



City Council Meeting
Tuesday, February 2, 2021
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
www.washingtonterracecity.com

* **Note:** 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. Members of the Public may view the meeting via the City's Facebook page at: Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org, or typed into the Facebook live stream at the citizen's comments agenda item.

1. **WORK SESSION: Field Trip** **4:00 P.M.**
A working field trip tour of Recycled Earth Transfer Plant, located at
3027 Midland Road, Ogden UT

2. **ROLL CALL** **6:00 P.M.**

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**
 5.1 APPROVAL OF AGENDA
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

 5.2 APPROVAL OF JANUARY 19, 2021 MEETING MINUTES

6. **CITIZEN COMMENTS**
This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**
Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

8. NEW BUSINESS

8.1 PRESENTATION: FINANCE QUARTERLY REPORT

Presentation on activity occurring Oct-Dec., 2020

8.2 PRESENTATION: SHERIFF DEPARTMENT QUARTERLY REPORT

Presentation on activity occurring Oct-Dec., 2020

8.3 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT

Presentation on activity occurring Oct-Dec., 2020

8.4 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT

Presentation on activity occurring Oct-Dec., 2020

8.5 PRESENTATION: RESULTS OF THE RECYCLING SURVEY

Results of the city wide survey regarding the future of recycling in Washington Terrace.

8.6 DISCUSSION/ACTION: REVIEW OF THE CRA PROJECT AREA BUDGET AND OBTAIN PRELIMINARY APPROVAL TO MOVE FORWARD WITH ESTABLISHING AN INTERLOCAL AGREEMENT

The Council will review the Community Reinvestment Area (CRA) budget and may give approval To proceed with drafting an interlocal agreement with the taxing entities.

9. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

10. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

11. UPCOMING EVENTS

February 15th: City Offices closed for Presidents Day

February 16th: City Council Work Session 5:00 p.m.

February 16th : City Council Meeting 6:00 p.m.

February 25th : Planning Commission Meeting 6:00 p.m.

12. ADJOURN THE MEETING: MAYOR ALLEN

13. REDEVELOPMENT AGENCY MEETING (THE RDA MEETING WILL IMMEDIATELY FOLLOW THE REGULAR MEETING)

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City of Washington Terrace

Minutes of a Regular City Council meeting

Held on January 19, 2021

City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

* **Note:** 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. Members of the Public may view the meeting via the City's Facebook page at: Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org, or typed into the Facebook live stream at the citizen's comments agenda item.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION

Mayor Mark C. Allen
Council Member F. Carey Seal
Council Member Blair Brown
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Finance Director Shari' Garrett
General Planner Tyler Seaman
Public Works Director Jake Meibos
City Manager Tom Hanson
City Recorder Amy Rodriguez

Others Present

The Meeting was held via zoom on Facebook live.

1. WORK SESSION:

5:00 P.M.

Topics to include; but are not limited to:

- **The administrative approach to code compliance discussion**

Seaman stated that he has reviewed our current code enforcement process. He stated that he would like to move it from a criminal approach to a civil approach. This would move it from judicial to administrative processes.

Seaman stated that code enforcement primary purpose is the prevention, detection, investigation, and enforcement of violations, statutes or ordinances regulating public health, safety, welfare, public works, business activities, or municipal affairs.

Seaman stated that the city will maintain a general enforcement authority.

He stated that the state has decriminalized code violations. He stated that code enforcement is not intended for revenue, the end goal is compliance.

41 He stated the difference from Administrative approach and Criminal approach. He stated that they both
42 require an investigation and burden of proof. He stated that the process through administration is to cite
43 through a lein, whereas criminal is a formal charge against a violator. He stated there is a significant
44 amount of time difference with an administrative approach. He stated that we do not need to work
45 through the judge to set court dates or work through the city prosecutor. He stated that the process is
46 more streamlined.

47
48 Seaman stated that the violation goes against the property during an administrative code approach,
49 whereas a criminal goes to the individual. Seaman stated that this is challenging because he would need
50 to find out who the individual is. He is not allowed to ask for an ID. He stated that the last know owner
51 on the property would be served the lein.

52 Seaman stated that the timeline from registering a complaint to the enforcement is the same every time
53 during an administrative approach. He stated that with the criminal approach, it is at least 14 days for it to
54 go through the court process and then an unknown amount of time from there. Seaman stated that the
55 City is able to keep any citations and use them for future abatement needs, whereas any fines during the
56 criminal approach is split between court and the city.

57
58 Seaman stated that the burden of proof for administrative has to be clear and convincing, whereas in
59 criminal, it has to be beyond a reasonable doubt. Seaman stated that the criminal approach involves more
60 people and is not as streamlined.

61 Seaman stated that the leins show up on property records. He stated that under the administrative
62 approach, he would send a notice to the property owner letting them know about the lein and how they
63 can have the lein taken off of the account. He stated that the goal is to have them come into compliance,
64 not on having them paying the lein. Seaman stated that this approach allows him to reduce the lein and
65 only collect the administrative fine, and has the individual come into compliance.

66 Seaman stated that within the first 14 days, there is a standard \$50.00 a day fine (or a fine determined by
67 Council). If they do not comply, it would go up to \$700 and it would go to a lein. At that time, they could
68 request for a re-inspection. This would take the \$700 off their lein and they would pay the \$150.00 filing
69 fee. He noted that the county puts a \$40.00 fee to put a lein on a property. He stated that his goal is to
70 work with individuals as much as possible, while keeping property values up in accordance with health
71 and safety concerns.

72 Council Member Barker stated that he likes the idea that the goal is to comply and not pay a lot of fees.
73 He asked how lenient are we going to be and still cover our costs? Seaman stated that no matter what, he
74 would make them pay something, even if it is a pre-determined amount. He stated that there has to be
75 some monies brought in because there are fees that we need to pay to record a lein. Council Member
76 Brown stated that he received a notice from the city a few years ago and his renter did not take care of the
77 property. He stated that it would take him time to evict the renter. He stated that sometimes it is difficult
78 to get issues taken care of quickly because he has a frame to work within a legal system. Seaman stated
79 that this could be handled with an extension and working that out with the Code Enforcement Officer. He
80 stated that renters creating a violation is a common problem. He stated that working with the

81 Enforcement Officer opens up a natural conversation on what and when things will be done. Seaman
82 stated that there are challenging situations that may arise. Mayor Allen stated that the administrative
83 approach takes the court out of the equation and it would work more smoothly.

84 Seaman stated that the violation has to be sent to the last property, and not necessarily by certified. He
85 stated that it is the responsibility of the property owner to update their address with the county. He stated
86 that he tries to be customer friendly as much as possible. Seaman stated that the lein is not put on the
87 monthly property tax. He stated that there is an abatement process that would collect a tax lein yearly if
88 they do not take care of the issue, but it is separate from the property lein. Seaman stated that the
89 abatement would come into play if they do not take care of the issue and we have already put on the lein.
90 Mayor Allen stated that there are some instances where an abatement will have to be done. Mayor Allen
91 stated that he would like to have the abatement process in the ordinance. He stated that he likes the idea
92 of administrative approach because the violator would come straight to the City and not have to go
93 through the judge and court system.

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111 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

112 Mayor Mark C. Allen
113 Council Member F. Carey Seal
114 Council Member Blair Brown
115 Council Member Larry Weir
116 Council Member Scott Barker
117 Council Member Jeff West
118 Finance Director Shari' Garrett
119 General Planner Tyler Seaman
120 Public Works Director Jake Meibos
121 City Manager Tom Hanson
122 City Recorder Amy Rodriguez

123 **Others Present**

124 The Meeting was held via zoom on Facebook live.
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126 **2. ROLL CALL**

6:00 P.M.

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128 **3. PLEDGE OF ALLEGIANCE**

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130 **4. WELCOME**

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132 **5. CONSENT ITEMS**

133 **5.1 APPROVAL OF AGENDA**

134 **5.2 APPROVAL OF JANUARY 5, 2021 MEETING MINUTES**

135 Items 5.1 and 5.2 were approved by general consent.
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137 **6. CITIZEN COMMENTS**

138 There were no citizen comments.
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140 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
141 **COMMENTS**

142 Due to lack of citizen comments in item 6, item 7 is unnecessary.
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145 **8. RECURRING BUSINESS**

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147 **8.1 MOTION/DISCUSSION: TO APPROVE THE FINANCING PLAN FOR HEAVY**
148 **EQUIPMENT REPLACEMENT**

149 Garrett stated that Council asked staff to come back with some financing considerations for heavy
150 equipment replacements. She stated that she reached out to lenders that we have good working
151 relationships with. She stated that not all of them are in the capital financing arena. She stated that Zions
152 Public Finance came back with a strong bid of 1.35 percent if we spend more than \$500,000, which was
153 the best rate that we were able to obtain.

154 Garrett stated that the plan covers 5 years. She stated that there were some immediate needs for capital
155 equipment replacement, some for 0-2 years, and some replacements for 3-4 years. She stated that the first

156 4 replacements (immediate -2 years) could be collectively bundled because of the great rates. She stated
157 that they would be around \$750,000. She stated that down the road we could do a cash financing in 2024
158 to do the remaining 2 units in the plan.

159 She stated that the vac truck, 2 bobtails, and a third bobtail with a sander and plow would be the first four
160 units to be bundled for consideration to be financed right away. She stated that a cash financing in 2024
161 would be for the back hoe and the street sweeper.

162 Garrett stated that we do not know what we are going to receive when we surplus the heavy equipment.
163 She stated that when the items were sold, we would take that money to pay down the debt.

164 Garrett stated that this plan suggests that we would be buying and owning outright.

165 She stated that the low interest rate inspired her to add in the remaining 0-2 year needs to this plan. She
166 stated that it is a great opportunity to take advantage of the very low rate.

167 She stated that we can use existing reserve balances and future annual requirements to purchase today
168 and meet this plan. She stated that we can do this within our existing budget. She stated that there may be
169 a small transfer from fleet for sewer equipment in 2026.

170 Garrett stated that we would be exhausting our balances over the next five years, however, it is meeting
171 our needs of those accounts.

172 Garrett stated that the 1.35 interest is guaranteed for five years.

173 Garrett included a sample lease agreement in her staff report for Council. She stated that staff would need
174 to start making orders with vendors, as it takes months to have them equipped.

175 Garrett reviewed the timeline with Council. Meibos stated that he has quotes from state contracts on all
176 the vehicles.

177 Council Member Brown stated that it boggles his mind that we can find the funds for the equipment, but
178 cannot find the funds when we want to raise interest rates.

179 He stated that he is not in favor of getting the backhoe just because we have a good interest rate. Garrett
180 stated that the backhoe would not be replaced until 2024.

181 Garrett stated that immediate replacement is the vac truck (430,000) and the 5500 vehicle (101,000).
182 She stated that in the 0-2 year plan has two bobtails truck that need to be replaced. She stated that the
183 street sweeper and backhoe were balanced to 2024. She stated that we can finance using regular
184 contributions and existing funds to finance the first 4 vehicles.

185 Council Member Brown does not want us to raise water bills to pay for salaries or operational
186 maintenance. Garrett stated that she would not make that recommendation.

187 Council Member Barker stated that the rates are very low and we would be doing ourselves a big favor
188 by bundling these now. Garrett stated that there is always a risk of rates changing when financing, but
189 stated that 1.35 is a great rate.

190 Hanson stated that we have been putting off the fleet purchases until it became apparent that we had to
191 replace the vehicles due to deterioration and operating challenges. He stated that we were nursing the
192 vehicles along as long as we could. He stated that the bobtails have many maintenance challenges.

193 Meibos stated that the vac truck is a vehicle that we have to replace to keep up our services that we need
194 to provide. He stated that there are plans for sale and repurposing for all the vehicles in the plan.

195

196 Mayor Allen stated that we would be taking 3 pieces of equipment out of the fleet. Meibos stated that the
197 5500 would actually replace two trucks and become an everyday vehicle for the Crew. Mayor Allen

stated that this will save us money over the long haul because they can be used as everyday trucks for the Crew. He stated the disposals will save us money in the long haul, as well as taking advantage of the interest rate.

Motion by Council Member Barker

Seconded by Council Member Weir

To approve the Financing Plan for Heavy Equipment Replacement

Approved unanimously (5-0)

8.2 DISCUSSION/MOTION: MOTION TO APPROVE THE PURCHASE OF HEAVY EQUIPMENT

Meibos thanked Garrett for all her hard work in putting this together. Meibos stated that transferring equipment that we already have and utilizing equipment that we already have will save us money. He stated that we can look at different options for the 2024 vehicles that are in the plan to be replaced. Council Member Barker would like a report on how much the old equipment has sold for.

Motion by Council Member West

Seconded by Council Member Barker

To approve the purchase of Heavy Equipment

For the replacement of the Vac Truck, 5500 combo, and the two bobtails

As discussed

Approved unanimously (5-0)

9. NEW BUSINESS

9.1 DISCUSSION/ACTION: DIRECTION ON ADMINISTRATIVE APPROACH TO CODE ENFORCEMENT

Hanson stated that this is preliminary approval to spend the extra time to put together a proposal to change our approach concerning code enforcement from criminal to administrative as discussed in the work session earlier.

Motion by Council Member Seal

Seconded by Council Member Weir

To Direct Tyler Seaman and Code Enforcement to

Proceed on the administrative approach to Code Enforcement

And to add the abatement Process

Approved unanimously (5-0)

9.2 DISCUSSION/MOTION: APPROVAL OF CITY CONTRIBUTION AMOUNT FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

Rodriguez stated that the City Council approved the Capital Investment Plan in December. The number one project on the list was the City Wide Water Valve Replacement Project which would replace 53 water valves throughout the city and also repair 2 Pressure Reducing Stations. This project will help regulate the water pressure throughout the city and help with water demand for the fire hydrants. It will also allow small sections of the system to be isolated during a pipe repair affecting less residents. The estimated cost for this project is \$406,500. The City intends to submit its application for CDBG funds for the maximum amount allowed which is \$250,000. In order to receive

maximum points in the ranking system, the city will match at 38.5 percent of the project, which is estimated at \$156,500. The application has been reviewed by our AOG rep and is set to be submitted this week with Council approval to commit to the matching fund amount of \$156,500.

Motion by Council Member Brown
Seconded by Council Member Seal
To approve the City Contribution amount for \$156,500
For the CDBG grant application
Approved unanimously (5-0)

**9.3 DISCUSSION/ACTION: DISCUSSION ON VOLUNTARY CONTINUATION OF
THE SICK LEAVE PROVISION SET FORTH IN THE FAMILIES FIRST
CORONAVIRUS RESPONSE ACT**

Rodriguez explained that the 80 hours of Paid Sick Leave and 12 weeks of Emergency Family Medical Leave Act entitlements awarded under the FFRCA Act expired on December 31, 2020. Employers are no longer legally required to continue these benefits. Many cities are choosing to extend the paid sick leave through March 31st, when the newly signed Consolidated Appropriations Act is set to expire. Rodriguez stated that several options were provided in the packet: Extend the FFRCA benefits through March 31st, Extend the Paid sick leave with a reduced number of hours, staff is recommending up to one week's pay, require employees to take the first three days of leave using their accrued leave, allowing employees to take the Paid Sick Leave benefit but only for use for themselves, and not to take care of others who are ill, or discontinuing the practice, allowing employees to use their accrued sick leave if they become ill. Rodriguez explained that staff is requesting direction from Council as to how they would like to handle the COVID leave policy moving forward.

Hanson stated that the Fire EMS staff, support staff, and public works have been given the opportunity to vaccinate. He stated that the administrative staff have not been vaccinated.

Council Member West stated that we do not want employees coming into work when they are sick.

Motion by Council Member West
Seconded by Council Member Seal
Continue the COVID paid sick leave benefit
Through March 31, 2021 for up to one week's normal pay
Approved unanimously (5-0)

10. COUNCIL COMMUNICATION WITH STAFF

Council Member Weir stated that he has noticed that there are still cars parked on the roads in the morning. Mayor Allen stated that we should remind the Sheriff that a big storm is coming this weekend.

Council Member Barker requested information on the activity of the City today due to the wind event. Council Member West inquired the same.

Council Member Brown stated that we live in a windy area. He would like us to consider looking at any pine trees that we own that could blow down and do damage. Council Member Brown stated that he believes if our trees fall on someone's house that we should be able to pull trucks up in front of the home

290 and assist with removal. He stated that he realizes that there are liabilities and that insurance comes first.
291 He stated that he feels that once insurance has looked at the damage, that we should be more customer
292 friendly. He stated that he and several others helped a resident this morning where a city tree fell on his
293 home and that there is a feeling that we could have done more. He stated that he feels we are not taking
294 care of the residents as much as we could. His opinion is that we need to do more to help these people.
295

296 **11. ADMINISTRATION REPORTS**

297 Mayor Allen stated that for the most part we were lucky with damages today.
298 Hanson stated that he is going to take a better look at how when we can appropriately work with
299 residents. Hanson stated that we do want to do a better job of balancing the liability and the response of
300 the City. He stated that he is making a bigger commitment to find the how and balancing not putting the
301 rest of the commitment at risk.
302 Hanson stated that there were some power outages and some traffic systems were dark. He stated that the
303 damage was fairly mild. Hanson stated that we will be cleaning up the limbs that were left on the
304 property of the resident affected by the downed tree. Meibos stated that everything was removed off the
305 resident's property and is in the city's property to be cleaned up in the morning. Meibos stated that there
306 is damage to the roof and patio of the property, and also to their vehicle. Council Member Brown stated
307 that there are 6 pine trees that should be inventoried with a quick look to see if they will cause damage if
308 there is another high wind. Hanson stated that we will do an audit, and see what options we have.
309 Council Member Brown asked if we can we leave trucks if we have any available so residents could use
310 that to move the limbs. Council Member Brown restated that these were city trees that caused the
311 damage. Mayor Allen stated that he likes the idea of an inventory and see if we can put it in our ramp
312 grant money.
313

314 Hanson stated that the CRA project area timeline was sent out to Council.
315

316 Hanson stated that most of the materials for the 5700 south crossing have been received and we will be
317 receiving the solar panels tomorrow. He stated the crew has been out blue staking for the concrete pads.
318 He stated that we will be doing a paint crossing. Meibos stated that the project should be completed
319 within 2-3 weeks.
320

321 Hanson stated that Council will be meeting at recycled earth at 4 :00 p.m for a tour on February 2nd.
322

323 **12. UPCOMING EVENTS**

324 January 28th: Planning Commission Meeting 6:00 p.m. (tentatively cancelled)

325 February 2nd: City Council Work Session **4:00 p.m**

326 February 2nd: City Council Meeting 6:00 p.m.
327

328 **13. ADJOURN THE MEETING: MAYOR ALLEN**

329 Mayor Allen adjourned the meeting at 7:41
330
331
332

333 **Date Approved**

City Recorder

WEBER COUNTY SHERIFF'S OFFICE WASHINGTON TERRACE MONTHLY STATISTICS



4TH QUARTER 2020

OFFENSE CODES FROM INCIDENTS GENERATING A CASE REPORT SOME CASES HAVE MULTIPLE OFFENSE CODES



Weber County Sheriff's Office

Law Total Incident Report, by Offense Codes

Agency: Weber County Sheriff's Office

<u>Offense Code</u>	<u>Total Incidents</u>
RUNAWAY (0001)	8
KIDNAP-UNLAWFUL DETENTION (1051)	1
SEX OFF-RAPE STRONGARM (1103)	1
ROBB-RESID STRONGARM (1209)	1
ASSLT-AGG NONFAMILY GUN (1304)	1
ASSLT-SIMPLE ASSAULT (1313)	11
ASSLT-ASSAULT INTIMIDATION (1316)	1
ASSLT-INTIMIDATION/STALKING (1356)	3
ASSLT-AGG ASSLT-FREE TEXT (1399)	1
BURG-FORCED ENTRY RESIDENCE (2202)	2
BURG-FORCED ENTRY NON RESID (2203)	1
BURG-NO FORCED ENTRY RESID (2204)	5
BURG-NO FORCE ENTRY NON RESID (2205)	2
BURG-TOOLS POSSESS (2206)	2
THEFT-SHOPLIFT (2303)	2
THEFT-PARTS/ACCESS/FROM VEH (2304)	2
THEFT-FROM MOTOR VEH (PROWL) (2305)	27
THEFT-FROM BUILDING (2308)	3
THEFT-FROM YARDS (2309)	6
THEFT-BICYCLE (2320)	1
THEFT-BY DECEPTION (2325)	1
THEFT-FREE TEXT (2399)	4
STOL VEH-PASSENGER VEHICLE (2404)	2
STOL VEH-POSS STOLEN VEHICLE (2408)	1
RECOVERED STOLEN VEH (LOCAL) (2418)	3
STOL VEH-BREACH OF TRUST (2419)	1
FRAUD-IMPERSONATION (2604)	1
FRAUD-ILLEG USE CREDIT CARDS (2605)	5
FRAUD-POSSES ANOTHERS ID (2613)	2
STOLEN PROP-POSSESSION (2804)	1

<u>Offense Code</u>	<u>Total Incidents</u>
CRIMINAL MISCH-BUSINESS (2901)	8
CRIMINAL MISCH-PRIVATE (2902)	12
CRIMINAL MISCH-PUBLIC PROP (2903)	1
CRIMINAL MISCH-PRIV BB GUN (2956)	1
CRIMINAL MISCH-PRIVATE/VEH (2960)	4
DRUG-HEROIN POSSESS (3512)	3
DRUG-PARAPHERNALIA/NARC EQUIP (3550)	17
DRUG-MARIJUANA SELL (3560)	1
DRUG-MARIJUANA POSSESS (3562)	5
DRUG-MARIJUANA FREE TEXT (3564)	1
DRUG-AMPHETAMINE POSSESS (3572)	6
DRUG-AMPHETAMIN POSS W/INTENT (3585)	1
DRUG-FOUND PARAPH. NARC EQUIP (3591)	1
DRUG-FOUND/SURRENDERED DRUGS (3592)	1
DRUG-DRUGS FREE TEXT (3599)	1
SEX OFF-CHILD FONDLING/ABUSE (3601)	1
SEX OFF-SEX OFFENDER REG VIOL (3613)	1
SEX OFF-INDECENT EXPOSUR/MINOR (3614)	1
FAM OFF-CHLD/ABUSE NON VIOLEN (3802)	13
FAM OFF-DV IN PRESE OF CHILD (3814)	4
INTERRUPT OF COMM DEV (3815)	1
FAM OFF-DV CRIMINAL NATURE (3850)	5
FAM OFF-DV NON CRIMINAL (3851)	22
FAM OFF-DOMESTIC VIOL ALARM (3853)	3
FAM OFF-ENDANG OF CHILD/ADULT (3854)	1
FAM OFF-PROTECT ORDER SERVICE (3855)	1
FAM OFF-VIO OF PROTECT ORDER (3857)	2
FAM OFF-FAMILY OFF FREE TEXT (3899)	2
LIQUOR ILL POSS UNDER 18 (4120)	1
LIQUOR ILL CONSUMP UNDER 18 (4121)	2

<u>Offense Code</u>	<u>Total Incidents</u>
OBSTRUCT-RESISTING OFFICER (4801)	1
OBSTRUCT-FALSE NAME/ADD/PO. (4823)	3
OBSTRUCT-FAILURE STOP FOR LEO (4850)	1
ESCAPE-EVADING BY VEH/FOOT (4920)	2
OBSTRUCT-OBSTRUCTING JUSTICE (5006)	1
OBSTRUCT-PAROLE VIOLATION (5011)	1
WARRANT-FAIL TO APPEAR-LOCAL (5015)	2
OBSTRUCT-VIOL OF COURT ORDER (5016)	1
WEAPON-SHOOTING IN CITY/COUNTY (5220)	2
PUB PEACE-INTERFERE FIREARM (5304)	1
PUB PEACE-INTERFERE OFFICER (5305)	2
PUB PEACE-HARASSING COMMUNICAT (5309)	7
PUB PEACE-DISORDERLY CONDUCT (5311)	4
PUB PEACE-NOISE ORDI VIOLATION (5349)	3
PUB PEACE-NEIGHBORHOOD PROBLEM (5350)	1
PUB PEACE-ABUSE OF 911 SYSTEM (5351)	2
PUB PEACE-DIST THE PEACE (5352)	7
PUB PEACE-THREATS (5354)	4
PUB PEACE-MENTAL PSYCHO (5356)	4
PUB PEACE-SELL TOBACCO TO MINR (5358)	1
PUB PEACE-SUSPICIOUS ACTIVITY (5359)	53
ANIMAL-ANIMAL BITES (5366)	1
PUB PEACE-SEX OFFENDER HM CHEK (5376)	8
PUB PEACE-DAMG PROP NO INTENT (5377)	1
ACCIDENT-HIT AND RUN (5401)	5
TRAF-DUI CLASS B (5404)	6
TRAF-OPEN CONTAINER (5405)	2
TRAF-RECKLESS/CARELESS DRIVING (5420)	3

<u>Offense Code</u>	<u>Total Incidents</u>
TRAF-NON MOVING VIOLATION (5421)	1
TRAF-STOP SIGN (5423)	1
TRAF-RED LIGHT VIOLATION (5424)	2
TRAF-FAILE YIELD RIGHT OF WAY (5426)	1
TRAF-IMPROPER TURN (5427)	1
TRAF-FAILURE TO SIGNAL (5433)	3
ACCIDENT-REPORTABLE (5435)	15
ACCIDENT-NON REPORTABLE (5436)	2
TRAF-FLEEING (5442)	1
TRAF-NO PROOF OF INSURANCE (5448)	3
TRAF-VIOL OF DRIVERS LICENSE (5449)	1
TRAF-PARKING VIOLATION (5450)	5
TRAF-REVOKED/SUSPENDED LICENSE (5451)	5
TRAF-NO DRIVERS LICENSE (5452)	2
TRAF-DEFECTIVE EQUIPMENT (5454)	2
TRAF-REGISTRATION VIOL (5455)	2
ASSIST-MOTORIST (5463)	1
TRAF-LEAVING SCENE OF AN ACC (5479)	1
TRAF-TRAFFIC STOP (5480)	20
TRAF-FAIL TO MAINTAIN LANE (5481)	1
IMPOUND SAFEKEEP (5483)	1
TRAF-OPERATE VEHICLE W/NO INSU (5488)	2
TRAF-ALCOHOL RESTRICTED DRIVER (5489)	2
TRAF-EXPIRED DRIVERS LICENSE (5491)	1
HEALTH-HEALTH/SAFETY FREE TEXT (5599)	1
PRIVACY-TRESPASS (5707)	14
SEX OFF-EXP MINOR/MATER/PHOTOS (6402)	1
SUICIDE (7301)	1
PROPERTY NEGLECT (7302)	1
JUVENILE-MISSING (7305)	2
FOUND BIKE (7307)	2
DEATH ATTENDED (7314)	3
DEATH UNATTENDED (7315)	3
PUB PEACE-PUBLIC INTOXICATION (7316)	5
PUB PEACE-INTOX PRIVATE PLACE (7319)	1
CUSTODY DISPUTE (7320)	3

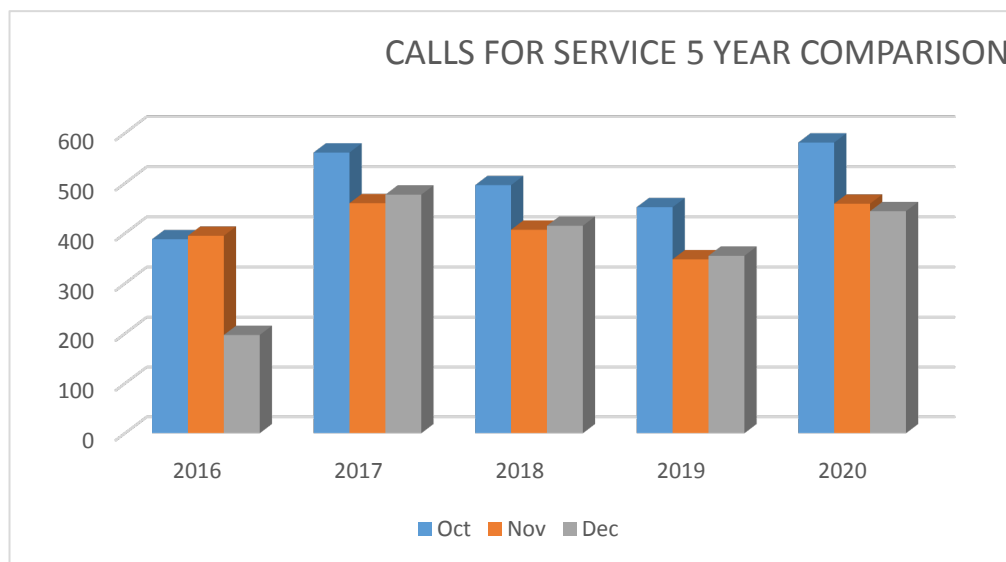
<u>Offense Code</u>	<u>Total Incidents</u>
ASSIST-CITIZEN (7327)	13
FOUND PERSON (7329)	1
FOUND PROPERTY (7331)	10
LOST PROPERTY (7333)	2
PREMISE CHECK (7337)	3
SUICIDE ATTEMPT (7340)	3
SUICIDE THREATENED (7341)	12
ABANDONED VEHICLE PRIVATE (7352)	1
OVERDOSE (7353)	5
MISSING PERSON/ADULT (7357)	2
Civil Dispute (7363)	5
ASSIST-OTHER JURISDICTION (8003)	4
ASSIST-MEDICAL (8004)	3
ASSIST-FIRE DEPT (8005)	1
EXTRA PATROL (8008)	2
KEEP THE PEACE (8011)	12
WELFARE CHECK (8013)	12
INFORMATION (8016)	1
JUVENILE-UNGOVERNABLE (8104)	8
JUVENILE-CURFEW (8106)	3
JUVENILE-OFFENDERS FREE TEXT (8108)	1
JUVENILE-HARBORING A RUNAWAY (8111)	1
COMMUNITY POLICING (8409)	12
POLICE DOG DEMO (8410)	1
POSS TOBACCO UNDER 19 (9001)	2
TOBACCO VIOL FREE TEXT (9099)	1
zCJC Child Abuse (ZJC2)	2
Total Incidents for This Agency	590

Report Includes:

All dates between '00:00:00 10/01/20' and '23:59:59 12/31/20', All agencies matching 'WC', All natures, All locations matching 'WT', All responsible officers, All dispositions, All clearance codes not matching 'NR', All observed offenses, All reported offenses, All offense codes, All circumstance codes

WASHINGTON TERRACE CALLS FOR SERVICE INCLUDES TRAFFIC STOPS

	2016	2017	2018	2019	2020
Oct	388	561	496	452	581
Nov	395	460	407	348	459
Dec	197	477	415	355	444
TOTAL	980	1498	1318	1155	1484

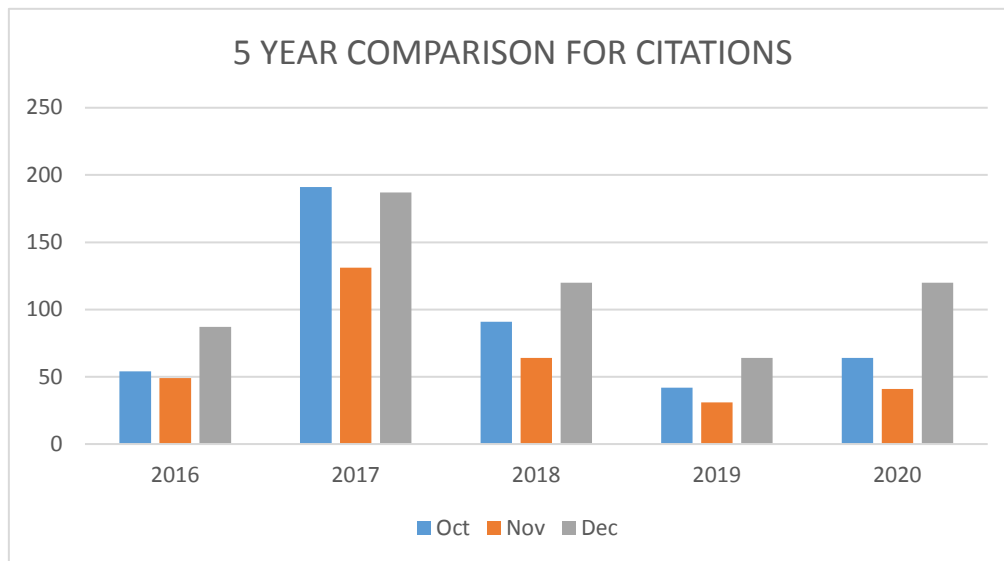


Officers	# Calls
Blank	1
Arbogast,A WC	10
Babinsky,P WC	1
Campbell,S WC	5
Chatelain,M WC	9
Child,C WC	87
Clarke,C WC	1
Cowley,G WC	4
Creager,C WC	3
Creamer,J WC	12
Daughetee,A WC	126
Edwards,C WC	1
Endsley,S WC	7
Flandro,J WC	113
Garrett,R WC	16
Gough,C WC	16
Greenhalgh,T WC	2
Hartman,C WC	1
Hawes,A WC	29
Hegstrom,S WC	2
Hirschi,M WC	37
Horspool,B WC	1
Howell,C WC	17
Jolley,J WC	3
Jones,R WC	1
King,J WC	109
LaMarca,A WC	29
Larson,E WC	33
LeBaron,T WC	20
Lehr,Z WC	62
Leon,J WC	17
Lewis,R WC	58
Logerquist,K WC	15
Malan,B WC	31
Markham,T WC	25
McAfee,B WC	39
McFarland,G WC	1
McIntosh,N WC	1
Merrill,M WC	1
Miles,B WC	42
Millaway,J WC	9
Nielson,C WC	8
Nosler,D WC	27
Novak,S WC	118
Ortgiesen,J WC	36
Rivera,C WC	2
Roche,M WC	25
Ryan,C WC	3
Shears,N WC	6
Showalter,C WC	48
Slater,Ky WC	9
Smith,K WC	43
Stewart,D WC	6
Tatton,S WC	4
Trimble,T WC	35
Voth,W WC	1
Wade,A WC	2
Wagner,J WC	44
Walker,T WC	1
Weloth,P WC	64
Zaugg,N WC	5

CALLS FOR SERVICE BY DEPUTY

WASHINGTON TERRACE CITATION 5 YEAR COMPARISON

	2016	2017	2018	2019	2020
Oct	54	191	91	42	64
Nov	49	131	64	31	41
Dec	87	187	120	64	120
TOTAL	190	509	275	137	225



WASHINGTON TERRACE CRIME CALENDAR 4TH QUARTER 2020



ASSAULT One occurred every 6.2 days

THEFT One occurred every 10.3 days

BURGLARY One occurred every 15.5 days

2020 Annual Animal Control Statistics for Washington Terrace

	Attack/Bite	Barking	Stray/Roaming	Carcass Removal	Citizen Assist.	Followup	Injured animal	Citations	Cruelty	Calls For Service	Extra Patrol
Dec-20	1	6	5	0	1	2	0	5	3	30	7
Nov-20	1	0	10	0	0	1	1	5	1	22	3
Oct-20	3	2	11	1	1	8	0	8	2	38	2
Sep-20	4	3	16	0	0	7	0	3	3	41	5
Aug-20	0	0	7	2	2	7	1	4	3	35	7
Jul-20	1	2	9	1	1	1	0	0	1	22	6
Jun-20	0	4	4	0	1	0	0	0	6	19	4
May-20	3	2	7	0	1	1	1	15	2	33	1
Apr-20	1	2	3	0	1	1	1	7	4	26	6
Mar-20	4	0	12	1	0	1	0	0	3	27	6
Feb-20	1	4	13	0	1	4	1	4	4	30	2
Jan-20	0	0	12	0	1	1	0	0	0	16	2
Totals	19	25	109	5	10	34	5	51	32	339	51

4th quarter 2020 animal control Washington Terrace

	Attack/Bite	Barking	Stray/Roaming	Carcass Removal	Citizen Assist.	Followup	Injured animal	Citations	Cruelty	Calls For Service	Extra Patrol
Dec-20	1	6	5	0	1	2	0	5	3	30	7
Nov-20	1	0	10	0	0	1	1	5	1	22	3
Oct-20	3	2	11	1	1	8	0	8	2	38	2
Totals	5	8	26	1	2	11	1	18	6	90	12

20SO11440	EXTRA PATROL	625 W 5100 S; ROHMER PARI	10:34:12 12/03/20	WASHINGTON TERR
20SO11474	ANIMAL COMPLAIN	152 W 5350 S	07:46:01 12/04/20	WASHINGTON TERR
20SO11484	ANIMAL COMPLAIN	152 W 5350 S	10:29:33 12/04/20	WASHINGTON TERR
20SO11583	ANIMAL COMPLAIN	4561 S 250 E	15:41:24 12/07/20	WASHINGTON TERR
20SO11644	ANIMAL COMPLAIN	232 W 5450 S ; 4FAC2	10:54:29 12/09/20	WASHINGTON TERR
20SO11682	ANIMAL COMPLAIN	232 W 5450 S	12:02:01 12/10/20	WASHINGTON TERR
20SO11889	EXTRA PATROL	625 W 5100 S; ROHMER PARI	15:05:30 12/16/20	WASHINGTON TERR
20SO11945	EXTRA PATROL	625 W 5100 S; ROHMER PARI	09:10:06 12/18/20	WASHINGTON TERR
20SO12073	CRUELTY ANIMALS	5049 S 500 W	12:02:21 12/22/20	WASHINGTON TERR
20SO12191	EXTRA PATROL	625 W 5100 S; ROHMER PARI	08:55:34 12/28/20	WASHINGTON TERR
20SO12252	ANIMAL COMPLAIN	150 E 4300 S	16:19:58 12/29/20	WASHINGTON TERR
20SO12320	EXTRA PATROL	625 W 5100 S; ROHMER PARI	13:55:58 12/31/20	WASHINGTON TERR
20SO12234	ANIMAL COMPLAIN	4715 W 3600 S	07:54:46 12/29/20	WEST HAVEN

20SO11568	EXTRA PATROL	625 W 5100 S; ROHMER PARK	08:23:14 12/07/20	WASHINGTON TERR
20SO11611	ANIMAL COM	4350 S 200 W	10:47:11 12/08/20	WASHINGTON TERR
20SO11834	ANIMAL COM	287 E 4525 S	11:56:18 12/15/20	WASHINGTON TERR
20SO11870	ANIMAL BITE	436 W 4900 S	09:30:28 12/16/20	WASHINGTON TERR
20SO11950	ANIMAL COM	201 W 5600 S	11:46:22 12/18/20	WASHINGTON TERR
20SO12049	ANIMAL COM	4580 S 150 W	16:38:08 12/21/20	WASHINGTON TERR
20SO12099	ASSIST	4580 S 150 W; 4FAC1	10:12:10 12/23/20	WASHINGTON TERR
20SO12101	EXTRA PATROL	625 W 5100 S; ROHMER PARK	11:14:49 12/23/20	WASHINGTON TERR
20SO12289	BARKING DO	232 W 5450 S	14:10:02 12/30/20	WASHINGTON TERR
20SO12293	ANIMAL COM	331 W 4775 S	14:40:47 12/30/20	WASHINGTON TERR
20SO12295	BARKING DO	5472 S 200 W	15:42:41 12/30/20	WASHINGTON TERR

The Future of Recycling in Washington Terrace City

► Tuesday, January 26, 2021



239

- ▶ Total Responses
- ▶ Date Created: Tuesday, December 08, 2020
- ▶ Complete Responses: 239

Q1: Are you a Washington Terrace City Resident or property owner in the city?
If not, please disregard the survey.

I am a
resident of...

I am not a
resident of...

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



Q1: Are you a Washington Terrace City Resident or property owner in the city?
If not, please disregard the survey.

ANSWER CHOICES	RESPONSES	
I am a resident of Washington Terrace City	98.74%	236
I am not a resident of Washington Terrace City	1.26%	3
Total Respondents: 239		

Q2: Please only fill out one survey per household

Got it: only
one per...

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

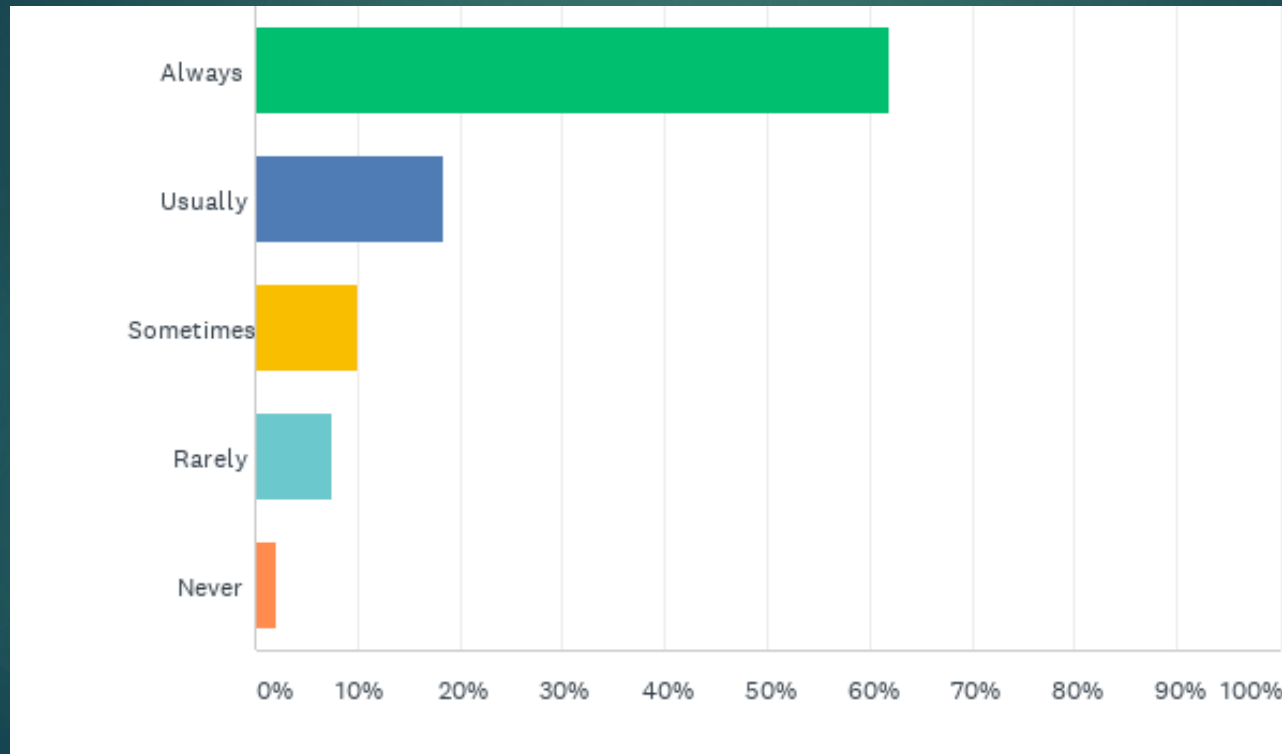


Q2: Please only fill out one survey per household



ANSWER CHOICES	RESPONSES	
Got it: only one per household.	100.00%	239
Total Respondents: 239		

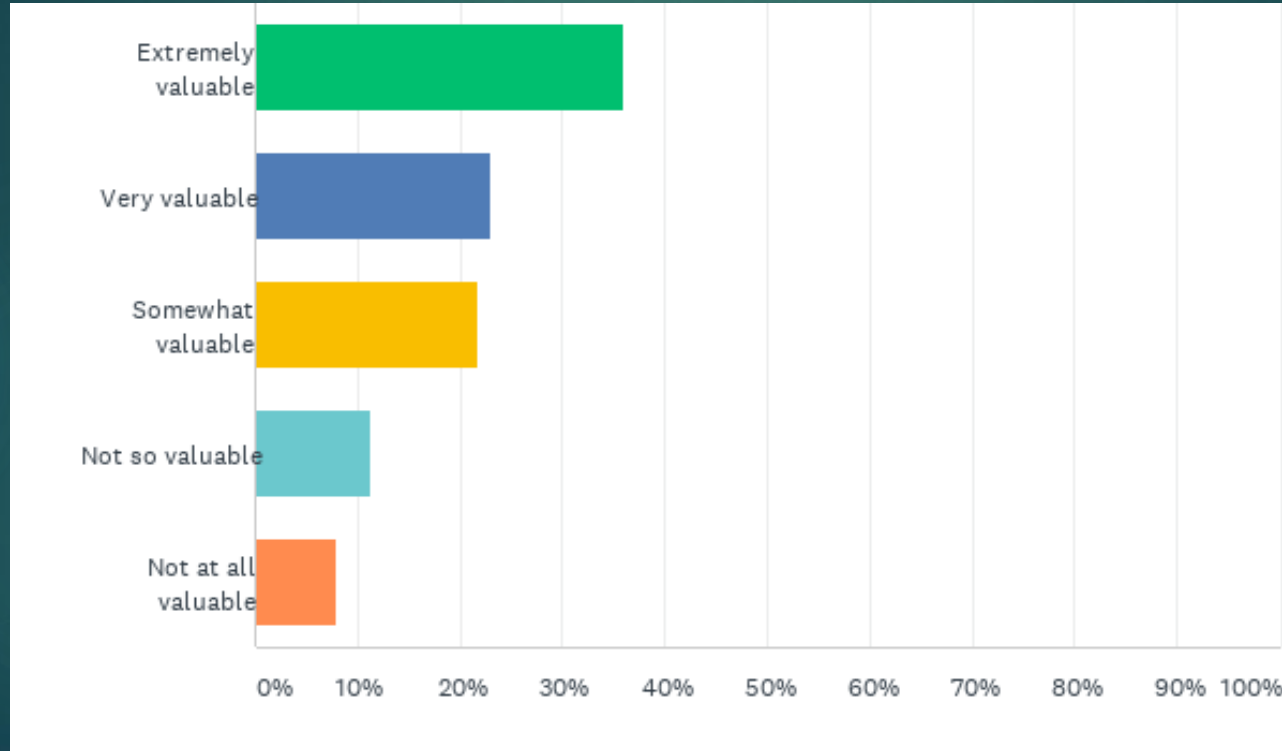
Q3: How often does your household recycle?



Q3: How often does your household recycle?

ANSWER CHOICES	RESPONSES	
Always	61.92%	148
Usually	18.41%	44
Sometimes	10.04%	24
Rarely	7.53%	18
Never	2.09%	5
TOTAL		239

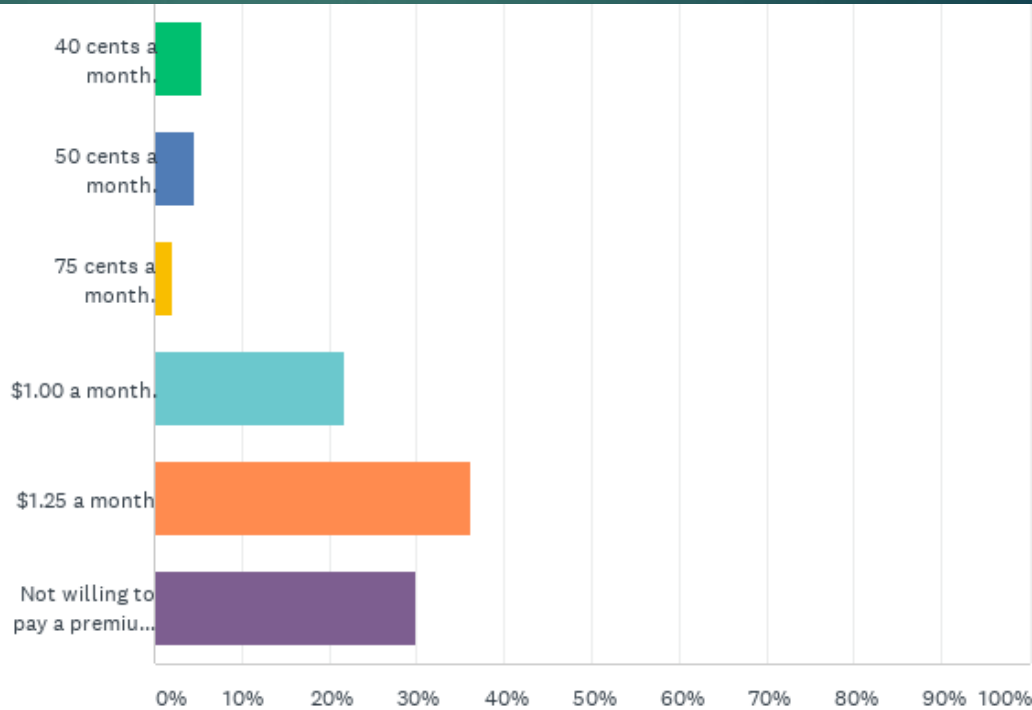
Q4: Intrinsically: How valuable is recycling to you and your family?



Q4: Intrinsically: How valuable is recycling to you and your family?

ANSWER CHOICES	RESPONSES	
Extremely valuable	35.98%	86
Very valuable	23.01%	55
Somewhat valuable	21.76%	52
Not so valuable	11.30%	27
Not at all valuable	7.95%	19
TOTAL		239

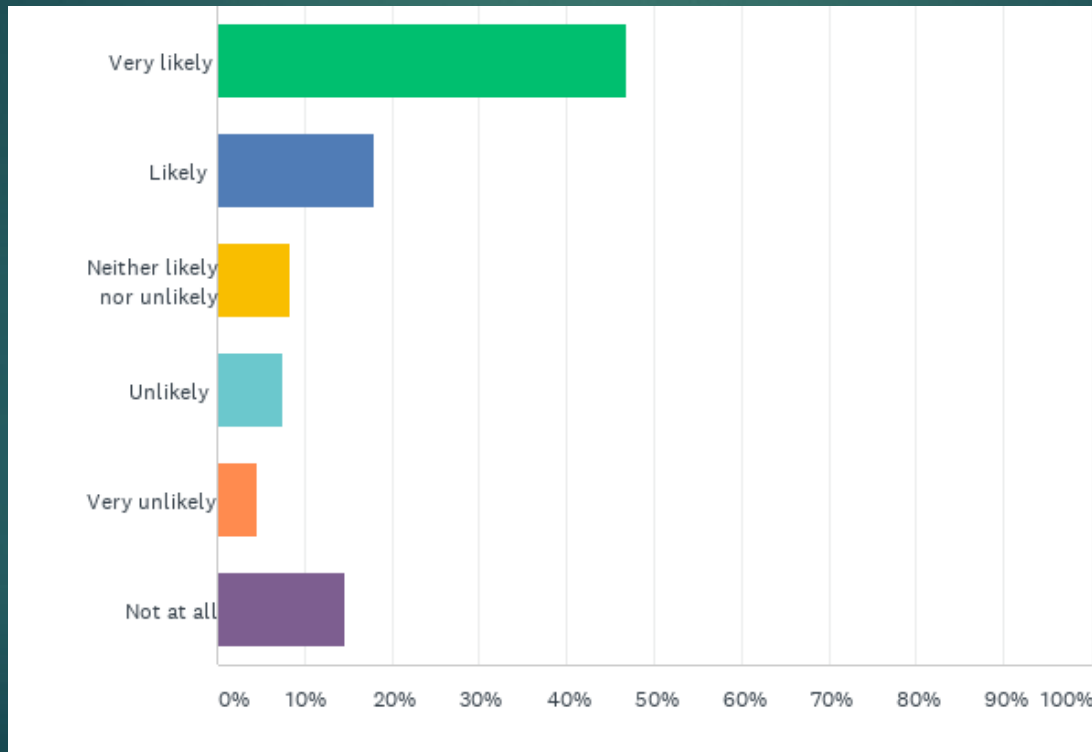
Q5: How much more are you willing to pay to continue recycling?



Q5: How much more are you willing to pay to continue recycling?

ANSWER CHOICES	RESPONSES	
40 cents a month.	5.46%	13
50 cents a month.	4.62%	11
75 cents a month.	2.10%	5
\$1.00 a month.	21.85%	52
\$1.25 a month	36.13%	86
Not willing to pay a premium for recycling	29.83%	71
TOTAL		238

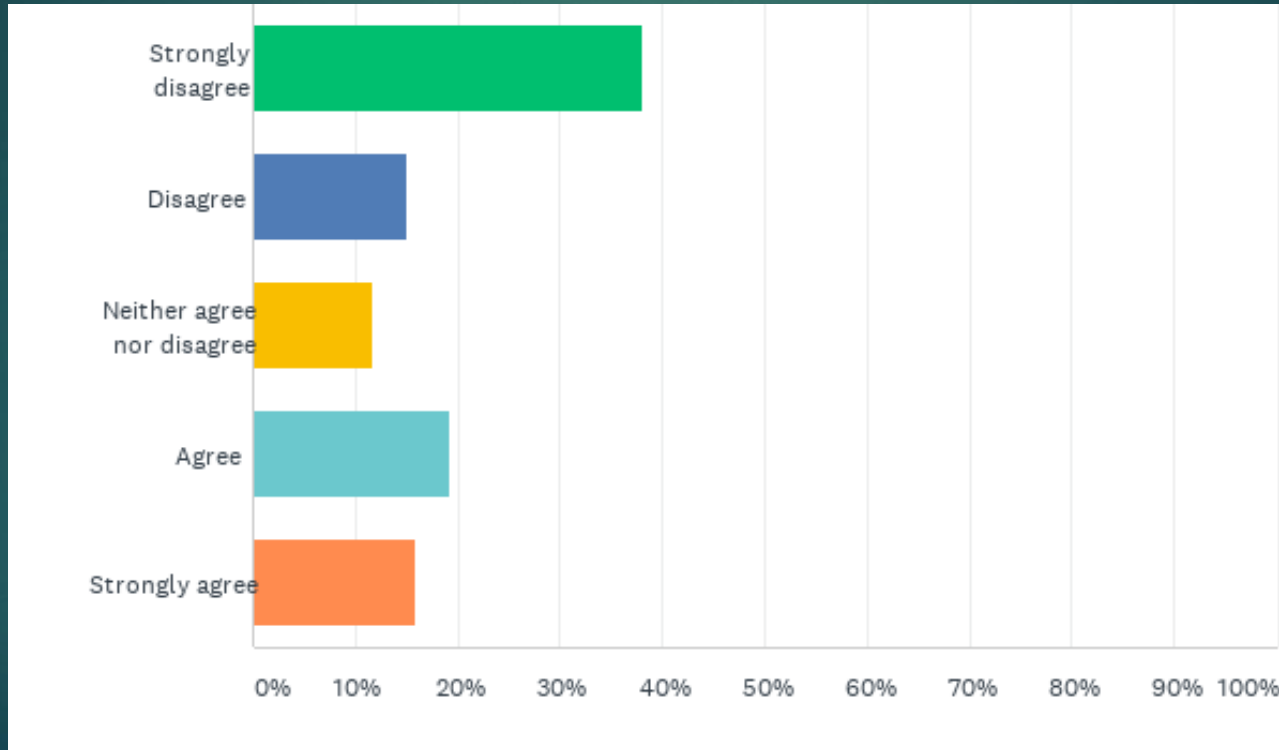
Q6: How likely are you to recycle even if there is a premium for the service?



Q6: How likely are you to recycle even if there is a premium for the service?

ANSWER CHOICES	RESPONSES	
Very likely	46.86%	112
Likely	17.99%	43
Neither likely nor unlikely	8.37%	20
Unlikely	7.53%	18
Very unlikely	4.60%	11
Not at all	14.64%	35
TOTAL		239

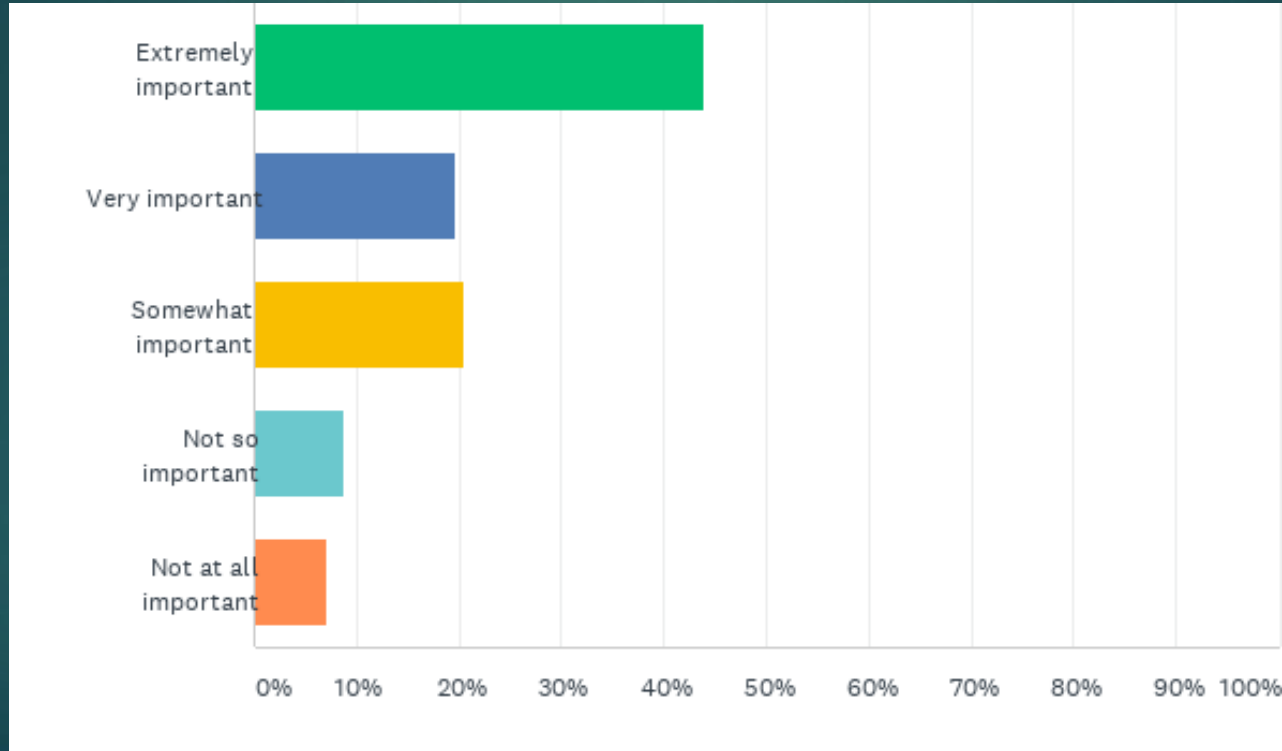
Q7: Would you agree to eliminate the recycling program?



Q7: Would you agree to eliminate the recycling program?

ANSWER CHOICES	RESPONSES	
Strongly disagree	38.08%	91
Disagree	15.06%	36
Neither agree nor disagree	11.72%	28
Agree	19.25%	46
Strongly agree	15.90%	38
TOTAL		239

Q8: How important is it knowing that you you make a difference in our cost?



Q8: How important is it knowing that you make a difference in our cost?

ANSWER CHOICES	RESPONSES	
Extremely important	43.93%	105
Very important	19.67%	47
Somewhat important	20.50%	49
Not so important	8.79%	21
Not at all important	7.11%	17
TOTAL		239

DRAFT PROJECT AREA BUDGET

SOUTH POINTE

COMMUNITY REINVESTMENT AREA (CRA)

WASHINGTON TERRACE CITY REDEVELOPMENT
AGENCY

FEBRUARY 2021

PREPARED BY:
RS CONTRACT
MANAGEMENT



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SECTION 1: INTRODUCTION

The Washington Terrace City Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Washington Terrace City (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the South Pointe Community Reinvestment Project Area (the “Project Area” or “CRA”). The Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. This Project Area Budget document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The Project is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area.

SECTION 2: GENERAL OVERVIEW OF PROJECT AREA BUDGET

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

BASE YEAR VALUE

The Agency has determined that the base year property tax value for the Project Area Budget will be the total taxable value for the 2020 tax year which is estimated to be \$1,538,866. Using the 2020 tax rates established within the Project Area the property tax levied equate to \$18,474 annually.

PAYMENT TRIGGER

This Budget will have a sixteen-year (16) duration from the date of the first tax increment receipt. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1. In no case will the Agency trigger increment collection after March 1, 2024.

PROJECTED TAX INCREMENT REVENUE – TOTAL GENERATION

Development within the Project Area is anticipated to commence upon favorable market conditions in 2020 and included both horizontal and vertical infrastructure and development. The contemplated development will generate significant additional property taxes above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2023. It is currently estimated that during the 16-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$6.81 million or \$4.70 million in terms of net present value (NPV).¹ This amount is over and above the \$295,585 of base taxes that the property would generate over 16 years.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

SECTION 3: PROPERTY TAX INCREMENT

PROPERTY TAX INCREMENT SHARED FOR BUDGET

While property tax increment generated within the CRA is expected to be approximately \$6.81 million over 16 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the CRA will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 50% of their respective tax increment during the project life. Table 4.1 shows the projected amount of tax increment to be shared with the Agency. A multi-year projection of tax increment is included in APPENDIX A.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Weber County	50%	16 Years	\$742,525	\$512,327
Weber School District	50%	16 Years	\$1,665,573	\$1,149,212
Washington Terrace City	50%	16 Years	\$702,788	\$484,909
Weber Basin Water Conservancy District	50%	16 Years	\$41,441	\$28,593
Central Weber Sewer Improvement District	50%	16 Years	\$160,086	\$110,456
Weber County Mosquito Abatement District	50%	16 Years	\$26,681	\$18,409
Weber Area Dispatch 911 and Emergency Services District	50%	16 Years	\$68,405	\$47,198
Total Sources of Tax Increment Funds			\$3,407,499	\$2,351,105

USES OF TAX INCREMENT

Most of the tax increment collected by the Agency will be used to facilitate the costs of development within the CRA. 10% will go towards the CRA affordable housing requirement. Approximately 3% will be used to administer the CRA.

TABLE 4.2: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities (87%)	\$2,964,524	\$2,045,462
CRA Housing Requirement (10%)	\$340,750	\$235,111
Project Area Administration (3%)	\$102,225	\$70,533
Total Uses of Tax Increment Funds	\$3,407,499	\$2,351,105

PROJECTED TAX INCREMENT REMAINING WITH TAXING ENTITIES

It is anticipated that all taxing entities will receive 50% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget.

TABLE 4.3: TAX INCREMENT REMAINING FOR TAXING ENTITIES

Entity	Total	NPV at 4%
Weber County	\$742,525	\$512,327
Weber School District	\$1,665,573	\$1,149,212
Washington Terrace City	\$702,788	\$484,909
Weber Basin Water Conservancy District	\$41,441	\$28,593
Central Weber Sewer Improvement District	\$160,086	\$110,456
Weber County Mosquito Abatement District	\$26,681	\$18,409
Weber Area Dispatch 911 and Emergency Services District	\$68,405	\$47,198
Total Tax Increment to Taxing Entities	\$3,407,499	\$2,351,105

APPENDIX A: MULTI-YEAR BUDGET

Washington Terrace City Redevelopment Agency

South Pointe CRA Tax Increment Analysis

ASSUMPTIONS:	
Discount Rate	4.0%
Assessed Value Growth Rate	2.0%
Base Year Value	\$1,538,866

PROPERTY TAX ANALYSIS:		Payment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS	NPV
Cumulative Taxable Value		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039			
		Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16		
Golden West Development																				
Office 1			\$18,426,383	\$18,794,911	\$19,170,809	\$19,554,225	\$19,945,310	\$20,344,216	\$20,751,100	\$21,166,122	\$21,589,445	\$22,021,234	\$22,461,658	\$22,910,891	\$23,369,109	\$23,836,492	\$24,313,221	\$24,799,486		
Office 2			-	-	-	-	-	\$18,426,383	\$18,794,911	\$19,170,809	\$19,554,225	\$19,945,310	\$20,344,216	\$20,751,100	\$21,166,122	\$21,589,445	\$22,021,234	\$22,461,658		
Total Assessed Value:			\$18,426,383	\$18,794,911	\$19,170,809	\$19,554,225	\$19,945,310	\$38,770,599	\$39,546,011	\$40,336,931	\$41,143,670	\$41,966,543	\$42,805,874	\$43,661,992	\$44,535,232	\$45,425,936	\$46,334,455	\$47,261,144		
TOTAL TAXABLE VALUE:			\$18,426,383	\$18,794,911	\$19,170,809	\$19,554,225	\$19,945,310	\$38,770,599	\$39,546,011	\$40,336,931	\$41,143,670	\$41,966,543	\$42,805,874	\$43,661,992	\$44,535,232	\$45,425,936	\$46,334,455	\$47,261,144		
TAX RATE & INCREMENT ANALYSIS:		2020 Rates																	Totals	NPV
Weber County		0.002616	48,203	49,167	50,151	51,154	52,177	101,424	103,452	105,521	107,632	109,784	111,980	114,220	116,504	118,834	121,211	123,635	1,485,051	1,024,655
Weber School District		0.005868	108,126	110,289	112,494	114,744	117,039	227,506	232,056	236,697	241,431	246,260	251,185	256,209	261,333	266,559	271,891	277,328	3,331,146	2,298,423
Washington Terrace City		0.002476	45,624	46,536	47,467	48,416	49,385	95,996	97,916	99,874	101,872	103,909	105,987	108,107	110,269	112,475	114,724	117,019	1,405,576	969,819
Weber Basin Water Conservancy District		0.000146	2,690	2,744	2,799	2,855	2,912	5,661	5,774	5,889	6,007	6,127	6,250	6,375	6,502	6,632	6,765	6,900	82,881	57,186
Central Weber Sewer Improvement District		0.000564	10,392	10,600	10,812	11,029	11,249	21,867	22,304	22,750	23,205	23,669	24,143	24,625	25,118	25,620	26,133	26,655	320,172	220,912
Weber County Mosquito Abatement District		0.000094	1,732	1,767	1,802	1,838	1,875	3,644	3,717	3,792	3,868	3,945	4,024	4,104	4,186	4,270	4,355	4,443	53,362	36,819
Weber Area Dispatch 911 and Emergency Services District		0.000241	4,441	4,530	4,620	4,713	4,807	9,344	9,531	9,721	9,916	10,114	10,316	10,523	10,733	10,948	11,167	11,390	136,811	94,397
TOTAL INCREMENTAL TAX REVENUE:		0.012005	\$221,209	\$225,633	\$230,146	\$234,748	\$239,443	\$465,441	\$474,750	\$484,245	\$493,930	\$503,808	\$513,885	\$524,162	\$534,645	\$545,338	\$556,245	\$567,370	\$6,814,999	\$4,702,211
PROJECT AREA BUDGET			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS	NPV
Sources of Funds:			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Property Tax Participation Rate for Budget																			TOTALS	NPV
Weber County			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Weber School District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Washington Terrace City			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Weber Basin Water Conservancy District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Central Weber Sewer Improvement District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Weber County Mosquito Abatement District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Weber Area Dispatch 911 and Emergency Services District			50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Property Tax Increment for Budget																			TOTALS	NPV
Weber County			\$24,102	\$24,584	\$25,075	\$25,577	\$26,088	\$50,712	\$51,726	\$52,761	\$53,816	\$54,892	\$55,990	\$57,110	\$58,252	\$59,417	\$60,605	\$61,818	\$742,525	\$512,327
Weber School District			\$54,063	\$55,144	\$56,247	\$57,372	\$58,520	\$113,753	\$116,028	\$118,349	\$120,716	\$123,130	\$125,592	\$128,104	\$130,666	\$133,280	\$135,945	\$138,664	\$1,665,573	\$1,149,212
Washington Terrace City			\$22,812	\$23,268	\$23,733	\$24,208	\$24,692	\$47,998	\$48,958	\$49,937	\$50,936	\$51,955	\$52,994	\$54,054	\$55,135	\$56,237	\$57,362	\$58,509	\$702,788	\$484,909
Weber Basin Water Conservancy District			\$1,345	\$1,372	\$1,399	\$1,427	\$1,456	\$2,830	\$2,887	\$2,945	\$3,003	\$3,064	\$3,125	\$3,187	\$3,251	\$3,316	\$3,382	\$3,450	\$41,441	\$28,593
Central Weber Sewer Improvement District			\$5,196	\$5,300	\$5,406	\$5,514	\$5,625	\$10,933	\$11,152	\$11,375	\$11,603	\$11,835	\$12,071	\$12,313	\$12,559	\$12,810	\$13,066	\$13,328	\$160,086	\$110,456
Weber County Mosquito Abatement District			\$866	\$883	\$901	\$919	\$937	\$1,822	\$1,859	\$1,896	\$1,934	\$1,972	\$2,012	\$2,052	\$2,093	\$2,135	\$2,178	\$2,221	\$26,681	\$18,409
Weber Area Dispatch 911 and Emergency Services District			\$2,220	\$2,265	\$2,310	\$2,356	\$2,403	\$4,672	\$4,765	\$4,861	\$4,958	\$5,057	\$5,158	\$5,261	\$5,366	\$5,474	\$5,583	\$5,695	\$68,405	\$47,198
Total Property Tax Increment for Budget:			\$110,604	\$112,816	\$115,073	\$117,374	\$119,722	\$322,721	\$327,375	\$332,122	\$336,965	\$341,904	\$346,942	\$352,081	\$357,323	\$362,669	\$368,115	\$373,664	\$3,407,499	\$2,351,105
Uses of Tax Increment Funds:			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS	NPV
Agency Administration and Operations		3.0%	\$3,318	\$3,384	\$3,452	\$3,521	\$3,592	\$6,982	\$7,121	\$7,264	\$7,409	\$7,557	\$7,708	\$7,862	\$8,020	\$8,180	\$8,344	\$8,511	\$102,225	\$70,533
CRA Housing		10.0%	\$11,060	\$11,282	\$11,507	\$11,737	\$11,972	\$23,272	\$23,736	\$24,212	\$24,696	\$25,190	\$25,694	\$26,208	\$26,732	\$27,267	\$27,812	\$28,369	\$340,750	\$235,111
Redevelopment Activities		87.0%	\$96,226	\$98,150	\$100,113	\$102,116	\$104,158	\$202,467	\$206,516	\$210,647	\$214,859	\$220,547	\$226,540	\$232,811	\$239,371	\$246,222	\$253,367	\$260,816	\$2,964,524	\$2,045,462
Total Uses			\$110,604	\$112,816	\$115,073	\$117,374	\$119,722	\$322,721	\$327,375	\$332,122	\$336,965	\$341,904	\$346,942	\$352,081	\$357,323	\$362,669	\$368,115	\$373,664	\$3,407,499	\$2,351,105
REMAINING TAX REVENUES FOR TAXING ENTITIES			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS	NPV
Weber County			\$24,102	\$24,584	\$25,075	\$25,577	\$26,088	\$50,712	\$51,726	\$52,761	\$53,816	\$54,892	\$55,990	\$57,110	\$58,252	\$59,417	\$60,605	\$61,818	\$742,525	\$512,327
Weber School District			\$54,063	\$55,144	\$56,247	\$57,372	\$58,520	\$113,753	\$116,028	\$118,349	\$120,716	\$123,130	\$125,592	\$128,104	\$130,666	\$133,280	\$135,945	\$138,664	\$1,665,573	\$1,149,212
Washington Terrace City			\$22,812	\$23,268	\$23,733	\$24,208	\$24,692	\$47,998	\$48,958	\$49,937	\$50,936	\$51,955	\$52,994	\$54,054	\$55,135	\$56,237	\$57,362	\$58,509	\$702,788	\$484,909
Weber Basin Water Conservancy District			\$1,345	\$1,372	\$1,399	\$1,427	\$1,456	\$2,830	\$2,887	\$2,945	\$3,003	\$3,064	\$3,125	\$3,187	\$3,251	\$3,316	\$3,382	\$3,450	\$41,441	\$28,593
Central Weber Sewer Improvement District			\$5,196	\$5,300	\$5,406	\$5,514	\$5,625	\$10,933	\$11,152	\$11,375	\$11,603	\$11,835	\$12,071	\$12,313	\$12,559	\$12,810	\$13,066	\$13,328	\$160,086	\$110,456
Weber County Mosquito Abatement District			\$866	\$883	\$901	\$919	\$937	\$1,822	\$1,859	\$1,896	\$1,934	\$1,972	\$2,012	\$2,052	\$2,093	\$2,135	\$2,178	\$2,221	\$26,681	\$18,409
Weber Area Dispatch 911 and Emergency Services District			\$2,220	\$2,265	\$2,310	\$2,356	\$2,403	\$4,672	\$4,765	\$4,861	\$4,958	\$5,057	\$5,158	\$5,261	\$5,366	\$5,474	\$5,583	\$5,695	\$68,405	\$47,198
Total			\$110,604	\$112,816	\$115,073	\$117,374	\$119,722	\$322,721	\$327,375	\$332,122	\$336,965	\$341,904	\$346,942	\$352,081	\$357,323	\$362,669	\$368,115	\$373,664	\$3,407,499	\$2,351,105
BASE YEAR TAXES			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS	NPV
Weber County			\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$4,026	\$64,411	\$46,908
Weber School District			\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$9,030	\$144,481	\$105,221
Washington Terrace City			\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$3,810	\$60,964	\$44,398
Weber Basin Water Conservancy District			\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$2,225	\$3,595	\$2,618
Central Weber Sewer Improvement District			\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$13,887	\$10,113
Weber County Mosquito Abatement District			\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$2,314	\$1,686
Weber Area Dispatch 911 and Emergency Services District			\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$371	\$5,934	\$4,321
Total			\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$18,474	\$295,585	\$215,266



City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, February 2, 2021
following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City

1. **ROLL CALL**

2. **INTRODUCTION OF GUESTS**

3. **CONSENT ITEMS**

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

3.1 **APPROVAL OF AGENDA**

3.2 **APPROVAL OF MEETING MINUTES FROM JANUARY 19, 2021
MEETING**

4. **NEW BUSINESS**

4.1 **DISCUSSION: REVIEW OF THE COMMUNITY REINVESTMENT AREA
(CRA) PROJECT AREA BUDGET**

5. **COMMENTS CONSIDERED**

6. **ADJOURNMENT OF MEETING**

CERTIFICATE OF POSTING

I, Amy Rodriguez, The undersigned duly appointed City Recorder of the City of Washington Terrace do hereby certify that the above agenda was posted in three public places within the City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting.

For Packet Information, please visit our website at www.washingtonterracecity.org

City of Washington Terrace

Minutes of a Redevelopment Meeting

Held on January 19, 2021

Following the Regular City Council Meeting

City Hall, 5249 South 400 East, Washington Terrace City,

County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Allen

Board Member Seal

Board Member Brown

Board Member Weir

Vice- Chair Barker

Board Member West

General Planner Tyler Seaman

City Manager Tom Hanson

City Recorder Amy Rodriguez

Others Present

The meeting was held via zoom and live streamed on the City Facebook page.

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM JANUARY 5, 2021

MEETING

Items 3.1 and 3.2 were approved by general consent.

4. RECURRING BUSINESS

4.1 DISCUSSION: UPDATE ON COMMUNITY REINVESTMENT AREA (CRA) FOR "SOUTHPOINTE REINVESTMENT AREA"

Hanson stated that he had a preliminary meeting with Weber School District. He stated that a budget option of 100% for ten years was presented. He stated that the school district requested a 50% incentive rate for 16 years instead of 20 years. Hanson stated that the taxing districts will receive 50 percent of the incentives and the remaining 50 goes to paying down the loan.

Hanson stated that he is meeting with Weber County next week. He stated that he will be meeting with all the taxing entities a head of time so they understand what the commitment is and the benefit to them, noting that there are no buildings on the property so it is an easy ask.

Hanson stated that the CRA will be approved as a separate entity so it does not affect the current RDA. He stated that if for some reason the development with building 2 doesn't happen, the 1.2

million would stay with the CRA. He stated that the CRA will extend our capacity to have people to come to the city even after the original RDA has expired and support activities going forward. Hanson stated that it would be paid back within 16 years. He explained that the City receives half of the increment each year and the other 50 goes toward the incentive and payback of the 1.2 million. Hanson stated that school district is the largest contributor in the CRA.

Chair Allen stated that Central Weber does not need a pre- meeting, just the meeting in February.

5. COMMENTS CONSIDERED

There were no comments considered.

6. ADJOURNMENT OF MEETING

Motion by Board Member Barker

Seconded by Board Member Seal

To adjourn the meeting

Approved unanimously (5-0)

Time: 7:52 p.m.

Date Approved

City Recorder