



**Tremonton City Corporation
City Council Meeting
October 20, 2020
Meeting to be held at
102 South Tremont Street
Tremonton, Utah**

CITY COUNCIL WORKSHOP AGENDA

6:00 p.m.

1. Overview of submitted land use applications discussed at the Development Review Committee meeting
2. Discussion of expanding the secondary water system including, but not limited to, the discussion of the increased water rates and bonding scenarios for the construction of additional water system improvements
3. Review of items listed on the 7:00 p.m. agenda
4. **CLOSED SESSIONS:**
 - a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
 - b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
 - c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
 - d. *Discussions regarding security personnel, devices or systems*

Please note that any agenda item listed on the 6:00 p.m. City Council Workshop may be discussed in the 7:00 p.m. City Council Meeting

CITY COUNCIL MEETING AGENDA

7:00 p.m.

1. Opening Ceremony
2. Introduction of guests
3. Declaration of Conflict of Interest

4. Approval of agenda
5. Approval of minutes – October 6, 2020
6. Public comments: This is an opportunity to address the City Council regarding your concerns or ideas. Please limit your comments to three minutes.
7. Employee Service Award
 - a. Lloyd Heise, 5-year Employee Service Award
8. Presentation
 - a. Police Recognition Award, Mayors Association
 - b. Special Recognition of Police Officer Andy Marchant, New Hope Crisis Center
9. Proclamation
 - a. Domestic Violence Awareness Month- October 2020, Penny Evans – Executive Director of New Hope Crisis Center
10. City Council Business
 - a. Discussion and consideration of adopting Ordinance No. 20-14 repealing Ordinance No. 18-05 annexing real property, specifically, tax parcel numbers 05-167-0040; 05-167-003; and 05-167-0044 comprising 62.85 acres located at approximately 1150 E. Main Street into Tremonton, Utah, and zoning said parcels as Mixed-Use
 - b. Discussion and consideration of adopting Resolution No. 20-47 repealing Resolution No. 18-18 amending Tremonton City's articles of incorporation to annex tax parcels numbers 05-167-0040; 05-167-003; and 05-167-0044; comprising 62.85 acres located at approximately 1150 E. Main Street into Tremonton, Utah
 - c. Discussion and consideration of adopting Resolution No. 20-48 approving an application to be submitted to the Governor' Office of Economic Development to establish an Enterprise Zone Tax Credit Program for Tremonton City
11. Calendar Items and Previous Assignment
 - a. Review of calendar
 - b. Review of past assignment
12. Reports & Comments:
 - a. City Manager Reports and Comments
 - b. City Department Head Reports and Comments
 - c. Council Reports and Comments
13. **CLOSED SESSIONS:**
 - a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***

- b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or**
- c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or**
- d. Discussions regarding security personnel, devices or systems**

14. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance.

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours prior to the meeting.

Notice was posted October 16, 2020 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was delivered to The Leader (Newspaper) on October 16, 2020.

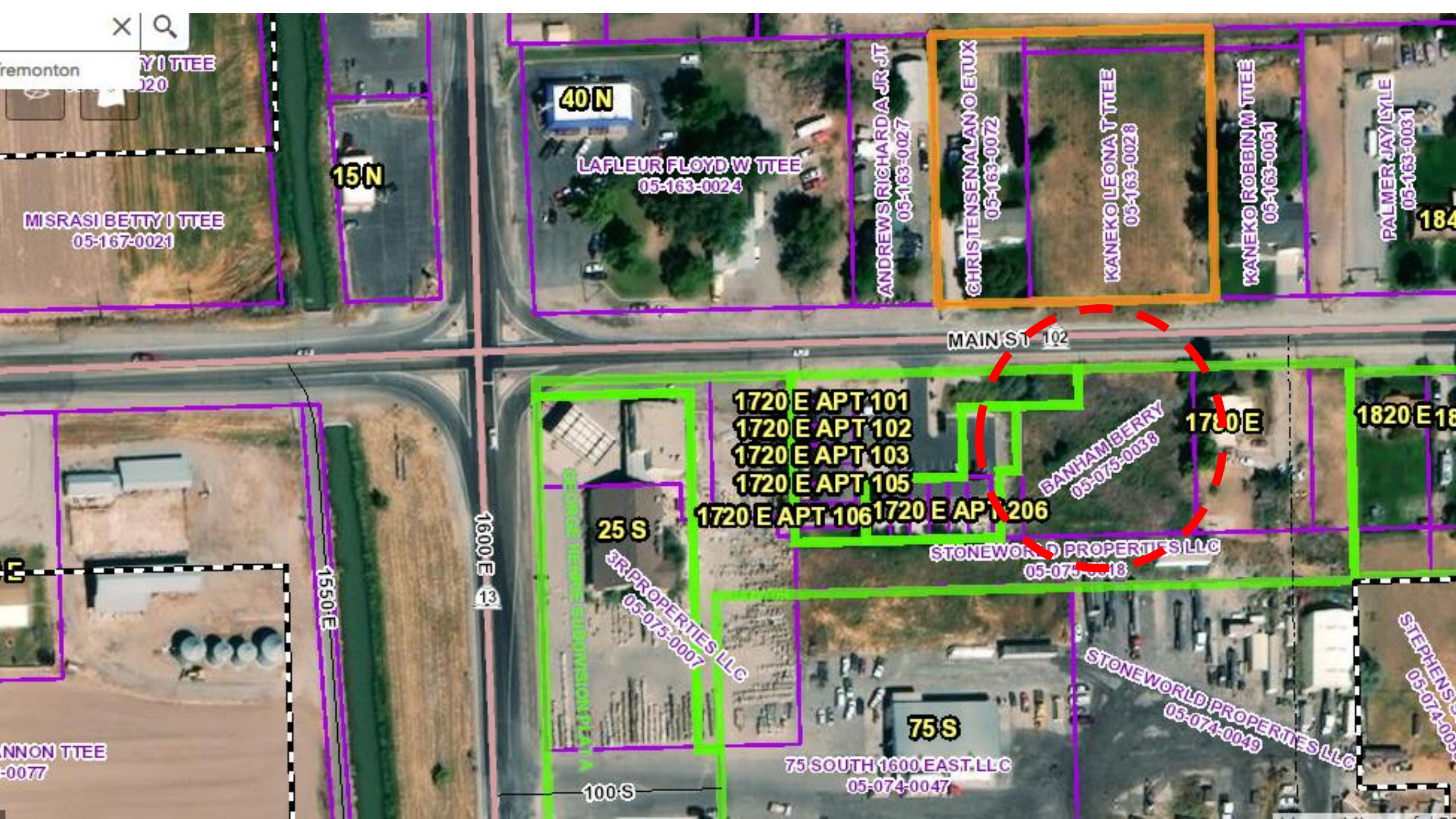
Cynthia Nelson, DEPUTY RECORDER

Submitted Land Use Applications

City Council Meeting October 20, 2020

Banham Subdivision and Site Plan

- 12 unit Townhome Project



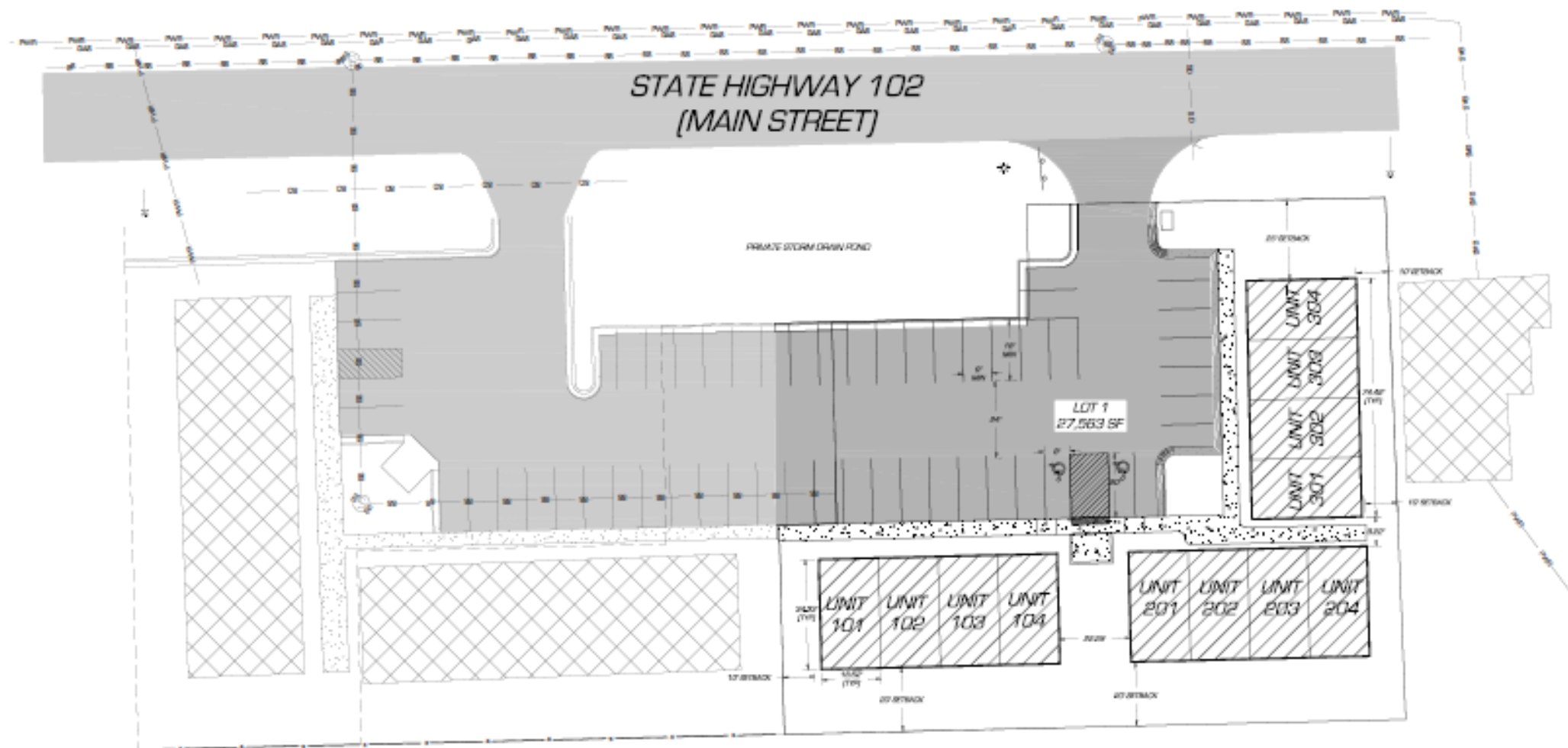
remonton
YITTEE
020
15N
MISRASI BETTY I TTEE
05-167-0021

40N
LAFLEUR FLOYD W TTEE
05-163-0024
ANDREWS RICHARD A JR JT
05-163-0027
CHRISTENSEN ALAN O ETUX
05-163-0072
KANEKO LEONA T TTEE
05-163-0028
KANEKO ROBBIN M TTEE
05-163-0051
PALMER JAY LYLE
05-163-0031
184

1550 E
1600 E
13
100 S
ANNON TTEE
-0077

MAIN ST 102
1720 E APT 101
1720 E APT 102
1720 E APT 103
1720 E APT 105
1720 E APT 106
1720 E APT 206
BANHAM BERRY
05-075-0038
STONEWORLD PROPERTIES LLC
05-075-0018
25 S
3R PROPERTIES LLC
05-075-0007
75 S
75 SOUTH 1600 EAST LLC
05-074-0047
STONEWORLD PROPERTIES LLC
05-074-0049
STEPHENS
05-074-003

SCALE: 1" = 20'



Abigal Townhomes Phase 2 subdivision & site plan

- 4 unit townhome subdivision

Tremonton



how search results for Tremonton



SORENSEN CHRIS D ETUX
05-055-0189

483 N 483 N

482 N 482 N

2599 W APT 16

2460 W 2460 W 2460 W

2460 W

2460 W

2460 W

2460 W

2460 W

2460 W

2686 W APT 201
2686 W APT 202

475 N

468 N APT A
468 N APT C
468 N APT D

2696 W APT 106
2696 W APT 105

465 N APT D

CLRE TCA LLC
05-238-0013

CLRE TCA LLC
05-238-0016

2520 W APT 4

2500 W APT 4

RIVER VALLEY 4-PLEX SUBDIVISION PHASE 1

TREMONTON CITY
05-246-0009

450 N

2455 W APT

2711 W APT 1F

2711 W APT 1E

2711 W APT 6B

2711 W APT 6A

439 N 439 N

2711 W APT 6F

2711 W APT 1A

2711 W APT 1D

2711 W

2711 W APT 6E

429 N 429 N

COMMON AREA
19-246-0001

436 N

436 N

436 N

CLRE TCA LLC
05-246-0003

CLRE TCA LLC
05-238-0014

2555 W APT 4

2525 W APT 12

2505 W APT 12

2455 W APT

2525 W APT 22

2505 W APT 3

2455 W APT

2505 W APT 42

2475 W APT 4

ASHFIELD APARTMENTS LLC
05-246-0008

2711 W APT 5E

2711 W APT 5A

2711 W APT 2E

2711 W APT 5B

2711 W APT 3E

2711 W APT 3F

2711 W APT 4B

2711 W APT 4A

2711 W APT 3B

2711 W APT 4E

2711 W APT 3A

2711 W APT 4H

TL JOHNSON SERVICES LLC
05-055-0192

TL JOHNSON SERVICES LLC
05-055-0193

TL JOHNSON SERVICES LLC
05-055-0194

TL JOHNSON SERVICES LLC
05-055-0195

TREMONTON CITY CORP
BR MOUNTAIN RD

Maxar, Microsoft

40m

200ft

3-112.20461 Degrees

Final Plat Abigail Townhomes Phase 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 11 NORTH, RANGE 3 WEST, S.L.B.&M.
TREMONTON CITY, BOX ELDER COUNTY, UTAH

Northeast Corner of Sec. 5,
T. 11 N., R. 3 W., S.L.B.&M.
R.F. Co. R.P. Spike

Unit	Address
A	475 N. 2650 W. Unit A
B	475 N. 2650 W. Unit B
C	475 N. 2650 W. Unit C
D	475 N. 2650 W. Unit D

Lot 155

Lot 155-A

Lot 155-B

Lot 157

450

2650

North

Section Line - South of North

Rivers Edge Annexation, Subdivision, & Site Plan

***267 Single Family Lots (R-1-10) min
10,000 sq.ft. 80 ft wide***

***210 Townhomes 2 Parcels 14.1 acres
14.9 units/acre***

***264 Apartments, 10.23 acres 25.80
units/acre***

8.40 acre Park/ Detention Facility

7.0 Acre Commercial Parcel

Show search results for Tremonton

DAVID J. K.

WOLFGANG PROPERTIES INC.
05-042-0186

ZOLLINGER H CLAIR TREE ETAL
05-042-0040

Tremonton

—3.00-N

180 N

-100-N

570-E-7

400.2

200m

600ft

Mile

MAIN ST.

FILEMAN KATAKUNDA FILE

05-166-0018

HOLMGREN LYLE TTEE

05-1.67-0037

KOKOPELLI INVESTMENTS LLC

05-167-0040

FREE NARIN KETUX
05-167-0007

FREEMAN ARLIN K. JT
05-167-0055

05-167-0055

MISIRASIBETTY I TEE
05-167-0020

05-167-0020

OWENS PENNY K JT

05-163-0013

MISRASI BETTY I TTEE

05-163-0057

MISRASI BETTY I TEE
05 462 0050

05-163-0056

MISRASI BETTY I TTEE

05-163-0020

600 N

11600

13
1600 EMile
20

102



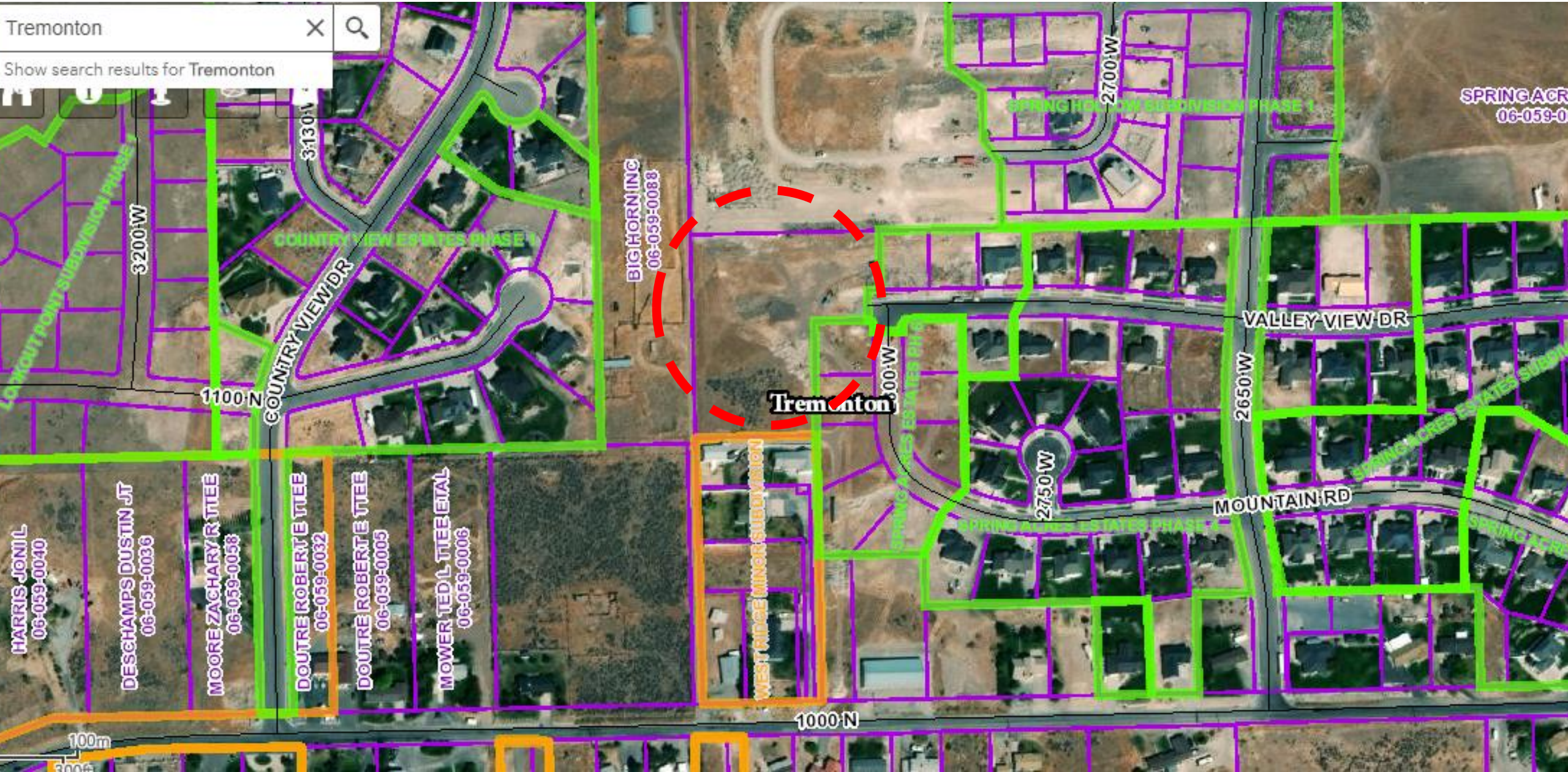
297 Single Family Lots (R-1-10) min
10,000 sq. ft. 80 ft wide
210 Townhomes 2 Parcels 14.1 acres
14.9 units/acre
254 Apartments, 10.23 acres 25.60
units/acre
8.40 acre Park/ Detention Facility
7.8 Acre Commercial Parcel

Spring Acres Phase 7 Subdivision

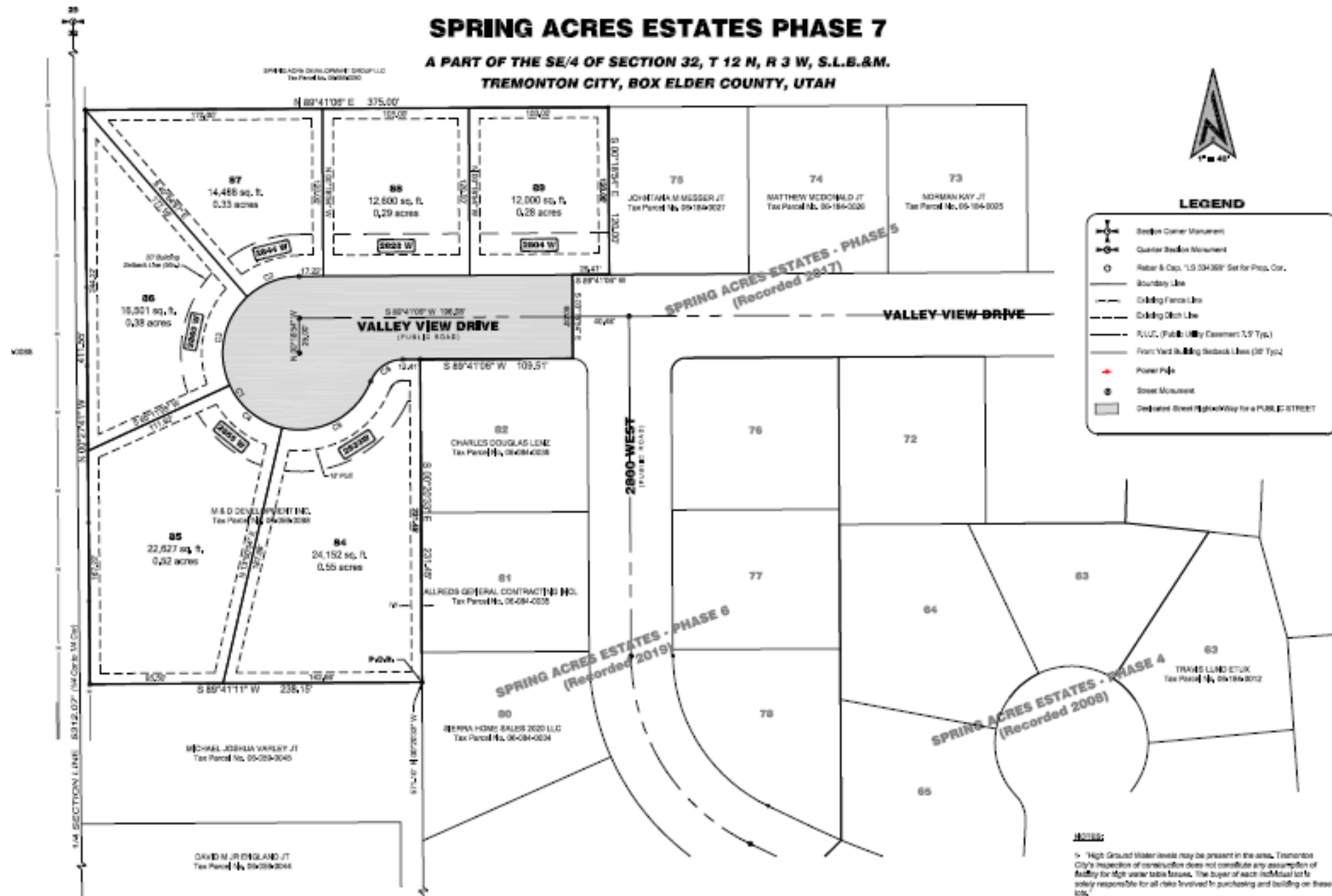
- 6 lot subdivision

Tremonton

Show search results for Tremonton



**A PART OF THE SE/4 OF SECTION 32, T 12 N, R 3 W, S.L.B.&M.
TREMONTON CITY, BOX ELDER COUNTY, UTAH**



5. "High Ground Water levels may be present in the area. Trumbull City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots."

Magnolia Lane Subdivision

- 4 lot subdivision

12

646 N

645 N

625 N

107 W

634 N

624 N

68 W

37 W 17 W

7 W

JEAN STANDER LTD PRTHSP
05-169-0011

JT HOMES LLC
05-169-0007

HULCE ROGER C TTEE ETAL
05-169-0008

650 N

634 N

624 N

614 N

617 N

613 N

607 N

177 E

600 N

585 N

573 N

533 N

551 N

582 N

26 E

583 N

COURTNEY CARI
05-051-0003

558 N

569 N

KIDD CHRIS
05-051-0009

533 N

582 N

560 N

552 N

540 N

524 N

581 N

557 N

531 N

TREMONTON CITY CORP
05-050-0009

TREMONTON CITY CORP
05-050-002-1

TREMONT ST

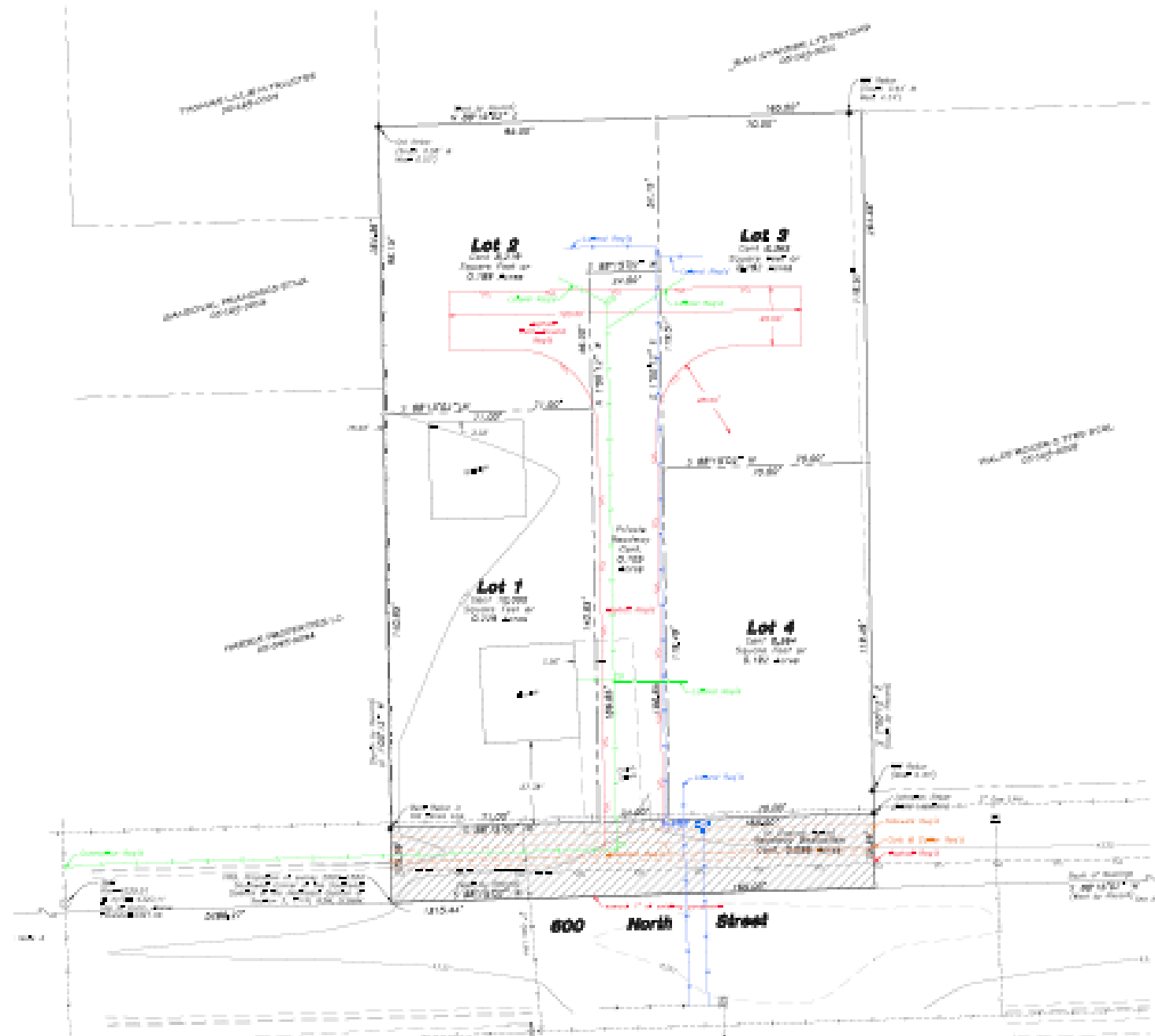
100 E

200 E

Magnolia Lane Subdivision

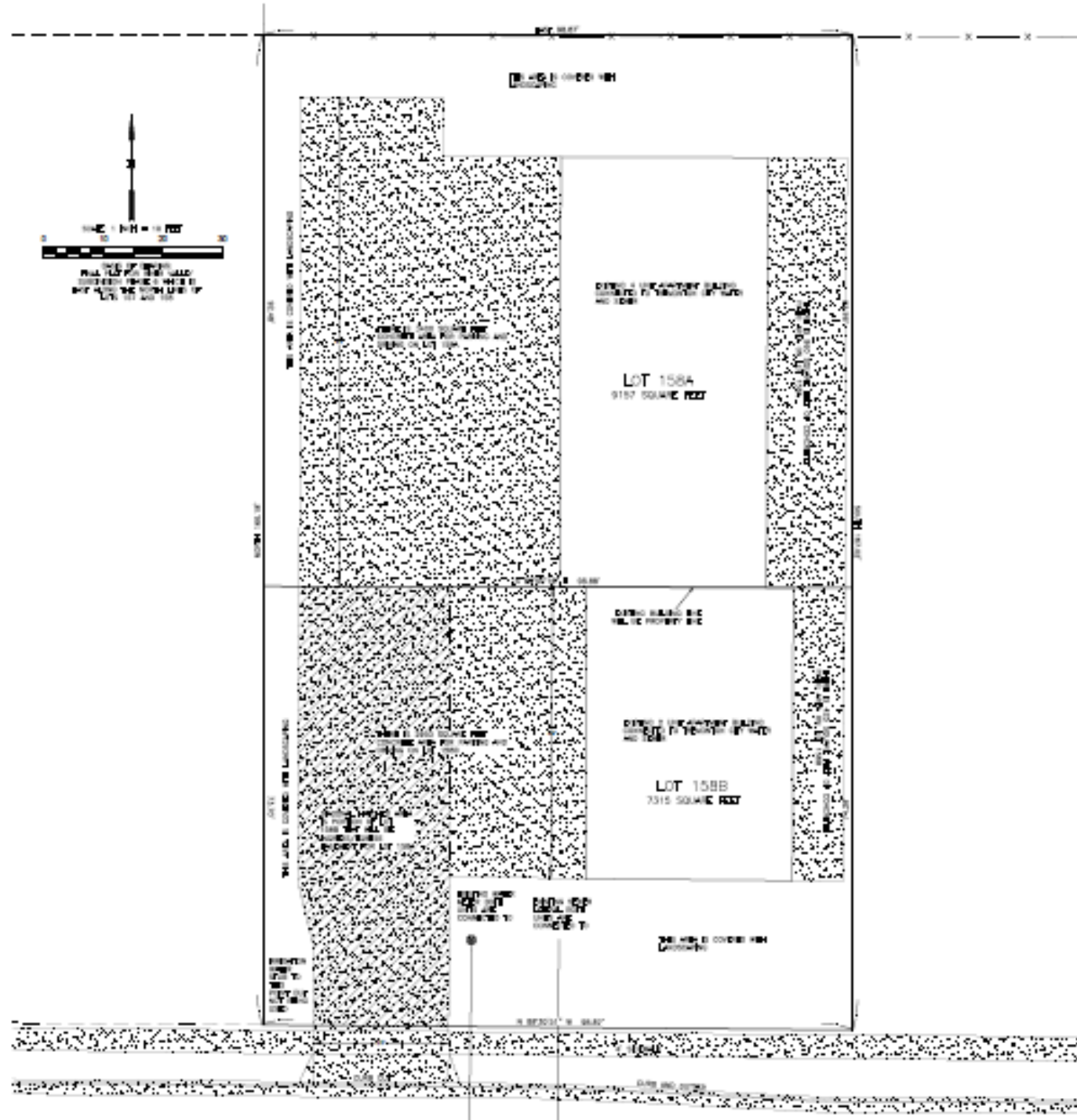
Tramonton, San Elder County, Utah

Part of the Northeast Quarter of Section 8, and
Township 11 North, Range 3 West, Salt Lake Base & Meridian



Pena Subdivision

- Subdivision of existing townhomes



TREMONTON CITY
CITY COUNCIL MEETING
OCTOBER 20, 2020

TITLE:	Discussion on adjusting water rates to cover annual debt payment associated with the Bonding need to complete secondary water projects.
FISCAL IMPACT:	Public Works Directors – need to generate approximately \$400,000 per year in additional revenue to cover 125% of bond payment. Approximant \$5.1 million for 15-year bond at 1.8% - 2.0%.
PRESENTER:	Paul Fulgham, Tremonton City Public Works Director

Prepared By:

Paul Fulgham
Public Works Director

RECOMMENDATION:

Review spread sheet with various options to use to generate the additional funds need to cover the debt ratio.

Attachments:

1. Rate Adjustment Scenarios
2. Zions Public Finance Scenario 1

Tremonton City Culinary Rates and Usage Scenarios

		Current Base Rate		Base Rate Adjustments				
	Units	Base Rate	Per Month	\$2.50	\$5.00	\$7.50	\$10.00	\$12.50
Residential	3,318	\$13.00	\$43,134.00	\$8,295.00	\$16,590.00	\$24,885.00	\$33,180.00	\$41,475.00
Commercial	208	\$13.00	\$2,704.00	\$520.00	\$1,040.00	\$1,560.00	\$2,080.00	\$2,600.00
Total	3,526	\$13.00	\$45,838.00	\$8,815.00	\$17,630.00	\$26,445.00	\$35,260.00	\$44,075.00
Revenue Per Year			\$550,056.00	\$105,780.00	\$211,560.00	\$317,340.00	\$423,120.00	\$528,900.00

		Tier 1 Usage Rate Adjustment	
Average	3,526	\$0.25	\$0.50
Winter Usage	4,500	\$3,966.75	\$7,933.50
Revenue Per 8-Month Period		\$31,734.00	\$63,468.00

Lyle Holmgren questioned how many of our users during the Summer are not using much water of the 3,526 current units 627 used less than 5,000 gallons per month and another 532 used less than 10,000 gallons per month, so a total of 1,159 are using less than 10,000 gallons per month.

Summer Usage June - September									
		Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Per Month Revenue Gain	Per 4-Month Revenue Gain
		0 - 10,000	10,001 - 40,000	40,001 - 70,000	70,001 - 100,000	100,001 - 130,000	>130,001		
Tier Rate		\$1.25	\$1.50	\$2.00	\$2.50	\$3.00	\$3.50		
Units	3,526	2,362	1,140	493	212	106	35		
Per Tier Adjustment		\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25		
Revenue Per Tier Adjustment		\$5,905.00	\$8,550.00	\$3,697.50	\$1,590.00	\$795.00	\$262.50	\$20,800.00	\$83,200.00

Tremonton City 2020 Base Rate Growth in Units Served											
Units Served	January	February	March	April	May	June	July	August	September	Growth in Units	Yearly Revenue
Residential	3,204	3,230	3,223	3,248	3,275	3,311	3,311	3,315	3,318	114	\$17,784.00
Commercial	203	202	207	210	207	208	208	208	208	5	\$780.00
Total	3,407	3,432	3,430	3,458	3,482	3,519	3,519	3,523	3,526	119	\$18,564.00

Tremonton City Commercial Water Use & Revenues													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
2018	\$26,483.46	\$24,750.34	\$24,957.29	\$26,143.82	\$31,113.18	\$32,934.05	\$39,975.36	\$36,467.08	\$34,632.54	\$30,807.05	\$23,509.03	\$21,592.71	\$353,365.91
Gallons Used	21,186,768	19,800,272	19,965,832	20,915,056	24,890,544	26,347,240	31,980,288	29,173,664	27,706,032	24,645,640	18,807,224	17,274,168	282,692,728
Total Gallons	48,282,084	49,376,226	61,011,348	51,467,831	95,768,609	110,553,580	126,408,824	153,508,970	105,921,777	74,838,601	49,606,353	48,289,714	975,033,917
Percent of Total	43.9%	40.1%	32.7%	40.6%	26.0%	23.8%	25.3%	19.0%	26.2%	32.9%	37.9%	35.8%	29.0%

2019	\$24,816.36	\$26,190.29	\$23,936.97	\$27,129.09	\$29,561.87	\$34,468.14	\$39,913.85	\$35,668.05	\$30,251.98	\$25,099.94	\$26,604.92	\$26,336.38	\$349,977.84
Gallons Used	19,853,088	20,952,232	19,149,576	21,703,272	23,649,496	27,574,512	31,931,080	28,534,440	24,201,584	20,079,952	21,283,936	21,069,104	279,982,272
Total Gallons	58,435,750	44,936,381	47,140,564	49,733,711	77,905,237	91,189,956	150,829,300	115,440,335	89,609,036	69,489,201	44,726,302	46,724,205	886,159,978
Percent of Total	34.0%	46.6%	40.6%	43.6%	30.4%	30.2%	21.2%	24.7%	27.0%	28.9%	47.6%	45.1%	31.6%

2020	\$21,873.05	\$22,591.16	\$25,145.02	\$20,792.60	\$24,103.89	\$42,401.42	\$32,073.92	\$35,726.27	\$35,467.71	\$0.00	\$0.00	\$0.00	\$260,175.04
Gallons Used	17,498,440	18,072,928	20,116,016	16,634,080	19,283,112	33,921,136	25,659,136	28,581,016	28,374,168	0	0	0	208,140,032
Total Gallons	55,771,508	46,077,456	46,998,174	62,937,217	84,191,151	94,603,889	136,000,961	123,956,399	125,683,441				776,220,196
Percent of Total	31.4%	39.2%	42.8%	26.4%	22.9%	35.9%	18.9%	23.1%	22.6%	#DIV/0!	#DIV/0!	#DIV/0!	26.8%

Meters vs. Units		
Units Served	Meters	Units
Residential	2,814	3,318
Commercial	190	208
Total	3,004	3,526

Current Secondary Meters			Secondary Rate				
Units	Base Rate	Per Month	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
358	\$10.00	\$3,580.00	0 - 30,000	30,001 - 60,000	60,001 - 90,000	90,001 - 120,000	>120,001
	Per Year	\$21,480.00	\$1.25	\$1.75	\$2.25	\$2.75	\$3.25
			August Average Secondary Usage				
			71,000				

Tremonton City

\$5,041,000 Water Revenue Bonds

Series October 20, 2020

(Scenario 1)

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Tremonton City

\$5,041,000 Water Revenue Bonds

Series October 20, 2020

(Scenario 1)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/20/2020	-	-	-	-	-
05/15/2021	332,000.00	1.890%	54,253.76	386,253.76	386,253.76
11/15/2021	-	-	44,500.05	44,500.05	-
05/15/2022	297,000.00	1.890%	44,500.05	341,500.05	386,000.10
11/15/2022	-	-	41,693.40	41,693.40	-
05/15/2023	303,000.00	1.890%	41,693.40	344,693.40	386,386.80
11/15/2023	-	-	38,830.05	38,830.05	-
05/15/2024	308,000.00	1.890%	38,830.05	346,830.05	385,660.10
11/15/2024	-	-	35,919.45	35,919.45	-
05/15/2025	314,000.00	1.890%	35,919.45	349,919.45	385,838.90
11/15/2025	-	-	32,952.15	32,952.15	-
05/15/2026	320,000.00	1.890%	32,952.15	352,952.15	385,904.30
11/15/2026	-	-	29,928.15	29,928.15	-
05/15/2027	326,000.00	1.890%	29,928.15	355,928.15	385,856.30
11/15/2027	-	-	26,847.45	26,847.45	-
05/15/2028	332,000.00	1.890%	26,847.45	358,847.45	385,694.90
11/15/2028	-	-	23,710.05	23,710.05	-
05/15/2029	339,000.00	1.890%	23,710.05	362,710.05	386,420.10
11/15/2029	-	-	20,506.50	20,506.50	-
05/15/2030	345,000.00	1.890%	20,506.50	365,506.50	386,013.00
11/15/2030	-	-	17,246.25	17,246.25	-
05/15/2031	351,000.00	1.890%	17,246.25	368,246.25	385,492.50
11/15/2031	-	-	13,929.30	13,929.30	-
05/15/2032	358,000.00	1.890%	13,929.30	371,929.30	385,858.60
11/15/2032	-	-	10,546.20	10,546.20	-
05/15/2033	365,000.00	1.890%	10,546.20	375,546.20	386,092.40
11/15/2033	-	-	7,096.95	7,096.95	-
05/15/2034	372,000.00	1.890%	7,096.95	379,096.95	386,193.90
11/15/2034	-	-	3,581.55	3,581.55	-
05/15/2035	379,000.00	1.890%	3,581.55	382,581.55	386,163.10
Total	\$5,041,000.00	-	\$748,828.76	\$5,789,828.76	-

Yield Statistics

Bond Year Dollars	\$39,620.57
Average Life	7.860 Years
Average Coupon	1.8900000%
Net Interest Cost (NIC)	1.8900000%
True Interest Cost (TIC)	1.8899021%
Bond Yield for Arbitrage Purposes	1.8899021%
All Inclusive Cost (AIC)	2.0302188%

IRS Form 8038

Net Interest Cost	1.8900000%
Weighted Average Maturity	7.860 Years

S1 \$4.99M Rev 10/05/20 | SINGLE PURPOSE | 10/ 5/2020 | 10:30 AM

Tremonton City

\$5,041,000 Water Revenue Bonds

Series October 20, 2020

(Scenario 1)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
05/15/2035	Term 1 Coupon	1.890%	1.890%	5,041,000.00	100.000%	5,041,000.00
Total	-	-	-	\$5,041,000.00	-	\$5,041,000.00

Bid Information

Par Amount of Bonds	\$5,041,000.00
Gross Production	\$5,041,000.00
Bid (100.000000%)	5,041,000.00
Total Purchase Price	\$5,041,000.00
Bond Year Dollars	\$39,620.57
Average Life	7.860 Years
Average Coupon	1.8900000%
Net Interest Cost (NIC)	1.8900000%
True Interest Cost (TIC)	1.8899021%

Tremonton City

\$5,041,000 Water Revenue Bonds

Series October 20, 2020

(Scenario 1)

Sources & Uses

Dated 10/20/2020 | Delivered 10/20/2020

Sources Of Funds

Par Amount of Bonds	\$5,041,000.00
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Total Sources	\$5,041,000.00
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Uses Of Funds

Deposit to Project Construction Fund	4,990,870.00
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Costs of Issuance	50,000.00
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Rounding Amount	130.00
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Total Uses	\$5,041,000.00
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Draft Minutes

TREMONTON CITY CORPORATION CITY COUNCIL MEETING OCTOBER 6, 2020

Members Present:

Connie Archibald
Lyle Holmgren
Bret Rohde
Rick Seamons
Lyle Vance
Roger Fridal, Mayor
Shawn Warnke, City Manager
Linsey Nessen, City Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the October 6, 2020 City Council Workshop to order at 4:03 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Archibald, Holmgren, Rohde, Seamons, and Vance, City Manager Warnke, and City Recorder Nessen. The following Department Heads were also present: Community Services Director Marc Christensen (arrived at 6 p.m.), and Public Works Director Paul Fulgham (arrived at 6 p.m.). Also in attendance was Finance Director Curtis Roberts (arrived at 6 p.m.).

Motion by Councilmember Archibald to move into closed session. Motion seconded by Councilmembers Holmgren and Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council moved into a closed session at 4:03 p.m.

1. CLOSED SESSIONS:

- a. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or**
- b. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or**

Motion by Councilmember Holmgren to return to open session. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 6:01 p.m.

The following items were discussed out of order.

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2. Discussion of expanding the secondary water system including, but not limited to, the discussion of the bonding scenarios for the construction of additional water system improvements

Manager Warnke said Director Roberts will address the fee that is needed to meet the 125% debt service for the bonds, while Director Fulgham will talk about the different scenarios. Director Fulgham said these are the same scenarios we talked about last time, but with the updated cost estimates. Scenario one would be for Service Area 5. The previous estimate was four years old and increased from \$2.8 million to \$3.6 million for today's prices. That would also include Service Area 4, which would have the pump station by the South Stake Center and the proposed new growth. It would also include the Service Area 2 expansion bringing secondary water throughout the Harris Subdivision and Matheson Apartment Complex. This would also help with meter replacement for about 2,000 culinary meters (\$700,000). The total for that scenario is \$4.9 million. The other scenario is all of that plus Service Area 9 on the east end of town and would include the proposed annexation. Originally that estimate was \$900,000, but today it will cost \$1.4 million. The project total would be \$6.4 million to do it all. If you want to go with scenario one, we could wait for growth to happen and then do Service Area 9 at a future date. Some of that cost would be absorbed by future development costs, plus we would know where roads would and would not have to have easements across there. I recommend we go with scenario one, but if we were to bond a bit more, we could include some of the other projects and free up money so when Service Area 9 comes about, we could have money in the reserves and not have to bond.

When asked how usage has changed as residents have gone from culinary to secondary, Director Roberts said not much. Some went up and some went down, it is about sixes. We went through the assumptions to verify them with the actual data and it is about a one to one ratio. Any additional revenue in secondary will result in a loss of revenue on the culinary side. It will wash itself out. The water rates in culinary are a little bit higher so the loss will be a little larger because we are charging less for secondary. When asked about timing for scenario one, Director Fulgham said if we could get it out to bid we could have it done by the second irrigation season.

Mr. Alex Buxton said based on the new projected amounts, the first bond scenario is \$5,041,000. The project construction fund is \$4,990,870 and we are estimating a \$50,000 cost of issuance. The annual bond payment is roughly \$385,000 using a 15-year term. We can do 20 years, but 15 years is a sweet spot as far as getting the most potential purchasers interested. We ran the interest at 1.89%. The problem with these projections is that we have to estimate that interest, which we will not know until we issue the bond and lock in a rate. We do try to be conservative on the numbers. If we are looking at a 1.25 times debt coverage for that amount, we will need to be able to show that the City is generating at least \$487,000. Director Roberts said we are not earning that right now. The fact of the matter is we have nearly 3,000 users overall in this water system. Among those users we have to generate \$487,000, which comes out to \$162.50 per year per user. We are running tight on our margin right now and in order to drive that interest rate as low as possible my recommendation would be a rate increase of \$13.50 a month. The easiest

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thing to do and guarantee we generate that much revenue is to increase the base fee per month. Just doing a change to water rates for what is actually used has variability due to weather and minimizes your guarantee.

Councilmember Vance asked about audits after the bond has been issued. Director Roberts reminded the Council that he was appointed as the trustee on their current bond and would help them with that process. Councilmember Holmgren asked how we expect the user revenue to come into play on this. We have the \$13.50 base rate, but there is also the usage. Director Roberts said based off the initial work we did in comparing the users who switched from culinary to secondary and have a meter, we have not seen a change in their behavior as far as what they are using. I expect a one to one transition. The additional revenue would be fairly small. Director Fulgham said if we bond we have to have an additional \$13.50 per user each month. The only thing that is not calculated in is when new users come on. We cannot anticipate that to help with the bond payment because we do not know how that is going to play out. That could help in the future and possibly drop the rate if growth happens. Director Roberts said new users help provide the cash flow so we may not have to bond for as much, if at all, for Service Area 9. I propose we use that to generate cash flow for additional projects to minimize bonding in the future.

3. Review of items listed on the 7:00 p.m. agenda

Manager Warnke gave an overview of the annexation of 67 acres south of Rocket Road. There are three items on the agenda. First it is recommended that the Council adopt a pre-annexation agreement, which outlines all the unique infrastructure and improvements. The other action item is the ordinance itself, which annexes the property and sets the zoning. Finally there is the matter of procedure where we amend our articles of incorporation, which is the notice we send to the Lt. Governor's Officer, who recognizes we have annexed the property. The City will continue the trail corridor and there will be a storm drain detention basin and park. Our master plan shows we need a certain amount of storage for a regional basin (6.2 acres). This represented about 3.1 acres of storage and the remaining area will be park space. We will reimburse Mr. Jay Stocking for the water shares and the land associated with the storm drain, through impact fees so we are not putting any money out in cash. The Planning Commission reviewed the zoning request, which included rezoning property owned by Shawn Kerby and is already in the City limits. Mr. Stocking plans to swap land with him, but before entitling the property to have more development rights, I suggest we do not do that at this point. The pre-annexation agreement says if Mr. Stocking acquires the property he will dedicate the trail portion that is part of Mr. Kerby's property and that the City will be granted additional road right-of-way on Rocket Road.

Manager Warnke then discussed the streets around this development. Rocket Road is planned to be a minor arterial road, which is an 80-foot right-of-way. In some areas it is going to be constrained by existing development, but we do believe we should continue to acquire as much right-of-way as possible. 100 East is a collector, while 300 West is residential road. For zoning, everything on the west side of the canal is R1-8 and

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everything on the east side, minus the property that will be dedicated to the City, is R1-16. The architectural renderings they did for their development in Logan have been put in the pre-annexation agreement. They will use higher quality materials like masonry and glazing, and change articulation in the roofline. We have tried to formalize all that in the pre-annexation agreement with some flexibility. They will also front the elevations toward the street to give our streetscape a nice presence. From a density perspective, I think it is a good location for a lot of reasons including the road network, the trail as an alternative route, the park and open space, as well as the church and cemetery locations, which are less dense. I feel it is a good place to add density.

Councilmember Rohde asked if the City will be able to meet the requested requirements of the canal company for the trail. Manager Warnke said I believe so. What we are proposing and what they are proposing is not mutually exclusive. We own the property, but we want to respect their easement and them as a service provider and partner. They want a service agreement, which lessens liability. The worse case is that we would not have a paved trail, which is not ideal since this is an alternative transportation corridor. We want to make sure it is not destroyed in their maintenance efforts. I think we will come to an agreement.

Manager Warnke then went over the anticipated revenue and expenses for this area. City Engineer Chris Breinholt created an engineer's estimate that shows the infrastructure the City would be responsible for building. Revenues are impact fees and developers' contribution. If we did a trail we would need \$135,000. I think there are good opportunities for grants. The park improvements are \$858,000 and the difference between the impact fees anticipated, based on density, is \$300,000. For the storm drain we are short \$75,000. That does not include upsizing, which is the City's responsibility. There is no commitment or obligation to the City to develop it at any certain date, but there will be obligation for the City to develop the storm drain basin as development occurs.

The meeting adjourned at 7 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the October 6, 2020 City Council Meeting to order at 7:05 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Archibald Holmgren, Rohde, Seamons, and Vance, City Manager Warnke, City Recorder Nessen, and Deputy Recorder Cynthia Nelson. The following Department Heads were also present: Community Services Director Marc Christensen, Public Works Director Paul Fulgham, and Chief Kurt Fertig (arrived at 7 p.m.). Also in attendance was: Finance Director Curtis Roberts, Court Clerk Tara Buckway, and firefighter Nate Christensen.

1. Opening Ceremony:

Mayor Fridal informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer

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was offered by Councilmember Vance and the Pledge of Allegiance was led by Councilmember Seamons.

2. Introduction of guests: Mayor Fridal welcomed those in attendance.
3. Declaration of Conflict of Interest: None.
4. Approval of Agenda:

Motion by Councilmember Holmgren to approve the agenda of October 6, 2020. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

5. Approval of minutes – September 1, 2020

Motion by Councilmember Vance to approve the minutes of September 1, 2020. Motion seconded by Councilmember Seamons. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

6. Presentation:
 - a. 10 Year Employee Service Award- Sandra Dille, Assistant Librarian
 - b. Utah Municipal Clerks Association awarding Cynthia Nelson with the Master Municipal Clerk designation

Mayor Fridal thanked them for their service to the City.

7. Public comments: There were no public comments.

Mayor Fridal called a Public Hearing to order at 7:10 p.m. to consider amending the budget. There were 11 people in attendance.

8. Public Hearings:
 - a. To consider amending the Budget entitled “The Tremonton City Annual Implementation Budget 2020-2021 General Fund, Special Fund(s), Capital Fund(s), and Enterprise Fund(s)” for the period commencing July 1, 2020, and ending June 30, 2021

Director Christensen said these are the amendments that have happened since the budget in June. In the General Fund we have three Meals on Wheels drivers, but due to people staying home, their numbers have increased quite a bit. BRAG is paying for a new vehicle, but we need a fourth driver, which costs about \$10,000 a year. BRAG has also given us money for that. The police did not receive a grant we had budgeted for to get another officer so we are going to take \$66,000 out for that. They did receive private donations for protective gear (\$4,200). When the library was closed their outdoor book drop was heavily used and got broke, along with some DVDs and CDs. They are going to buy a new one and will use COVID

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funding for that. The Food Pantry received a grant from the County to buy a trailer for their pick-ups. Fire and EMS received a \$51,000 grant to help pay for an ambulance. They have carefully noted a lot of their Cares funding money, about \$34,000 worth of expenses. The Council also talked about the pay grade increase for the fire chief position so there is the difference. We will put \$75,000 out of the Cares money in the General Fund and upgrade the Senior Center kitchen. It will come out of the General Fund instead of the Capital Projects Fund. We have some money in Capital Projects for an officer who was going to be overseas for military service, but is staying so they need an extra vehicle. We can take that out of the fund balance and we need a fire vehicle for the new fire chief that will be hired on. For the Treatment Plant instead of rebuilding a 17-year-old screen they plan to purchase a new one for \$100,000 from our reserves.

There were no public comments. Mayor Fridal closed the Public Hearing at 7:15 p.m.

Mayor Fridal called a Public Hearing to order at 7:15 p.m. to consider an annexation of property. There were six people in attendance.

- b. To consider annexing 67.57 acres of real property into Tremonton City's incorporated limits. The 67.57 acres of real property proposed for annexation includes tax parcel numbers 05-200-0001 and 05-200-0004, and portions of tax parcel numbers 05-200-0013, and 05-200-0018. These parcels are located south of 1200 South (Rocket Road), north of Interstate 15 between 100 East and 300 West

Councilmember Rohde said during the Planning Commission's public comment a resident was concerned about roads and how busy it is going to get down there, but I feel that has been addressed.

Director Roberts clarified some of the budget items. With government accounting each fund has its own set of books. In the General Fund we are going to use an additional \$70,000 of the fund balance. We have the resources, but it is lowered by \$70,000. The Food Panty is a wash—their revenues equal their expense. The bottom line for the fire and EMS is positive because we got grant funding for the ambulance. We do have some additional wages, but the effect is actually positive \$55,000. For the new vehicles we are using fund balance we already set aside. The bottom line is \$100,000, but we are using our fund balance. It is the same scenario for the Treatment Plant expense. We are asking for about \$25,000 more spending authorization in the General Fund. We do have the resources to pay for it so we are not jeopardizing the City's position. About \$325,000 more spending authorization is what we are looking for overall. Manager Warnke explained we usually do not budget grant revenue we have not earned or been promised, but in this case we were anticipating that we would receive it. We put in an application for a cops grant. Since that did not come through and we already made the decision to fund that position you are amending the budget. We planned to expend it even if we had not received the grant.

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There were no public comments. Mayor Fridal closed the Public Hearing at 7:23 p.m.

9. City Council Business

- a. Discussion and consideration of approving the August 2020 warrant register

Motion by Councilmember Holmgren to approve the August 2020 warrant register. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- b. Discussion and consideration of approving the August 2020 financial statement

Motion by Councilmember Archibald to approve the August 2020 financial statements. Motion seconded by Councilmember Holmgren. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- c. Discussion and consideration of adopting Resolution No. 20-38 amending the Budget entitled “The Tremonton City Annual Implementation Budget 2020-2021 General Fund, Special Fund(s), Capital Fund(s), and Enterprise Fund(s)” for the period commencing July 1, 2020, and ending June 30, 2021

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Seamons. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- d. Discussion and consideration of adopting Resolution No. 20-39 approving the Sierra Homes Construction, Inc. & Heritage Land Holdings, LLC Pre-Annexation Agreement for Parcel Numbers 05-200-0001 comprising 24.38 acres and a portion of parcel number 05-200-0018 comprising approximately 26.2 acres located south of 1200 South (Rocket Road), north of Interstate 15 between 100 East and 300 West

Motion by Councilmember Holmgren to adopt the resolution. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- e. Discussion and consideration of adopting Ordinance No. 20-13 annexing real property, to include 67.57 acres of property that comprises tax parcel numbers 05-200-0001 and 05-200-0004, and portions of tax parcel numbers 05-200-0013 and 05-200-0018 located south of 1200 South (Rocket Road), north of Interstate 15 between 100 East and 300 West and the zoning of said real property

Motion by Councilmember Archibald to adopt the ordinance. Motion

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seconded by Councilmember Seamons. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- f. Discussion and consideration of adopting Resolution No. 20-40 amending its Articles of Incorporation to include 67.57 acres of property that comprises tax parcel numbers 05-200-0001 and 05-200-0004, and portions of tax parcel numbers 05-200-0013 and 05-200-0018 located south of 1200 South (Rocket Road), north of Interstate 15 between 100 East and 300 West

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmembers Holmgren and Archibald. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- g. Discussion and consideration of adopting Resolution No. 20-41 approving a real estate purchase agreement between Tremonton City and Heritage Land Holdings, LLC for Tremonton City's acquisition of 4.262 acres of real property for the intended use of constructing a secondary water equalization basin

Motion by Councilmember Archibald to adopt the resolution. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- h. Discussion and consideration of adopting Resolution No. 20-42, repealing Resolution No. 18-09, and approving an amended Template Subdivision Development Agreement

Manager Warnke said over the years we have used this template and amended it as needs exist. One of the proposed amendments we are suggesting to the Council is a remedy for non-compliance. The development agreement requires developers to make public improvements in order to get building permits. Sometimes an item or two does not get finish and it can be hard to get them to do that. We do have a public guarantee in the form of a bond, but that is the worse case scenario. This term would require them to come into compliance on remaining items before we approve additional subdivisions and building permits. It is a limited issue, but it is one that continues from time to time. This would be a tool to allow us to remedy it without having to pull the bond. We are pretty forgiving and work through issues.

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- i. Discussion and consideration of adopting Resolution No. 20-43 ratifying the Archibald Estates Plat "J" Subdivision Development Agreement

Manager Warnke said as we talk about these agreements refer to the special

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conditions section. We are getting larger developments so some of these approvals require more complexity and specificity, which is included in the special conditions. This helps to formalize what the obligations are and what needs to be done. Councilmember Rohde asked if the developers are okay with this. Manager Warnke said it protects them too in a lot of ways. The City initiates the agreements, but this formalizes their interests as well.

Motion by Councilmember Holmgren to adopt the resolution. Motion seconded by Councilmember Seamons. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- j. Discussion and consideration of adopting Resolution No. 20-44 ratifying the Matheson Apartments Development Agreement

Manager Warnke said this development has changed over the years as far as the configuration. We vacated the road at 650 West into Sandalwood Acres so we changed the outlet to Tremonton Place to line up with the new road (600 West). When the RDA worked through that change with the developer of Tremonton Place we came to an agreement that they would make that connection. That it would be a through access with sufficient cueing distances and would be unimpeded by parking islands. We are trying to create a corridor from that intersection all the way back to the apartment complex. We spent a lot of time talking to Wasatch Development about that issue and their position is that it is Tremonton Center LLC's responsibility to construct that and their responsibility is to make that connection into their development. Tremonton Center LLC agreed they were responsible, but they have six to seven years to make that connection. They left flexibly to formalize that. Tremonton Center LLC told them where to leave room within their site to have that connection made.

Motion by Councilmember Holmgren to adopt the resolution. Motion seconded by Councilmember Archibald. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- k. Discussion and consideration of adopting Resolution No. 20-45 approving a real estate purchase agreement between Tremonton City and Liljenstolpe Family Trust for Tremonton City's acquisition of a portion of parcel number 05-168-0072 comprising 85 square feet

Director Fulgham said this is in the northwest corner of the Matheson apartment property. We have a detention basin northwest of there that would tie into that area. Councilmember Rohde asked if they are thinking about making that a walkway into the Matheson apartments. Director Fulgham said yes so kids can get to school without having to go out and around. This will also be a means to where we bring secondary water into there without having to go all the way around.

Motion by Councilmember Archibald to adopt the resolution. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye,

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Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

- l. Discussion and consideration of adopting Resolution No. 20-46 approving a real estate purchase agreement between Tremonton City & William Dennis Winn and Rebecca Lynn Winn for Tremonton City's acquisition of a portion of parcel number 05-237-0001 comprising 406 square feet

Motion by Councilmember Archibald to adopt the resolution. Motion seconded by Councilmember Vance. Roll Call Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved

10. Calendar Items and Previous Assignment

a. Review of calendar

The first annual Pumpkin Walk will be October 9-10. Director Christensen said they have 26 entries that will go from the bathrooms and down to the first bench.

Manager Warnke said the celebration for Gail Halvorsen's 100th birthday and mural reveal will be Monday at 3 p.m. The artist is starting tomorrow. Director Christensen has setup a go pro to create a time lapse. Director Christensen said the event will be limited to about 200 people. Mr. Halvorsen will be there with his friends and family. We will have some parachutes and drop candy from the ladder truck.

The Chamber's Trick-or-Treat on Main Street is scheduled for Friday, October 30.

b. Review of past assignment: none

11. Reports & Comments:

a. City Manager Reports and Comments

1. Update on Fire Department Calls for Calendar Year 2020

Manager Warnke said I did not include this, but we are tracking consistent to last year as far as total call volume. Fire is a little bit ahead.

I have been in contact with Craig Adams and Councilmember Holmgren about annexing 120 acres. We should see a petition to annex within a few days. There is a storm drain and park planned there as well.

b. Development Review Committee Report and Comments

1. Request for the Fire Department to do a controlled burn at 267 W Main Street- Steve Batis, Fire Chief or Shawn Warnke, City Manager

Manager Warnke said there has been a request for a controlled burn at 267 West Main for an agricultural building. The property owner wants to clear

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that for redevelopment and requested the fire department do that. It is a pretty big building. Councilmember Rohde said we would need to coordinate with the railroad before we do that. The Council agreed.

- c. City Department Head Reports and Comments
 - 1. Report on a home located at 875 North 300 East to remain connected to Tremonton City's sewer collection system

Director Fulgham said this is a Tremonton address, but the home is in Garland City. When Garland redid their sewer system they were able to take in the school property, but to get the depth this resident needed, there was no way they could make it function. She is currently hooked to the old line from Garland that ties into Tremonton City. She is having problems with her collection system. It is an old clay tile line that was installed in the 30s. She needs to replace her line, but she has a long way to run and has to deal with UDOT to make that connection and repair. She wondered if there is anyway she could hook to Tremonton City. She could connect onto 800 North, which is a shorter distance, but the problem is she is a property tax payer of Garland. She has the potential to de-annex from Garland and then annex into Tremonton, but that is something she has to work out with Garland. The cost just to annex is roughly \$1,100. Manager Warnke and I have discussed this with our attorney and we are having a simple agreement written up that she can take to Garland City to opt them out of providing her with sewer service and give her the right to hook to our sewer. It would all be at her expense. Councilmember Rohde said it makes sense to take care of the annexation so we do not have to clean up her lateral. Manager Warnke said she needs to take the lead and work with Garland on this issue, but City staff would be willing to work something out.

- d. Council Reports and Comments: none

Motion by Councilmember Rohde to move into closed session. Motion seconded by Councilmember Archibald. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council moved into a closed session at 8:05 p.m.

12. **CLOSED SESSIONS:**

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*

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d. Discussions regarding security personnel, devices or systems

Motion by Councilmember Vance to return to open session. Motion seconded by Councilmember Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The Council returned to open session at 8:52 p.m.

13. Adjournment.

Motion by Councilmember Archibald to adjourn the meeting. Motion seconded by Councilmember Rohde. Vote: Councilmember Archibald - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, Councilmember Seamons - aye, Councilmember Vance - aye. Motion approved.

The meeting adjourned at 8:52 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2020.

Linsey Nessen, City Recorder

Domestic Violence Awareness Month

OCTOBER 2020

WHEREAS, one in every three women in Utah will experience domestic violence during her lifetime; and

WHEREAS, victims should have help to find the compassion, comfort and healing they need, and domestic abusers should be punished to the full extent of the law; and

WHEREAS, fleeing domestic violence has caused women and children to be the fastest growing homeless population; and

WHEREAS, Domestic Violence Awareness Month provides an excellent opportunity for the community to recognize this issue and the many victims of this terrible crime and to show support for the numerous organizations and individuals who provide critical advocacy, services and assistance to victims;

THEREFORE, I, Roger Fridal, Mayor of Tremonton, Utah, urge our residents to work together to eliminate domestic violence from our community and hereby declare October 2020 as

**DOMESTIC VIOLENCE AWARENESS MONTH IN
TREMONTON CITY, UTAH**

Roger Fridal
Mayor, Tremonton City, Utah

TREMONTON CITY
CITY COUNCIL MEETING
October 20, 2020

TITLE:	Discussion and consideration of adopting Ordinance No. 20-14 <u>repealing</u> Ordinance No. 18-05 annexing real property, specifically, tax parcel numbers 05-167-0040; 05-167-003; and 05-167-0044 comprising 62.85 acres located at approximately 1150 E. Main Street into Tremonton, Utah, and zoning said parcels as Mixed-Use Discussion and consideration of adopting Resolution No. 20-47 <u>repealing</u> Resolution No. 18-18 amending Tremonton City's articles of incorporation to annex tax parcels numbers 05-167-0040; 05-167-003; and 05-167-0044; comprising 62.85 acres located at approximately 1150 E. Main Street into Tremonton, Utah
FISCAL IMPACT:	Not applicable
PRESENTER:	Shawn Warnke, City Manager

Around May 2017, Craig Adams submitted an annexation petition to annex 62.85 acres located at approximately 1150 E. Main Street into Tremonton City corporate boundaries. Tremonton City Council accepted the petition for annexation by adopting Resolution No. 17-20 and followed the Utah Code's statutory requirements to annex the said property. Tremonton City Land Use Code Section 1.34.030, F. Zoning and Annexation Agreement Process, states that the City may require a pre-annexation agreement before annexing property. Due to the size of the annexation, there needed to be a pre-annexation agreement entered into. On April 17, 2018, the City Council adopted Ordinance No. 18-05 and Resolution No. 18-18, approving the annexation of the 62.85 acres and amending the City's Articles of Incorporation. Ordinance 18-05 and Resolution No. 18-18 stated that the Ordinance and Resolution's effectiveness was contingent upon Tremonton City and Kokopelli Investments, LLC, signing a pre-annexation agreement, and if a pre-annexation agreement was not signed, Ordinance No. 18-05 and Resolution No. 18-18 is to be repealed. There has been no pre-annexation agreement signed for this annexation. Additionally, the 62.85 acres are being proposed again for a larger annexation, which will be considered by the City Council in the upcoming meetings.

ORDINANCE NO. 20-14

ORDINANCE REPEALING ORDINANCE NO. 18-05 ANNEXING REAL PROPERTY, SPECIFICALLY, TAX PARCELS NO. 05-167-0040; 05-167-003; AND 05-167-0044 COMPRISING 62.85 ACRES LOCATED AT APPROXIMATELY 1150 E. MAIN STREET, UNDER THE PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, INTO TREMONTON, UTAH AND ZONING SAID PARCELS AS MIXED-USE (MU)

WHEREAS, around May 2017, a majority of the owners of parcels 05-167-0040; 05-167-003; and 05-167-0044 comprising 62.85 acres (hereafter Real Property as shown in Exhibit “A”) located at approximately 1150 E. Main Street, petitioned Tremonton City to consider annexing said real property into the corporate boundaries of Tremonton, Utah; and

WHEREAS, Tremonton City Council accepted the petition for annexation by adopting Resolution No. 17-20; and

WHEREAS, consistent with the statutory requirements in Utah Code, Tremonton City published the required public notices to annex the Real Property into Tremonton City’s incorporated limits and to zone said Real Property; and

WHEREAS, Tremonton City Land Use Code Section 1.34.030, F. Zoning and Annexation Agreement Process, allows the City Council to require a Pre-Annexation Agreement, with any annexation; and

WHEREAS, the City Council desired to have a Pre-Annexation Agreement associated with annexing and zoning the said Real Property and said agreement was prepared; and

WHEREAS, on April 17, 2018, the City Council adopted Ordinance No. 18-05 approving the annexation of the 62.85 acres of said Real Property and amending the City’s zoning map to zone this real property as Mixed Use (MU); and

WHEREAS, Ordinance 18-05 stated that the adoption and effectiveness of Ordinance No.18-05 were contingent upon Tremonton City and Kokopelli Investments, LLC, signing a Pre-Annexation Agreement, and if a Pre-Annexation Agreement was not signed the Ordinance was to be repealed; and

WHEREAS, Tremonton City and Kokopelli Investments, LLC, have not signed a Pre-Annexation Agreement.

NOW THEREFORE BE IT ORDAINED by the City Council of Tremonton, Utah that Ordinance No. 18-05 annexing real property, specifically, tax parcel numbers 05-167-0040; 05-167-003; and 05-167-0044 comprising 62.85 acres located at approximately 1150 E. Main Street into Tremonton, Utah, and zoning said parcels as Mixed-Use is formally repealed.

ADOPTED AND PASSED by the Tremonton City Council of Tremonton, Utah, this 20th day of October 2020.

TREMONTON CITY, a Utah Municipal
Corporation

By _____
Roger Fridal, Mayor

ATTEST:

Linsey Nessen, City Recorder

Publication or Posting Date: _____

EXHIBIT “A”

A Part of the Southeast Quarter of Section 2,
Township 11 North, Range 3 West, Salt Lake Base & Meridian

I, N. GORDON, CLERK OF THE DISTRICT COURT AND A RESIDENT OF
THE COUNTY OF KANE, STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE
TITLE IS CHAPTER 23, PROGRESSIVE SINGERS, AND LAND SUBSIDIES,
AND I HAVE COMPILED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT
IN ACCORDANCE WITH SECTION 17-2-17 AND HAVE VERIFIED ALL
MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT
AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE
ADJUDICATED TO TROQUENTON CITY, BOX ELDER COUNTY, UTAH.

A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH
RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

[illegible]

THIS IS TO CERTIFY THAT WE, THE CITY ENGINEER OF OKLAHOMA CITY, BOX 418, HAVE REVIEWED THE ABOVE-ENTITLED APPLICATION FOR A VARIATION OF THE CITY ENGINEER'S ORDINANCE, HAVE LISTED THE VARIATION IN VALUE OF THE VARIATION, THE COMMENTS AND RECOMMENDATIONS OF THE CITY ENGINEER, THE CITY ENGINEER'S RECOMMENDATION, AND HAVE LISTED THE CITY ENGINEER'S RECOMMENDATION, AND HAVE REQUESTED THAT SAID AREAS BE ANNEXED TO THE CITY OF OKLAHOMA, UTAH AND REQUESTING THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HEREWITH IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SECTION 2-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE VARIATION OF THE AREAS AS SHOWN ON THE FINAL LOCAL UNITY PLAN AS A PART OF SAID CITY.

APPROVED: _____ MAYOR _____ CITY RECORDER _____

State of Utah, County of Box Elder, Recorded and

Filed of the Request of _____
Date _____ *Time* _____ *Fee* _____

Abstracted _____

Index _____

Filed in: _____ File of Plots

County Recorder

October 20, 2020

STATE OF UTAH)

: SS.

County of Box Elder)

I, Linsey Nessen, the City Recorder of Tremonton, Utah, do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 20-XX, entitled, **“ORDINANCE REPEALING ORDINANCE NO. 18-05 ANNEXING REAL PROPERTY, SPECIFICALLY, TAX PARCELS NO. 05-167-0040; 05-167-003; AND 05-167-0044 COMPRISING 62.85 ACRES LOCATED AT APPROXIMATELY 1150 E. MAIN STREET, UNDER THE PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, INTO TREMONTON, UTAH AND ZONING SAID PARCELS AS MIXED USE (MU)”** adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 20th day of October, 2020, which appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of _____ 2020.

Linsey Nessen
City Recorder

(city seal)

RESOLUTION NO. 20-47

A RESOLUTION OF TREMONTON CITY REPEALING RESOLUTION NO. 18-18 AMENDING TREMONTON CITY'S ARTICLES OF INCORPORATION TO ANNEX TAX PARCELS NO. 05-167-0040; 05-167-003; AND 05-167-0044, COMPRISING 62.85 ACRES LOCATED AT APPROXIMATELY 1150 E. MAIN STREET INTO TREMONTON, UTAH

WHEREAS, Tremonton City, a Utah Municipal Corporation, was incorporated by Resolution on July 9, 1918; and

WHEREAS, Tremonton City is a "City of the Fifth Class" as defined in 10-2-301, Utah Code Annotated, having a population of more than 1,000 but less than 10,000 inhabitants; and

WHEREAS, since its incorporation, Tremonton City has annexed additional parcels of property into its incorporated area; and

WHEREAS, the Lieutenant Governor's Office of the State of Utah requires that the City's Articles of Incorporation be amended whenever property is annexed into the City; and

WHEREAS, on April 17, 2018, the City Council adopted Ordinance No. 18-05 approving the annexation of the 62.85 acres of said Real Property and amending the City's zoning map to zone this real property as Mixed Use (MU); and

WHEREAS, Ordinance 18-05 stated that the adoption and effectiveness of Ordinance No.18-05 were contingent upon Tremonton City and Kokopelli Investments, LLC, signing a pre-annexation agreement, and if a pre-annexation agreement was not signed the Ordinance was to be repealed; and

WHEREAS, Tremonton City and Kokopelli Investments, LLC, have not signed a pre-annexation agreement.

NOW THEREFORE BE IT RESOLVED, by the City Council of Tremonton, Utah that Resolution No. 18-18 amending the boundary description of Tremonton City, Box Elder County, Utah and its Articles of Incorporation annexing real property, specifically, tax parcel numbers 05-167-0040; 05-167-003; and 05-167-0044 comprising 62.85 acres as shown in Exhibit "A" is hereby formally repealed.

Adopted and passed by the governing body of Tremonton City Corporation this 20th day of October, 2020.

TREMONTON CITY, a Utah Municipal
Corporation

Roger Fridal, Mayor

ATTEST:

Linsey Nessen, City Recorder

TREMONTON CITY
CITY COUNCIL MEETING
October 20, 2020

TITLE:	Discussion and consideration of adopting Resolution No. 20-48 approving an application to be submitted to the Governor' Office of Economic Development to establish a Enterprise Zone Tax Credit Program for Tremonton City
FISCAL IMPACT:	Not applicable
PRESENTER:	Shawn Warnke, City Manager

Over the years, Tremonton City Council has adopted Resolutions to establish eligible areas and apply for official Enterprise Zone Tax Credit Program designation from the Governor's Office of Economic Development (GOED). The Enterprise Zone Tax Credit Program, business owners have enjoyed a phenomenal state tax credits, which includes the following:

- Tax credit of 25% of the first \$200,000 spent rehabilitating vacant building (2 years or more)
- Annual tax credit of 10% of first \$250,000 in investment & 5% of next \$1 million qualifying in plant, equipment, or other depreciable property
- Tax credit of \$750 for a new full-time employee position created
 - Additional \$500 tax credit if new full-time employee position = 125% of county wage
 - Additional \$750 tax credit if adds value to agricultural commodities through manufacturing process
 - Additional \$200 two-year tax credit for employer-sponsored health insurance paying at least 50% of premium cost.

GOED's designation of Enterprise Zone Tax Credit Program last for five years, at which point previous designated Enterprise Zones have to reapply to maintain the designation for another five years. Mitch Zundel, Economic Development Director for Box Elder County, has informed Tremonton City, that cities in Box Elder County cannot renew their Enterprise Zone Tax Credit Program after December 31, 2020, due to a change in state law. As such it is proposed that the City reapply for the Enterprise Zone Tax Credit Program before December 31, 2020, so that the designation remains in effect for another five years, as opposed to the City's Enterprise Zone expiring on December 31, 2021.

RESOLUTION NO. 20-48

A RESOLUTION APPROVING AN APPLICATION TO BE SUBMITTED TO THE GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT TO ESTABLISH A ENTERPRISE ZONE TAX CREDIT PROGRAM DESIGNATION FOR TREMONTON CITY

WHEREAS, Utah law allows the Governor's Office of Economic Development to establish Enterprise Zone Tax Credit Program in rural Utah; and

WHEREAS, the purpose of the Enterprise Zone Tax Credit Program is to encourage the creation of businesses and jobs; reduce poverty, unemployment, deterioration, or reduction in the value of commercial property in rural Utah; and

WHEREAS, the Governor's Office of Economic Development (GOED) have required cities and towns to establish eligible areas and apply for official designation to qualify as an Enterprise Zone Tax Credit Program; and

WHEREAS, over the years, Tremonton City Council has adopted Resolution No. 03-20; Resolution No. 9-35; and Resolution No. 16-48 establishing eligible areas and applying for official Enterprise Zone Tax Credit Program designation from the GOED; and

WHEREAS, through the Enterprise Zone Tax Credit Program, Tremonton City has experienced increased jobs and taxable property value; and

WHEREAS, through the Enterprise Zone Tax Credit Program, business owners have enjoyed a phenomenal state tax credits, which includes the following:

- Tax credit of 25% of the first \$200,000 spent rehabilitating vacant building (2 years or more)
- Annual tax credit of 10% of first \$250,000 in investment & 5% of next \$1 million qualifying in plant, equipment, or other depreciable property
- Tax credit of \$750 for a new full-time employee position created
 - Additional \$500 tax credit if new full-time employee position = 125% of county wage
 - Additional \$750 tax credit if adds value to agricultural commodities through manufacturing process
 - Additional \$200 two-year tax credit for employer-sponsored health insurance paying at least 50% of premium cost.

WHEREAS, GOED's designation of Enterprise Zone Tax Credit Program last for five years, at which point previous designated Enterprise Zones have to reapply to maintain the designation for another five years; and

WHEREAS, Mitch Zundel, Economic Development Director for Box Elder County, has informed Tremonton City, that cities in Box Elder County cannot renew their Enterprise Zone Tax Credit Program after December 31, 2020, due to a change in state law; and

WHEREAS, the Tremonton City Council desires to renew its Enterprise Zone Tax Credit Program before December 31, 2020, so that the designation remains in effect for another five years, as opposed to the City's Enterprise Zone expiring on December 31, 2021; and

WHEREAS, the Tremonton City Council has reviewed the proposal to establish an Enterprise Zone Tax Credit Program in a duly noticed public meeting; and

WHEREAS, the Tremonton City Council has found that an Enterprise Zone Tax Credit Program is necessary to create jobs; and reduce poverty, unemployment, chronic abandonment, deterioration, or reduction in the value of commercial property within the City.

NOW, THEREFORE, BE IT RESOLVED the Tremonton City Council approves an application to be submitted to the Governor's Office of Economic Development to establish an Enterprise Zone Tax Credit Program in Tremonton City as attached in Exhibit A. The boundaries of the said zone are outlined in the attached map, also contained in Exhibit A, which includes all of Tremonton City's current incorporated limits and its declared annexation boundaries.

Adopted and passed by the governing body of Tremonton City Corporation this 20th day of October 2020. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

By _____
Roger Fridal, Mayor

ATTEST:

Linsey Nessen, City Recorder

Exhibit A

THE ENTERPRISE ZONE TAX CREDIT PROGRAM

(As found in Form Assembly)

GENERAL INFORMATION

Date of Application **October 20, 2020**

Applicant **Tremonton City Corporation**

Local Enterprise Zone Coordinator: **Steve Bench, Zoning Administrator**

Mailing Address **102 South Tremont Street, Tremonton, Utah 84337**

County: **Box Elder County**

E-mail Address sbench@tremontoncity.com

Telephone Number **435-257-9510**

What is your entity's population? **9,235**

What is the population of your county? **56,406**

EVIDENCE OF NEED FOR DEVELOPMENT

According to Section 63N-2-204 (1) (2) of the Enterprise Zone statute, a county applicant or municipal applicant seeking designation as an Enterprise Zone shall provide clear evidence of the need for development. In accordance with this requirement, and based on the GOED Office of Rural Development criteria for evaluating applications, Sections 63N-2-206, please provide clear evidence of the need for development by answering the following questions:

- Is there a pervasiveness of poverty, unemployment, and general distress in the proposed zone? Please explain. (250 word limit)

Tremonton is a rural community and, in the past, has been affected by job losses attributed to La-Z-Boy moving their production to Mexico and the job losses attributed to ATK layoffs. While the local economy has improved since the aforementioned job losses, Tremonton still believes it is necessary to attract other businesses to Tremonton that will diversify the types of jobs and companies willing to invest in facilities, equipment, job growth, etc. To this end, Tremonton City continues its concerted efforts to attract new businesses and encourage expanding the existing business within the City. The Enterprise Zone Tax Credit Program is an important asset the City can use in its efforts to attract new businesses and encourage existing businesses to expand and or renovate their current facilities, expand operations, and job force.

- Is there chronic abandonment, deterioration, or reduction in value of commercial,

industrial, or residential structures or property tax arrearages in the proposed zone? Please explain. (250 word limit)

The 2019 Tremonton Economic and Market Analysis Plan, prepared by Zions Bank Public Finance, identified areas for redevelopment and future development opportunities within Tremonton City. Typically, most downtowns in most cities show clustering of higher improvement values per acre. However, this higher improvement values per acre do not appear to be evident for Tremonton. Tremonton's higher valued acres are spread throughout the downtown area, indicating no real clustering of higher improvement values per acre within downtown. This finding suggests that opportunities to add value exist for focused areas through redevelopment.

Notably, several significant intersections have parcels with low improvement values, and as such, these intersections appear to be underutilized based on their improvement values. Some intersections show one or two of the four corners with a high value, while the others are lower. The low-valued properties have improvements that are not fully maximizing the value attributed to visibility and exposure. Tremonton recognizes that these parcels have the opportunity to generate higher property tax revenues.

- Explain the potential for new investment and economic development in the proposed zone. (500 word limit)

The 2019 Tremonton Economic and Market Analysis Plan, prepared by Zions Bank Public Finance, identified that Tremonton has desirable characteristics to attract new investment and economic development. Tremonton's proximity to major Interstate 15 and Interstate 84 is crucial in Tremonton's growing economy partially shaped by distribution and logistics activity. The potential to add significant employers is notable, as is the opportunity to help revitalize the downtown corridor to become an attraction for residents and visitors alike. The analysis shows the following recommendations, which Tremonton City is working to implement:

- Focus on flex and distribution options in the northwestern part of the City
- Focus on employment opportunities to drive additional retail in the flex and distribution areas
- Capitalize on properties which afford the greatest visibility and exposure from the Interstates
- Revitalize downtown

Attracting new employment to Tremonton will also require a focus on the City's growing population. Furthermore, Tremonton City's proximity to more urban areas should be emphasized. Quality of life should be highlighted, with the area's lower housing costs, recreational opportunities, and proximity to educational offerings, all providing marketing points that are generally superior to most of the above markets.

- Explain the proposed use of other State and federal development funds or programs to increase the probability of new investment and development occurring. (250 word limit)

A portion of Tremonton was selected by Governor Herbert as an Opportunity Zone, which provides significant tax advantages to investors. The Opportunity Zone tax advantages to

investors include temporary deferral of capital taxes until 2026 by allowing investors to put and keep unrealized gains in an opportunity fund that focuses on development in Tremonton; a ten percent reduction in deferred capital gains taxes if the fund is held for five years; another five percent reduction if held for seven years; and tax exemption on any capital gains on investments made through the opportunity fund as long as an investor holds them for ten years.

Tremonton City has already realized new investment with the development of a 304-unit apartment complex built in Tremonton. The Developer of the apartment complex has stated that the decision to invest in Tremonton was in part due to the opportunity zone.

- Please explain the extent to which the projected development in the zone will provide employment to residents and particularly individuals who are unemployed or who are economically disadvantaged. (250 word limit)

Employment in Tremonton is more oriented to manufacturing than in most areas of Utah. Tremonton's proximity to Interstate 15 and Interstate 84 results in desirable conditions for distribution and logistics companies, as well as for some manufacturers. Also factored are the demographics of the local populace, as well as regional employment trends and influences. Currently, employment in the following industries appear to be likely for Tremonton:

- Outdoor retailers – This industry is experiencing significant growth in the Intermountain West. Outdoor retailers are looking for distribution hubs with proximity to recreational options. Most outdoor retailers have minimal actual retail space, with most of their area dedicated to manufacturing, warehousing, and distribution. Employment opportunities for outdoor retailers include customer service agents, warehouse, and distribution.
 - Distribution facilities – Growth in this sector is occurring throughout the Intermountain West at present. Nearly all major big-box retailers are scaling back their store expansions but are adding significant new distribution and logistics space as consumer shopping habits continue to evolve. A key component to this user base is transportation access to multiple metropolitan areas and multiple freeways and airports. The primary job for distribution facilities includes shipping and receiving clerks, warehouse, and distribution.
 - Call and service centers – This industry is expanding rapidly and wants access to an employment supply that is becoming sparser throughout the nation. This industry can leverage the UTOPIA Fiber Optic Network that is constructed in Tremonton. Wages in this industry are often at or slightly below median levels, but some service centers offer management training that leads to above-median income jobs. Employment opportunities for this industry include customer service agents.
- Please explain how innovative solutions to economic development problems will be promoted, and how local economic development initiatives will be demonstrated. (250 word limit)

The City continues to work with the Governor's Office of Economic Development and EDC Utah to seek out economic opportunities to be competitive in attracting economic growth. Local economic development incentives provided by Tremonton include the following:

- Simplified procedures for obtaining permits

- Waiver of business license fees
- Reduction in building permits fees for significant capital investments

DEVELOPMENT PLAN

According to Section 63N-2-204 3(b) of the Enterprise Zone Statute, a county applicant or municipal applicant seeking designation as an Enterprise Zone shall provide a development plan. Please answer the following questions that outline the development plan:

- What types of investment and development within the zone are expected to take place if the enterprise zone incentives are provided? (250 word limit)

Tremonton City would like to see a 1% increase in taxable value for real and personal property outside of Tremonton City's Redevelopment Agency's Project Area, which would equate to \$7,023,339 of new taxable value. Currently, the taxable real property is \$702,333,919 (this is according to the Data Entry/Tax Rate Summary available on www.taxrates.utah.gov).

- Please describe the specific investment or development reasonably expected to take place in the proposed zone. (250 word limit)

Tremonton City's economic development goals, the City desires to diversify the types of jobs and the industry sector of businesses that provide employment. However, it is reasonable to expect the most development in the proposed zone will be similar to the existing type of industry sectors of food manufacturing and distribution and logistics. Tremonton City's proximity to Interstate 15 and Interstate 84 results in desirable conditions for distribution and logistics companies, as well as some manufacturers.

- Explain any commitments that have been obtained from businesses who are or who might be established within the proposed zone. (250 word limit)

Currently, Tremonton City is unaware of any companies that have made commitments to locate or expand in the City's Enterprise Zones.

- What are the projected number of jobs that will be created and the anticipated wage level of those jobs? (250 word limit)

Data from the US Census website (On the Map) identified 2,979 jobs in Tremonton in 2017. Of the 2,979 jobs, there are 1,029 jobs in Tremonton, wherein the employee is making more than \$20.83 per hour. Tremonton City would like to see an increase of 3% growth of jobs that pay more than \$20.83 per hour, which equates to 89 new jobs in this category attributed to the Enterprise Zone.

Tremonton City Jobs by Earnings		
	Count	Share
\$7.81 per hour or less (\$1,250 per month or less)	750	25.2%
\$7.82 to \$20.83 per hour (\$1,251 to \$3,333 per month)	1,200	40.3%
More than \$20.83 per hour (More than \$3,333 per month)	1,029	34.5%
Total	2,979	100.0%

- Please explain any proposed emphasis on the type of jobs to be created, including any affirmative action plans. (250 word limit)

Consistent with Tremonton City's economic development goals, the City desires to diversify the types of jobs and the industry sector of businesses that provide employment. Currently, the City has Post Consumer Brands and West Liberty Foods, which are large food manufacturers and desire to develop jobs outside of food manufacturers.

- What are the proposed means of assessing the effectiveness of the development plan or other programs within the zone once they have been implemented within the zone? (250 word limit)

Tremonton City will evaluate the success of its Enterprise Zone based on meeting the following objectives:

- The achievement of a 1% increase in taxable value for real and personal property outside of Tremonton City's Redevelopment Agency's Project Area, which would equate to \$7,023,339 of new taxable value.
- The achievement of an increase of 3% growth of jobs that pay more than \$20.83 per hour, which equates to 89 new jobs, in this category attributed the Enterprise Zone.
- And other objectives listed elsewhere in this application.
- Please give any additional information considered to be relevant to the designation of an enterprise zone. (250 word limit)

This renewal application for Enterprise Zone designation was discussed at an open meeting of the City Council on October 20, 2020 and is supported by the attached Resolution passed at that time (Attachment A). Components in this proposal are consistent with public hearings conducted prior to the adoption of the Tremonton City General Plan and Tremonton City Zoning Ordinances.

LOCAL CONTRIBUTIONS

According to Section 63N-2-205 of the Enterprise Zone statute, an area may be designated as an Enterprise Zone only if the county applicant or the municipal applicant agrees to make a qualifying local contribution. Qualifying contributions may include, but are not limited to those listed below. Please choose all local contributions the county or municipal applicant will offer. If there will be other contributions, please select Other Local Contributions and list them in the field provided.

Select Local Contributions

Tremonton City will provide the following local contributions as another incentive offered under the Enterprise Zone.

- Simplified procedures for obtaining permits
- Waiver of business license fees
- Reduction in building permits fees for significant capital investments

SUPPORTING DOCUMENTATION

The applicant must submit the following documentation to complete the application:

Required Documentation

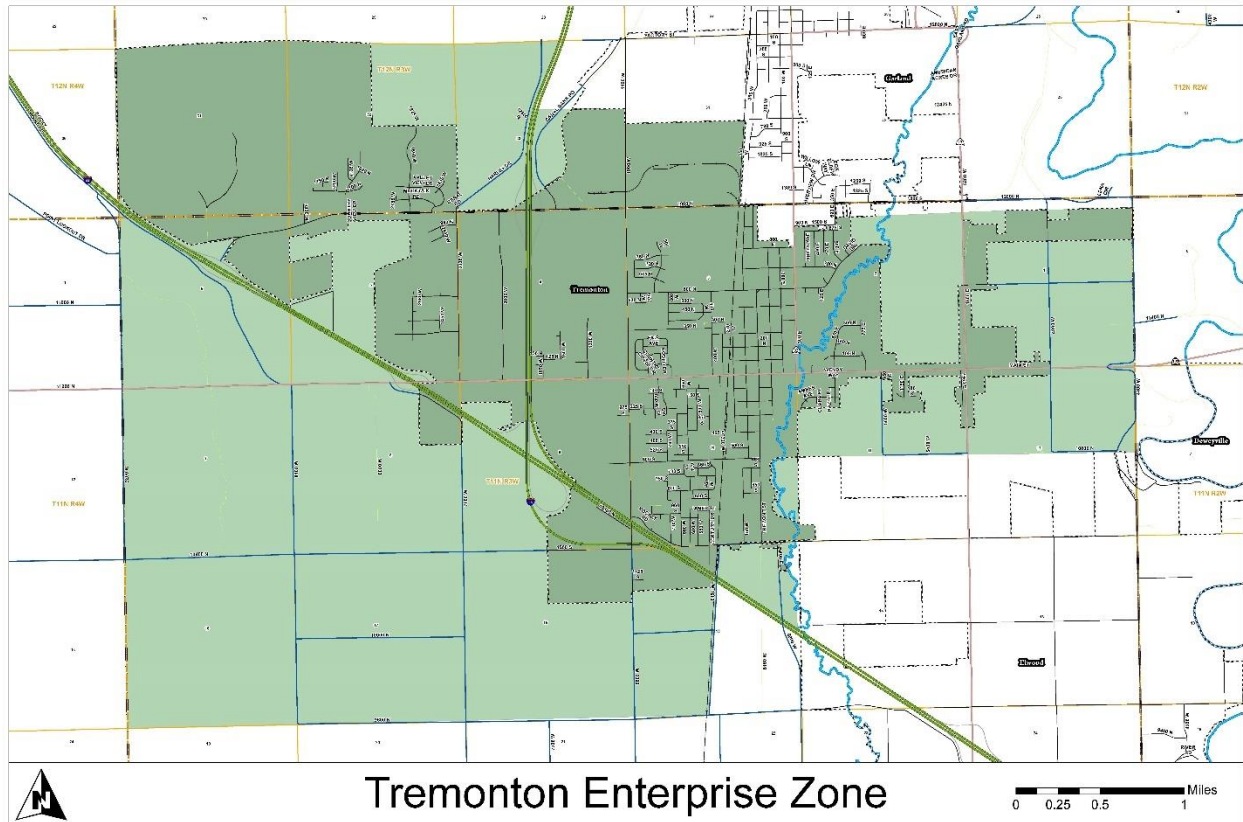
- Please upload the Resolution from the governing body of the applying City or county
- Please upload a copy of Minutes from the meeting wherein the Resolution was approved
- Please upload a copy of the county or municipal Economic Development Plan to demonstrate coordination between the enterprise zone and overall county or municipal goals
- Please upload a PDF version of the map of the area designated by the governing body as an Enterprise Zone
- Please upload Shape Files of the map of the designated Enterprise Zone area. For assistance in creating shapefiles please see your county's GIS specialist. More than one upload for complete shape files will be required. Please "add another response" until all the files are uploaded.

Terms: Enterprise Zones are established on 5-Year terms. Approved applications will be effective from January 1 of the year an application is approved through December 31 of the fifth year (example: January 1, 2018, through December 31, 2022). Upon expiration, a new application will be required to re-establish an Enterprise Zones. A county or municipality with a designated Enterprise Zone is required to give an annual report to the GOED Office of Rural Development regarding economic activities that have occurred within the zone following the designation. Enterprise Zones maps will be published on locate.utah.gov.

Please direct your Enterprise Zone Application to:

GOED/ Office of Rural Development
60 E. South Temple, 3rd Floor
Salt Lake City, UT
84111 801-538-8804

Tremonton includes an Enterprise Zone, all of Tremonton City's current incorporated limits, and its declared annexation boundaries.



TREMONTON CITY
CITY COUNCIL MEETING
October 20, 2020

TITLE:	Review of Calendar and Review of Past Assignments
FISCAL IMPACT:	Not applicable
PRESENTER:	Shawn Warnke, City Manager or Linsey Nessen, City Recorder

Thank you note from Gail Halvorsen.

15 October 2020

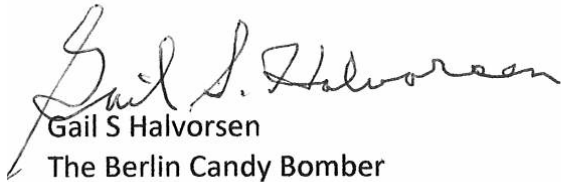
Shawn Warnke
City Manager
Tremonton City
102 South Tremont Street
Tremonton, Utah 84337

Dear Shawn,

It is with great pleasure that I write this 'Thank you' to you and all that were involved in the City of Tremonton's work on the Candy Bomber mural project. It was quite an honor for me to be present at the event. Tremonton brings back a lot of fond memories as I grew up in the Garland and Tremonton area on a sugar beet farm. I am very pleased with the mural and the work of Mr. Burk. The hospitality of the city administration and the citizens of Tremonton will not soon be forgotten.

Thank you so much for this great honor.

With Warm regards,


Gail S Halvorsen
The Berlin Candy Bomber

Aspen Grove RV Park Stays. Carl Liljenstolpe, the owner of the Aspen Grove RV Park, wanted to express thanks to Tremonton City for its support of the Aspen Grove RV Park. The RV Park has exceeded its projections for stays. In September 2020, Aspen Grove had 2,486 nightly stays, which equated to a 91.3% occupancy rate. Going into the winter months (November through April), Aspen Grove has reservations for 2040 nightly stays.

State Historic Preservation Review Board Meeting for Tremonton City Historic District Nomination. The Board will meet virtually through Zoom Meeting, Thursday, October 29, 2020, at 12:00 p.m. at the following link:

<https://us02web.zoom.us/j/84668171708?pwd=SkFML3kvQ1hkVVZpdjZTNGlBM0tqQT09>

The City Council's participation is not required but is welcomed if councilmembers have interest and availability. The State Historic Preservation Review Board will be recommending Tremonton City's Historic District Nomination to the National Park Service for consideration of final designation.

Box Elder County Chamber Tricker Treat Event. Friday, October 30, 2020, 4:00 p.m. - 6:00 p.m.

Because of the Covid Restrictions and Guidelines the Box Elder County Chamber has had to reimagine the Trick or Treat on Main Street Tremonton Event by facilitating a drive through event. The Chamber has asked that businesses contribute candy to donate to the event and they will prepare 2,000 trick or treat bags for kids.





GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Utah Division of
State History

Kevin Fayles
Interim Director

August 25, 2020

Dear Property Owner:

We are pleased to inform you that the historic district listed below, in which your building is located, will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

TREMONTON HISTORIC DISTRICT

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing on the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

Enclosed please find a notice that explains in greater detail the results of listing in the National Register. It also describes the rights and procedures by which an owner may comment on or object to listing on the National Register.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet on virtually through Zoom Meeting Thursday, October 29, 2020, at 12:00 p.m., at the following link:

<https://us02web.zoom.us/j/84668171708?pwd=SkFmL3kvQ1hkVVZpdjZTNGlBM0tqQT09>.

Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at coryjensen@utah.gov.

Sincerely,

Christopher W. Merritt, Ph.D.
State Historic Preservation Officer

Enclosure