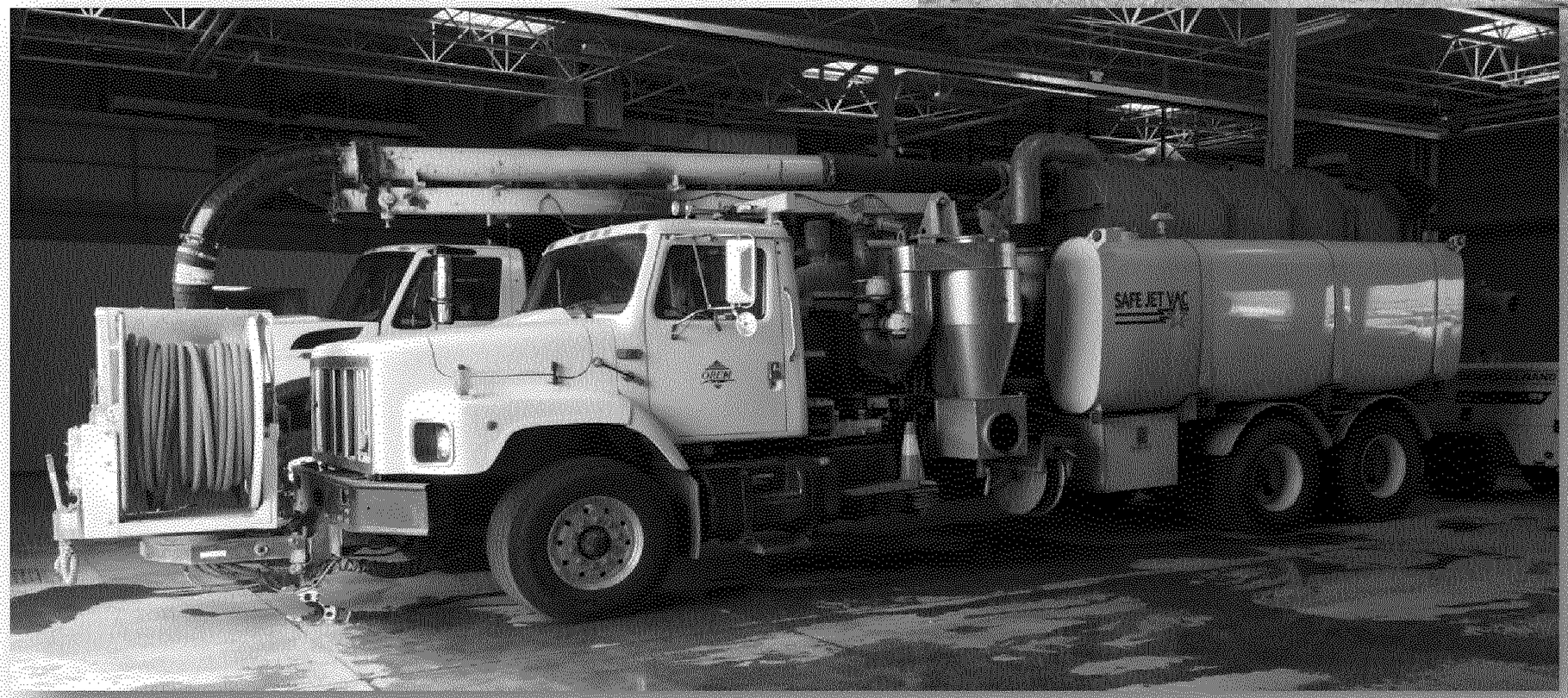
Project Identifier	Project Description	2015 Estimated 2015 Total Cost	2016 FY 2016	2017 FY 2017	2018 FY 2018	2019 FY 2019	2020 FY 2020	2021 FY 2021	2022 FY 2022	2023 FY 2023	2024 FY 2024	2025 FY2025
FF 1	Replace 6,306 feet of existing 2 and 4 inch pipe with 8 inch pipe	$871,000	$299,043	$308,015	$317,255							
FF 2	Replace 24,173 feet of existing 4 inch pipe with 8 inch pipe	$3,336,000							$1,025,715	$1,056,486	$1,088,181	$1,120,826
ST 1	Construct 10 million gallon storage reservoir	$10,422,000	$100,000			$4,650,000	$7,189,454					
RW 1	Tertiary wastewater treatment improvements	$1,200,000		$1,273,080								
RW 2	12 inch pipe extending existing reuse line to Lakeside Sports Complex	$189,000		$200,510								
RW 3	Booster Station from WRF to Sleepy Ridge Golf Course Pond	$150,000		$159,135								
RW 4	Booster Station at Sleepy Ridge Golf Course Pond	$650,000		689585								
SW 1	Install 18,774 feet of 12 and 16 inch pipe/hydrants to accommodate new SW Annex	$1,735,000	$595,683	$613,553.91	$631,960.53							
SW 2	Drill a new well in the SW Annex area (exact location yet to be determined)	$3,000,000			$3,278,181							
W 1	Drill a new well in Orem Water System	$3,000,000						$3,582,157				
AMI	Install new automated meter infrastructure	$8,300,000	$2,137,250.00	$2,201,368	$2,267,409	$2,335,431						
R 1	Miscellaneous Replacement/Improvement Projects	$10,427,375							$3,206,089	$3,302,272	$3,401,340	$3,503,380
Repairs	Emergency Repair Fund		$77,250	$79,568	$81,955	$84,413	$86,946	$89,554	$92,241	$95,008	$97,858	$100,794
System Replacement	Replace System where needed	$13,917,000	$0	$0	$0	$0	$0	$4,084,013	$3,702,970	$3,847,620	$1,802,079	$4,122,079
Fleet Replacement	Vehicle Replacement		$498,016	$375,444	$343,157	$320,340	$272,917	$235,171	$235,970	$242,954	$245,969	$253,253
Major Conveyance	400 South Pipe Replacement	$1,686,000.00									$2,199,848	
	TOTAL	$58,883,375	$3,707,243	$5,900,258	$6,919,917	$7,390,184	$7,549,317	$7,990,895	$8,262,985	$8,544,339	$8,835,274	$9,100,332



400 West

W Center St
Mountain View High School
Target
City Center Park
Orem
S Orem Blvd
W 400 S
S 800 W St
S 800 W
OREM SOUTH
W 800 S St
E 800 S
WESTMORE
Courtesy Way
Utah Valley University
College Dr
Vetero
W 1200 S
W 1200 S
E 1200 S
265
265
89

Replace Jet/Vac Truck & Backhoe



Water Reclamation (Fund 52)

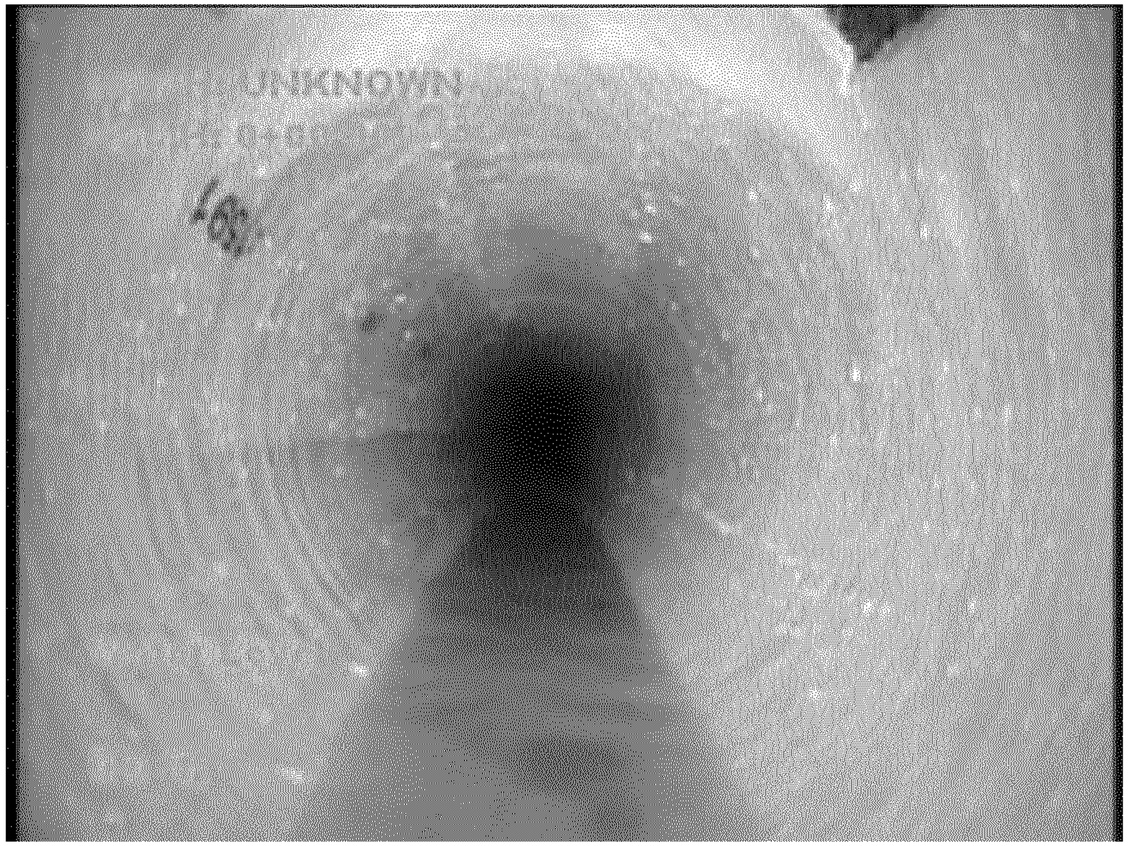
Water Reclamation--Fund 52			
	Cost		
Capital Improvements	**Estimate**	**Unfunded**	**Description**
CIP Project	$ 100,000		Liners - 150 N 800 W, 200 N State Street, 245 W 1600 S
CIP Project	$ 300,000		Carterville Forcemain Replacment/Relocate (need $700,000)
CIP Project (from Master Plan)		$ 1,300,000	Install Sewerlines, Forcemains, and Liftstation
CIP Project (from Master Plan)		$ 520,000	Liners - 270 N 1030 W, 300 W 1600 S, 310 N 400 W, 320 E 1500 S, 400 N 725 W, 400 S 1720 S
CIP Project (from Master Plan)		included above	(cont) 420 N 950 W, 500 E 1100 S, 500 N Monterey, 500 S 900 E, 675 N 1060 W, 693 N Atlantis
CIP Project (from Master Plan)		included above	(cont) 710 N 100 W
CIP Project (from Master Plan)		$ 190,000	Replacement - 400 S 800 W, 1800 S 400 E
CIP Project (from Master Plan)		$ 32,000	Unplanned projects additional funding
TOTAL	**$ 400,000**	**$ 2,042,000**	

Water Reclamation (Fund 52)

Water Reclamation--Fund 52

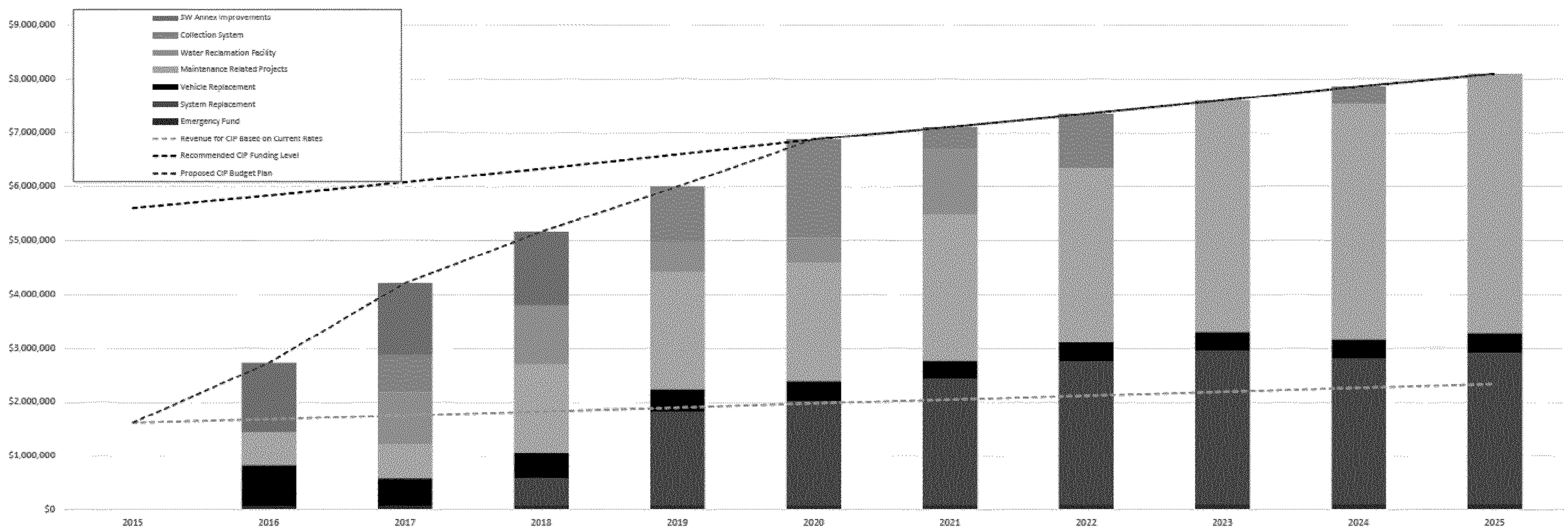
Major Capital Purchases	Cost Estimate	Unfunded	Description
Equipment Replacement	$ 50,000		Replace 1998 Easement Cleaning Machine
Equipment Purchase	$ 30,000		Backhoe Jackhammer
Equipment Replacement	$ 90,000		Debris Washer Replacement - Replace 1 of 2 every 5 years (8 years)
Equipment Replacement	$ 70,000		Grit Washer Replacement - Replace every 10 years (16 years)
Vehicle Replacement	$ 200,000		Replace 1995 Biodolids DumpTruck #749
Vehicle Replacement	$ 35,000		Replace 1998 Cargo Van with Pickup Truck with shell #6400
Vehicle Replacement	$ 35,000		Replace 1999 Pickup #6000
Equip. Wear Item/Consumable	$ 11,000		Muffin Monster Cartridge
Equipment Purchase	$ 30,000		Hot Water Jetter System
Equipment Replacement	$ 70,000		Replace 10-20 year old compressors (10-20 years)
Equip. Wear Item/Consumable	$ 10,000		Maintain compressor and stand by generator
Equip. Wear Item/Consumable	$ 7,500		Safety label supplies
Equip. Wear Item/Consumable	$ 10,000		Ammonia Probe
Equipment Replacement	$ 40,000		Replace Variable Frequency Drive on BNR #1 and #2 (20+ years)
Equipment Replacement	$ 10,000		Replace laboratory microscope (20+ years)
Vehicle Replacement		$ 430,000	Remaining balance from the Vehicle Replacment Plan
TOTAL	**$ 698,500**	**$ 430,000**	

04/24/14


UNKNOWN

10:52:37a
0000 +011.4ft
01/28/15

Project Idenitifer	Project Description	2015 Estimated FY 2015 Total Cost	2016 FY 2016	2017 FY 2017	2018 FY 2018	2019 FY 2019	2020 FY 2020	2021 FY 2021	2022 FY 2022	2023 FY 2023	2024 FY 2024	2025 FY 2025
SW 1	Install 16,000 feet of gravity, 3000 feet of force main, and a lift station in the SW Annex	$3,740,000	$1,284,067	$1,322,589	$1,362,266							
SS 1	Relocate Carterville force main to 1200 South	$667,000		$707,620.30								
SS 2	Upgrade/expand Springwater lift station	$907,000				$1,020,836						
SS 3	Replace 6850 feet of existing 10 inch line with 18 inch line in North SW Annex (Chambery to Springwater)	$1,575,000					$1,825,857					
SS 4	Install 2,700 feet 6 inch force main parallel to existing 10 inch force main from Springwater lift station	$357,000						$426,277				
SS 5	Replace 1260 feet of existing 27 inch/30 inch line with 36 inch line along College Drive at 800 South	$813,000							$999,887			
SS 6	Replace 820 feet of existing 12 inch pipe with 15 inch pipe along College Drive at 1200 South	$249,000									$324,889	
WRF 1	Replace screen washer	$100,000		$106,090								
WRF 2	Replace headworks	$400,000					$463,710					
WRF 3	Replace grit washer	$200,000			$218,545							
WRF 4	Third press in solids handling	$500,000				$562,754						
WRF 5	Struvite elimination	$1,600,000		$848,720	$874,182							
WRF 6	Concrete/membrane existing lagoons	$500,000						$597,026				
WRF 7	Replace back-up generator	$500,000						$597,026				
M 1	Miscellaneous maintenance related projects	$5,996,000	$617,588	$636,116	$655,199	$674,855	$695,101	$715,954	$737,432	$759,555	$782,342	$805,812
M 2	Beverly West Subdivision R&R Project	$420,000								$532,043		
M 3	Center St. 853 W. to 1200 W. - H2S Concern	$100,000			$109,273							
M 4	675 N. 1060 W. to 1200 W. - H2S Concern	$55,000			$60,100							
M 5	1720 S. 400 W. to Sand Hill Road - H2S Concern	$60,000			$65,564							
M 6	Eastwood Street - Replacement Project	$200,000									$260,955	
M 7	Westwood Street - Replacement Project	$250,000									$326,193	
M8	H2S Rehabilitation Program	$14,665,000			$750,000	$1,500,000	$1,500,000	$2,000,000	$2,500,000	$3,000,000	$3,000,000	$4,000,000
Vehicle Replacement	Fleet Maintenance and Replacement		$746,980	$504,780	$464,748	$410,469	$360,272	$332,064	$342,026	$348,271	$347,335	$358,318
System Replacement	Replace system as needed	$14,267,000	$0	$0	$515,064	$1,741,984	$1,937,239	$2,345,117	$2,673,289	$2,860,091	$2,714,006	$2,824,260
Repairs	Emergency repair fund		$77,250	$79,568	$81,955	$84,413	$86,946	$89,554	$92,241	$95,008	$97,858	$100,794
	TOTAL	$48,121,000	$2,725,885	$4,205,482	$5,156,895	$5,995,313	$6,869,124	$7,103,018	$7,344,875	$7,594,968	$7,853,577	$8,089,184



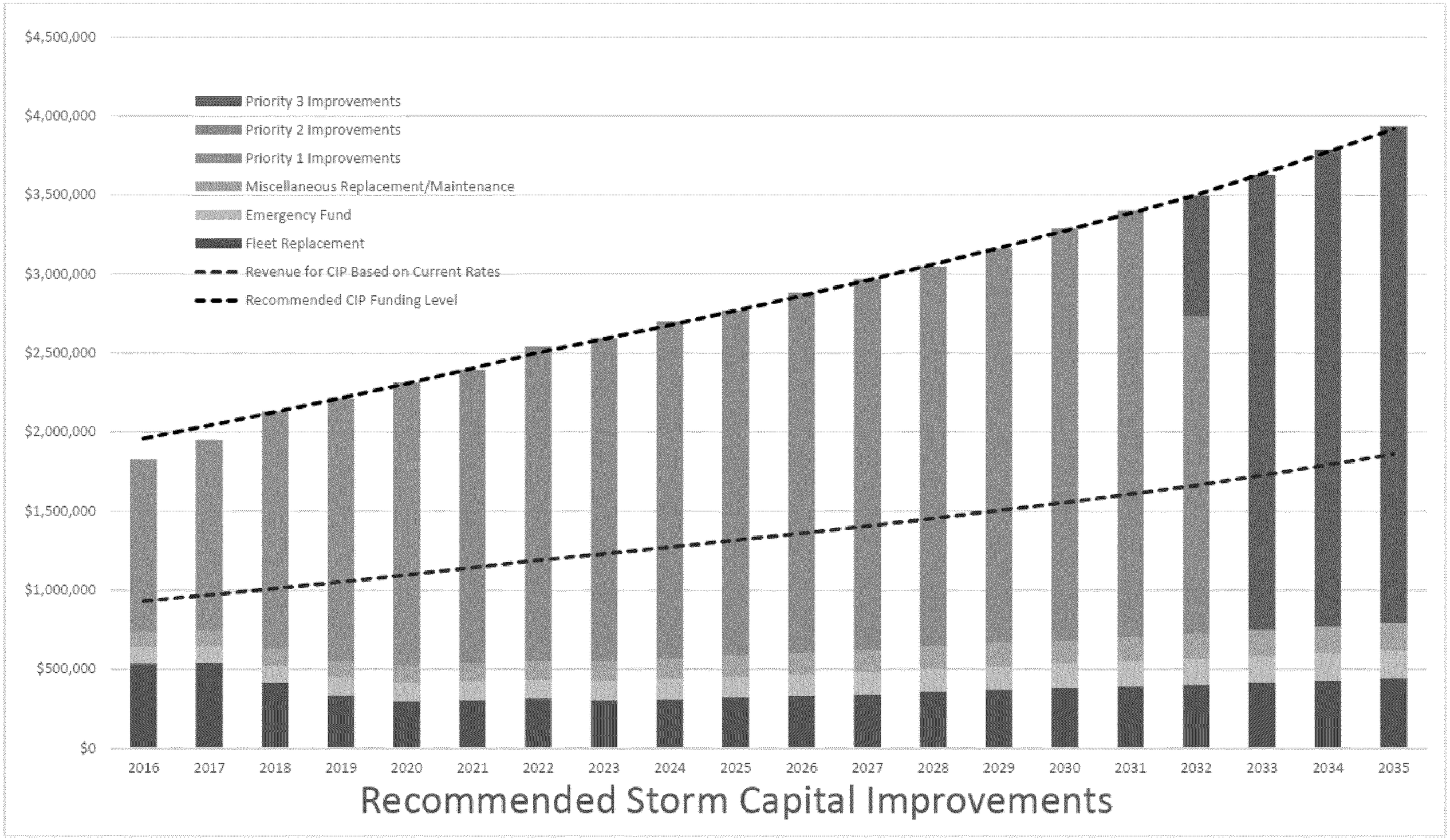
Recommended Sewer Fund Capital Improvements

Storm Water (Fund 55)

Storm Water--Fund 55

Capital Improvement	Cost Estimate	Unfunded	Description
CIP Project	$ 34,000		400 S 1540 W-In conjunction with the 2015 roadway project
Rollover	$ 151,000		Earmark for Project PN16B; 400 N between Main Street and 400 East
Miscellaneous	$ 50,000		Unexpected costs
CIP Project (from Master Plan)		$ 450,000	Install 2,720 feet of 24" line on 400 N between Main Street and 400 East (PN16B)
CIP Project (from Master Plan)		$ 650,000	Install 3,240 feet of 18" pipe from 400 W and 900 South through UVU property (PS31)
CIP Project (from Master Plan)		$ 105,000	Savings for West Union Canal upgrade through UVU property 940 feet of 42 inch pipe (PS32)
TOTAL	**$ 235,000**	**$ 1,205,000**	

Major Capital Purchases	Cost Estimate	Description
Vehicle Replacement	$ 35,000	Replace 1996 Ford F250 pickup; age, miles, downtime, parts
Vehicle Replacement	$ 240,000	Replace 1998 Ford E470 1-Ton TV Van and replace old equipment; age, miles, downtime, parts
Vehicle Replacement	$ 35,000	Replace 1996 Ford F150 pickup; age, downtime, parts
Vehicle Replacement	$ 65,000	Replace 2000 Ford F550 4x4 2-Ton dump truck with sander and plow; age, downtime, parts
TOTAL	**$ 375,000**	


$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
Priority 3 Improvements
Priority 2 Improvements
Priority 1 Improvements
Miscellaneous Replacement/Maintenance
Emergency Fund
Fleet Replacement
Revenue for CIP Based on Current Rates
Recommended CIP Funding Level
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
Recommended Storm Capital Improvements

Street Lighting (Fund 10 / 58)

- Six Expired Street Lighting Districts
- Approximately 300 Cobra Heads Owned by RMP
- City Pays for Power and Maintenance (SCH 11)
- SCH 11 ~ $16.54/Month
- SCH 12e ~ $4.62/Month
- Estimated $1.2M Material and Installation Costs
- Additional Costs To Be Identified – Further Evaluation Necessary
- Siemens Energy Audit: Performance Based Contract

Street Lighting (Fund 10 / 58)

- State Street, Center Street to 1800 South
- Approximately 106 RMP Cobra Heads Owned by RMP
- City Pays for Power and Maintenance (SCH 11)
- SCH 11 ~ $16.54/Month
- SCH 12e ~ $4.62/Month
- $500,000? Material and Installation
- RMP Purchase Cost – Currently Under Evaluation
- Siemens Energy Audit: Performance Based Contract

Questions?

Fleet (Fund 61)

Fleet--Fund 10

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
1	Patrol Services	2005 Patrol Vehicle	Police Sedan Taurus	$37,000	$37,000	x	x					x	x			
2	Patrol Services	2007 Patrol Vehicle	Police Sedan Taurus	$37,000	$74,000	x	x			x		x	x			
3	Patrol Services	2007 Patrol Vehicle	Police Sedan Taurus	$37,000	$111,000	x	x	x		x	x	x	x	x		
4	Patrol Services	2007 Patrol Vehicle	Police Sedan Taurus	$37,000	$148,000	x	x			x		x	x			
5	Patrol Services	2007 Patrol Vehicle	Police Sedan Taurus	$37,000	$185,000	x	x	x		x	x	x	x		x	
6	Patrol Services	2008 Patrol Vehicle	Police Sedan Taurus	$37,000	$222,000	x	x			x		x				
7	Patrol Services	2008 Patrol Vehicle	Police Sedan Taurus	$37,000	$259,000	x					x		x			
8	Patrol Services	2007 K9 SUV	Police Crew Cab Pickup	$43,000	$302,000	x					x		x	x		Two dogs
9	Task Force	2001 pickup Ext cab 4X4	Lease Vehicle	$6,250	$308,250	x	x						x			Lease
10	Task Force	2007 Dodge Caravan	Lease Vehicle	$6,250	$314,500	x	x						x			Lease
11	Task Force	2005 pickup Ext cab 4X4	Lease Vehicle	$6,250	$320,750	x	x						x			Lease
12	Task Force	2007 Grand Cherokee	Lease Vehicle	$6,250	$327,000	x	x						x			Lease

continued...

Fleet (Fund 61)

Fleet--Fund 10

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
13	Police Education	1998 Pickup Ext cab 4X4	Police Sedan Taurus	$36,000	$363,000	x	x			x			x			No cage
14	Investigations	2005 Sedan	Police Sedan Taurus	$30,000	$393,000	x				x		x	x	x		
15	Investigations	2003 Pickup Ext cab 4X4	Pickup Ext Cab 4X4	$36,000	$429,000	x	x						x			
16	Parks	1997 1Ton Dump	1 Ton Dump	$47,000	$476,000	x	x	x	x		x		x			
17	Parks	1998 Riding Mower	Riding Mower	$26,000	$502,000		x		x				x			
18	Parks	2003 UTV	Utility Vehicle	$13,000	$515,000		x			x	x		x			
19	Fire	1997 pickup Ext cab 4X4	Pickup Ext Cab 4X4	$36,000	$551,000	x	x			x		x	x	x		
20	Investigations	2002 Sedan	Police Sedan Taurus	$30,000	$581,000		x		x		x		x			Bad Transmission
21	Patrol Services	2008 Patrol Vehicle	Police Sedan Taurus	$37,000	$618,000	x	x						x			
22	Friendship Center	1990 Van	Passenger Van	$29,000	$647,000		x			x			x			
23	Parks	2003 UTV	Utility Vehicle	$13,000	$660,000		x	x					x			
24	Patrol Services	2001 Pickup Ext cab 4X4	Pickup Ext Cab 4X4	$36,000	$696,000	x	x						x			
			TOTAL	**$696,000**												

Fleet (Fund 61)

Streets--Fund 20

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
1	Streets	2000 2Ton Dump	2ton Dump w/sander and plow	$65,000	$75,000	x	x				x		x			
2	Streets	1997 15Ton Dump	15Ton Dump w/sander and plow	$250,000	$325,000	x	x		x				x		x	

TOTAL **$315,000**

Storm Water--Fund 55

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
1	Storm Water	1996 pickup	3/4 ton pickup	$35,000	$35,000	x	x				x		x			
2	Storm Water	1996 pickup	Explorer	$35,000	$70,000	x	x			x			x			
3	Storm Water	1998 Camera Van	Large Cargo Van w/Camera	$240,000	$310,000	x	x	x		x			x			
4	Storm Water	2000 2 ton Dump	2 ton Dump w/sander and plow	$65,000	$385,000	x	x				x		x			

TOTAL **$375,000**

Fleet (Fund 61)

Water--Fund 51

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
1	Distribution	1997 Backhoe	Backhoe	$115,000	$115,000		x		x		x		x			
2	Distribution	2005 pickup	4Dr 4x4 Pickup	$35,000	$150,000		x						x			Too small, reassign
3	Distribution	1999 pickup	1/2 ton pickup	$35,000	$185,000		x								x	Bad transmission
4	Distribution	Jet/Vac Truck	Jet/Vac Truck	$130,000	$315,000		x						x			Saving for future purchase
			TOTAL	**$315,000**												

Water Reclamation--Fund 52

2016 Priority	City Function	Current Vehicle	New Vehicle (includes setup/attachments)	Cost Estimate	Running Total	Total Miles/Hours	Life Years	YTD Cost/Mile	Life Cost/Mile	YTD Downtime	Life Downtime	YTD Parts Costs	Life Parts Costs	YTD CM/PM Hours	Life CM/PM Hours	Other Info
1	BioSolids	1995 15Ton 5th Wheel	15Ton Dump	$200,000	$200,000	x	x				x		x			
2	Treatment	1999 pickup	1/2 ton pickup	$35,000	$235,000	x	x						x			
3	Pretreatment	1998 Cargo Van	1/2 ton pickup	$35,000	$270,000	x	x						x			
			TOTAL	**$270,000**												

Browse | Detail | Work Orders | Life Total | Outside | Warehouse | Fuel | Fixed Assets | Due Service | Fuel By Dept | Daily Fuel Prices

Vehicle Information

Vehicle# V 8101
Replaced 0000
Repl. By 000 0
Deleted Date 1 1/0 0 1

Year 2000
Make Ford

Model F550

Body Type Dump, 2 Ton

Category Medium
Fuel Type Diesel Road

URMMA Category Medium Truck (10,001 to 20,000 GVW)

Status Replaceable

VIN 1FDAF57F4YED51563

License 76689
Type
Plates Expire 0 0

Account Number 10 7545 290 21

Department Streets

Vehicle Information (cont'd)

Purchase Date 3/2 /20 00
Vehicle P.O.# 2000-042 0
Vehicle Price 3484

Purchase Acct.# 10 7545
Body P.O.# 0000-00000
Body Price 0

Depreciation Yrs 12
Depreciation Miles 100,000

Curr. Odometer 85,828
Old Odometer 0
1st Odometer 57

Driver Corey Clayton

Employee Contact Clayton, Corey H
E-mail ☐

Supervisor Contact Steggell, R Cody
E-mail ☑

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	14.80	12.00
Life Down Time	893.70	500.00
Life Cost of Parts	32,569.00	5,000.00

Preventive Maintenance

Last Mileage 8 2,307
Last Date 3/20/2014

Next Mileage 86,307
Next Date 9/20/2015

Freq. Miles 4,000
Freq. Months 6

Safety Inspections

Last Mileage 85,339
Next Semi-Annual 1/1/2100

Last Date 2/20/2015
Next Annual 8/1/2016

Corrective Maintenance

Last Mileage 71,060
Last Date 6/18/2010

Outside Maintenance

Last Mileage 82,307
Last Date 3/20/2014

Radio Information

Radio Model
Radio Sub-model

Radio Serial# 722AYE0431

Edit | Apply | Cancel

Go back...

File Edit View Reports Actions

Browse | Detail | Work Orders | Life Total | Outside | Warehouse | Fuel | Fixed Assets | Due Service | Fuel By Dept | Daily Fuel Prices

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 8200	0000	0000	1/1/0001

Year: 1997
Make: Ford
Model: Lt9000
Body Type: Dump, 15 Ton
Category: Heavy
Fuel Type: Diesel Road
URMMA Category: Extra Heavy Truck (> 45,000 GVW)
Status: Replaceable
VIN: 1FDZU90W6VVA22773
License: 63966
Type:
Plates Expire: 0 0
Account Number: 10 7545 290 21
Department: Streets

Vehicle Information (cont'd)

Purchase Date: 9/3/1996
Vehicle P.O.#: 1997-01474
Vehicle Price: 73204
Purchase Acct.#: 10 7545
Body P.O.#: 0000-00000
Body Price: 0
Depreciation Yrs: 15
Depreciation Miles: 150,000
Curr. Odometer: 152,623
Old Odometer: 0
1st Odometer: 56
Driver: Corey Clayton
Employee Contact: Clayton, Corey H.
E-mail: ☐
Supervisor Contact: Steggell, R. Cody.
E-mail: ☑

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	152,679.00	125,000.00
Life in Years	18.50	15.00
Life Down Time	1,330.40	500.00
Life Cost of Parts	64,308.66	2,000.00
Life CM/PM Hours	606.50	500.00

Preventive Maintenance

Last Mileage: 150,739
Last Date: 10/23/2014
Next Mileage: 158,739
Next Date: 4/23/2015
Freq. Miles: 8,000
Freq. Months: 6

Safety Inspections

Last Mileage: 143,336
Next Semi-Annual: 4/1/2015
Last Date: 11/19/2013
Next Annual: 10/1/2015

Corrective Maintenance

Last Mileage: 129,465
Last Date: 6/25/2010

Outside Maintenance

Last Mileage: 0
Last Date: 11/11/1911

Radio Information

Radio Model:
Radio Sub-model:
Radio Serial#: 722AYE0436

Edit | Apply | Cancel

Go back...

File Edit View Reports Actions

Browse | Detail | Work Orders | Life Total | Outside | Warehouse | Fuel | Fixed Assets | Due Service | Fuel By Dept | Daily Fuel Prices

1996 Ford F250 Pickup

Vehicle Information

Vehicle#	Replaced	Repl. By	Delete Date
V 470	0000	0000	1/1/0001

Year	Make
1996	Ford

Model: F250

Body Type: Pickup, Full Size

Category: Light

Fuel Type: Unleaded Reg.

URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility

Status: Replaceable

VIN: 1FTHF25G3TEA68688

License	Type	Plates	Expire
69985		0	0

Account Number: 55 7560 290 21

Department: Storm Sewer

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
7/15/1996	1997-00194	17661

Purchase Acct.#	Body P.O.#	Body Price
55 7560	0000-00000	0

Depreciation Yrs	Depreciation Miles
6	80,000

Curr. Odometer	Old Odometer	1st Odometer
171,194	0	32

Driver: Temperary

Employee Contact: E-mail ☐

Supervisor Contact: Sabey, Rickey C. E-mail ☑

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	171,226.00	100,000.00
Life in Years	18.60	12.00
Life Cost of Parts	10,625.59	2,000.00

Preventive Maintenance

Last Mileage	Last Date
167,913	9/4/2014

Next Mileage	Next Date
171,913	3/4/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
171,291	12/30/2020

Last Date	Next Annual
2/20/2015	12/1/2016

Corrective Maintenance

Last Mileage	Last Date
131,271	5/25/2010

Outside Maintenance

Last Mileage	Last Date
167,913	9/4/2014

Radio Information

Radio Model	Radio Sub-model

Radio Serial#: 722AYE0

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 6149	0714	6102	1/1/0001

Year	Make
1998	Ford

Model: E470

Body Type: Utility, 1 Ton

Category: Light

Fuel Type: Unleaded Reg.

URMMA Category: Medium Truck (10,001 to 20,000 GVW)

Status: Replaceable

VIN: 1FDXE47SOWHA63734

License	Type	Plates	Expire
68603		0	0

Account Number: 55 7560 290 21

Department: Storm Sewer

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
4/1[illegible]/1998	1998-024[illegible]	108900

Purchase Acct.		Body P.O.#	Body Price
55	7560	0000-00000	0

Depreciation Yrs	Depreciation Miles
10	80,000

Curr. Odometer	Old Odometer	1st Odometer
88,210	0	3,174

Driver: Danny

Employee Contact: Spray, Danny L. — E-mail ☐

Supervisor Contact: Sabey, Rickey C. — E-mail ☑

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	91,384.00	80,000.00
Life in Years	16.90	12.00
YTD Down Time	60.20	40.00
Life Cost of Parts	25,526.28	5,000.00

Preventive Maintenance

Last Mileage	Last Date
87,985	2/20/2015

Next Mileage	Next Date
91,985	8/20/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
85,535	12/1/2020

Last Date	Next Annual
2/20/2015	11/1/2016

Corrective Maintenance

Last Mileage	Last Date
72,680	5/7/2009

Outside Maintenance

Last Mileage	Last Date
87,585	12/18/2014

Radio Information

Radio Model	Radio Sub-model

Radio Serial#:

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 9101	0000	0000	1/1/0001

Year	Make
2000	Ford

Model: F550 4x4

Body Type: Dump, 2 Ton

Category: Light

Fuel Type: Diesel Road

URMMA Category: Medium Truck (10,001 to 20,000 GVW)

Status: Replaceable

VIN: 1FDAF57F6YEB95574

License	Type	Plates	Expire
507878		0	0

Account Number: 55 7560 290 21

Department: Storm Sewer

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
1/13/20[illegible]	2000-02[illegible]36	34432

Purchase Acct #	Body P.O.#	Body Price
55 7560	0000-00000	0

Depreciation Yrs	Depreciation Miles
10	100,000

Curr. Odometer	Old Odometer	1st Odometer
87,743	0	75

Driver: Andy Peterson

Employee Contact: Peterson, Andy G. — E-mail ☐

Supervisor Contact: Sabey, Rickey C — E-mail ☑

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	15.10	12.00
YTD Down Time	52.70	40.00
Life Down Time	738.90	500.00
Life Cost of Parts	23,158.23	5,000.00

Preventive Maintenance

Last Mileage	Last Date
83,961	7/3/2013

Next Mileage	Next Date
87,961	1/3/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
86,856	12/1/2030

Last Date	Next Annual
11/3/2014	12/1/2015

Corrective Maintenance

Last Mileage	Last Date
73,882	5/3/2010

Outside Maintenance

Last Mileage	Last Date
83,961	7/3/2013

Radio Information

Radio Model:

Radio Sub-model:

Radio Serial#: 722AYE0437

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 471	0000	0000	1/1/0001

Year: 1996
Make: Ford
Model: F150
Body Type: Pickup, Full Size
Category: Light
Fuel Type: Unleaded Reg.
URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility
Status: Replaceable
VIN: 2FTEF15Y1TCA34552
License: 61418
Type:
Plates Expire: 0 0
Account Number: 55 7560 290 21
Department: Storm Sewer

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
7/15/1996	1997-00194	14720

Purchase Acct.#	Body P.O.#	Body Price
55 7560	0000-00000	0

Depreciation Yrs	Depreciation Miles
6	80,000

Curr. Odometer	Old Odometer	1st Odometer
81,488	0	32

Driver: Steve Johnson
Employee Contact: Johnson, Steven R — E-mail ☑
Supervisor Contact: Sabey, Rickey C — E-mail ☐

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	18.60	12.00
YTD Down Time	65.00	25.00
Life Cost of Parts	5,297.17	2,000.00

Preventive Maintenance

Last Mileage	Last Date
80,972	1/28/2015

Next Mileage	Next Date
84,972	7/28/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
81,030	12/1/2020

Last Date	Next Annual
2/20/2015	12/1/2016

Corrective Maintenance

Last Mileage	Last Date
62,988	1/28/2010

Outside Maintenance

Last Mileage	Last Date
80,972	1/28/2015

Radio Information

Radio Model:
Radio Sub-model:
Radio Serial#:

Go back...

Vehicle Information

Vehicle# V 5301 | Replaced 0000 | Repl. By 0000 | Deleted Date 1/1/0001

Year 1997 | Make Case

Model: 590 Super L

Body Type: Backhoe

Category: Medium | Fuel Type: Dyed Diesel

URMMA Category:

Status: Replaceable

VIN: JJG210929

License: | Type: | Plates Expire 0 | 0

Account Number: 51 | 7571 | 290 | 21

Department: Water Supply And Pumping

Vehicle Information (cont'd)

Purchase Date 12/18/1997 | Vehicle P.O.# 1998-02922 | Vehicle Price 65824

Purchase Acct.# 51 | 7571 | Body P.O.# 0000-00000 | Body Price 0

Depreciation Yrs 10 | Depreciation Miles 2,000

Curr. Odometer 2,515 | Old Odometer 0 | 1st Odometer 1

Driver: Merrill Haas

Employee Contact: Haas, Merrill A | E-mail

Supervisor Contact: Fenton, Quinn W | E-mail

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	17.20	7.00
Life Cost Per Mile	8.23	1.00
Life Down Time	170.40	100.00
Life Cost of Parts	14,915.50	1,000.00

Preventive Maintenance

Last Mileage 2,515 | Last Date 8/20/2012

Next Mileage 2,765 | Next Date 2/20/2016

Freq. Miles 250 | Freq. Months 6

Safety Inspections

Last Mileage 0 | Next Semi-Annual 12/12/2100

Last Date 11/11/1911 | Next Annual 12/12/2100

Corrective Maintenance

Last Mileage 2,230 | Last Date 3/31/2010

Outside Maintenance

Last Mileage 178 | Last Date 8/26/1998

Radio Information

Radio Model: | Radio Sub-model:

Radio Serial#:

Go back...

Vehicle# V 9251 | Replaced 0000 | Repl. By 9252 | Deleted Date 1/1/0001

Year 1999 | Make International

Model: Clean Earth

Body Type: Jet Rodder/Vacuum

Category: Heavy | Fuel Type: Diesel Road

URMMA Category: Extra Heavy Truck (> 45,000 GVW)

Status: Nonreplaceable

VIN: 1HTGLAXT3XH691924

License 71802 | Type | Plates 0 | Expire 0

Account Number 51 7572 290 21

Department: Water Distribution

Purchase Date 3/26/1999 | Vehicle P.O.# 1999-01085 | Vehicle Price 201521

Purchase Acct.# 51 7572 | Body P.O.# 0 100-60070 | Body Price 0

Depreciation Yrs 12 | Depreciation Miles 80,000

Curr. Odometer 74,757 | Old Odometer 0 | 1st Odometer 2,891

Driver: Jeremy Slater

Employee Contact: Clements, Christopher M | E-mail ☑

Supervisor Contact: Gray, Lane D | E-mail ☐

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	16.00	10.00
Life Down Time	2,179.40	1,000.00
Life Cost of Parts	80,878.66	40,000.00

Last Mileage 72,112 | Last Date 3/19/2014

Next Mileage 81,112 | Next Date 9/19/2015

Freq. Miles 9,000 | Freq. Months 6

Safety Inspections

Last Mileage 74,370 | Next Semi-Annual 6/1/2015

Last Date 12/17/2014 | Next Annual 12/1/2015

Corrective Maintenance

Last Mileage 60,740 | Last Date 7/13/2010

Outside Maintenance

Last Mileage 0 | Last Date 11/11/1911

Radio Information

Radio Model | Radio Sub-model

Radio Serial#

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 5051	0000	0000	1/1/0001

Year: 1999
Make: Ford
Model: F150 4x4
Body Type: Pickup, Full Size
Category: Light
Fuel Type: Unleaded Reg.
URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility
Status: Replaceable
VIN: 1FTRF18W2XKA78492
License: 72306
Type:
Plates Expire: 0 0
Account Number: 51 7572 290 21
Department: Water Distribution

Vehicle Information (cont'd)

Purchase Date: 1/28/1999
Vehicle P.O.#: 1999-0[illegible]578
Vehicle Price: 19664
Purchase Acct.# 51 7572
Body P.O.#: 0000-00000
Body Price: 0
Depreciation Yrs: 8
Depreciation Miles: 80,000
Curr. Odometer: 98,335
Old Odometer: 0
1st Odometer: 56
Driver: Layne Batty
Employee Contact: Batty, Layne E
E-mail: ☑
Supervisor Contact: Gray, Lane D
E-mail: ☐

Vehicle Replacement Criteria

Description	Current	Limit
Life in Years	16.10	12.00
Life Cost of Parts	7,405.40	2,000.00

Preventive Maintenance

Last Mileage: 96,619
Last Date: 12/11/2014
Next Mileage: 100,619
Next Date: 6/11/2015
Freq. Miles: 4,000
Freq. Months: 6

Safety Inspections

Last Mileage: 94,686
Next Semi-Annual: 12/1/2030
Last Date: 8/19/2014
Next Annual: 7/1/2015

Corrective Maintenance

Last Mileage: 68,486
Last Date: 8/24/2010

Outside Maintenance

Last Mileage: 96,619
Last Date: 12/11/2014

Radio Information

Radio Model:
Radio Sub-model:
Radio Serial#:

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 5057	0000	0000	1/1/0001

Year	Make
2005	Dodge

Model: Dakota 4x4 Ext Cab

Body Type: Pickup, Mid Size

Category: Light

Fuel Type: Unleaded Reg.

URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility

Status: Replaceable

VIN: 1D7HW42K55S203183

License	Type	Plates	Expire
94165		0	0

Account Number: 51 7572 290 21

Department: Water Distribution

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
12/8/2005	2005-01871	0

Purchase Acct.#		Body P.O.#	Body Price
51	7572	0000-00000	0

Depreciation Yrs	Depreciation Miles
8	100,000

Curr. Odometer	Old Odometer	1st Odometer
110,719	0	56

Driver: Ben Peterson

Employee Contact: Petersen, Ben L — E-mail ☑

Supervisor Contact: Clements, Christopher M — E-mail ☐

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	110,775.00	100,000.00
Life Cost of Parts	8,213.30	2,000.00

Preventive Maintenance

Last Mileage	Last Date
108,125	11/13/2014

Next Mileage	Next Date
112,125	5/13/2016

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
109,216	12/1/2020

Last Date	Next Annual
12/1/2030	12/1/2015

Corrective Maintenance

Last Mileage	Last Date
60,510	7/27/2010

Outside Maintenance

Last Mileage	Last Date
108,125	11/13/2014

Radio Information

Radio Model	Radio Sub-model

Radio Serial#:

Go back...

1995 Ford Truck Tractor

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted	Date
V 749	0000	0000		1/1/0001

Year: 1995
Make: Ford
Model: Lt9000
Body Type: Truck, Fifth Wheel
Category: Heavy
Fuel Type: Diesel Road
URMMA Category: Extra Heavy Truck Tractor (>45,000 GVW)
Status: Replaceable
VIN: 1FTYU90X2SVA31815
License: 61096
Type:
Plates Expire: 0 0
Account Number: 52 7582 290 21
Department: Water Reclamation Treatment

Vehicle Information (cont'd)

Purchase Date: 11/3/1994
Vehicle P.O.#: 1995-00687
Vehicle Price: 63632
Purchase Acct.#: 52 7582
Body P.O.#: 0000-00000
Body Price: 0
Depreciation Yrs: 12
Depreciation Miles: 150,000
Curr. Odometer: 179,222
Old Odometer: 0
1st Odometer: 250
Driver: Bio Solids
Employee Contact: Hadfield, Allan B
E-mail: ☐
Supervisor Contact: Miner, Ned K
E-mail: ☑

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	179,472.00	150,000.00
Life in Years	20.40	15.00
Life Down Time	686.05	200.00
Life Cost of Parts	24,008.15	6,000.00

Preventive Maintenance

Last Mileage: 181,[illegible]41
Last Date: 3/27/2014
Next Mileage: 185,222
Next Date: 9/27/2015
Freq. Miles: 6,000
Freq. Months: 6

Safety Inspections

Last Mileage: 182,168
Next Semi-Annual: 6/1/2015
Last Date: 4/8/2015
Next Annual: 3/1/2016

Corrective Maintenance

Last Mileage: 173,086
Last Date: 9/16/2010

Outside Maintenance

Last Mileage: 0
Last Date: 11/11/1911

Radio Information

Radio Model:
Radio Sub-model:
Radio Serial#:

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 6400	0000	0000	1/1/0001

Year	Make
1998	Chevrolet

Model: 2500 Cargo

Body Type: Van, Utility

Category: Light

Fuel Type: Unleaded Reg.

URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility

Status: Replaceable

VIN: 1GCFG25R5W1051103

License	Type	Plates	Expire
67308		0	0

Account Number: 52 7582 290 21

Department: Water Reclamation Treatment

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
1/9/1998	1998-02920	17022

Purchase Acct.#	Body P.O.#	Body Price
52 7582	0000-00000	0

Depreciation Yrs	Depreciation Miles
8	80,000

Curr. Odometer	Old Odometer	1st Odometer
127,337	0	45

Driver:

Employee Contact: Ball, Cameron — E-mail ☑

Supervisor Contact: Miner, Ned K — E-mail ☑

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	127,382.00	100,000.00
Life in Years	17.20	12.00
Life Cost of Parts	17,136.71	3,000.00

Preventive Maintenance

Last Mileage	Last Date
126,952	4/1/2014

Next Mileage	Next Date
130,952	10/1/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
127,271	12/1/2100

Last Date	Next Annual
3/17/2015	12/1/2015

Corrective Maintenance

Last Mileage	Last Date
118,655	11/20/2009

Outside Maintenance

Last Mileage	Last Date
126,952	4/1/2014

Radio Information

Radio Model	Radio Sub-model

Radio Serial#:

Go back...

Vehicle Information

Vehicle#	Replaced	Repl. By	Deleted Date
V 6000	0	6003	1/1/0001

Year	Make
1999	Ford

Model: F250

Body Type: Pickup, Full Size

Category: Light

Fuel Type: Unleaded Reg.

URMMA Category: Vans/Light Trucks (<=10,000 GVW) (utility

Status: Nonreplaceable

VIN: 1FTNF20L6XEB06590

License	Type	Plates	Expire
69063		0	0

Account Number: 52 7582 290 21

Department: Water Reclamation Treatment

Vehicle Information (cont'd)

Purchase Date	Vehicle P.O.#	Vehicle Price
6/8/1998	1998-07298	18548

Purchase Acct.#		Body P.O.#	Body Price
52	7581	0000-00000	0

Depreciation Yrs	Depreciation Miles
10	100,000

Curr. Odometer	Old Odometer	1st Odometer
120,267	0	36

Driver: Ned Miner

Employee Contact: Miner, Ned K — E-mail ☑

Supervisor Contact: Burton, Lawrence G — E-mail ☐

Vehicle Replacement Criteria

Description	Current	Limit
Total Miles/Hours	120,303.00	100,000.00
Life in Years	16.80	12.00
Life Cost of Parts	8,772.76	2,000.00

Preventive Maintenance

Last Mileage	Last Date
120,254	3/19/2015

Next Mileage	Next Date
124,254	9/19/2015

Freq. Miles	Freq. Months
4,000	6

Safety Inspections

Last Mileage	Next Semi-Annual
119,590	12/1/2020

Last Date	Next Annual
11/3/2014	8/1/2015

Corrective Maintenance

Last Mileage	Last Date
96,699	6/16/2010

Outside Maintenance

Last Mileage	Last Date
120,254	3/19/2015

Radio Information

Radio Model	Radio Sub-model

Radio Serial#:

Go back...

ZONING ORDINANCE AMENDMENT – Amending a portion of Appendix A of the Orem City Code pertaining to certain Standard Land Use Codes in the M1, M2, and CM zones.

Background

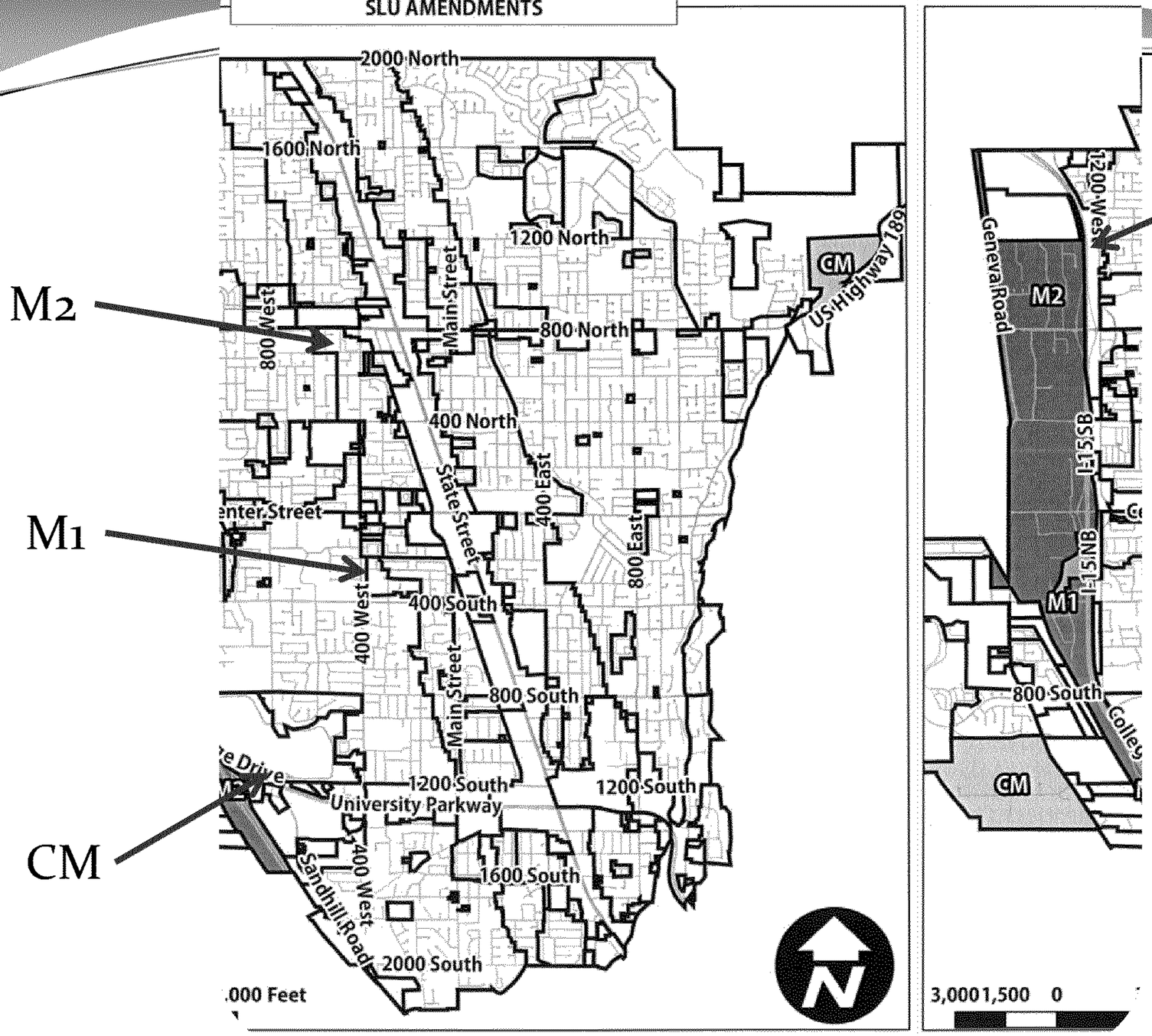
- The purpose of this application is to make several heavy industrial uses non-permitted in the M1, M2, and/or CM zones.

- With the expansion and rebuild of Geneva Road, the growth currently taking place in Vineyard and the anticipated growth in Orem, several heavy industrial uses that are currently permitted no longer appear to be compatible with the current and anticipated future uses in the vicinity of the Geneva Road corridor.

- The proposed amendments to Appendix A will not affect any current businesses in the City. (Of the six uses affected, only SLU *5193 Scrap & Recycling Materials* and SLU *4841 Sewage Treatment Plants* currently exist in Orem.)

CM, M1 and M2 Zones

SLU AMENDMENTS



Vicinity Map

Proposed Changes to Appendix A

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
2110	Slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	NP	NP	N	N
5193	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N	NP	P	NP	N
4841	Sewage Treatment Plants (Public Only)	N	N	N	N	N	N	N	N	N	N	N	N	N	NP	NP	P	N
5395	Flea Market	N	N	N	N	N	N	N	N	N	N	N	N	N	NP	P	N	N
4851	Green Waste Composting and Recycling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7223	Race Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N	NP	NP	NP	N

Advantages of the Proposal:

- Limits the location of uses that are incompatible with desired development along the Geneva Road corridor;
- Encourages light industrial and high-tech businesses to locate along the Geneva Road corridor in conformance with the General Plan; and
- Improves the aesthetic quality of the Geneva Road corridor.

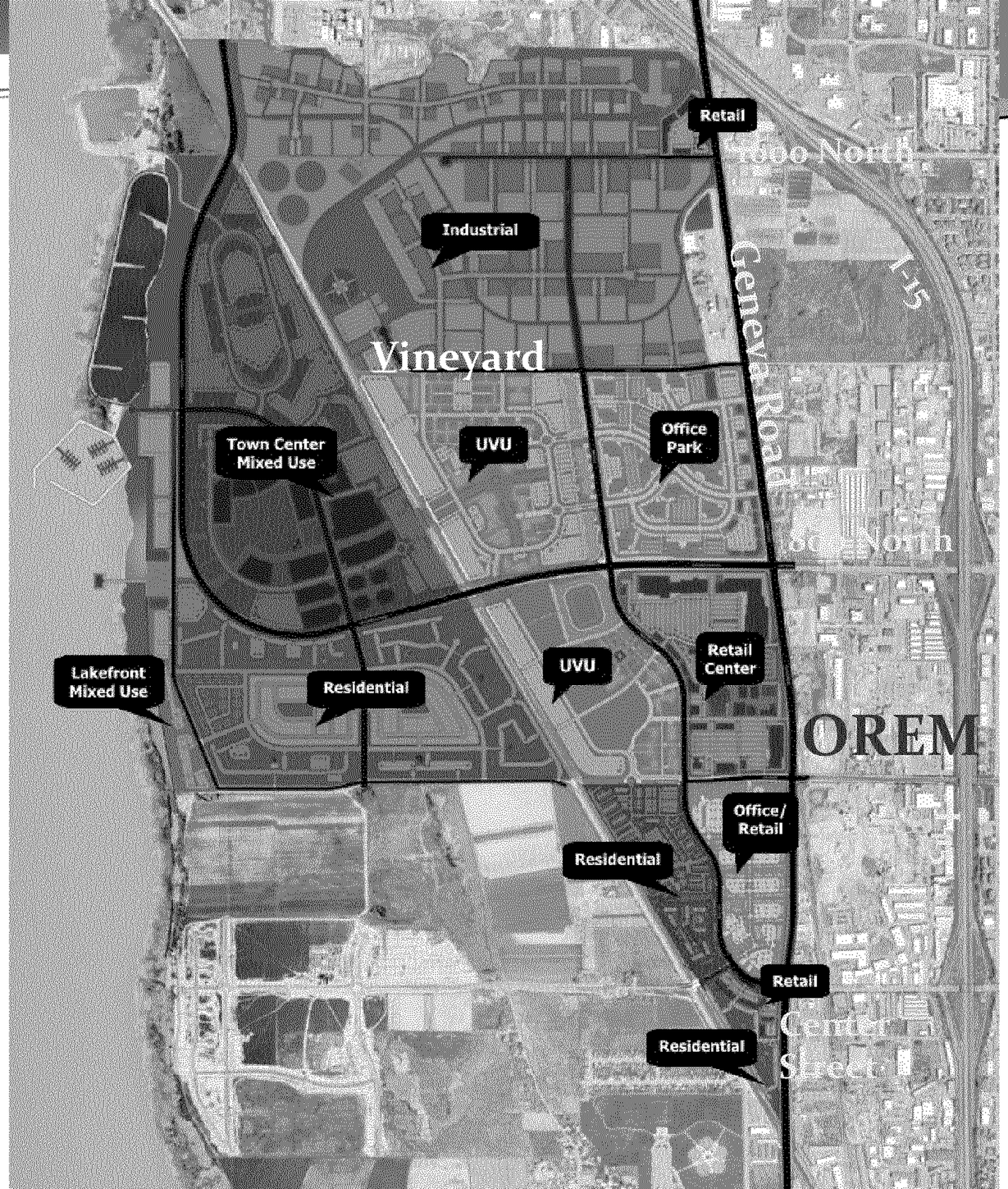
Disadvantages of the Proposal:

- None determined

RECOMMENDATION:

The Planning Commission recommends the City Council amend, by ordinance, a portion of Appendix A of the Orem City Code regarding certain Standard Land Use Codes in the M1, M2, and CM zones as outlined. The Planning staff concurs with the Planning Commission recommendation.

Vineyard Master Plan



General Fund
Capital Improvement Projects

- Fire Station #1

Parking Lot Replacement

Est Cost $300,000

- Scera East Parking Lot

Parking Lot Replacement

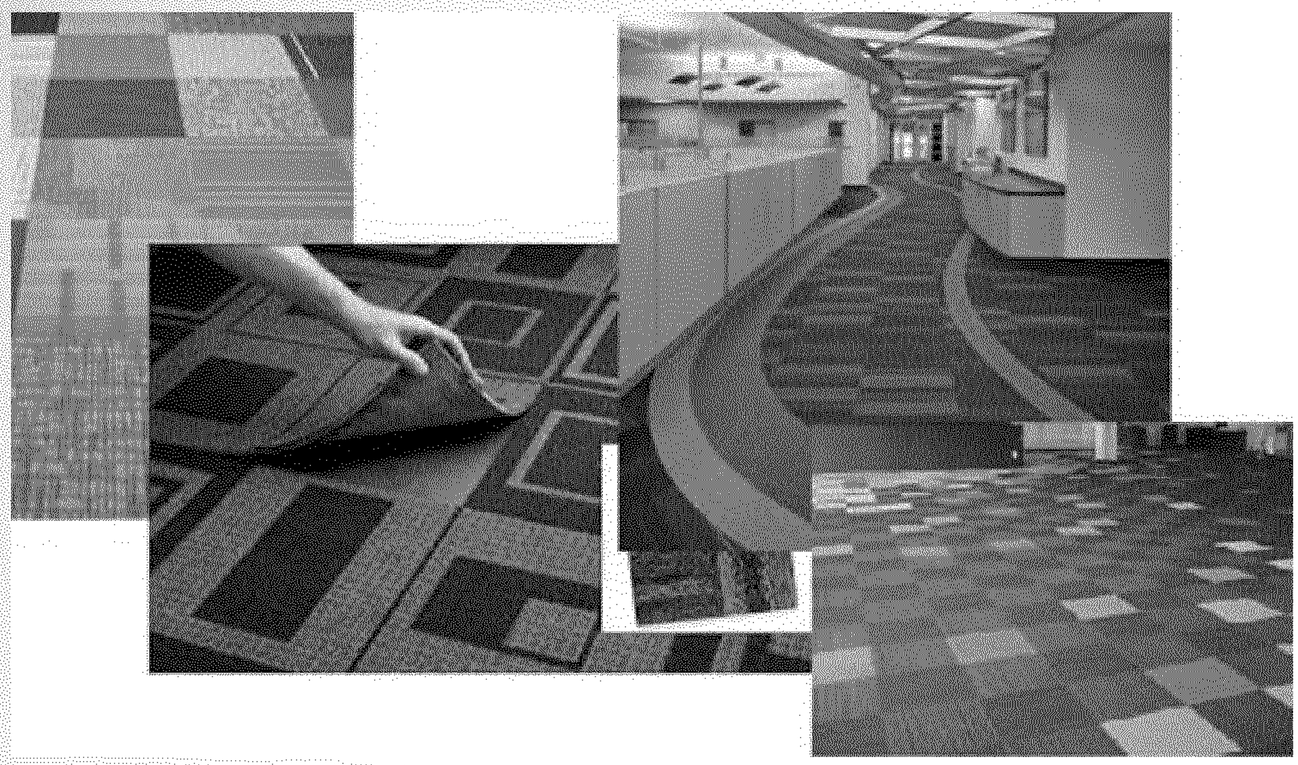
Est Cost $200,000

- Westmore Park

Parking Lot Replacement

Est Cost $40,000

- Senior Center



Carpet Replacement

Est Cost $40,000

- Cascade Park

Playground Equipment Replacement

Cost Est $75,000

- Police

Body Cameras

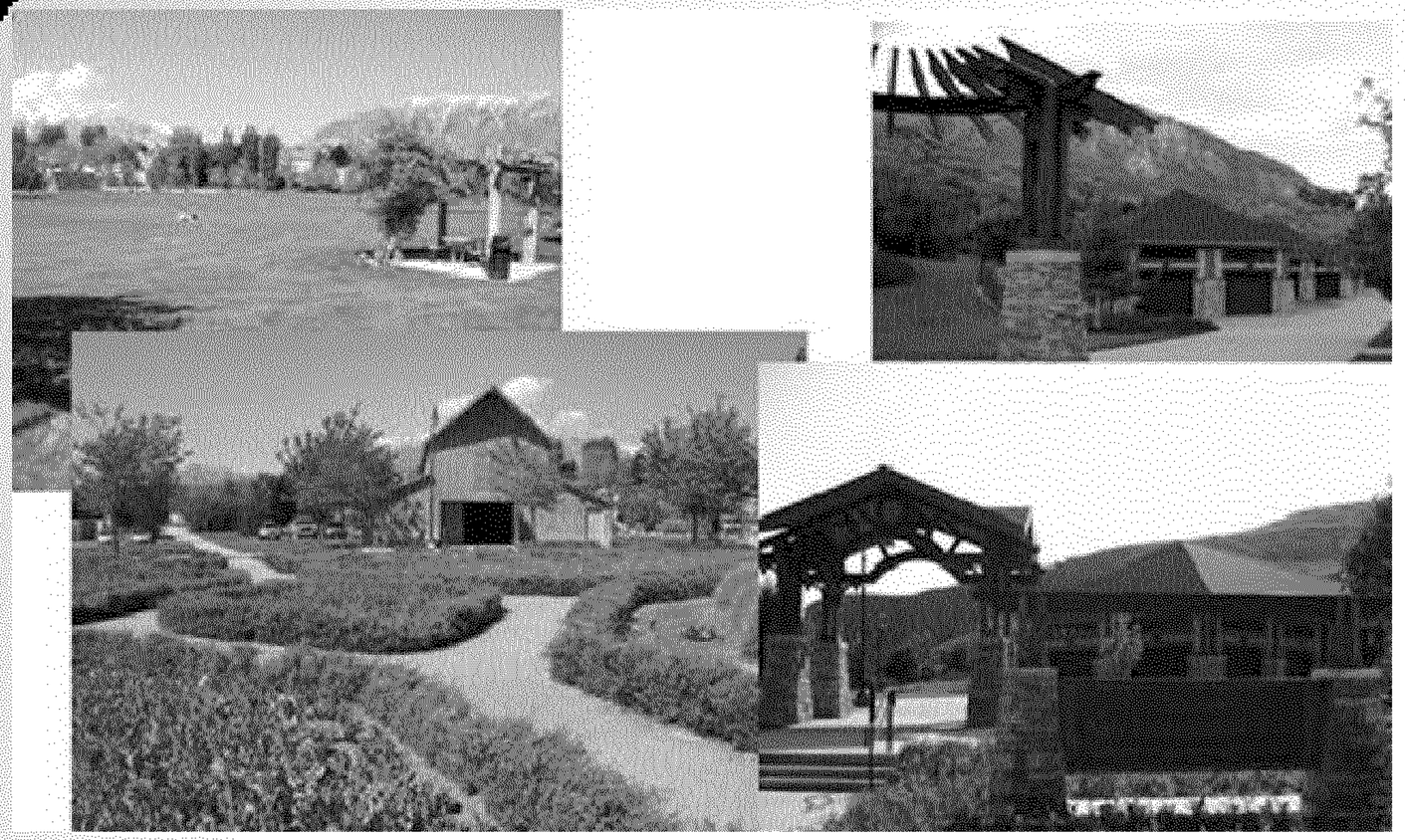
Est Cost $23,000

- Lakeside Sports Park

Fence Repair

Est Cost $25,000

- Nielson's Grove / Mt. Timpanogos Park



Wood Structure Staining

Est Cost $60,000

- Signal Upgrade

800 S -1200 W

Est Cost $92,000

(cost share with UVU)

- Microsurfacing

1600 N
1060 W – 800 E

Est Cost $160,000

- Windsor Park

Remove and Replace Asphalt Pedestrian Trail

Est Cost $30,000

- Cherryhill Park

Tennis Court Rehabilitation

Est Cost $125,000

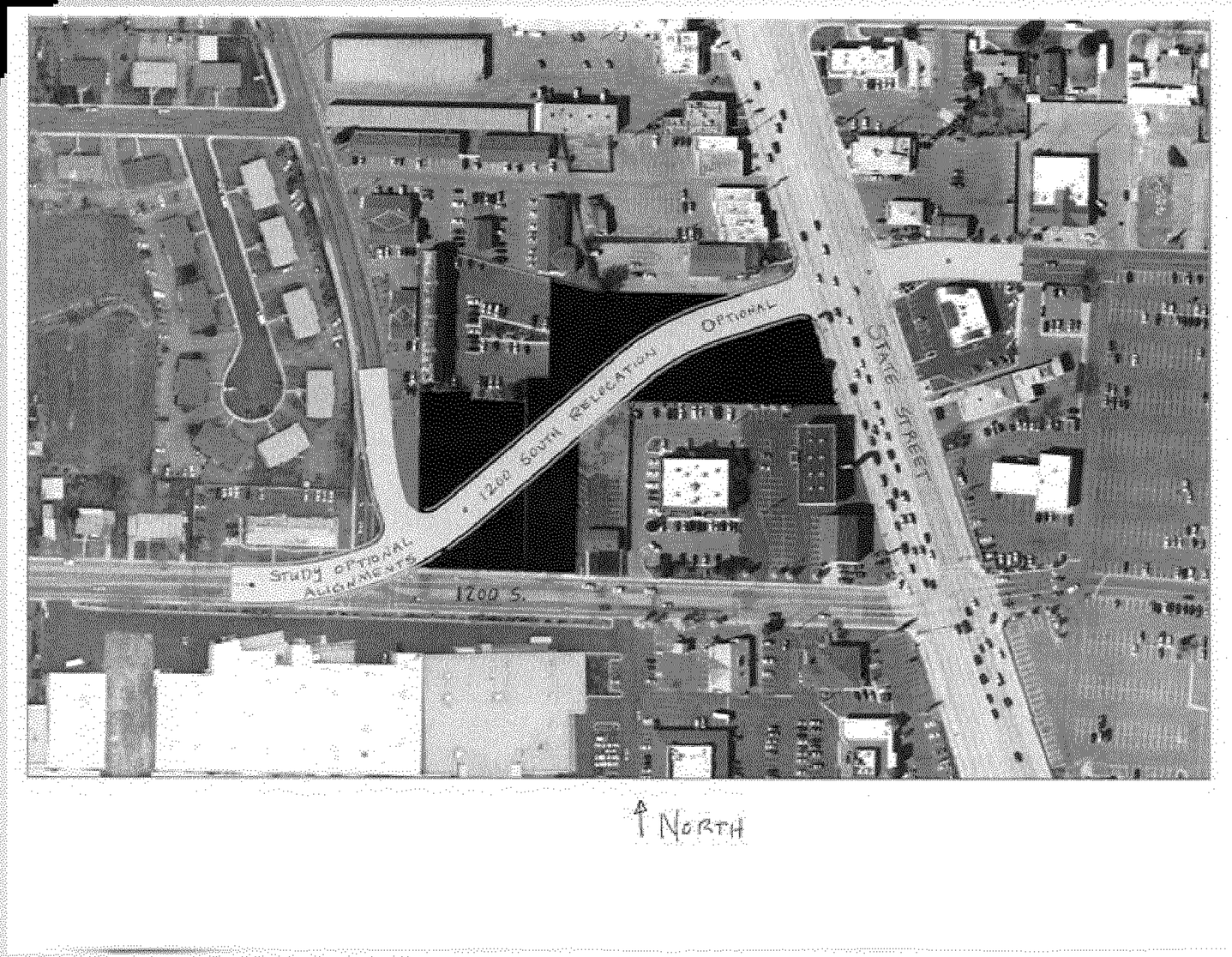
- Pedestrian Signal

800 E 1030 N

Est Cost $40,000

(cost share with Alpine School District)

- MAG Funded Project

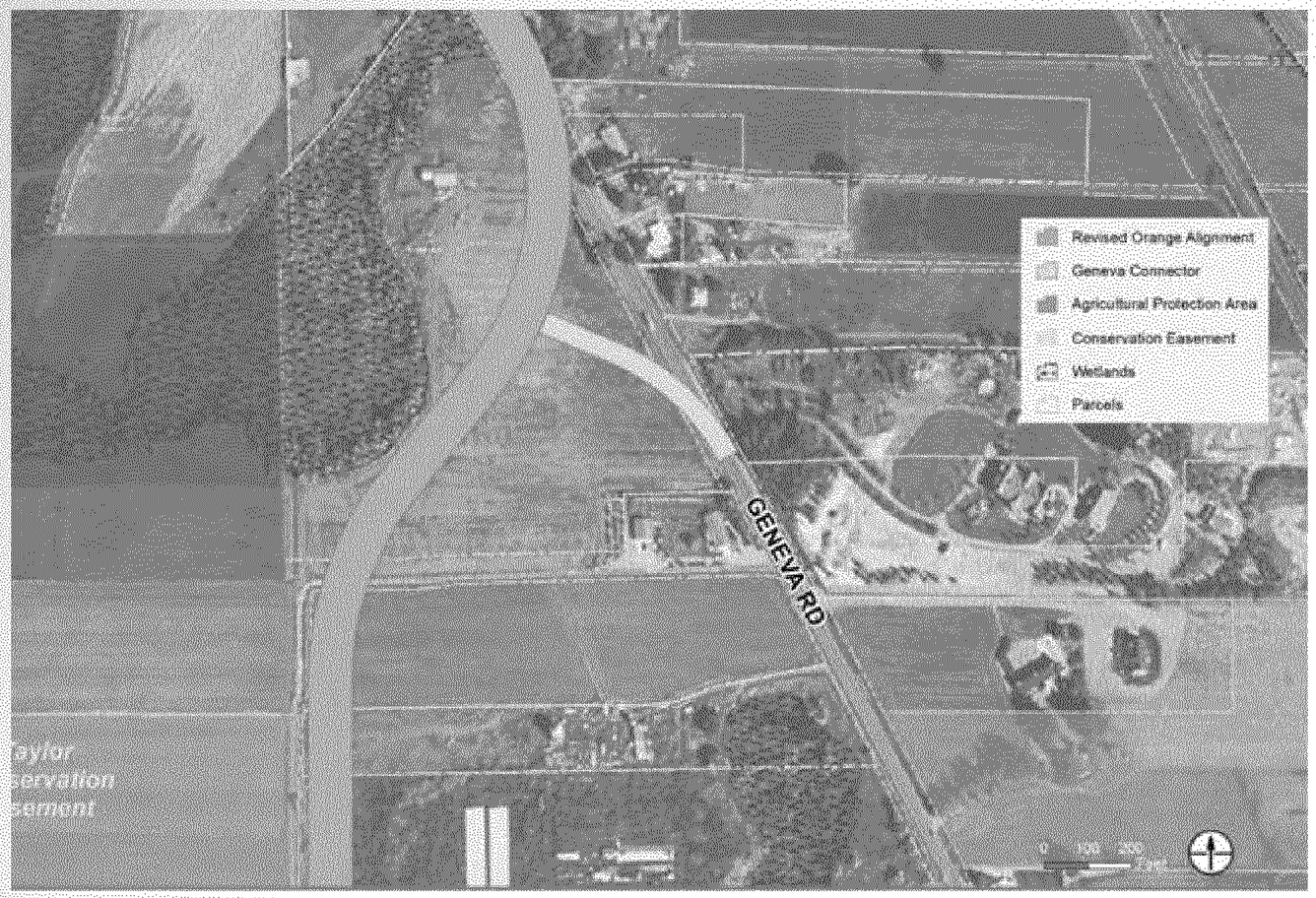


1200 S / State St Intersection Relocation Study

Est Cost $30,000

(6.77% match)

- MAG Funded Project



Lakeview Parkway

Est Cost $30,000

(6.77% match)

• T.O.D. Study

(**T**ransportation **O**riented **D**evelopment)

Multi-agency Study of TOD and Univ. Pkwy

Est Cost $10,000

GENERAL PLAN AMENDMENT – Amending the General Plan land use map of Orem City from Low Density Residential (LDR) to Community Commercial (CC) on approximately 0.69 acres at 1027 and 1045 East 800 North.

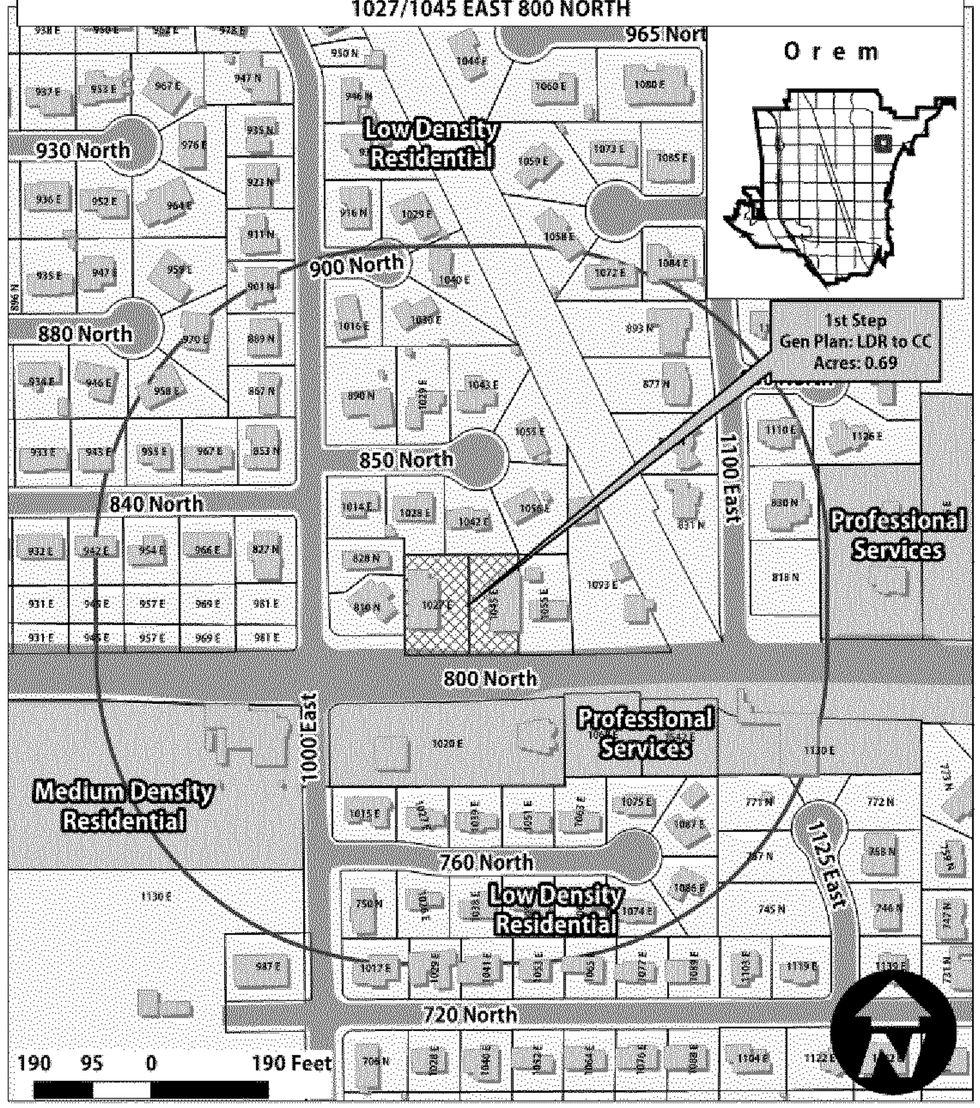
REZONE – Amending Article 22-3-5(A) and the Zoning Map of the City of Orem by changing the zone from R8 to C1 on approximately 0.69 acres at 1027 and 1045 East 800 North.

Aerial View

General Plan

First Step Facility - General Plan from LDR to CC

1027/1045 EAST 800 NORTH



- First Step Facility Gen Plan from LDR to CC; 0.69 Acres.

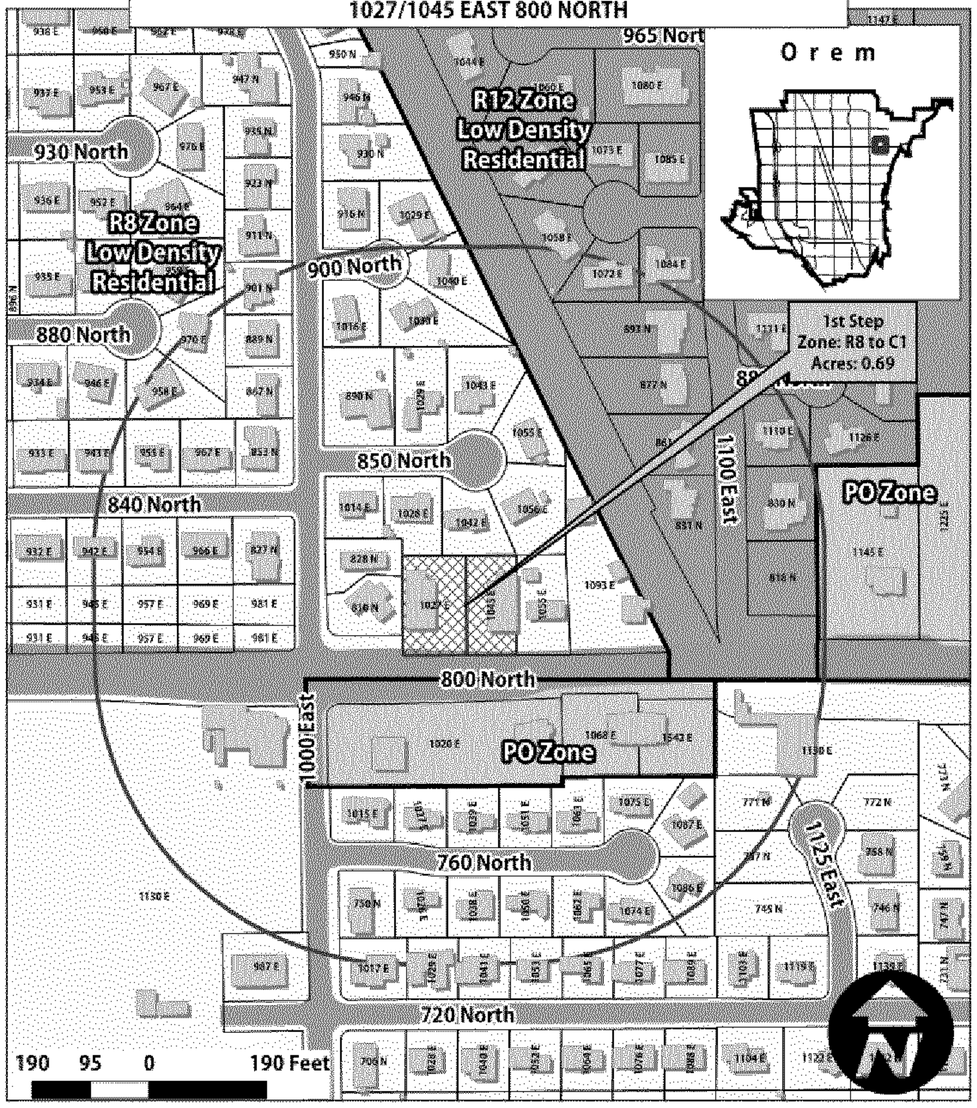
NIA CONTACT:
Canyon View Neighborhood

Legend
Buildings
1st Step Rezone
Notification Boundary
Parcels

Zoning

First Step Facility - Rezone R8 to C1

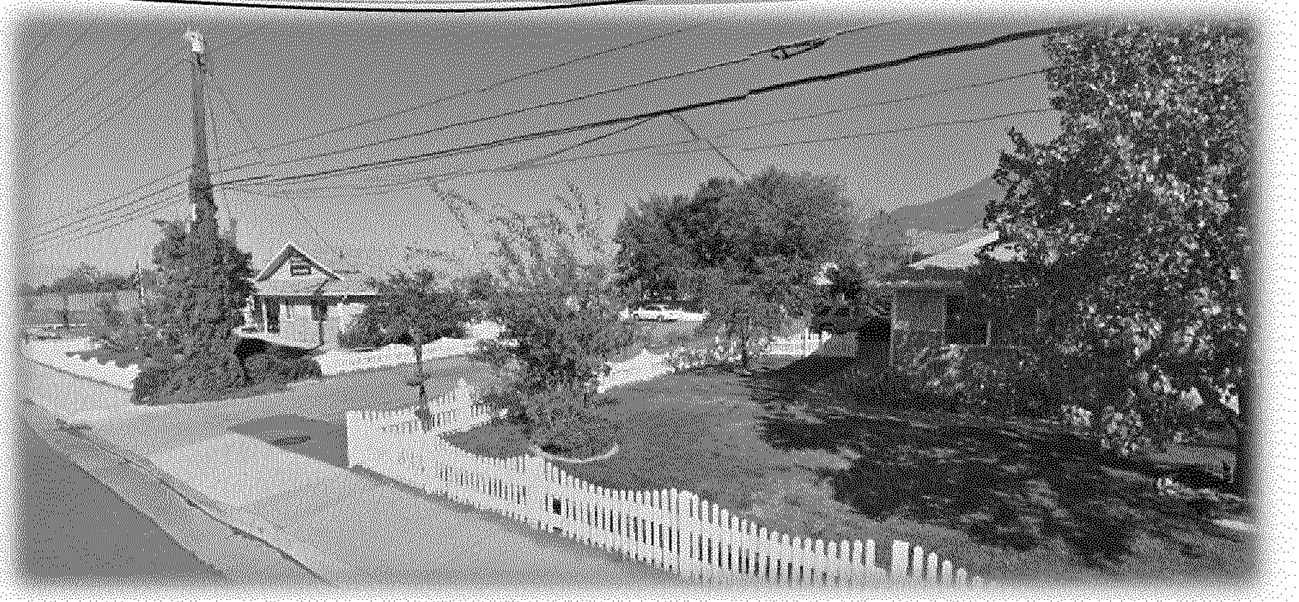
1027/1045 EAST 800 NORTH



- First Step Facility Rezone R8 to C1; 0.69 Acres.

NIA CONTACT:
Canyon View Neighborhood

Legend
Buildings
1st Step Rezone
Notification Boundary
Parcels



Site Photos

Background Information

- The applicant is requesting the General Plan amendment and rezone for the purpose of locating a Transitional Treatment Home (SLU – 1283) on the property.

- The proposed use is not permitted in R8 zone.

- Changing the General Plan to Community Commercial also supports the C2 zone, which is a much more retail oriented zone (State Street zoning)

- Is the C1 zone an appropriate zone for the subject property?

C1 and PO uses

- Residential
  - Assisted Living
  - Transitional Treatment Home
- Commercial/ Office
  - Banking
  - Security Brokers
  - Insurance Agents
  - Real Estate Agents
  - Title Abstracting
  - Real Estate Operative Builders
  - Combination Real Estate Insurance & Law
  - Photographic Services
  - Beauty/Barber Shop
  - Massage Therapy
  - Commercial Day Care/ Pre-school
  - Commercial Adult Day Care
  - Consumer & Mercantile Credit Reporting
  - Travel Arrangement Services
  - Blueprinting/ Photocopying
  - News Syndicate
  - Employment Services
  - Internet Services
  - Business Management
  - Detective/Protective Services
  - Stamp Trading
  - Motion Picture Distribution/ Services
  - Medical, Dental & Health Services
  - Medical/Dental Labs
  - Medical Clinics – Outpatient
  - Chiropractic Services
  - Legal Services
  - Professional Office
  - Authors
  - Engineering/Architectural
  - Education/Scientific Research
  - Accounting
  - Urban Planning
  - Family/Behavioral Counseling
  - Genealogical
  - Interior Design (Office use only in PO)
  - Building Construction – Office Only
  - Landscaping Services - Office Only
  - Government Offices
  - Public Schools
  - Private Schools
  - Charter Schools
  - Driving Schools
  - Business Associations
  - Professional Members Organizations
  - Parks

Red = NOT allowed in PO Zone

Advantages of the proposal:

- The subject properties are located along a busy corridor where some kind of commercial zoning may ultimately be appropriate.
- The C1 zone allows for low intensity office uses while not allowing retail uses.
- Traffic impact on surrounding neighborhoods would be minimized because the property is accessed directly from 800 North with no direct access into the surrounding residential neighborhood.

Disadvantages of the proposal:

- Rezoning the properties to C1 or another commercial zone would cause commercial encroachment (or "commercial creep") into a residential area by creating a small island of commercial property surrounded by residential uses on three sides.
- Rezoning the property C1 could result in the development of buildings that are not compatible with the surrounding residential dwellings. The C1 zone does not have any architectural standards to help make buildings more compatible with adjacent residential uses and allows buildings with a height up to forty-eight feet (48'). If the property is rezoned commercial, the PO zone might be a more appropriate zoning designation.

RECOMMENDATION:

The Planning Commission recommends the City Council deny the request to amend the General Plan land use map of Orem City from Low Density Residential (LDR) to Community Commercial (CC) and also deny the request to amend Article 22-3-5(A) and the Zoning Map of the City of Orem to change the zone on approximately 0.69 acres at 1027 and 1045 East 800 North from R8 to C1. The Planning staff concurs with the Planning Commission recommendation.