

**Thursday, June 27, 2024**  
**PERRY CITY COUNCIL MEETING AGENDA**

**This is an “Electronic Meeting” Web/Teleconferencing will be used to participate.**  
**Contact Perry City for meeting access instructions.**

The Perry City Council will hold an electronic meeting at 1950 S Highway 89 in Perry and via web/teleconference on the Thursday identified above, starting at approximately 7:00 PM. Members of the public may attend the meeting in person or may view the meeting via Zoom using a link and instructions provided by Perry City, please contact the city office 48 hours in advance for online meeting access instructions. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

**Approx. 7:00 PM – Regular City Council Meeting**

- 1. Call to Order**
- 2. Procedural Issues**
  - A. Conflicts of Interest Declaration(s), If Any
- 3. Presentations**
  - A. Fiscal Year 2023-2024 Budget Amendment
- 4. Approx. 7:15 PM – Public Hearings**

**Rules: (1) Please Speak Only Once (Maximum of 3 Minutes) per Agenda Item; (2) Please Speak in a Courteous and Professional Manner; (3) Do Not Speak to Specific Member(s) of the City Council, Staff, or Public (Please Speak to the Mayor or to the Council as a Group); (4) Please Present Possible Solutions for All Problems Identified; and (5) No Decision May Be Made During this Meeting if the Item Is Not Specifically on the Agenda (with Action on Public Hearings, if any, later in the Meeting)**

  - A. Resolution 2024-13 Adopting a Fiscal Year 2023-2024 Budget Amendment
- 5. Action Items (Roll Call Vote)**
  - A. Resolution 2024-10 Adopting a Fiscal Year 2024-2025 Budget
  - B. Resolution 2024-13 Adopting a Fiscal Year 2023-2024 Budget Amendment
  - C. Ordinance 24-E Development Overlay Zone with a Development Agreement for Bob Anderson
- 6. Discussion Item**
  - A. Fourth of July
- 7. Minutes & Council/Mayor Reports (Including Council Assignments)**

No Council Action May be Taken if an Item is not specifically on the Agenda

  - A. Approval of Consent Items
    - June 13, 2024 City Council Meeting Minutes
  - B. Mayor’s Report
  - C. Council Reports
  - D. Staff Comments
  - E. Planning Commission Report
- 8. Executive Session (if needed)**
  - A. Discussion of the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction of the best possible terms.
  - B. Strategy session to discuss the character, professional competence, or physical or mental health of an individual.
  - C. Strategy session to discuss collective bargaining.
  - D. Strategy session regarding pending, or reasonably imminent litigation.
  - E. Strategy session to discuss the deployment of security personnel, devices, or systems.
  - F. Discussion of investigative proceedings regarding allegations of criminal misconduct.
- 9. Approx. 8:00 PM - Adjournment**

**Certificate of Posting**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the City

Council and was posted in three locations: Perry City Hall; Centennial Park, Perry City Park; and was emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 21<sup>st</sup> day of June, 2024. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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Shanna S. Johnson, City Recorder

**PERRY CITY  
RESOLUTION 2024-10**

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING THE FISCAL YEAR  
2024-2025 FINAL BUDGET FOR PERRY CITY, UTAH, FISCAL YEAR  
ENDING: JUNE 30, 2025.**

**WHEREAS**, Perry City (hereafter referred to as the “City”) is a municipal corporation duly existing under the laws of the state of Utah;

**WHEREAS**, Title 10, Chapter 6 of the *Utah Code Annotated* establishes the “Uniform Fiscal Procedures Act for Utah Cities” and requires a public hearing before the adoption of the final budget for the upcoming Fiscal Year or amendment of the current Fiscal Year budget;

**WHEREAS**, *Utah Code Annotated* §10-6-118 requires the adoption of a final budget as follows:

- (1) Before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter.
- (2) The budget officer of the governing body shall certify a copy of the final budget and file the copy with the state auditor within 30 days after adoption.

**WHEREAS**, the City desires to adopt its budget in conformity with state law;

**WHEREAS**, the City Council is the governing body, and, in accordance with state law, approved a motion on April 11, 2024, to adopt the Tentative Budget and did hold the required Public Hearing on June 13, 2024, to take public comment regarding the Final Budget for the above referenced fiscal year and such budget was presented as substantially contained herein;

**NOW, THEREFORE**, be it resolved by the City Council as follows:

**Section 1. Adoption of Budget.**

That the City Council adopts the final budget for Fiscal Year 2024-2025 as per the attached budgetary forms incorporated herein by this reference, and without any real property tax rate increase. This Resolution shall be effective immediately upon being passed and approved.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law, and file a certified copy with the State Auditor within thirty (30) days.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of June, 2024.

\_\_\_\_\_  
KEVIN JEPPSEN, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**PERRY CITY  
RESOLUTION 2024-13**

**A RESOLUTION OF PERRY CITY, UTAH, ADOPTING AN AMENDMENT TO  
THE FISCAL YEAR 2023-2024 BUDGET FOR PERRY CITY, UTAH, FISCAL  
YEAR ENDING: JUNE 30, 2024.**

**WHEREAS**, Perry City (“City”) is a municipal corporation duly existing under the laws of the state of Utah;

**WHEREAS**, Title 10, Chapter 6 of the *Utah Code Annotated* establishes the “Uniform Fiscal Procedures Act for Utah Cities” and requires a public hearing before the adoption of the final budget for the upcoming Fiscal Year or amendment of the current Fiscal Year budget;

**WHEREAS**, the City adopted its Fiscal Year budget previously and desires to amend that budget according to the terms of the amended budget presented herein, with the referenced changes;

**WHEREAS**, the City has provided the required notice for the proposed amendment, and a public hearing was scheduled on June 27, 2024, as required by state law;

**WHEREAS**, the Perry City Council finds that this amendment to the Fiscal Year 2023-2024 Budget is in the best interest of the health, safety, and welfare of the City;

**NOW, THEREFORE**, be it resolved by the City Council as follows:

**Section 1. Budget Amendment.**

That the City Council amends the Budget for FY 2023-2024 in accordance with the attached budgetary forms attached hereto and incorporated herein by this reference, with the changes noted therein.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said Amended Budget to conform with the submission requirements of state law, and file a copy with the State Auditor.

**Section 3. Effective Date.**

This Resolution shall be effective immediately upon passage and approval.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of June \_\_\_\_ .

\_\_\_\_\_  
KEVIN JEPPSEN, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

# **EXHIBIT A**

**(SEE ATTACHED EXHIBIT- STATE BUDGET FORM “CURRENT YEAR ESTIMATE”)**

<b>Budget Form for:</b>  Cities, Towns & Counties	<b>Name</b>	<b>Perry City</b>
	<b>Fiscal Year Ended</b> <i>Tentative Budget</i>	<b>6/30/2025</b>

**Basic Form Instructions**

- As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.
- If prior year surplus amounts are to be appropriated in this budget, the amount is to be presented as a source of revenue in the budget. Also, any budgeted increase in a fund balance must be presented as an expenditure within the appropriate budget.
- A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.**
- Please report amounts rounded to the nearest dollar.
- Some items may not apply to your entity.
- If you have questions about the form, call Jeremy Walker at (801) 538-1040, or send an email to [jeremywalker@utah.gov](mailto:jeremywalker@utah.gov).
- Upload completed budgets to reporting.auditor.utah.gov.** Choose Option 1 (Upload a budget, financial statement, impact fee, or other document), and log-in or register. Choose Option 1 again and follow the instructions. If you have any questions related to the uploading of your document, please contact our office at 801-538-1025 or [stateauditor@utah.gov](mailto:stateauditor@utah.gov).

**Definitions:** *Current Budget Year:* The budget year in which a local government is currently operating. *Ensuing Budget Year:* The next upcoming budget year, also known as the "incoming" budget year

**Part I General Fund Revenues** *Amendment*

Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Taxes</b>				
1.1	General Property Taxes - Current	\$ 1,160,302.00	\$ 1,086,534.00	\$ 1,111,679.00
1.2	Prior Years' Taxes - Delinquent			
1.3	General Sales and Use Taxes	\$ 1,189,416.00	\$ 1,402,274.00	\$ 1,414,833.00
1.4	Franchise Taxes	\$ 329,106.00	\$ 268,300.00	\$ 269,900.00
1.5	Transient Room Tax		\$ 15,180.00	\$ 14,000.00
1.6	Re-appraisals			
1.7	Assessing and Collecting - State-wide Levy			
1.8	Assessing and Collecting - County Levy			
1.9	Fee-in-Lieu of Property Taxes		\$ 104,000.00	\$ 113,500.00
1.10	Penalties and Interest on Delinquent Taxes			
1.11	Other (specify): Transit	\$ 679,536.00	\$ 745,000.00	\$ 559,675.00
<b>Licenses and Permits</b>				
2.1	Business Licenses and Permits	\$ 15,429.00	\$ 16,300.00	\$ 17,500.00
2.2	Non-business Licenses and Permits	\$ 1,050.00	\$ 886.00	\$ 1,050.00
2.3	Building, Structures, and Equipment	\$ 202,471.00	\$ 183,200.00	\$ 180,000.00
2.4	Marriage Licenses			
2.5	Motor Vehicle Operation			
2.6	Cemetery - Burial Permits			
2.7	Animal Licenses	\$ 2,802.00	\$ 2,400.00	
2.8	Other (specify):			

CONTINUE PART I ON PAGE 2

Name <b>Perry City</b>		Fiscal Year Ended		6/30/2025
<b>General Fund Revenue - Continued</b>				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Charges for Services</b>				
3.1	General Government			
3.2	Court Costs, Fees, and Charges (Clerk)			
3.3	Recording of Legal Documents (Recorder)			
3.4	Zoning and Subdivision Fees	\$ 1,980.00	\$ 2,200.00	\$ 1,850.00
3.5	Sale of Maps and Publications	\$ 419.00	\$ 510.00	\$ 600.00
3.6	Auditor's Fees			
3.7	Surveyor's Fees			
3.8	Treasurer's Fees			
3.9	Public Safety			
3.10	Special Police Services			
3.11	Special Protective Services			
3.12	Corrective Fees (Jail)			
3.13	Streets and Public Improvements			
3.14	Street, Sidewalk, and Curb Repairs			
3.15	Parking Meter Revenue			
3.16	Street Lighting Charges			
3.17	Sanitation			
3.18	Sewer Charges			
3.19	Street Sanitation Charges			
3.20	Refuse Collection Charges			
3.21	Sale of Waste and Sludge			
3.22	Weed Removal and Cleaning Charges			
3.23	Health			
3.24	Parks and Public Property	\$ 1,848.00	\$ 6,260.00	\$ 40,670.00
3.25	Cemeteries			
3.26	Miscellaneous Services	\$ 32,175.00	\$ 25,900.00	\$ 28,900.00
3.27	Other (specify): Sale or Lease of Property	\$ 133,253.00	\$ 107,312.00	\$ 213,076.00
<b>Fines and Forfeitures</b>				
4.1	Fines	\$ 52,903.00	\$ 45,375.00	\$ 60,000.00
4.2	Forfeitures			
4.3	Other (specify):			

CONTINUE PART I ON PAGE 3

Name Perry City		Fiscal Year Ended		6/30/2025
General Fund Revenue - Continued				
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Intergovernmental Revenue</b>				
5.1	Federal Grants			
5.2	General Government	\$ 36,619.00	\$ 41,000.00	\$ 43,000.00
5.3	Public Safety	\$ 10,457.00	\$ 8,800.00	\$ 4,865.00
5.4	Highways and Streets			
5.5	Health			
5.6	Cultural - Recreation			
5.7	Federal Payments in Lieu of Taxes			
5.8	State Grants	\$ 318,541.00	\$ 610,000.00	\$ 15,000.00
5.9	State Shared Revenue			
5.10	Class "C" Road Fund Allotment	\$ 309,153.00	\$ 540,020.00	\$ 310,000.00
5.11	Liquor Fund Allotment	\$ 7,925.00	\$ 7,925.00	\$ 6,500.00
5.12	Grants from Local Units	\$ 328,976.00	\$ 1,983,819.00	\$ 21,000.00
5.13	Other (specify): Parks Impact Fee	\$ 86,000.00	\$ 72,000.00	\$ 129,860.00
<b>Miscellaneous Revenue</b>				
6.1	Interest Earnings	\$ 112,742.00	\$ 44,000.00	\$ 112,000.00
6.2	Rents and Concessions			
6.3	Sale of Fixed Assets - Compensation for Loss			
6.4	Sale of Materials and Supplies			
6.5	Sales of Bonds			
6.6	Other Financing - Capital Lease Obligations			
6.7	Other (specify):			
<b>Contributions and Transfers</b>				
7.1	Transfer From: Perry City RDA Tax Increment		\$ 189,107.00	\$ 186,797.00
7.2	Transfer From: Restricted Funds			\$ 20,000.00
7.3	Transfer From: Debt Service Fund			
7.4	Transfer From:			
7.5	Transfer From:			
7.6	Loan From:			
7.7	Loan From:			
7.8	Contribution from Private Sources			
7.9	Beg. Class "C" Road Fund Bal. to be Appopr.		\$ 116,670.00	
<b>Beg. General Fund Bal. to be Appropriated</b>			\$ 475,715.00	\$ 376,264.00
<b>TOTAL REVENUES</b>		\$ 5,013,103.00	\$ 8,100,687.00	\$ 5,252,519.00

CONTINUE ON PAGE 4 WITH PART II

Name <b>Perry City</b>		Fiscal Year Ended		6/30/2025
<b>General Fund Expenditures</b>				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>General Government</b>				
Administrative/Legislative		\$ 759,410.00	\$ 1,681,137.00	\$ 1,012,981.00
Commission or Council				
Legislative Committees and Special Bodies				
Ordinances and Proceedings				
Judicial		\$ 20,000.00	\$ 29,000.00	\$ 31,000.00
City and Precinct Courts				
Juvenile Court				
District and Circuit Courts				
Law Library				
Executive and Central Staff Agencies				
Executive				
Boards and Commissions				
Central Purchasing				
Personnel				
Budgeting				
Data Processing				
Microfilming				
Administrative Agencies				
Auditor				
Clerk				
Treasurer				
Recorder				
Attorney				
Surveyor				
Assessor				
Non-Departmental				
General Governmental Buildings				
Elections				
Planning and Zoning				
Education and Community Promotion				
Other Professional Services				
Other (specify):				

CONTINUE PART II ON PAGE 5

Name <b>Perry City</b>		Fiscal Year Ended		<b>6/30/2025</b>
<b>General Fund Expenditures - Continued</b>				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Public Safety</b>				
	Police Department	\$ 1,060,742.00	\$ 1,288,772.00	\$ 1,526,503.00
	Fire Department	\$ 29,108.00	\$ 42,968.00	\$ 46,700.00
	Corrections (Jail)			
	Protective Inspections			
	Other Protective			
	Agricultural Inspection			
	Animal Control and Regulation	\$ 161.00	\$ 950.00	\$ 950.00
	Flood Control			
	Emergency Services (Civil Defense)			
	Other (specify): First Responders	\$ 26,065.00	\$ 48,944.00	\$ 71,444.00
	Other: Misc Public Safety			
<b>Public Health</b>				
	Health Services			
	Infirmaries			
	Other (specify):			
<b>Highway and Public Improvements</b>				
	Highways	\$ 915,131.00	\$ 2,611,387.00	\$ 983,050.00
	Class "C" Road Program			
	Sanitation			
	Sewage Collections and Disposal			
	Shop and Garage			
	Construction			
	Repair and Maintenance			
	Other (specify):			
<b>Parks, Rec., and Public Property</b>				
	Park and Park Areas	\$ 176,402.00	\$ 182,281.00	\$ 206,341.00
	Park Lighting			
	Recreation and Culture			
	Libraries			
	Cemeteries			
	Other (specify): Gun Range	\$ 9,806.00	\$ 76,579.00	\$ 40,907.00

CONTINUE PART II ON PAGE 6

Name <b>Perry City</b>		Fiscal Year Ended		<b>6/30/2025</b>
<b>General Fund Expenditures - Continued</b>				
Expenditure (a)	Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)	
<b>Community and Economic Development</b>				
Community Planning				
Community Development	\$ 211,723.00	\$ 270,581.00	\$	365,333.00
Urban Redevelopment and Housing				
Economic Development and Assistance				
Economic Opportunity				
Other (specify): Contribution- Mass transit Tax	\$ 679,536.00	\$ 745,000.00		
<b>Debt Service</b>				
Principal and Interest				
Other (specify):				
<b>Transfers and Other Uses</b>				
Transfer To: Other (First Responders Equip)		\$ 5,000.00	\$	5,000.00
Transfer To: City Hall & Public Safety Facility	\$ 315,772.00	\$ 246,765.00	\$	35,000.00
Transfer To: ARPA Well Project (Restricted)	\$ 310,552.00			
Transfer To: 1200 West Projects	\$ 34,706.00	\$ 399,376.00		
Transfer to: Park s Equipment & Improvements	\$ 40,000.00	\$ 43,350.00	\$	120,000.00
Transfer To: Debt Service Fund (City Hall)	\$ 251,368.00	\$ 252,223.00	\$	252,267.00
Transfer To: Public Works Facility Improvements			\$	50,000.00
Transfer To: 1200 West North Roadway			\$	42,500.00
Trabsfer To: Gun Range Improvements			\$	50,000.00
Transfer To: Restricted Road Funds			\$	145,805.00
Transfer To: Restricted Impact Fees			\$	89,860.00
Transfer To: Perry City RDA Tax Increment		\$ 176,374.00	\$	176,878.00
Loan To:				
Use of Restricted/Reserved Fund Balance				
Class "C" Road Funds				
<b>Miscellaneous</b>				
Judgments and Losses				
FEMA Reimbursement of Flood Costs				
Other Flood Costs				
Other (specify):				
<b>Budgeted Increase in Fund Balance</b>				
	\$ 172,621.00			
<b>TOTAL EXPENDITURES</b>				
	\$ 5,013,103.00	\$ 8,100,687.00	\$	5,252,519.00

CONTINUE ON PAGE 7 FOR PART III





<b>Name</b> Perry City	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>
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<b>Part IV Debt Service Fund</b>
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Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Revenues</b>			
Bonds Issued (Except Enterprise)			
Property Taxes			
Fee-in-Lieu of Property Taxes			
Interest Income			
Transfer From: General Fund	\$ 251,368.00	\$ 252,223.00	\$ 252,267.00
Other: Charges for Service			
Other Source			
<b>TOTAL REVENUE</b>	<b>\$ 251,368.00</b>	<b>\$ 252,223.00</b>	<b>\$ 252,267.00</b>

<b>Beginning Fund Balance</b>		\$ -	\$ -
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<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	<b>\$ 251,368.00</b>	<b>\$ 252,223.00</b>	<b>\$ 252,267.00</b>
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<b>Expenditures</b>			
Debt Service	165000	168000	173000
Retirement of bonds			
Interest on bonds	86368	84223	79267
Agent's Fees			
Other:			
Transfer to General Fund			
Transfer to RDA (Pointe Perry CDA)			
Transfer to Capital Projects - City Hall			
<b>TOTAL EXPENDITURES</b>	<b>\$ 251,368.00</b>	<b>\$ 252,223.00</b>	<b>\$ 252,267.00</b>

<b>Ending Fund Balance</b>	\$ -	\$ -	\$ -
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<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>	
<b>Part V</b>	<b>Capital Projects Fund</b>			
<b>Nature of the Fund:</b>		City Hall & Public Safety Facility		
<b>Description</b> <b>(a)</b>	<b>Prior Year Actual</b> <b>(b)</b>	<b>Current Year Estimate</b> <b>(c)</b>	<b>Ensuing Year Approved Budget Appropriation</b> <b>(d)</b>	
<b>Revenues</b>				
Transfers from General Fund	\$ 287,295.00	\$ 246,765.00	\$ 35,000.00	
Interest Income				
Other Additions: Grants	\$ 20,000.00			
Other Additions: Lease Security Deposit				
Transfer from Impact Fees	\$ 12,537.00			
Transfer from Debt Service Fund				
<b>TOTAL REVENUE</b>	<b>\$ 319,832.00</b>	<b>\$ 246,765.00</b>	<b>\$ 35,000.00</b>	
<b>Beginning Fund Balance</b>	<b>\$ 1,900,256.00</b>	<b>\$ 1,395,502.00</b>	<b>\$ -</b>	
<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	<b>\$ 2,220,088.00</b>	<b>\$ 1,642,267.00</b>	<b>\$ 35,000.00</b>	
<b>Expenditures</b>				
Land Acquisition				
City Hall/Public Safety Building				
Cost of Issuance of Bonds				
Down Payment for New City Hall				
New City Hall Renovations	\$ 824,586.00	\$ 1,642,267.00		
<b>TOTAL EXPENDITURES</b>	<b>\$ 824,586.00</b>	<b>\$ 1,642,267.00</b>	<b>\$ -</b>	
<b>Ending Fund Balance</b>	<b>\$ 1,395,502.00</b>	<b>\$ -</b>	<b>\$ 35,000.00</b>	

<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>	
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<b>Part V</b>	<b>Capital Projects Fund</b>			
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<b>Nature of the Fund:</b>		1200 W South		
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Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
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<b>Revenues</b>			
Transfers from General Fund (Impact Fees)			
Interest Income			
Other Additions - TIF Grant Revenue Perry			
Other Additions - TIF Grant Revenue Willard			
Other Additions - Other Income			
<b>TOTAL REVENUE</b>	\$ -	\$ -	\$ -

<b>Beginning Fund Balance</b>	\$ 203,407.00	\$ -	\$ -
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<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	\$ 203,407.00	\$ -	\$ -
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<b>Expenditures</b>			
Grant Expense: 1200 W Construction Perry			
Grant Expense: Sub Grant to Willard			
Transfer fund balance to 1200 W North	\$ 203,407.00		
<b>TOTAL EXPENDITURES</b>	\$ 203,407.00	\$ -	0

<b>Ending Fund Balance</b>	\$ -	\$ -	\$ -
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<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>	
<b>Part V</b>	<b>Capital Projects Fund</b>			
<b>Nature of the Fund:</b>		1200 W North Trail		
	<b>Description</b> (a)	<b>Prior Year Actual</b> (b)	<b>Amendment Current Year Estimate</b> (c)	<b>Ensuing Year Approved Budget Appropriation</b> (d)
	<b>Revenues</b>			
	Transfers from General Fund	\$ 34,706.00	\$ 34,706.00	
	Interest Income			
	Other Additions - Grants			
	Transfer from 1200 W Central Trail Capital Project Fund	\$ 203,407.00		
	Transfer from: Class C Funds			
	Contribution from Other Government: UTA			
	<b>TOTAL REVENUE</b>	\$ 238,113.00	\$ 34,706.00	\$ -
	<b>Beginning Fund Balance</b>	\$ 245,519.00	\$ 483,632.00	\$ 77,817.00
	<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	\$ 483,632.00	\$ 518,338.00	\$ 77,817.00
	<b>Expenditures</b>			
	Environmental Study		\$ 50,000.00	
	Construction of 1200 W North Trail			
	Construction of 1200 W Central Trail			
	Transfer to: 1200 W Central Trail		\$ 390,521.00	
	<b>TOTAL EXPENDITURES</b>	\$ -	\$ 440,521.00	\$ -
	<b>Ending Fund Balance</b>	\$ 483,632.00	\$ 77,817.00	\$ 77,817.00

<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>	
<b>Part V</b>	<b>Capital Projects Fund</b>			
<b>Nature of the Fund:</b>		1200 W Central Trail		
	<b>Description (a)</b>	<b>Prior Year Actual (b)</b>	<b>Amendment Current Year Estimate (c)</b>	<b>Ensuing Year Approved Budget Appropriation (d)</b>
	<b>Revenues</b>			
	Transfers from General Fund			
	Interest Income			
	Other Additions - Grants			\$ 1,920,000.00
	Transfer from 1200 W North Trail Capital Project Fund		\$ 390,521.00	
	Transfer from: Class C Funds			\$ 364,670.00
	Contribution from Other Government: UTA			\$ 250,000.00
	<b>TOTAL REVENUE</b>	\$ -	\$ 390,521.00	\$ 2,534,670.00
	<b>Beginning Fund Balance</b>		\$ -	\$ 390,521.00
	<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	\$ -	\$ 390,521.00	\$ 2,925,191.00
	<b>Expenditures</b>			
	Environmental Study			
	Construction of 1200 W Central Trail			\$ 2,400,000.00
	<b>TOTAL EXPENDITURES</b>	\$ -	\$ -	\$ 2,400,000.00
	<b>Ending Fund Balance</b>	\$ -	\$ 390,521.00	\$ 525,191.00

<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>
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<b>Part V</b>	<b>Capital Projects Fund</b>
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<b>Nature of the Fund:</b>	1200 W North Roadway
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Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Revenues</b>			
Transfers from General Fund			\$ 42,500.00
Interest Income			
Other Additions - Grants			
Transfer from 1200 W South Capital Project Fund			
Transfer from: Class C Funds			
Contribution from Other Government: UTA			
<b>TOTAL REVENUE</b>	\$ -	\$ -	\$ 42,500.00

<b>Beginning Fund Balance</b>		\$ -	\$ -
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<b>TOTAL AVAILABLE FOR APPROPRIATION</b>	\$ -	\$ -	\$ 42,500.00
--	------	------	--------------

<b>Expenditures</b>			
Environmental Study			
Construction 1200 W North Roadway			
<b>TOTAL EXPENDITURES</b>	\$ -	\$ -	\$ -

<b>Ending Fund Balance</b>	\$ -	\$ -	\$ 42,500.00
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<b>Name</b>	<b>Perry City</b>	<b>Fiscal Year Ended</b>	<b>6/30/2025</b>	
<b>Part VI</b>	<b>Other Fund</b>			
<b>Nature of the Fund:</b>				
	<b>Description (a)</b>	<b>Prior Year Actual (b)</b>	<b>Current Year Estimate (c)</b>	<b>Ensuing Year Approved Budget Appropriation (d)</b>
	<b>Revenues</b>			
	Transfers from General Fund			
	Interest Income			
	Other Additions			
	<b>Beginning Fund Balance to be Appropriated</b>			
	<b>TOTAL REVENUE</b>	0	0	0
	<b>Expenditures</b>			
	<b>Appropriated Increase in fund Balance</b>			
	<b>TOTAL EXPENDITURES</b>	0	0	0

**INSTRUCTIONS:**

- The enterprise budget form is an accrual basis budget. While we acknowledge that a cash flow analysis is critical to the effective operation of any organization, it is more important to know whether the enterprise is operating at a profit or loss on current year revenues and expenses in a fiscal year period. Since enterprise funds are required to follow the same accounting principles for determining profit or loss that a private company is, it must be recognized that certain items such as bond proceeds are not revenues even though they provide cash, and items such as construction and major improvements of systems and debt repayment are not expenses even though they use cash. Accordingly, it would be helpful for the town to use the cash reconciliation section provided at the bottom of the form for cash flow analysis. Net income (loss) should not reflect retained earnings.
  
- A separate budget should be submitted for each enterprise function, such as water and electric. A combined budget may be prepared only if the function of the enterprise is closely related, such as water and sewer.
  
- Bonds to be repaid from enterprise funds should be budgeted and reported in the enterprise fund rather than the debt service fund.

**See page 2 of section IV.C.02 in the Uniform Accounting Manual**

Name	Perry City	Fiscal Year Ended		6/30/2025
Part VII	Enterprise or Internal Service Fund:	Fleet Lease		
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	<b>Operating Revenue</b>			
	Charge for Services	\$ 108,254.00	\$ 138,712.00	\$ 163,458.00
	Interest Earned			
	Other:			
	Other:			
	Other:			
	<b>TOTAL OPERATING REVENUE</b>	\$ 108,254.00	\$ 138,712.00	\$ 163,458.00
	<b>Operating Expense</b>			
	Personnel Services			
	Contractual Services			
	Material and Supplies			
	Depreciation	\$ 108,254.00	\$ 138,712.00	\$ 163,458.00
	Other:			
	Other:			
	Other:			
	<b>TOTAL OPERATING EXPENSE</b>	\$ 108,254.00	\$ 138,712.00	\$ 163,458.00
	<b>Non-Operating Revenue (Expense) and Transfers</b>			
	Gain (loss) on sale of assets	\$ 3,543.00		
	Interest Expense	\$ (14,816.00)		
	Capital Contributions From Outside Sources			
	Impact Fee Collected			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Other: Net Assets Beginning	\$ 16,161.00	\$ 4,888.00	\$ 4,888.00
	Other: adjustment to beginning position			
	<b>NET INCOME (LOSS)</b>	\$ 4,888.00	\$ 4,888.00	\$ 4,888.00
	<b>Cash Operating Needs</b>			
	Net Income (Loss)	\$ 4,888.00	\$ 4,888.00	\$ 4,888.00
	Plus: Depreciation			
	Plus:			
	Plus:			
	Plus:			
	Less: Major Improvements and Capital Outlay			
	Less: Bond Principal Payments			
	Less: Adjustment to beginning position			
	Less:			
	Less:			
	<b>TOTAL CASH PROVIDED (REQUIRED)</b>	4888	4888	4888
	<b>Source of Cash Required</b>			
	Cash Balance at Beginning of Year			
	Sale of Investment and Other Current Assets			
	Issuance of Bonds and Other Debt			
	Loans from Other Funds			
	Other:			
	Other:			
	<b>TOTAL CASH PROVIDED (REQUIRED)</b>	0	0	0

Name	Perry City	Fiscal Year Ended	6/30/2025
Part VII	Enterprise or Internal Service Fund:	Utility Fund	
Description (a)	Prior Year Actual (b)	Amendment Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Operating Revenue</b>			
Charge for Services	\$ 946,391.00	\$ 1,139,320.00	\$ 1,141,885.00
Interest Earned			
Other: Misc Operating Income	\$ 41,900.00	\$ 40,770.00	\$ 36,450.00
Other:			
Other:			
<b>TOTAL OPERATING REVENUE</b>	\$ 988,291.00	\$ 1,180,090.00	\$ 1,178,335.00
<b>Operating Expense</b>			
Personnel Services	\$ 248,222.00	\$ 326,468.00	\$ 322,850.00
Contractual Services	\$ 378,681.00	\$ 488,605.00	\$ 381,550.00
Material and Supplies	\$ 29,709.00	\$ 381,632.00	\$ 340,433.00
Depreciation	\$ 137,451.00	\$ 121,095.00	\$ 158,538.00
Other: Utilities	\$ 46,761.00	\$ 80,675.00	\$ 61,200.00
Other: Repairs & Maintenance	\$ 269,658.00		
Other: Lease Expenses	\$ 20,190.00	\$ 26,160.00	\$ 24,902.00
<b>TOTAL OPERATING EXPENSE</b>	\$ 1,130,672.00	\$ 1,424,635.00	\$ 1,289,473.00
<b>Non-Operating Revenue (Expense) and Transfers</b>			
Connection Fees			
Interest Revenue (Expense)	\$ 119,595.00	\$ 69,050.00	\$ 131,400.00
Capital Contributions From Outside Sources	\$ 1,023,211.00		
Impact Fee Collected	\$ 194,041.00	\$ 144,200.00	\$ 216,000.00
Operating Transfers From: General Fund (ARPA Funds)	\$ 310,552.00		
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Impact Fee Spent			
Operating Transfers To: Capital Projects			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Other: Miscellaneous Revenues	\$ 151.00	\$ 880.00	\$ 880.00
<b>NET INCOME (LOSS)</b>	\$ 1,505,169.00	\$ (30,415.00)	\$ 237,142.00
<b>Cash Operating Needs</b>			
Net Income (Loss)	\$ 1,505,169.00	\$ (30,415.00)	\$ 237,142.00
Plus: Depreciation	\$ 137,451.00	\$ 121,095.00	\$ 158,538.00
Plus: Change in Pension Liability	\$ (16,122.00)		
Plus: Impact Fees			
Plus: Other			
Less: Major Improvements and Capital Outlay	\$ 249,167.00	\$ 961,180.00	
Less: Bond Principal Payments			
Less: Other Miscellaneous			
Less:			
Less:			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	\$ 1,377,331.00	\$ (870,500.00)	\$ 395,680.00
<b>Source of Cash Required</b>			
Cash Balance at Beginning of Year	\$ 2,543,412.00	\$ 2,731,308.00	\$ 1,860,808.00
Sale of Investment and Other Current Assets			
Issuance of Bonds and Other Debt			
Loans from Other Funds			
Other:			
Other:			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	\$ 2,543,412.00	\$ 2,731,308.00	\$ 1,860,808.00

Name	Perry City	Fiscal Year Ended	6/30/2025
<b>Part VII</b>	<b>Enterprise or Internal Service Fund:</b>	<b>Sewer Fund</b>	
		<i>Amendment</i>	
Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Operating Revenue</b>			
Charge for Services	\$ 1,188,566.00	\$ 1,242,676.00	\$ 1,260,097.00
Interest Earned	\$ 64,334.00	\$ 30,000.00	\$ 55,000.00
Other: Misc Operating Income	\$ 2,046.00	\$ 955.00	\$ 850.00
Other: Refund of Debt Reserve			
Other:			
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 1,254,946.00</b>	<b>\$ 1,273,631.00</b>	<b>\$ 1,315,947.00</b>
<b>Operating Expense</b>			
Personnel Services	\$ 241,994.00	\$ 308,197.00	\$ 307,196.00
Contractual Services	\$ 32,923.00	\$ 61,000.00	\$ 80,000.00
Material and Supplies	\$ 24,220.00	\$ 177,697.00	\$ 169,373.00
Depreciation	\$ 437,068.00	\$ 443,765.03	\$ 447,878.00
Other: Utilities	\$ 75,283.00	\$ 78,600.00	\$ 83,200.00
Other: Repairs & Maintenance	\$ 126,977.00		
Other: Insurance Expense	\$ 22,660.00	\$ 20,500.00	\$ 26,810.00
Other: Bad Debt Expense			
Other: Miscellaneous	\$ 250.00		
Other: Lease Expense	\$ 31,461.00	\$ 27,434.00	\$ 34,984.00
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 992,836.00</b>	<b>\$ 1,117,193.03</b>	<b>\$ 1,149,441.00</b>
<b>Non-Operating Revenue (Expense) and Transfers</b>			
Connection Fees			
Interest Expense	\$ (128,384.00)	\$ (121,051.00)	\$ (112,051.00)
Capital Contributions From Outside Sources	\$ 490,940.00		
Impact Fee Collected	\$ 253,732.00	\$ 157,500.00	\$ 105,000.00
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Operating Transfers From:			
Impact Fee Spent			
Operating Transfers To:			
Operating Transfers To:			
Operating Transfers To:			
Other: Gain on sale of Asset	\$ 3,500.00		
Other: Miscellaneous	\$ (28.00)		
<b>NET INCOME (LOSS)</b>	<b>\$ 881,870.00</b>	<b>\$ 192,886.97</b>	<b>\$ 159,455.00</b>
<b>Cash Operating Needs</b>			
Net Income (Loss)	\$ 881,870.00	\$ 192,886.97	\$ 159,455.00
Plus: Depreciation	\$ 437,068.00	\$ 443,765.03	\$ 447,878.00
Plus: Change in pension liabilities/assets	\$ (20,247.00)		
Plus: Proceeds from Impact Fees			
Plus:			
Less: Major Improvements and Capital Outlay	\$ 132,478.00	\$ 138,000.00	\$ 226,300.00
Less: Bond Principal Payments	\$ 440,000.00	\$ 440,000.00	\$ 459,000.00
Less: Interest Paid on Bond			
Less:			
Less: Other Miscellaneous			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>\$ 726,213.00</b>	<b>\$ 58,652.00</b>	<b>\$ (77,967.00)</b>
<b>Source of Cash Required</b>			
Cash Balance at Beginning of Year	\$ 1,747,180.00	\$ 2,473,393.00	\$ 2,532,045.00
Sale of Investment and Other Current Assets			
Issuance of Bonds and Other Debt			
Loans from Other Funds			
Other:			
Other:			
<b>TOTAL CASH PROVIDED (REQUIRED)</b>	<b>\$ 1,747,180.00</b>	<b>\$ 2,473,393.00</b>	<b>\$ 2,532,045.00</b>

**PERRY CITY  
ORDINANCE NO. 24-E**

**ZONING MAP AMENDMENT**

**AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE ZONING MAP FOR A CERTAIN PARCEL WHERE AN ZONING AMENDMENT APPLICATION WAS FILED; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Perry City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

**WHEREAS**, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

**WHEREAS**, the City received an Application to Amend the Zoning Map to add the Development Overlay Zoning District;

**WHEREAS**, after publication of the required notice the Planning Commission held its public hearing on June 06, 2024, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to deny this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on June 27, 2024;

**NOW, THEREFORE**, be it ordained by the City Council of Perry City as follows:

- Section 1:**     **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.
- Section 2:**     **Zoning Map Amendment.** The Official Zoning Map of Perry City, Utah, is hereby amended to add the Conservation Subdivision Overlay Zoning District for the Property set forth in the Map attached hereto as Exhibit “A” and incorporated herein by this reference.
- Section 3:**     **Concept Plan.** The Concept Plan associated with this Zoning Map Amendment is attached hereto as Exhibit “B” and incorporated herein by this reference. The Final Subdivision Plat Application to be submitted for approval shall be substantially similar to the Concept Plan adopted in this Section or the Development Overlay Zoning District identified in Section 2 shall be immediately and automatically removed.



## Exhibit A

### Property

02-034-0144

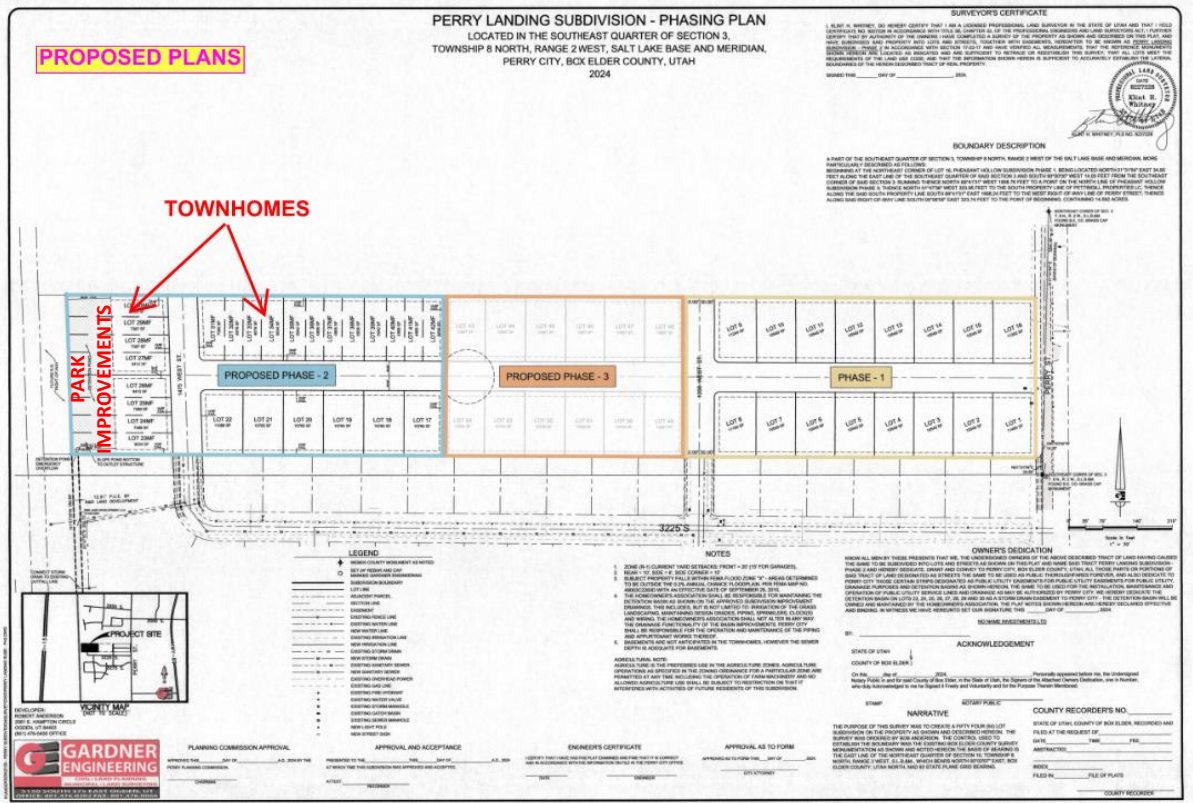
BEG 53 LKS N OF SE COR OF SEC 03 T08N R02W SLM, N89°46`W 2029.5 FT, N 323.73 FT, E 2017.5 FT, S 323.73 FT TO BEG.

EXC. OF RR

LESS [02-034-0125]: A PARCEL OF LAND IN FEE FOR CORRIDOR PRESERVATION KNOWN AS PROJECT NO. MSP-140, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SE1/4 OF SECTION 3, T.8N., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT IN THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD WHICH CORNER IS 34.79 FEET (53.00 LINKS BY RECORD) NORTH AND 2,028.97 FEET N.89°56'21"W. (2029.50 FEET N.89°46'00"W. BY RECORD) FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE N.02°02'25"W. 323.73 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT; THENCE S.89°56'43"E. (EAST BY RECORD) 57.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 40.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE FRONTRUNNER NORTH EXTENSION CONTROL LINE; THENCE S.02°02'25"E. 323.73 FEET ALONG SAID PARALLEL LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°56'21"W. (N.89°46'00"W. BY RECORD) 57.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH TRANSIT AUTHORITY. (NOTE: THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N.01°17'06"E. BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER (FOUND BRASS CAP BOX ELDER COUNTY MONUMENT DATED 1962) OF SECTION 3, T.8N., R.2W., S.L.B. & M.)

LESS: ALL OF PERRY LANDING SUBDIVISION PH 01. PART OF SE/4 OF SEC 03, T 08N, R 02W, SLB&M.

Exhibit B



# Staff Report

June 27, 2024

Perry City Planning Commission



**Zone Change, Development Overlay – Perry Landing, Robert Anderson** - located at approximately 3200 S 1200 W

## Summary

The property is approximately 15 acres in size and is zoned R1. Preliminary approval was received December 2, 2021. Phase One has been recorded and is under construction. The approved plans show 54 lots with 20 of those lots being for townhome units.

## Code Compliance

The approved plans have the townhomes separated into two areas in compliance with our density map. The developer is asking for a development agreement to group the townhomes into one area. Development agreements are completely voluntary and neither the developer nor the city are obligated to enter into an agreement. Section 15.02 of our code regulates the process for approving development agreements.

The developer is asking for an allowance to locate all townhomes together, in one multi-family district, at the west end of the development. There are eight units allowed in one area and twelve in the other, for a total of 20 units. In the proposed scenario they would move the townhomes to the north side of the street away from the existing single family homes. They are also proposing some open space enhancements, which would be for private HOA use.

This staff report is accompanied by the ordinance documentation for the zone change. Because the proposed changes are fairly simple, staff has included the 'development agreement' directly in the ordinance language.

## Considerations and Recommendations

Staff considers a development agreement favorable to a code amendment that would change how we approach all development. There will be other developers who will wish to combine their multi-family units into one area. If this development agreement is approved, it will be valuable to articulate why it was appropriate for this specific development. Typically when the city grants a developer a beneficial allowance, the developer will also provide a benefit to the city. You may consider the relocation of the townhomes away from existing homes a benefit. The open space amenities are also an improvement although they will be private and the developer has not provided information about what exactly they will provide; the quality and type of improvements is unknown.

## Planning Commission Review

Planning Commission reviewed this request over two meetings. During the first meeting there were two commissioners in favor of the proposal. These two commissioners were not in attendance during the next meeting when the formal vote was taken. The final vote was to deny the request with a 4-0 vote.

**APPROVED PLANS**

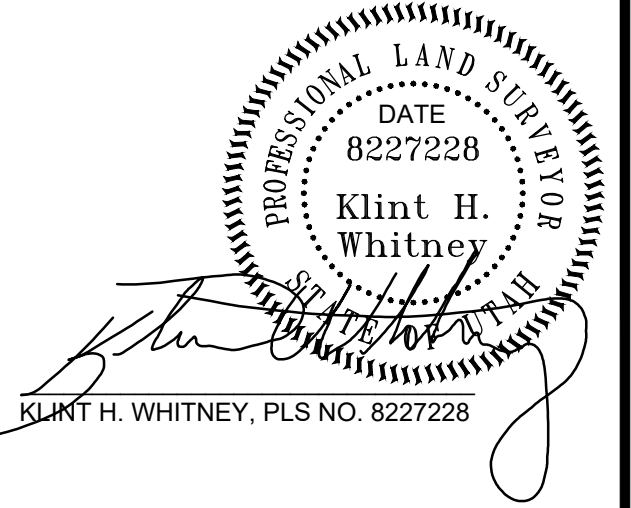
# PERRY LANDING SUBDIVISION (OPTION - 2)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
PERRY CITY, BOX ELDER COUNTY, UTAH  
AUGUST 2021

## SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PERRY LANDING SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

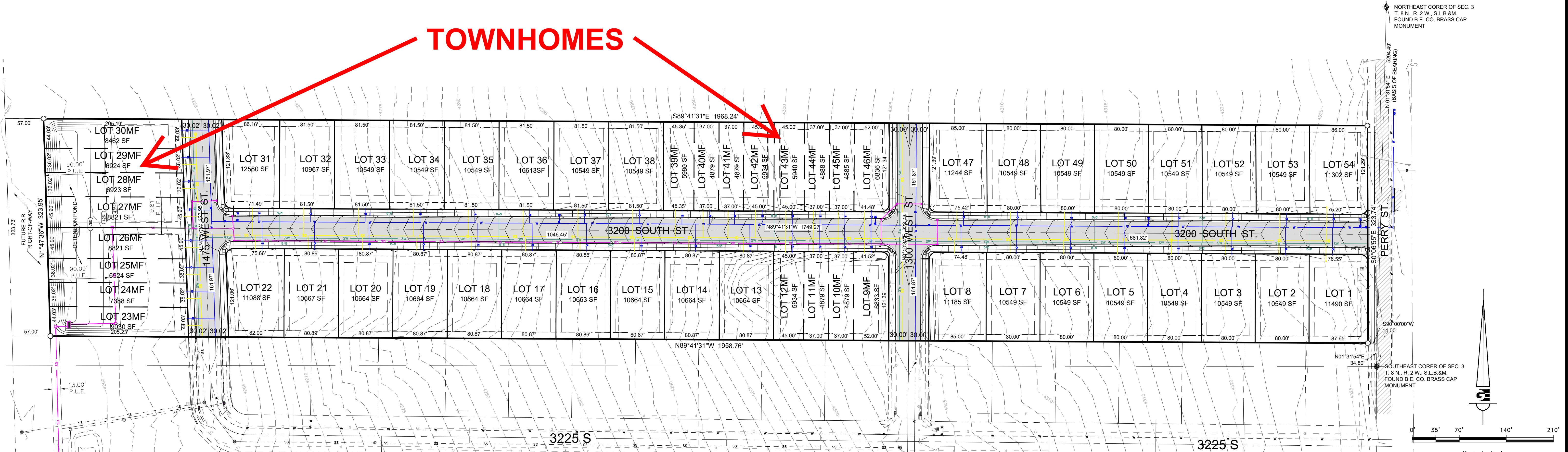
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.



## BOUNDARY DESCRIPTION

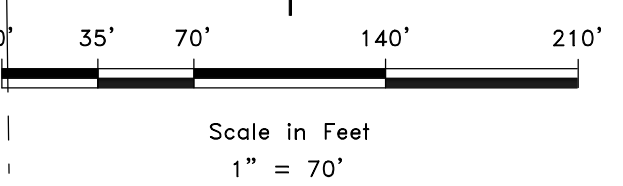
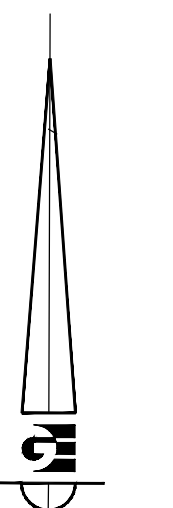
A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 16, PHEASANT HOLLOW SUBDIVISION PHASE 1, BEING LOCATED NORTH 01°31'54" EAST 34.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND SOUTH 90°00'00" WEST 14.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE NORTH 89°41'31" WEST 1958.76 FEET TO A POINT ON THE NORTH LINE OF PHEASANT HOLLOW SUBDIVISION PHASE 3; THENCE NORTH 01°47'36" WEST 323.95 FEET TO THE SOUTH PROPERTY LINE OF PETTINGILL PROPERTIES LC, THENCE ALONG THE SAID SOUTH PROPERTY LINE SOUTH 89°41'31" EAST 1968.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF PERRY STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°06'55" EAST 323.74 FEET TO THE POINT OF BEGINNING, CONTAINING 14.592 ACRES.

**TOWNHOMES**



NORTHEAST CORNER OF SEC. 3  
T. 8 N., R. 2 W., S.L.B.&M.  
FOUND B.E. CO. BRASS CAP  
MONUMENT

SOUTHEAST CORNER OF SEC. 3  
T. 8 N., R. 2 W., S.L.B.&M.  
FOUND B.E. CO. BRASS CAP  
MONUMENT



## LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - NEW WATER LINE
- - - EXISTING IRRIGATION LINE
- - - NEW IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - NEW STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - NEW SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- - - EXISTING FIRE HYDRANT
- - - EXISTING WATER VALVE
- - - EXISTING STORM MANHOLE
- - - EXISTING CATCH BASIN
- - - EXISTING SEWER MANHOLE

## NOTES

- ZONE (R-1) CURRENT YARD SETBACKS: FRONT = 20', REAR = 10', SIDE = 8', SIDE CORNER = 15'
  - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49003C2260D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
  - THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN AS SHOWN ON THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO: IRRIGATION OF THE GRASS LANDSCAPING, MAINTAINING DESIGN GRADES, PIPING, SPRINKLERS, CLOCK(S) AND WIRING. THE HOMEOWNER'S ASSOCIATION SHALL NOT ALTER IN ANY WAY THE DRAINAGE FUNCTIONALITY OF THE BASIN IMPROVEMENTS. PERRY CITY SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF.
- AGRICULTURAL NOTE:  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PERRY LANDING SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, EASEMENTS FOR PUBLIC UTILITY, DRAINAGE PURPOSES AND DETENTION BASINS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY. WE HEREBY DEDICATE THE DETENTION BASIN ON LOTS 23, 24, 25, 26, 27, 28, 29 AND 30 AS A STORM DRAIN EASEMENT TO PERRY CITY - THE DETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERETO SET OUR SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NO NAME INVESTMENTS LTD

BY: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF BOX ELDER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_ Personally appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

STAMP

NOTARY PUBLIC

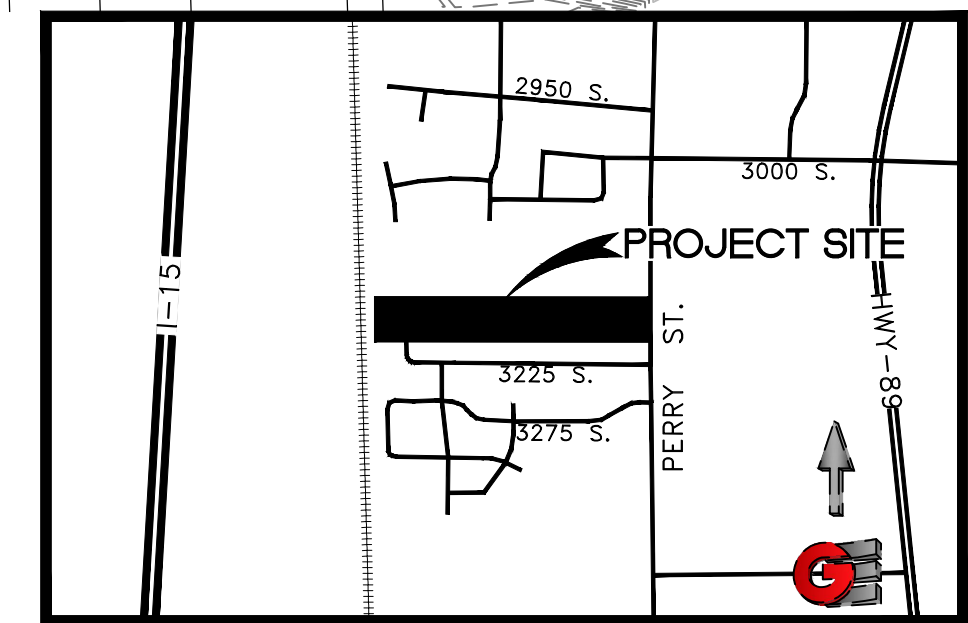
## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTY (30) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BOB ANDERSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.&M., WHICH BEARS NORTH 00°03'07" EAST, BOX ELDER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

## COUNTY RECORDER'S NO. \_\_\_\_\_

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_  
INDEX \_\_\_\_\_  
FILED IN \_\_\_\_\_ FILE OF PLATS \_\_\_\_\_

COUNTY RECORDER



DEVELOPER:  
ROBERT ANDERSON  
2081 E. HAMPTON CIRCLE  
OSGREN, UT 84403  
(801) 476-0400 OFFICE

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021 BY THE PERRY PLANNING COMMISSION.  
CHAIRMAN \_\_\_\_\_

## APPROVAL AND ACCEPTANCE

PRESENTED TO THE \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTEST: \_\_\_\_\_ RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_

## ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.  
DATE \_\_\_\_\_ ENGINEER \_\_\_\_\_

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
CITY ATTORNEY \_\_\_\_\_

R:\ANDERSON\02109 - PERRY SUBDIVISION SURVEY\VIEW\GARDNER\LANDING SUBD - OPT2.DWG

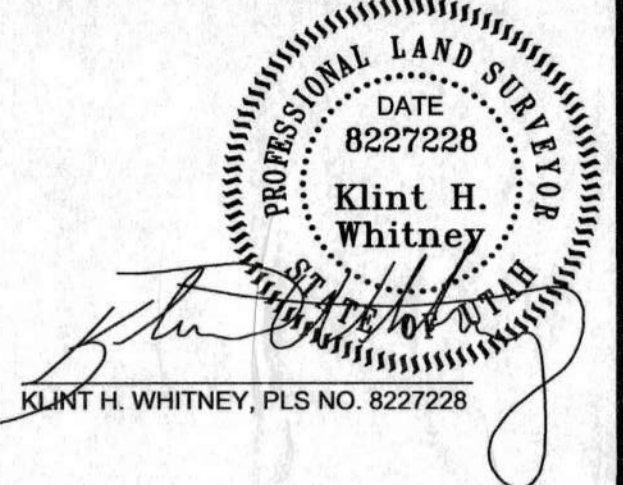
# PROPOSED PLANS

## PERRY LANDING SUBDIVISION - PHASING PLAN LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PERRY CITY, BOX ELDER COUNTY, UTAH 2024

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS PERRY LANDING SUBDIVISION - PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

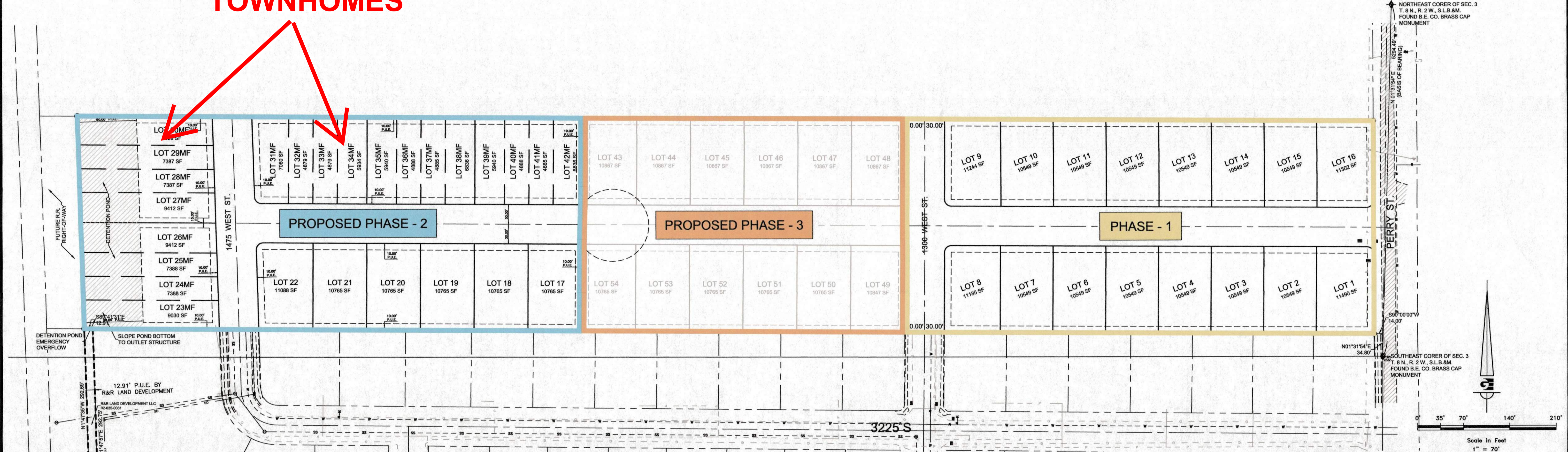
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 16, PHEASANT HOLLOW SUBDIVISION PHASE 1, BEING LOCATED NORTH 01°13'15" EAST 34.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND SOUTH 00°00'00" WEST 14.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE NORTH 89°41'31" WEST 1958.76 FEET TO A POINT ON THE NORTH LINE OF PHEASANT HOLLOW SUBDIVISION PHASE 3; THENCE NORTH 01°47'36" WEST 323.95 FEET TO THE SOUTH PROPERTY LINE OF PETTINGILL PROPERTIES LC; THENCE ALONG THE SAID SOUTH PROPERTY LINE SOUTH 89°41'31" EAST 1968.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF PERRY STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°06'55" EAST 323.74 FEET TO THE POINT OF BEGINNING. CONTAINING 14.592 ACRES.

**TOWNHOMES**



To: Bob Barnhill, City Administrator

From: Bob Anderson, Anderson Homes

Perry Landing Subdivision

Date: April 17, 2024

Subject: Proposal Request to Combine Five 4-plex  
Townhouses into Phase 2, Perry Landing  
Subdivision. (20 Dwelling Units)

Dear Bob,

At this point the Perry Landing Subdivision, Phases 2 & 3, has been conceptually approved for 5 Four-Plex Townhouse buildings. The four plexes would be separated by approx. 700 feet, with 2 four plexes to the West in Phase 2 and 3 four plexes on the East end of Phase 3.

We have done substantial review with our Attorney, who specializes in Home Owner Associations, the HOA landscaping company, the maintenance company for landscaping and exterior surfaces, as well as the Perry City Engineer, City

Administrator, and Mayor to solicit opinions of the advantages of forming the 20 dwelling units into one contiguous site and HOA. The proposed description has been submitted with this letter for the review of the Planning Commission and City Council.

We are asking for your consideration and approval to modify the previous plat locations through a Developer Agreement based on the following:

- 1) Our Attorney has strongly suggested that we combine the physical location as well as the HOA into one entity. Through this economy of scale the HOA can be run more efficiently and economically and be more cohesive for the member/owners.
- 2) Because of the economy of scale and the open area it allows with easy access for all members/owners, we would commit to more common area enhancements to be installed for the member/owners. The open area, besides the individual private lots for each of the Townhouses, would consist of approx. .67 acre of fully landscaped

area. This area is ideally located to also provide a storm detention facility for the entire neighborhood. In this area we would be able to and commit to install an enhanced recreational area for each of the member/owners with close proximity of use and easy access with control of entry. These enhancements are being designed by a play ground designer to include:

- commercial grade picnic tables and benches with pergola.
- active playground equipment for children
- a fully grassed layout for soccer/football/ baseball and other sports on a reduced field.
- all with an enclosed fence system

3) A landscaping plan, of course, will be required by the City and the landscape architect feels equally as strong that one coordinated site would be far more preferable to two sections approx. 700 feet apart.

- 4) We will also agree, at the suggestion of Mr. Barnhill, to relocate all four plexes to the North side of 3200 S. that would have otherwise backed onto the rear yards of the neighboring Subdivision. This was also expressed as a concern of a few neighbors before. (see Plat)
- 5) The ability to form one HOA will lesson the Expenses and provide for full continuity for Landscaping maintenance, exterior colors over the life of the buildings among all townhouses. Again each and every townhouse has its own Private yard by virtue of each having its own Deeded lot. If the dwelling units are all in one contiguous location it is strongly felt that the sense of community, pride of upkeep, and continuity will exist among all owners.
- 6) We as the developers are committed to making this project the best designed and maintained

Subdivision that we can build.

7) We respectfully request that you grant through A Developers Agreement our ability to combine these units into one HOA in a contiguous location. This location at the bottom of 3200 S provides a unique opportunity to handle the storm runoff needs as well as a coordinated approach to expanding the recreational aspects for all to enjoy. If this provision can be granted we would in turn commit through the Developers Agreement to enhance the recreational opportunities and equipment as mentioned in order to provide a first class park for the HOA.

Sincerely,

Robert J. Anderson

Anderson Homes







**THURSDAY, JUNE 27, 2024**  
**PERRY CITY REDEVELOPMENT AGENCY ELECTRONIC MEETING AGENDA**

**This meeting will be open to the public and also be held online.**  
**“Electronic Meeting” Web/Teleconferencing will be used to participate.**

The Perry City Redevelopment Agency will hold an electronic meeting at 1950 S. Highway 89 in Perry and via web/teleconference on the Thursday identified above, starting at approximately 8:00 PM. Go to <https://www.perrycity.org/whats-new.htm.htm> for electronic meeting access instructions. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alterations. Numbers and/or times are estimates of when agenda items will be discussed. The agenda shall be as follows, with every item being a discussion and/or action item, unless otherwise indicated:

Approx. 8:00 PM

1. Call to Order
2. Action Item
  - A. Resolution 2024-01 Adopting a Fiscal Year 2024-2025 RDA Budget
3. Approx. 8:30 PM - Adjournment
  - A. Motion to Adjourn

**Certificate of Posting**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the RDA Board and was posted in three locations: the Perry City Offices, Centennial Park, Perry City Park; and was faxed/emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 21<sup>st</sup> day of June, 2024. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

---

Shanna S. Johnson, RDA Secretary

**REDEVELOPMENT AGENCY OF PERRY CITY  
RESOLUTION 2024-01**

**ADOPTION OF FINAL BUDGET FOR FISCAL YEAR 2024-2025**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF PERRY CITY,  
UTAH, ADOPTING THE FISCAL YEAR 2024-2025 FINAL BUDGET FOR  
FISCAL YEAR ENDING: JUNE 30, 2025.**

**WHEREAS**, Perry City adopted Ordinance 00-02 on February 24, 2000, creating the Redevelopment Agency of Perry City;

**WHEREAS**, the City Council is the Board of the Redevelopment Agency of Perry City;

**WHEREAS**, Utah Code Annotated §17C-1-601.5 requires the Board to adopt an annual budget;

**WHEREAS**, the Redevelopment Agency of Perry City has prepared a budget to be adopted by the Board;

**WHEREAS**, the Board previously approved the Tentative Budget in accordance with state law and did hold the required Public Hearing on June 13, 2024, to take public comment regarding the Final Budget for the above referenced fiscal year, and such budget was presented as substantially contained herein;

**NOW, THEREFORE**, be it resolved by the Board of the Redevelopment Agency of Perry City as follows:

**Section 1. Adoption of Budget.**

That the Board adopts the final budget for Fiscal Year 2024-2025 as per the attached budgetary forms incorporated herein by this reference. This Resolution shall be effective immediately upon being passed and approved.

**Section 2. Compliance and Submission.**

That staff is authorized to make any modification to said budget to conform with the submission requirements of state law, and file a certified copy with the State Auditor within thirty (30) days.

PASSED AND ADOPTED by the Board on this \_\_\_\_ day of June, 2024.

\_\_\_\_\_  
KEVIN JEPPSEN, Board Chair

ATTEST:

\_\_\_\_\_  
Secretary

<b>Tentative Budget Form for:</b>	<b>Name</b>	Perry City RDA
- Association of Governments (AOGs) - Community Development & Renewal Agencies (CDAs) - Military Installation Development Authority	<b>Fiscal Year Ended</b>	30-Jun-25

**Basic Form Instructions**

- As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues.
- If prior year surplus amounts are to be appropriated in this budget, the amount is to be presented as a source of revenue in the budget. Also, any budgeted increase in a fund balance must be presented as an expenditure within the appropriate budget.
- A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption.**
- Please report amounts rounded to the nearest dollar.
- Some items may not apply to your entity.
- If you have questions about the form contact:
  - Community Development and Renewal Agencies: Jeremy Walker [jeremywalker@utah.gov](mailto:jeremywalker@utah.gov) or (801) 538-1040
  - Association of Governments or Military Installation Development Authority: Ryan Roberts [ryanroberts@utah.gov](mailto:ryanroberts@utah.gov) or (801) 538-1721
- Upload completed budgets to reporting.auditor.utah.gov.** If you have any questions related to the uploading of your document, please contact Kylie Cone at 801-538-1364 or [kccone@utah.gov](mailto:kccone@utah.gov)

**Definitions:** *Current Budget Year:* The budget year in which a local government is currently operating. *Ensuing Budget Year:* The next upcoming budget year, also known as the "incoming" budget year

**Part I Revenues (General Fund or Enterprise Fund, as applicable)**

Source of Revenue (a)	Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
<b>Taxes</b>			
Property Tax Increment Monies	34,427.00	35,081.00	32,771.00
Sales Tax Increment Monies	157,026.00	157,026.00	157,026.00
Prior Years' Tax Increment - Delinquent			
Other (Specify):	6,287.00		
<b>Intergovernmental Revenue</b>			
Federal Grants and Contracts			
State Grants and Contracts			
State Appropriations			
Loans/Grants from Local Units			
Other (Specify):			
<b>Miscellaneous Revenue</b>			
Interest Earnings			
Rents and Concessions			
Sale of Fixed Assets			
Other (Specify):			
<b>Contributions and Transfers</b>			
Contributions from Other Governmental Units			
Contributions from Private Sources			
Contributions from Fund Balance			
Contributions from Other (Specify):			
<b>Beginning Fund Balance to be Appropriated</b>			
<b>TOTAL REVENUES</b>	\$ 197,740.00	\$ 192,107.00	\$ 189,797.00

Name		Perry City RDA		Fiscal Year Ended		30-Jun-25	
Part II		Expenditures (General Fund or Enterprise Fund, as applicable)					
Expenditure		Prior Year	Current Year	Ensuing Year			
(a)		Actual Exp.	Estimate	Approved Budget			
		(b)	(c)	(d)			
<b>General Government</b>							
Salaries							
Governing Board (Board of Directors)							
Rent							
Legal Fees							
Executive and Central Staff							
Administrative							
Supplies & Other Materials							
Professional Services							
Non-Departmental							
Other (Specify):							
<b>Public Health</b>							
Aging							
Weatherization							
RSVP							
Human Services							
Nutrition							
Mental Health							
Water Quality							
Food Commodities							
Community Services Block Grant							
Social Services Block Grant							
Other (Specify):							
<b>Community and Economic Develop.</b>							
Tourism Promotion							
Industrial Promotion							
Economic Development							
Federal Procurement							
Other (Specify):							
<b>Transportation and Public Safety</b>							
Airports							
Highways and Streets							
Other (Specify):							
<b>Parks, Recreation, and Public Property</b>							
Parks							
Swimming Pool							
Golf Course							
Recreation and Culture							
Libraries							
Other (Specify):							

CONTINUE PART II ON PAGE 3

Name		Perry City RDA		Fiscal Year Ended		30-Jun-25	
Part II		Expenditures Con't (General Fund or Enterprise Fund, as applicable)					
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)			
<b>Redevelopment Activities</b>							
Relocations, demolition, land acquisitions, infrastructure, improvements, etc.							
Other (Specify):							
<b>Miscellaneous</b>							
Other (Specify): CDA Administration		3500	3000	3000			
Contribution to Debt Service Fund							
Contribution to Other Government		188,490.00	189,107.00	186,797.00			
<b>Budgeted Increase in Fund Balance</b>		\$ 5,750.00					
<b>TOTAL EXPENDITURES</b>		\$ 197,740.00	\$ 192,107.00	\$ 189,797.00			