

Thursday, October 22, 2020
PERRY CITY COUNCIL MEETING AGENDA
This is an “Electronic Meeting” Web/Teleconferencing will be used to participate
Go to www.perrycity.org for meeting access instructions

The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease.

The Perry City Council will hold an electronic meeting via web/teleconference on the Thursday identified above, starting at approximately 7:00 PM. Members of the public at the Public Meeting may view the meeting via Zoom using a link and instructions on the web page at: <https://www.perrycity.org/whats-new.htm.htm>. 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
 - B. Appointments: City Recorder & Deputy Recorder
 - C. Oath of Office
- 3. Action Items (Roll Call Vote)**
 - A. Approval of Warrants
 - B. Resolution 2020-20 Adopting Boundaries of the State Sponsored Enterprise Zone in Perry City
- 4. 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
 - October 8, 2020 City Council Meeting Minutes
 - B. Mayor’s Report
 - C. Council Reports
 - D. Staff Comments
 - E. Planning Commission Report
- 5. 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.
- 6. 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: the Perry City Offices, 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 14th day of October, 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Shanna S. Johnson, Chief Deputy Recorder

Report Criteria:

Detail report.
Invoices with totals above \$2000.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Brigham City Corp.								
6106	Brigham City Corp.	10/07/2020	walmart sales tax	10/01/2020	23,916.17	23,916.17	10/07/2020	
6106	Brigham City Corp.	10/07/2020	interlocal storm water	10/01/2020	117.60	117.60	10/07/2020	
Total Brigham City Corp.:					24,033.77	24,033.77		
Jones & Associates								
11552	Jones & Associates	19809	City & Utility Information to Potenti	09/01/2020	297.00	297.00	10/09/2020	
11552	Jones & Associates	19809	streets	09/01/2020	8,576.00	8,576.00	10/09/2020	
11552	Jones & Associates	19809	street Maintenance	09/01/2020	376.50	376.50	10/09/2020	
11552	Jones & Associates	19809	2020 Crack Seal Projects	09/01/2020	526.00	526.00	10/09/2020	
11552	Jones & Associates	19809	Culinary Water	09/01/2020	62.50	62.50	10/09/2020	
11552	Jones & Associates	19809	Culinary Water	09/01/2020	371.25	371.25	10/09/2020	
11552	Jones & Associates	19809	Culinary Water	09/01/2020	193.50	193.50	10/09/2020	
11552	Jones & Associates	19809	Culinary Water	09/01/2020	62.50	62.50	10/09/2020	
11552	Jones & Associates	19809	Storm Drain	09/01/2020	243.00	243.00	10/09/2020	
11552	Jones & Associates	19809	sanitary Sewer	09/01/2020	132.50	132.50	10/09/2020	
11552	Jones & Associates	19809	mapping	09/01/2020	898.00	898.00	10/09/2020	
11552	Jones & Associates	19861	Culinary Water	10/01/2020	2,485.00	2,485.00	10/09/2020	
11552	Jones & Associates	19861	Storm Drain	10/01/2020	119.00	119.00	10/09/2020	
11552	Jones & Associates	19861	sanitary Sewer	10/01/2020	672.00	672.00	10/09/2020	
11552	Jones & Associates	19861	mapping	10/01/2020	1,013.50	1,013.50	10/09/2020	
11552	Jones & Associates	19861	1200 W Roadway	10/01/2020	4,524.25	4,524.25	10/09/2020	
11552	Jones & Associates	19861	street Maintenance	10/01/2020	388.00	388.00	10/09/2020	
11552	Jones & Associates	19861	2020 Crack Seal Projects	10/01/2020	594.25	594.25	10/09/2020	
11552	Jones & Associates	19861	Culinary Water	10/01/2020	16.25	16.25	10/09/2020	
11552	Jones & Associates	19861	Culinary Water	10/01/2020	665.50	665.50	10/09/2020	
11552	Jones & Associates	19861	Culinary Water	10/01/2020	366.00	366.00	10/09/2020	
11552	Jones & Associates	19861	streets	10/01/2020	165.00	165.00	10/09/2020	
Total Jones & Associates:					22,747.50	22,747.50		
PR Paving								
12100	PR Paving	10/09/2020	2020 Street Maintenance Project	09/23/2020	121,168.83	121,168.83	10/09/2020	
Total PR Paving:					121,168.83	121,168.83		
ProForce Law Enforcement								
11391	ProForce Law Enforcement	513847	Taser and cartridges	09/22/2020	2,896.00	2,896.00	10/12/2020	
Total ProForce Law Enforcement:					2,896.00	2,896.00		
Rocky Mountain Power								
2501	Rocky Mountain Power	10/07/2020	power bill	09/21/2020	1,727.76	1,727.76	10/07/2020	
2501	Rocky Mountain Power	10/07/2020	power bill	09/21/2020	8,686.40	8,686.40	10/07/2020	
2501	Rocky Mountain Power	10/07/2020	power bill	09/21/2020	82.62	82.62	10/07/2020	
2501	Rocky Mountain Power	10/07/2020	power bill	09/21/2020	648.86	648.86	10/07/2020	
2501	Rocky Mountain Power	10/07/2020	power bill	09/21/2020	119.87	119.87	10/07/2020	
Total Rocky Mountain Power:					11,265.51	11,265.51		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
The Bancorp Bank								
12149	The Bancorp Bank	485520	Vin #5763	09/30/2020	8,828.23	8,828.23	10/12/2020	
12149	The Bancorp Bank	485520	Vin # 5762	09/30/2020	8,828.23	8,828.23	10/12/2020	
12149	The Bancorp Bank	485520	Case 580 Backhoe	09/30/2020	7,373.74	7,373.74	10/12/2020	
Total The Bancorp Bank:					25,030.20	25,030.20		
William L. Prater, LLC								
12726	William L. Prater, LLC	10/07/2020	Sewer Bond Refinance	09/22/2020	2,633.00	2,633.00	10/07/2020	
Total William L. Prater, LLC:					2,633.00	2,633.00		
William M. Morris P.C.								
10434	William M. Morris P.C.	10/12/2020	City Attorney Services	10/01/2020	1,800.00	1,800.00	10/12/2020	
10434	William M. Morris P.C.	10/12/2020	City Attorney Services	10/01/2020	337.50	337.50	10/12/2020	
10434	William M. Morris P.C.	10/12/2020	City Attorney Services	10/01/2020	112.50	112.50	10/12/2020	
Total William M. Morris P.C.:					2,250.00	2,250.00		
Grand Totals:					212,024.81	212,024.81		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$2000.00 included.

Paid and unpaid invoices included.

**PERRY CITY
RESOLUTION 2020-20**

**A RESOLUTION OF PERRY CITY, UTAH, TO ADOPT THE
BOUNDARIES OF THE STATE SPONSORED ENTERPRISE ZONE IN
PERRY CITY**

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

WHEREAS, Perry City, Utah, desires to encourage and promote the creation of jobs and sustainable wages within and around the City;

WHEREAS, the State of Utah, by and through the Governor’s Office of Economic Development, empowers and authorizes cities to create an Enterprise Zone;

WHEREAS, an Enterprise Zone is established to encourage community investment in the industrial and commercial districts of cities and counties to stimulate and strengthen economic development, individual job growth and competitive wages;

WHEREAS, the City deems such involvement as an investment in its future and important to the continued growth, well-being and economic strength of the City, and as an integral component to create employment and living wage opportunities in the City;

NOW, THEREFORE, BE IT RESOLVED by the Perry City Council to seek approval from the Governor’s Office of Economic Development to adopt an Enterprise Zone in accordance with the “Enterprise Zone Map” attached hereto as Exhibit “A” and incorporated herein by this reference. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

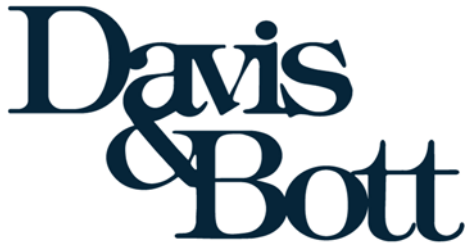
KEVIN JEPPSEN, Mayor

VOTING:

Montgomery	Yea ____ Nay ____
Watkins	Yea ____ Nay ____
Ostler	Yea ____ Nay ____
Tueller	Yea ____ Nay ____
Wright	Yea ____ Nay ____

ATTEST:

City Recorder



October 6, 2020

Perry City
3005 S 1200 W
Perry, UT 84302

Certified Public Accountants, L.C.

50 West Forest, Suite 101
P.O. Box 369
Brigham City, UT 84302
(435) 723-5224

Dear Mayor and City Council:

Subject: Enterprise Zone Tax Credit – Designation Renewal

The residents of Box Elder County and its cities have enjoyed a phenomenal state tax credit over the years administered by the Governor's Office of Economic Development called the Enterprise Zone Tax Credit.

The credit was originally established in 1988, but a revision was made in 2016 to include more rural cities within Box Elder County. The state legislature and the Office of Economic Development have required cities and town to establish eligible areas and apply for official designation in order to qualify as an Enterprise Zone. The designation establishes the Enterprise Zone for five years, at which point the eligible zone would have to reapply to maintain the designation for another five years.

Mitch Zundel, Economic Development Director for Box Elder County, has informed us that cities in Box Elder County cannot renew their Enterprise Zones after December 31, 2020 due to a change in the law. **We highly encourage all cities and towns within Box Elder County to renew their Enterprise Zones prior to December 31, 2020** so that the designation remains in effect for another five years, as opposed to the Enterprise Zones expiring after just one or two more years.

The residents of most cities and towns in Box Elder County have received significant benefit from the Enterprise Zone Tax Credit. Davis & Bott CPA's has worked closely with the county, local town and city councils, and Box Elder County residents to apply for zones and tax credits. Our firm has applied for the vast majority of Enterprise Zone Tax Credits approved for the county.

We want the residents of Box Elder County to continue to receive the benefits of this tax credit. We have included, with this letter, the application required by the state to be completed by each city. We are also working to provide you with a recent application of Howell as an example in helping you complete the necessary requirements.

We look forward to working with you over the next month to complete the necessary action to renew the Enterprise Zone designation currently in place. **To meet this deadline, we recommend passing the required Resolution in your next City Council Meeting during the month of October.** Please contact Cade Jones at Davis & Bott CPA's with any questions at (435) 723-5224 or by email at cadej@davisbott.com.

Sincerely,
Davis & Bott
Certified Public Accountants, L.C.

Enclosure (ctj)

THE ENTERPRISE ZONE TAX CREDIT PROGRAM

Application

(As found in FormAssembly)

GENERAL INFORMATION

Date:

Applying Municipality or County Name:

Local Enterprise Zone Coordinator:

Street Address:

City:

State:

Zip Code:

County:

Email:

Phone:

Population of Municipality:

County Population:

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)
- 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)
- Explain the potential for new investment and economic development in the proposed zone. (500 word limit)
- 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)
- 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)
- Please explain how innovative solutions to economic development problems will be promoted, and how local economic development initiatives will be demonstrated. (250 word limit)

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)
- Please describe the specific investment or development reasonably expected to take place in the proposed zone. (250 word limit)
- Explain any commitments that have been obtained from businesses who are or who might be established within the proposed zone. (250 word limit)
- What are the projected number of jobs that will be created and the anticipated wage level of those jobs? (250 word limit)
- Please explain any proposed emphasis on the type of jobs to be created, including any affirmative action plans. (250 word limit)
- 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)
- Please give any additional information considered to be relevant to the designation of an enterprise zone. (250 word limit)

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

- ☐ Simplified procedures for obtaining permits
- ☐ Dedication of available government grants
- ☐ Dedication of training funds
- ☐ Waiver of business license fees
- ☐ Infrastructure improvements
- ☐ Private contributions

- ☐ Utility rate concessions
- ☐ Small business incubator programs
- ☐ Management assistance programs
- ☐ Other Local Contributions

If Other, please list:

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 designated Enterprise Zone area. For assistance in creating shape files 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.

☐ **Agree**

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