

SOUTH JORDAN CITY  
CITY COUNCIL STUDY MEETING

February 6, 2024

**Present:** Mayor Dawn R. Ramsey, Council Member Tamara Zander, Council Member Patrick Harris, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, Council Member Kathie Johnson, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, Fire Chief Chris Dawson, Director of Administrative Services Melinda Seager, Director of Public Works Raymond Garrison, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Deputy Police Chief Rob Hansen, Communications Manager Rachael Van Cleave, Senior Systems Administrator Phill Brown, IT Director Jon Day, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Planning Commissioner Michele Hollist, City Commerce Executive Assistant Ambra Katwyk

**Absent:**

**Others:** Sam Bishop, Ray Wimmer, Fred Philpot

4:52 P.M.  
STUDY MEETING

**A. Welcome, Roll Call, and Introduction:** *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

**B. Invocation:** *By Council Member, Jason McGuire*

Council Member McGuire offered the invocation.

**C. Mayor and Council Coordination**

Mayor Ramsey asked the council for any suggestions on additional invitees to the State of the City Address.

**D. Discussion/Review of Regular Council Meeting**

**Presentation Items:**

Chinese New Year's Celebration

South Jordan Art's Council annual update

**Action Items:**

Resolution R2024-11, Amending the South Jordan Fee Schedule.

Resolution R2024-14, Amending the South Jordan Art's Council Bylaws.

Resolution R2024-15, Authorizing an application to the United States Bureau of Reclamation for a matching grant for water conservation projects in the City and affirming the availability of matching city funds.

Resolution R2024-17, Appointing a representative to the South Valley Sewer District.

**Public Hearing Item:**

Ordinance 2024-04, Vacating a portion of Right-of-Way on the north side of Lake Avenue running east from Watercourse Road approximately 223 feet.

**E. Presentation Items**

**E.1. Planning Commission member appointment. *(By Director of Planning, Steven Schaefermeyer)***

Director Schaefermeyer and the council discussed his visit to the Capitol to share suggestions on the Moderate Income Housing Plan city requirements, then introduced the two Planning Commission applicants, Ray Wimmer and Sam Bishop.

Ray Wimmer introduced himself, he has been a financial planner for the last 16 years and currently serves as a vice president over the Utah region, giving education to participants in 401K plans for companies here in Utah. Previously he was a Special Educator, working in a program for students who had dropped out of high school and wanted to come back to finish their diplomas. He was a Political Science Major and has an interest in this kind of thing, he just wants to help. He has had some friends and neighbors ask him to get involved but he has always been a little hesitant because there is always someone more qualified, but he agreed to do it. He was a foster kid growing up, and lived in a lot of different places, seeing a lot of things that work. He tends to do more listening, gathering feedback from the people around him, and he loves to learn. If he can help he also wants to do that, he wants to make the world a better place.

Council Member Shelton noted that he met Mr. Wimmer for the first time at the open house, and while he was not pleased with the idea of the project, he was very articulate and not rude at all. He has spoken with others about him as well, and all comments have been positive towards him.

Sam Bishop introduced himself, his father was in the Marine Core for 20 years and he moved around a lot. He sees the environment differently than many people because of his varied experiences. He served a mission in the UK where things are very different, and he lived in Japan for a while as a kid. He considered serving in the military but realized that he wasn't a good fit, but always looked up to the Marines. As citizens, we need to do our part and that's our duty. He has attended many of our city meetings because he has a lot of curiosity, which comes with the job of being an engineer. He started coming after Covid calmed down and it was wonderful to come and appreciate the council and staff's goodness; it was good for his soul.

Council Member McGuire thanked Mr. Bishop for his willingness to be involved and learn about the process. All of his interactions with him over the years have been positive, including his efforts with Bennion Gardner in regards to trail and open space improvements.

Council Member Zander thanked Mr. Bishop for his goodness as well, and for his attendance because he genuinely cares.

**E.2. Public Safety Impact Fee Study and Business License Fee Study. *(By Director of Strategy & Budget, Don Tingey, Director of City Commerce, Brian Preece, & LYRB Vice President, Fred Philpot)***

Director Tingey gave a brief background of the process and introduced Mr. Philpot.

Fred Philpot reviewed his prepared presentation for the Public Safety Impact Fee Study (Attachment A).

Council Member Zander asked some clarifying questions regarding the calculations of square footage and whether the annexed land was included.

Mr. Philpot explained that this includes the annexed land and continued reviewing Attachment A.

Council Member Shelton asked if these fees were collected at building permit, and not assessed on land development.

Director Tingey confirmed that yes, the fee is assessed when they apply for their building permit and is calculated with any other fees at that time.

Mr. Philpot discussed the option for the development community to provide alternative data to what has been presented here tonight in terms of fee calculation.

Mayor Ramsey noted that in the past councils have opted to adopt lower impact fees while recognizing other avenues for filling that gap, and asked if filling that gap would essentially be done through raising taxes.

Manager Lewis explained that yes, they have to come up with a way to bring in that additional money and raising taxes is an option for that; however, with impact fees, those creating that impact are paying for the fees, rather than all residents in the city through a property tax raise.

Council Member McGuire asked if the school impact fees include the Resource Officers.

Mr. Philpot responded that no, that is not included in those calculations.

Council Member Zander asked about the disproportionate amount towards care facilities, and if those proposed fees account for additional injuries or services from those facilities.

Mr. Philpot responded that when the specific land uses are broken up in the next presentation, you can see that disproportionate effect on a per unit basis. However, these studies are only

counting volume, they are not looking at the purpose or intensity of those calls. He then moved on to review his prepared presentation on the Business License Fee Study (Attachment B).

Council Member Zander asked about whether Mr. Philpot had seen other communities incentivize businesses for lowering their service calls, noting that fees could go up if they don't take measures to lower calls, or offering lowered fees if they keep their calls at a certain level.

Mayor Ramsey, Council and staff discussed options and the council directed staff to go back and decide what makes sense in terms of new fees, as well as getting information on which businesses generate more revenue for the city, and what neighboring cities are doing so we can stay competitive in our licensing.

**Council Member Johnson motioned to recess the City Council Study Meeting and move to Executive Closed Session. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.**

*RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION*

**F. Executive Closed Session**

**F.1.** Discussion of the character, professional competence, or physical or mental health of an individual.

**F.2.** Discussion of the purchase, exchange or lease of real property.

*RECESS EXECUTIVE CLOSED SESSION AND MOVE TO REGULAR CITY COUNCIL MEETING.*

**Council Member Zander motioned to recess the Executive Closed Session and return after the Regular City Council Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.**

*ADJOURN REGULAR CITY COUNCIL MEETING AND RETURN TO EXECUTIVE CLOSED SESSION.*

**Council Member Zander motioned to adjourn the February 6, 2024 City Council Meeting and return to Executive Closed Session. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.**

*ADJOURN EXECUTIVE CLOSED SESSION AND RETURN CITY COUNCIL STUDY MEETING.*

**Council Member McGuire motioned to adjourn the Executive Closed Session and return after the City Council Study Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.**

## **ADJOURNMENT**

**Council Member Shelton motioned to adjourn the February 6, 2024 City Council Study Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.**

The February 6, 2024 City Council Study meeting adjourned at 10:13 p.m.

**This is a true and correct copy of the February 6, 2024 City Council Study Meeting Minutes, which were approved on February 20, 2024.**

*Anna Crookston*

**South Jordan City Recorder**



PUBLIC  
FINANCE  
ADVISORS

# **SOUTH JORDAN, UTAH**

PUBLIC SAFETY IFFP/IFA

FEBRUARY 2024

# PURPOSE

## UTAH CODE 11-36a (IMPACT FEE ACT):

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



### IMPACT FEE FACILITIES PLAN (IFFP)

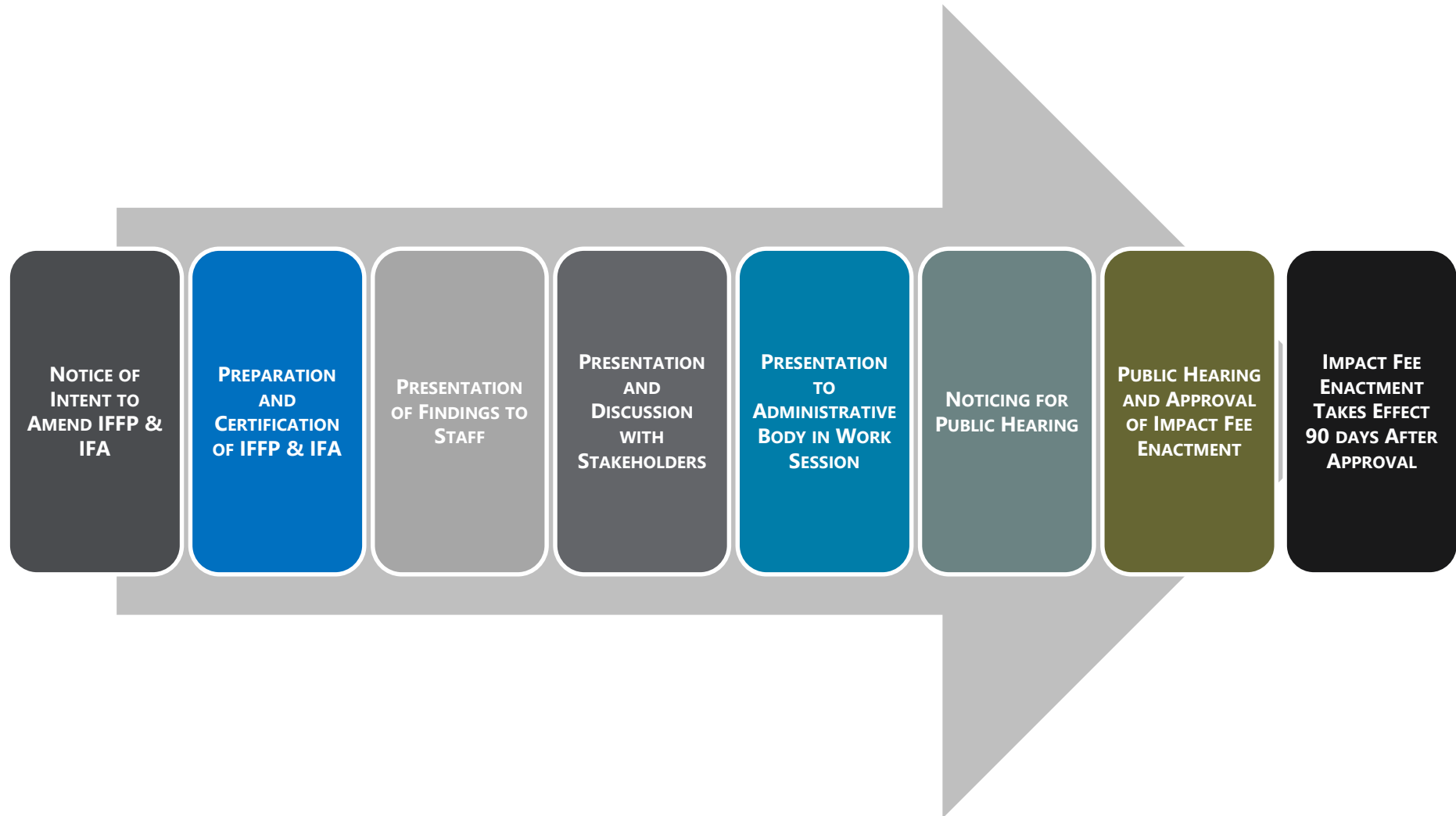
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

### IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.



# PROCESS





# METHODOLOGY

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- 1. Service Area and Demand Analysis**
- 2. Provide Inventory of Existing Facilities**
- 3. Establish Existing and Future Level of Service**
- 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth**
- 5. Consider All Revenue Resources to Finance System Improvements**
- 6. Conduct Proportionate Share Analysis**

# ANALYSIS

## 1. Service Area and Demand Analysis

### ■ City-Wide Service Area

	Police	Fire	Fire (Commercial Only)
Existing Calls	38,700	6,935	1,917
New Calls for Service	19,058	5,122	1,735
<b>Total Calls Served</b>	<b>57,758</b>	<b>12,057</b>	<b>3,652</b>

# ANALYSIS

## 2. Provide Inventory of Existing Facilities

### Qualifying Equipment

Vehicle #	Year	Make	Veh Model	Description	Purchase Date	Purchase Price
7328	2007	PIERCE	QUANTUM	PUMPER (RESERVE)	8/24/2007	\$630,000
5301	2015	PIERCE	QUANTUM	PUMPER (RESERVE)	7/1/2015	\$609,348
5316	2015	PIERCE	QUANTUM	LADDER (RESERVE)	7/1/2015	\$915,000
8302	2018	ROSENBAUER	COMMANDER	TYPE I PUMPER (ST.64)	2/9/2018	\$800,000
1313	2021	PIERCE	VELOCITY	TYPE I PUMPER (ST.63)	10/27/2020	\$800,000
1316	2021	PIERCE	VELOCITY	LADDER (ST.61)	10/27/2020	\$1,484,506
1314	2021	ROSENBAUER	COMMANDER	TYPE I PUMPER (ST.62)	7/14/2020	\$829,000
	2025	PIERCE	VELOCITY	NEW TYPE I PUMPER (ST.64)	12/7/2022	\$1,409,689
					Impact Fee Eligible	\$7,477,543

### Non-Eligible Equipment

Vehicle #	Year	Make	Veh Model	Description	Purchase Date	Purchase Price
7325	2007	FREIGHTLINER	M2-TRACTOR	HEAVY RESCUE	2/22/2007	\$137,000
T7325	2007	HACKNEY	TRAILER		2/22/2007	\$170,000
7302	2017	DODGE	5500 PU	Type 6 WILDLAND PUMPER (ST.63)	5/1/2017	\$125,000
9376	2021	SKEETER	INTERNATIONAL	Type 3 WILDLAND PUMPER (ST.62)	7/1/2021	\$296,000

### Public Safety Building SF Analysis

Asset Description	Date of Acq	Acq Cost	Est Useful Life	Est Sf	Police SF**	Fire SF**
Public Safety Building	1/1/2019	\$11,667,554	50	37,474	23,779	4,987
Fire Station 61	7/1/1994	\$1,622,860	50	10,200	-	10,200
Fire Station 62	7/1/2002	\$1,397,576	50	12,228	-	12,228
Fire Station 63	5/1/2017	\$4,311,709	50	12,645	-	12,645
Fire Station 64*	01/31/22	\$12,631,428	50	34,300	3,165	22,995
Total		\$31,631,126		106,847	26,944	63,056

\*Excludes City Hall admin space at Station 64.

\*\*Excludes courts and administrative space.

# ANALYSIS

## 3. Establish Existing and Future Level of Service

Police	Square Feet	Units	Police Calls	Police LOS	Fire Calls	Fire LOS
Single Family	68,128,560	19,131	17,342	0.91	2,462	0.13
Multifamily	4,094,725	8,584	2,655	0.31	408	0.05
Retail	4,244,385	4,244	5,708	1.34	476	0.11
Office	4,426,850	4,427	1,535	0.35	191	0.04
Industrial	2,354,946	2,355	651	0.28	65	0.03
Schools	910,774	911	394	0.43	34	0.04
Church	553,566	554	275	0.50	42	0.08
Nursing/Assisted Living*	994,899	995	117	0.12	608	0.61
Vacant	184,058	184	369	2.01	65	0.35
Agricultural/Forest/Mining	194,952	195	5	0.02	1	0.01
Other	1,315,495	1,315	5,782	4.40	172	0.13

\*Based on analysis from Business License Data

# ANALYSIS

## 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth

Allocation of Existing Facilities to Police	Total Cost	% to Police	Cost to Police
Public Safety Building	\$18,026,222	63%	\$11,438,262
Station 64	\$17,090,081	9%	\$1,577,187
<b>Total</b>	\$35,116,303	37%	\$13,015,449
Allocation of Existing Facilities to Fire	Total Cost	% to Fire	Cost to Fire
Public Safety Building	\$18,026,222	13%	\$2,398,949
Fire Station 61	\$1,622,860	100%	\$1,622,860
Fire Station 62	\$1,397,576	100%	\$1,397,576
Fire Station 63	\$4,311,709	100%	\$4,311,709
Fire Station 64	\$17,090,081	67%	\$11,457,542
<b>Total</b>	\$42,448,448	50%	\$21,188,635
Apparatus	Total Cost	% to Fire	Cost to Fire
Apparatus Value > \$500,000	\$7,477,543	100%	\$7,477,543

# ANALYSIS

## 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth

Asset Description	Const. Cost	Financing Cost	Total Cost	% Impact Fee Eligible	IFA Eligible Cost	Est Sf	Police SF	Fire SF
Fire Station 65	\$21,881,702	\$10,320,177	\$32,201,879	100%	\$32,201,879	22,103	-	22,103
Station 65 Engine	\$848,720	-	\$848,720	100%	\$848,720			
Demand Served							-	2,432

# ANALYSIS

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## **5. Consider All Revenue Resources to Finance System Improvements**

- **Analysis includes the 2017 Sales Tax Bonds and the 2019 Sales Tax Revenue and Refunding Bonds**
- **Analysis assumes Station 65 will need to be financed**
  - **Analysis assumes a 20-year maturity with 4% coupon**

# ANALYSIS

## 6. Conduct Proportionate Share Analysis

Police Facilities	Total Cost	% to IFFP	Cost to Impact Fees	% to Growth	Cost to Growth	Total Calls	Cost per Call
Existing Stations and Facilities	\$35,116,303	37%	\$13,015,449	33%	\$4,294,621	19,058	\$225
Future Stations	\$32,201,879	0%	-	33%	-	19,058	-
Professional Expense	\$6,000	100%	\$6,000	100%	\$6,000	10,268	\$1
<b>Facilities Impact Fee Cost</b>	<b>\$67,324,182</b>		<b>\$13,021,449</b>		<b>\$4,300,621</b>		<b>\$226</b>

Fire Facilities	Total Cost	% to IFFP	Cost to Impact Fees	% to Growth	Cost to Growth	Calls Served	Cost per Call
Existing Stations and Facilities	\$42,448,448	50%	\$21,188,635	26%	\$5,501,309	2,432	\$2,262
Future Stations	\$32,201,879	100%	\$32,201,879	26%	\$8,360,731	2,432	\$3,438
Professional Expense	\$6,000	100%	\$6,000	100%	\$6,000	1,840	\$3
<b>Facilities Impact Fee Cost</b>	<b>\$74,656,326</b>		<b>\$53,396,514</b>		<b>\$13,868,040</b>		<b>\$5,703</b>
Apparatus							
Existing Apparatus	\$7,477,543	100%	\$7,477,543	48%	\$3,552,013	1,735	\$2,047
New Apparatus	\$848,720	100%	\$848,720	48%	\$403,162	1,735	\$232
<b>Total Apparatus</b>	<b>\$8,326,263</b>		<b>\$8,326,263</b>		<b>\$3,955,175</b>		<b>\$2,280</b>
<b>Facilities + Apparatus</b>							<b>\$7,983</b>



# ANALYSIS

## 6. Conduct Proportionate Share Analysis

Police	Cost per Call	Calls per Unit	Police Impact Fee per Unit
Single Family (per unit)	\$226	0.91	\$204.80
Multi-Family (per unit)	\$226	0.31	\$69.87
Commercial (per 1,000 SF)	\$226	1.34	\$303.82
Office (per 1,000 SF)	\$226	0.35	\$78.36
Industrial (per 1,000 SF)	\$226	0.28	\$62.47
School (per 1,000 SF)	\$226	0.43	\$97.63
Church (per 1,000 SF)	\$226	0.50	\$112.38
Nursing Home (per 1,000 SF)	\$226	1.65	\$26.48

Fire	Cost per Call	Calls per Unit	Fire Impact Fee per Unit
Single Family (per unit)	\$5,703	0.13	\$734.04
Multi-Family (per unit)	\$5,703	0.05	\$271.32
Commercial (per 1,000 SF)	\$7,983	0.11	\$895.32
Office (per 1,000 SF)	\$7,983	0.04	\$344.24
Industrial (per 1,000 SF)	\$7,983	0.03	\$221.16
School (per 1,000 SF)	\$7,983	0.04	\$296.51
Church (per 1,000 SF)	\$7,983	0.08	\$609.81
Nursing Home (per 1,000 SF)	\$7,983	0.61	\$4,876.24

# ANALYSIS

## 6. Conduct Proportionate Share Analysis

	Combined Max	Existing Fee	\$ Change
Single Family (per unit)	\$938.84	\$567.31	\$371.53
Multi-Family (per unit)	\$341.19	\$192.92	\$148.27
Commercial (per 1,000 SF)	\$1,199.14	\$795.15	\$403.99
Office (per 1,000 SF)	\$422.60	\$339.05	\$83.55
Industrial (per 1,000 SF)	\$283.63	\$163.31	\$120.32
School (per 1,000 SF)	\$394.15	\$224.45	\$169.70
Church (per 1,000 SF)	\$722.19	\$218.20	\$503.99
Nursing Home (per 1,000 SF)	\$4,902.72	\$2,672.21	\$2,230.51

# NEXT STEPS

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- ☐ Finalize IFFP/IFA
- ☐ Notice for public hearing
- ☐ Publish documents
- ☐ Hold public hearing

# QUESTIONS

**Fred Philpot** | Vice President/COO

**LRB Public Finance Advisors**

**O** 801.596.0700 | **C** 801.243.0293

[lrbfinance.com](http://lrbfinance.com)

Lewis Young Robertson & Burningham is now **LRB Public Finance Advisors**





# **SOUTH JORDAN, UTAH**

## **BUSINESS LICENSE COST OF SERVICE STUDY**

**FEBRUARY 2024**

# PURPOSE

## UCA 10-1-203:

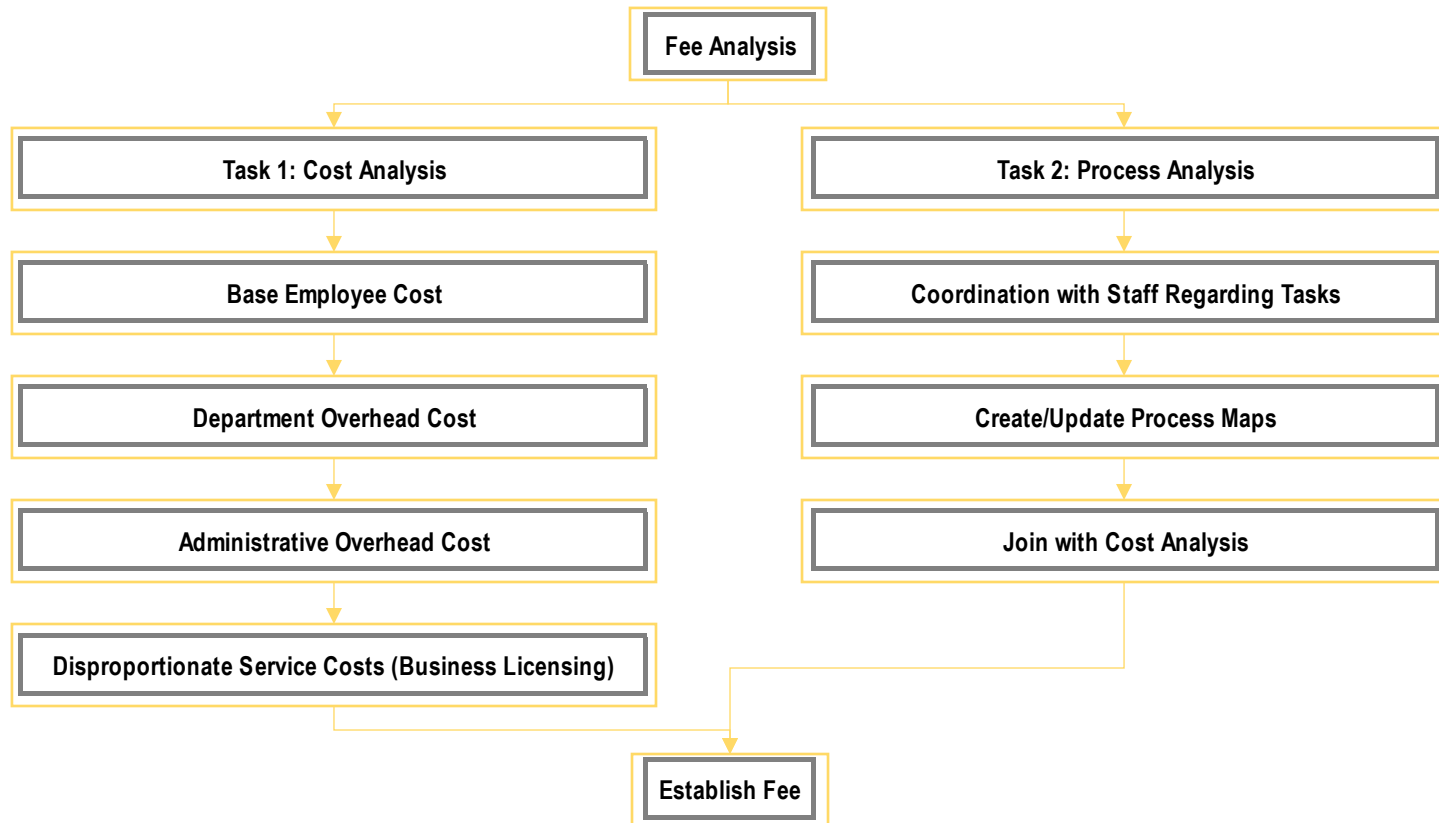
- The legislative body of a municipality may license for the purpose of regulation any business within the limits of the municipality, may regulate that business by ordinance, and may impose fees on businesses to recover the municipality's costs of regulation.
- The legislative body of a municipality may by ordinance raise revenue by levying and collecting a license fee or tax on:
  - a business that causes disproportionate costs of municipal services; or
  - a purchaser from a business for which the municipality provides an enhanced level of municipal services.
- Required to adopt an ordinance defining for purposes of the fee including:
  - The basic level of municipal services; and
  - The costs of providing an enhanced level of municipal services in the municipality.
- **The fee shall be reasonably related to the costs of providing an enhanced level of the municipal services.**

# LIMITATIONS

## **UCA 10-1-203:**

- A municipality may not:
  - require a license or permit for a business that is operated:
    - only occasionally; and
    - by an individual who is under 18 years old;
- Charge any fee for a resident of the municipality to operate a home-based business, unless the combined offsite impact of the home-based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone;
- Require, as a condition of obtaining or maintaining a license or permit for a business:
  - That an employee or agent of a business complete education, continuing education, or training that is in addition to requirements under state law or state licensing requirements; or
  - That a business disclose financial information, inventory amounts, or proprietary business information, except as specifically authorized under state or federal law.
- Notwithstanding Subsection (7)(b), a municipality may charge an administrative fee for a license to a home-based business owner who is otherwise exempt under Subsection (7)(b) but who requests a license from the municipality.

# PROCESS





# COST ANALYSIS

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- Analysis of current and projected budgets to determine base costs, department overhead, and administrative overhead costs:
  - Base costs include employee salaries and benefits
  - Department overhead costs include general costs to operate each department
  - Administrative overhead costs include the cost of the services provided to all departments (i.e. legislative, executive and administrative costs)

# PROCESS ANALYSIS

## ■ Creation of Process Maps: Commercial General License Example

STEP #	ACTION	HOURS	PERSONNEL INVOLVED
1	Application Review/Classification/Fee Calculation	0.12	Ambra Holland
2	Building Review	0.50	Ty Montalvo
3	Code Compliance Review	0.25	Audrey Cullimore
4	Fire Review	0.33	Russ Avery
5	Planning Review	0.25	David Mann
6	Police Review	0.25	Jeanene Clark
7	Public Works Review	0.50	Justin Blake
8	Utilities Review	0.08	Kailey Densley
9	External Agency Review	0.17	Ambra Holland
10	Verify Final Review	0.08	Ambra Holland
11	Issue Business License	0.03	Ambra Holland
	<b>TOTAL</b>	<b>2.56</b>	

# PROCESS ANALYSIS

## ■ Proposed Fees (Preliminary Draft)

Summary Base License Fees	Proposed Cost	Current Fee
Commercial General License	\$262.81	\$194.00
Commercial Business - Big Box (>80,000 sq. ft.)	\$278.86	\$194 (base)
Commercial Business - Department Store	\$326.08	\$194 (base)
Residential Rentals	\$278.86	\$119 (base)
Commercial Business - Salon Chair/Vending	\$24.43	\$92 (base)
Commercial Temporary (fireworks - outdoor sales only)	\$186.30	\$194 (base)
Commercial Temporary (except fireworks)	\$141.20	\$194 (base)
Commercial Sexually Oriented Business	\$417.53	\$2,122.00
Commercial Business License (non-cosmetology, no fire inspection required)	\$52.04	No Current Fee
Commercial Business License - Model Home	\$69.92	No Current Fee
Alochol License	\$131.76	\$194 (base)
Mobile Food Vendor License	\$78.62	No Current Fee
Mobile Non-Food Vendor License	\$25.13	No Current Fee
Home Occupation Business License	\$125.64	\$200.00
Home Occupation+ Business License	\$197.36	\$200 (base)
	\$75 for fire inspection	\$75 for fire inspection
BUSINESS NAME CHANGE	\$6.98	\$20.00
Renewals (monthly)	\$22.33	\$30.00
Delinquent Renewals (monthly)	\$18.84	Prorated

# DISPROPORTIONATE ANALYSIS

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- Analysis Considers Disproportionate Impacts from Public Safety
- Process:
  - Determine Cost per Call
- Establish Baseline Level of Service (LOS)
  - Residential vs. Commercial
- Calculate Disproportionate Fees by Business Group

# DISPROPORTIONATE ANALYSIS

	Number of Businesses	Alt Demand Unit	Fire Call Ratio w/o Outliers	Disproportionate Impact	Police Call Ratio w/o Outliers	Disproportionate Impact
Accountant/Bookkeeping	19.00	946.00	1.53	0.22	2.89	-
Assisted Living/Nursing	11.00		43.91	42.60	3.73	-
Big Box	8.00		10.13	8.82	124.88	117.29
Department Store	4.00		4.50	3.20	40.25	32.67
Car Wash	7.00		0.14	-	8.71	1.13
Cosmetology/Grooming	177.00		2.42	1.11	4.15	-
Counseling/Psychology	49.00		0.16	-	16.78	9.19
Distribution	8.00		-	-	10.75	3.17
Electronics	1.00		-	-	11.00	3.42
Engineering	14.00		0.07	-	34.21	26.63
Entertainment/Recreation	4.00		4.00	2.70	30.75	23.17
Financial/Credit	35.00		0.17	-	8.46	0.87
Funeral	1.00		2.00	0.70	-	-
Golf Course	1.00		2.00	0.70	1.00	-
Grocery Store	8.00		2.00	0.70	3.25	-
Group/Treatment	8.00		2.50	1.20	3.88	-
Health Insurance	1.00		-	-	28.00	20.42
Hotel	7.00		13.29	11.98	11.29	3.70
Internet	3.00		2.33	1.03	4.00	-
Mail Services	4.00		3.00	1.70	4.75	-
Medical Supply Manufacture	4.00		2.75	1.45	2.00	-
Pet Grooming	4.00		-	-	33.50	25.92
Physical Fitness/Sports	22.00		1.27	-	91.91	84.33
Property Management	13.00		7.15	5.85	2.54	-
Rentals/Leasing	19.00		4.21	2.91	7.21	-
Restaurant	95.00		0.79	-	14.24	6.66
Restaurant Full Service	14.00		0.64	-	10.14	2.56
Screenprinting	2.00		-	-	10.00	2.42
Tavern	1.00		-	-	11.00	3.42
Travel/Travel Agency	6.00		-	-	16.33	8.75
Tumbling/Gymnastics	1.00		9.00	7.70	53.00	45.42
<b>Total</b>	<b>1,404</b>					

# DISPROPORTIONATE ANALYSIS

	Estimated Fire Fee	Est. Revenue
Accountant/Bookkeeping	\$403	\$7,659
Assisted Living/Nursing	\$902	\$852,945
Big Box	\$16,053	\$128,423
Department Store	\$5,815	\$23,261
Car Wash	\$0	\$0
Cosmetology/Grooming	\$2,026	\$358,621
Counseling/Psychology	\$0	\$0
Distribution	\$0	\$0
Electronics	\$0	\$0
Engineering	\$0	\$0
Entertainment/Recreation	\$4,905	\$19,621
Financial/Credit	\$0	\$0
Funeral	\$1,265	\$1,265
Golf Course	\$1,265	\$1,265
Grocery Store	\$1,265	\$10,122
Group/Treatment	\$2,175	\$17,402
Health Insurance	\$0	\$0
Hotel	\$21,805	\$152,638
Internet	\$1,872	\$5,616
Mail Services	\$3,085	\$12,341
Medical Supply Manufacture	\$2,630	\$10,521
Pet Grooming	\$0	\$0
Physical Fitness/Sports	\$0	\$0
Property Management	\$10,645	\$138,389
Rentals/Leasing	\$5,288	\$100,479
Restaurant	\$0	\$0
Restaurant Full Service	\$0	\$0
Screenprinting	\$0	\$0
Tavern	\$0	\$0
Travel/Travel Agency	\$0	\$0
Tumbling/Gymnastics	\$14,005	\$14,005
<b>Total</b>		

Estimated Police Fee	Est. Revenue
\$0	\$0
\$0	\$0
\$43,010	\$344,080
\$11,978	\$47,914
\$414	\$2,901
\$0	\$0
\$3,370	\$165,153
\$1,161	\$9,288
\$1,253	\$1,253
\$9,765	\$136,712
\$8,495	\$33,979
\$320	\$11,206
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$7,486	\$7,486
\$1,357	\$9,502
\$0	\$0
\$0	\$0
\$0	\$0
\$9,503	\$38,013
\$30,922	\$680,274
\$0	\$0
\$0	\$0
\$2,441	\$231,940
\$938	\$13,136
\$886	\$1,772
\$1,253	\$1,253
\$3,208	\$19,250
\$16,654	\$16,654

Combined Fee	# of Bus.	Est. Revenue
\$403	19.00	\$7,659
\$77,540	11.00	\$852,945
\$59,063	8.00	\$472,502
\$17,794	4.00	\$71,175
\$414	7.00	\$2,901
\$2,026	177.00	\$358,621
\$3,370	49.00	\$165,153
\$1,161	8.00	\$9,288
\$1,253	1.00	\$1,253
\$9,765	14.00	\$136,712
\$13,400	4.00	\$53,600
\$320	35.00	\$11,206
\$1,265	1.00	\$1,265
\$1,265	1.00	\$1,265
\$1,265	8.00	\$10,122
\$2,175	8.00	\$17,402
\$7,486	1.00	\$7,486
\$23,163	7.00	\$162,139
\$1,872	3.00	\$5,616
\$3,085	4.00	\$12,341
\$2,630	4.00	\$10,521
\$9,503	4.00	\$38,013
\$30,922	22.00	\$680,274
\$10,645	13.00	\$138,389
\$5,288	19.00	\$100,479
\$2,441	95.00	\$231,940
\$938	14.00	\$13,136
\$886	2.00	\$1,772
\$1,253	1.00	\$1,253
\$3,208	6.00	\$19,250
\$30,659	1.00	\$30,659
	<b>1,404.00</b>	<b>\$3,646,267</b>

# ADDITIONAL CONSIDERATIONS

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- Study does not consider other revenues generated by business activity
  - Sales Taxes
  - Property Taxes
- Increasing disproportionate fees may result in unintended consequences
  - Failure to report criminal activity
  - Reduce economic activity

# NEXT STEPS

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- ▣ Finalize analysis and fee recommendations
- ▣ Complete final revenue analysis
- ▣ Adopt proposed fees



# QUESTIONS

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