Regular City Council Meeting

Tuesday, January 4, 2022
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
www.washingtonterracecity.com

1 OATH OF OFFICE: THE OATH OF OFFICE WILL BE ADMINISTERED TO NEWLEY ELECTED AND RE-ELECTED OFFICIALS 5:00 P.M.

2. COUNCIL WORK SESSION 5:00 P.M.
Topics to include, but are not limited to:
- **Annual Audit Report**

3. ROLL CALL 6:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. WELCOME

6. CONSENT ITEMS

6.1 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.

6.2 APPROVAL OF DECEMBER 7, 2021, MEETING MINUTES

7. 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.

8. 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.

9. NEW BUSINESS

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

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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.

9.1 PRESENTATION/DISCUSSION: COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2021

To present and discuss the Comprehensive Annual Financial Report, including the independent audit Report issued by Keddington & Christensen

9.2 TRAINING: OPEN MEETINGS AND NON-DISCRIMINATION TRAINING

City Attorney Bill Morris will present the mandatory trainings to the Council and Planning Commissioners.

9.3 DISCUSSION/MOTION: APPROVAL OF 2022 RECREATION ARTS MUSEUM PARKS (R.A.M.P) GRANT APPLICATIONS AND COMMITMENT OF MATCHING FUNDS

9.4 MOTION/RESOLUTION 22-01: A RESOLUTION ENTERING AN INTERLOCAL AGREEMENT WEBER COUNTY RELATED TO VOLUNTEERS ON POLICE SERVICE (VIPS)

9.5 MOTION/RESOLUTION 22-02: A RESOLUTION ENTERING AN INTERLOCAL AGREEMENT WITH WEBER COUNTY RELATED TO THE FLOCK SAFETY CAMERA SYSTEM

Flock camera systems are being deployed and installed throughout Weber County to support public safety.

9.6 MOTION: NOMINATION AND ELECTION OF MAYOR PRO TEMPE

Council may nominate and elect a mayor pro tempe to preside over meetings if the Mayor is absent, unable, or refuses to act in the capacity of mayor.

10. MOTION: ADOURN INTO REDEVELOPMENT AGENCY MEETING

11. COUNCIL COMMUNICATION WITH STAFF

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

12. ADMINISTRATION REPORTS

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

13. UPCOMING EVENTS

January 17th: City Offices closed in observance for Martin Luther King Jr.
January 18th: City Council work Session 5;00 p.m.
January 18th: City Council Meeting 6:00 p.m.
January 27th: Planning Commission Meeting 6:00 p.m.

14. MOTION: ADJOURN INTO CLOSED SESSION

- To discuss the character, professional competence, or physical or mental health of an individual.
- Strategy session to discuss pending or reasonably imminent litigation

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- Discussion regarding deployment of security personnel, devices, or systems
- Strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimate value of the property under consideration or prevent the public body from completing the transaction on the best possible terms.

15. ADJOURN THE MEETING: MAYOR ALLEN

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City of Washington Terrace

Minutes of a Regular City Council meeting
Held on December 6, 2021
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member F. Carey Seal
Council Member Jeff West
Council Member Larry Weir
Council Member Scott Barker
Council Member Randy Ferlin
Finance Director Shari Garrett
Public Works Director Jake Meibos
Fire Chief Clay Peterson
Recreation Director Aaron Solomon
City Recorder Amy Rodriguez
City Manager Tom Hanson

Others Present

Jill Christiansen

1. COUNCIL RETREAT CONTINUATION 3:00- 5:30 P.M.

Council held a continuation of the Council Retreat was held at the Public Works Shop located at 575 East 5600 South, Washington Terrace**.** Strategic Planning and Council Priorities were discussed.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

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

Others Present

Charles and Reba Allen, Loralie Gars, Bon Jenkins, Arlo McKee, Jill Christiansen, Amy Morgan, Amy Miller, Ed Simone, Tony Dekazos, Darvin Phillips, Steven Phillips, Deborah Phillips, T.R. Morgan, Blair Brown

2. ROLL CALL 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA

5.2 APPROVAL OF NOVEMBER 16, 2021 MEETING MINUTES AND NOVEMBER 19, 2021, COUNCIL RETREAT MINUTES

Items 5.1 and 5.2 were approved by general consent.

6. CITIZEN COMMENTS

Lorelie Gars, representing the Bonneville that Cares Program,thanked the Mayor , Council, and staff for their support of the program. She stated that the City has been a part of the park installations on the park prevention programs in the community. She presented the City with a plaque of appreciation. She stated that the Program has garnered a lot of support.

Amy Miller, representing the United Methodist Church, stated that they had a "make it and take it" event last week. She stated that 75 percent of the people who participated were from the community. She stated that they hold free basketball on Saturdays. Miller stated that the food bank has asked for "pantry packs" this year. She stated that this will be coming up in January. Miller left flyers that outlined the events that are coming up in the community.

Blair Brown stated that the Landlords in the City represent 2500-3000 people in the City. He stated that recent actions to raise the licensing fee from $10.00 to $40.00 hurts residents. He stated that there were no explanations or notice. He is asking for a meeting with the Council to understand the "why". Brown stated that he is asking for Council to meet with the landlords to consider reductions. Brown stated his concerns, noting that Ogden charges less per unit. He stated that he does not understand why the first unit is $102.00. He stated that the nursing homes fees were doubled, yet the landlords were quadrupled.

Arlo McKee stated that he is a property manager in the Terrace. He stated that he is concerned as well about the increase. He stated that the increase is passed on to their residents in their units. He stated that he doesn't understand how a 450 percent increase is justified and asked for Council to reconsider. He stated that he believes it is wrong.

Bob James, the owner of James Place Apartments also inquired as to why the cost was increased. He stated that he would like to know where the money is spent. He stated that he feels there is no service coming out of the Sheriff's Office and wants to know why we are paying them. He wanted to know where the $45.00 increase is coming from. He stated that he wants justification.

Darvin Phillips reiterated what has been stated and would like to know how the tax increase came about. He stated that he would like to know where the money is going. He stated that the City promoted the Good Landlord Program and he does believe the Program works.

Steven Phillips stated that he is a landlord in the Terrace and stated that a 450 percent increase is not in keeping with affordable housing. He stated that it would be passed on to the resident. He stated that raising this fee will increase rents. Phillips stated that he is raising property values in the city and he is requesting that a meeting be held to discuss this topic.

7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS

Mayor Allen thanked Amy Miller and her congregation for all that they do in the community.

Council Member Barker stated that the City held work sessions on the issue as well as Council meetings sthat were noticed. He stated that the Council looked at the expenses that were incurred and the discounts that were given to the program participants, and it was found that the rest of the City was making up the difference of what could have been received if the full amount was charged. He stated that it was not fair that the rest of the city was paying to subsidize property owners of rental apartments to cover the calls for service. He stated that there are too many calls for service to rental properties and the Sheriff contract cost increases every year. Council Member Barker stated that he is not opposed to having a discussion as to why council made the vote, but wanted to make it clear that the original discussions were properly noticed. He stated that it would have to be a civil discussion but is not opposed to having a meeting. He stated that solutions can be discussed but it has to be equitable for all residents in the city.
He stated that the good landlord program was not working for the good of the city, noting that we have one of the highest calls for service in the county and many of the calls are going to rental properties.

Council Member West stated that a meeting would be welcomed. He stated that there were several meetings that were noticed. He noted that he understands that it is $3.00 a month for the renter, but it was costing the city more to run the program.

Hanson stated that he spoke with several landlords today. He stated that he discussed disproportionate fees. He stated that he welcomes any calls from property owners and he will walk through the analysis and explanation of the changes. He stated that he also welcomes a meeting with Council if that is what the Council wishes. Hanson stated that we could have done a better job with getting an explanation out to landlords on the increase. Council Member Barker stated that we need to work towards a solution. He stated that he understands their issues, but he also understands the city's issues and would like to work towards a solution.

Mayor Allen stated that we have had several meetings on this issue, as well as discussions on disproportionate fees. He stated that there are a lot of numbers to review. He stated that the Good Landlord Program was not reducing calls for service in the Terrace. He stated that Council decided that a smaller discount would be fair for both the landlords and the city. He stated that he encourages one on one meetings with Hanson and if that is not satisfactory we can meet as a group.

Brown stated that he would still like a meeting with the Council. Mayor Allen stated that a date and time will be set up and Council can meet with the Landlords if they still chose. Hanson stated that a letter will be going out to landlords explaining the intention of the change.

8. NEW BUSINESS

8.1 PRESENTATION: RECOGNITION OF COUNCIL MEMBER LARRY D. WEIR FOR HIS SERVICE AS COUNCIL MEMBER

Mayor Allen Recognized Council Member Larry Weir for his service to the community. Council Member Weir served as a Planning Commissioner for 6.5 years before joining the Council and served 4 years as a Council Member. He thanked Council Member Weir's wife Ann as well, stating that she has supported Council Member Weir and the City throughout his service. Hanson thanked Council Member

Weir on behalf of staff and stated that we all appreciate his service and that he will be a big part of the City. Council Member Weir stated that this is the best staff that he has worked and enjoyed his time serving the City.

8.2 MOTION: APPOINTMENT OF COUNCIL MEMBER CAREY SEAL TO SERVE AS THE REPRESENTATIVE OF WASHINGTON TERRACE ON THE MOSQUITO ABATEMENT BOARD

Mayor Allen nominated Council Member Seal to serve as the representative of Washington Terrace on the Mosquito Abatement Board. Council Member Seal accepted the appointment.

Motion by Council Member Barker
Seconded by Council Member Weir
To approve the appointment of Council Member Carey Seal
To serve on the Mosquito Abatement Board
Approved unanimously (5-0)

8.3 MOTION: APPOINTMENT OF PLANNING COMMISSIONER TO FILL A VACANCY ON THE PLANNING COMMISSION

Mayor Allen recommended appointing Amy Morgan to serve on the Planning Commission to fill a vacancy that was left this year. She will finish out the two year term.

Motion by Council Member Weir
Seconded by Council Member West
To appoint Amy Morgan to
Serve on the Planning Commission
Approved unanimously (5-0)

8.4 MOTION: TO APPROVE THE USE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

Garrett stated that the ARPA funds are distributed to local governments to aid in COVID-19 relief and recovery.

Garrett stated that the City received ARPA monies for over a million dollars, which will be distributed to us in two tronches. She highlighted some of the eligible uses for the funds, which included supporting public health expenditures, replace lost public sector revenue, provide premium pay for essential workers, and invest in water, sewer, and infrastructure. She stated that staff looked at the priorities and objectives of the City that have already been established. She stated that staff recommends using the full allocation to invest in water and sewer infrastructure as part of the TCIP plans**.**

Garrett stated that the first project is RR-10, 5200 South Infrastructure project. She stated that the project includes restructure of the entire surface, underground, sanitary sewer component, and water line replacement. She stated that ARPA money will be used for eligible water and sewer components, and then transfer the equivalent of the funds that was allocated for the project area (around $719,000) to complete the road and complete the project. She stated that the funding sources for RR-10 consist of ARPA funds for the water and sewer components, the transfer of the equivalent funds to roads, and $240,000 of the property taxes that were raised to help with the TCIP projects through T&T this year. She noted that roads fund balance will also be used.

Garrett stated that Council will receive the annual report this month which shows all the balances as of July.

Garrett stated that we should be able to get through the three road projects in a timely manner, which is critical. Garrett highlighted another project, RR-24, which is another road reconstruction project. She stated that the concept is the same, use the ARPA funds for water and sewer portions, and move the equivalent of funding over to roads to complete the project.
Garrett stated that the numbers will shift around as bids and change orders come in.
Garrett stated that RR-4F, which is the 300 West road project, will be funded in 2023 if there is funding left over from ARPA, but it will ultimately be decided as to how the first two projects are priced.
Garrett stated that the movement of the monies from utility fund to road funds will require a public hearing. She stated that the monies will be moved over one time and then the ARPA funds will be put into the utility funds once received.
Garrett stated that water and sewer have been high priority projects and staff recommends using the ARPA funds for these reconstruction projects. She stated that the ARPA funds afford us a way to complete the projects in whole.
Council Member West stated that the 5200 South area has been a problem area with infrastructure issues and this will allow us to do a complete reconstruct.
Meibos stated that the timing has been key in getting the project completed. He stated that there have been infrastructure issues, but we did not have a way to pay for the roads and this option allows for a complete project.
Garrett stated that the public hearing will be noticed in the January 2022 bills. She stated that the hearing will be held on the second meeting in January.

Motion by Council Member West
Seconded by Council Member Seal
To approve the use of the American Rescue Plan Act (ARPA) funds
As described
Approved unanimously (5-0)

8.5 MOTION/RESOLUTION 21-31: APPROVAL OF THE ANNUAL MODERATE INCOME HOUSING PLAN

Hanson stated that the Moderate Income Housing Plan is to be updated yearly. Hanson stated that we are doing things regularly to help with Moderate Income Housing within the City.

Motion by Council Member Seal
Seconded by Council Member Weir
To Approve Resolution 21-31
To approve the 2021 Annual Moderate Income Housing Plan
Approved unanimously (5-0)
Roll Call Vote

8.6 MOTION: APPROVAL OF THE UPDATES TO THE EMERGENCY RESPONSE PLAN IN ACCORDANCE WITH AMERICAN WATER INFRASTRUCTURE ACT

Remington stated that the American Water Infrastructure Act requires that the updates are approved by City Council by the end of the year. He stated that the updates need to line up with the required Hazzard Assessment of the water system that was completed in June.
Remington stated that the updates are related to the public water supply and are protected documents that had been provided to Council and include: Physical attack on the Water System, Earthquake response and recovery, Emergency Response to Accidental Contamination, Emergency Response to Tornado or High Winds, Emergency Response to a Power Outage, and Emergency Response to Cyber Attack on the

SCADA System.
Hanson stated that the Emergency Operations Plan will be sent to Council as requested. Hanson stated that the documents are to be kept secured and be treated as such.

Motion by Council Member West
Seconded by Council Member Seal
To approve the updates to the Emergency
Response Plan in accordance with the American
Water Infrastructure Act
Approved unanimously (5-0)

8.7 DISCUSSION/MOTION: APPROVAL OF GRANT APPLICATIONS AND MATCHING FUNDS FOR THE COUNTY FUNDED AMERICAN RESCUE PLAN ACT (ARPA) GRANTS

Hanson stated that the City has applied for grants offered by the state for uses as described by Garrett concerning ARPA grants. He stated that we were unsuccessful in receiving the grants. Hanson stated that Weber County has made 50 million dollars in funding available for county projects. Hanson stated that he would like to apply for two grants. He is asking Council for approval to apply for an AMI radio meter read system for $500,000, with a 20 percent match from the City. He stated that it helps to identify a water leak quickly, which would help the vulnerable population by letting them know when they have a water leak early in the process.
Hanson stated that the other grant that he would like to apply for with Council approval is for middle mile broadband loop and leverage that to make it more comfortable for a fiber optic company to come into the City. He stated that the grant would be for one million dollars, with a 20 percent match to maximize the grants.
Council Member Seal asked if the matching funds are available. Hanson stated that we would need to strategize how to fund the project if the grant is received. He stated that options include using general fund capacity, capital funds, water funds, or bond for the $200,000.

Motion by Council Member Barker
Seconded by Council Member Ferlin
To approve the two grant applications and matching funds
For the county funded American Rescue Plan Act (ARPA) Grants
Approved unanimously (5-0)

8.8 DISCUSSION/MOTION: APPROVAL OF THE CONSOLIDATED PLAN – CAPITAL INVESTMENT PLAN PROJECT PRIORITIZATION

Rodriguez stated that Council must approve a Capital Investment Plan ranking top priority projects that are eligible for the CDBG grant. This list is submitted to the state as part of our ranking and rating system for the grant. Rodriguez stated that under the Fire heading, the number one projects for this year are equipment which consists of helmets, turn out gear, and radios. She stated that the project is estimated at $67,000. The City can apply for up to $250,000 in CDBG grant money, so the City will also be applying for either the AMI radio antennae system, (ranked number 1 priority), or a continuation of this year's project which involves water valve replacements throughout the City. This has been ranked number 2 on the priority list this year for the CDBG grant.

Motion by Council Member Weir

Seconded by Council Member Barker
To approve the Consolidated Plan-Capital Investment Plan Project Prioritization
For the CDBG grant
Approved unanimously (5-0)

8.9 MOTION: APPROVAL OF THE 2022 ANNUAL MEETING SCHEDULE

Rodriguez stated that in accordance with State law, the Council must adopt a meeting schedule which will be posted for the upcoming year. The schedule was sent in the Council Packet for review. It lists our meeting schedule for the first and third Tuesday of each month, with the exception of December where there is typically only one meeting. It also sets the Planning Commission meeting as the last Thursday of each month, unless it lands on a holiday, in which case it will be the Thursday before.

Motion by Council Member Barker
Seconded by Council Member West
To approve the annual meeting schedule
Approved unanimously (5-0)

9. COUNCIL COMMUNICATION WITH STAFF

Council Member West wished a Merry Christmas to staff.

Council Member Barker asked if there would be a dinner with the Planning Commission to show appreciation to the Commission. Council Member Barker stated that the VIPS truck will be ready this weekend. He stated that the Program will officially start in the Terrace. Council Member Barker stated that the students at Bonneville would like to meet again to discuss projects with the City. He stated that they would like to have the Laker anchor in front of City Hall.

Council Member Ferlin stated that the students have been doing a great job in keeping the City in the loop on events and would like everyone to support the events when possible.

Mayor Allen wished everyone a safe and happy holiday**.**

10. ADMINISTRATION REPORTS

Hanson stated that he would like to Council portraits on January 4th at 4:30 p.m.

11. UPCOMING EVENTS

December 11th: Candy Cane Run !
December 24th: City Offices closed for Christmas Holiday
December 31st: City Offices closed for New Years
January 4th: Swearing in Ceremony of newly elected officials 5:00 p.m.
January 4th: City Council Work Session 5:15 p.m.
January 4th: City Council Meeting 6:00 p.m.

12. MOTION: ADJOURN INTO CLOSED SESSION

The Closed session was not necessary and was deleted from the agenda.

13. ADJOURN THE MEETING: MAYOR ALLEN

Motion by Council Member Barker

Seconded by Council Member Weir
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:38 p.m.

_____ _____

Date Approved **City Recorder**

City of Washington Terrace

Memo

To: General Public

From: Amy Rodriguez, City Recorder,

Date: 12-27-21

Re: Annual Comprehensive Financial Report

Due to the length and volume of the Annual Comprehensive Financial Report, the report can be located on our website, www.washingtonterracecity.com under the Finance and Budget Department tab, or follow this link : https://washingtonterracecity.com/finance

Thank you.

City Council

Author: Aaron Solomon
Subject: RAMP Grant Application
Date: 12-29-21
Type of Item: Motion to Approve

Summary Recommendations: Staff is requesting formal approval from Council to commit to the submission and City contribution match for the 2022 RAMP grant application for the Rohmer Park pickleball south addition masterplan.

Description:

A. **Background:** The City Park masterplan members have been working extensively over the past year with Landmark design on a park masterplan of the Rohmer Park Pickleball south addition project. On the conclusion of these plans the city will be submitting a Weber County RAMP grant application for the funding of a $987,250.00 project. The City will be requesting from the RAMP board in the application for a 80% contribution ($789,800.00) of the total cost of the project. The remaining 20% of the cost will be the Cities obligation match of the project ($197,450.00). I have provided a detailed budget for the first phase and entire masterplan for more clarity. (See attached budget breakdown). Note: RAMP does not recognize contingency costs.

B. **Project Description:**
Rohmer Park Pickleball South Addition Phase: The project consists of 4 pickleball courts, a 36-stall parking lot with curb and gutter, the surfacing for a new playground area, picnic pavilions, a restroom, trees, sidewalks, fences, trails, and a detention base. I have included two very in-depth visual maps of the entire masterplan and phase one of the south addition pickleball project for more clarity and better understanding. (See attached maps).

Alternatives:

A. **Approve the Request:** Council may approve the request.

B. Deny the Request: Council may deny the request.

C. **Consequences of not taking the recommended action:** The City may lose funding if awarded the grant or may need to change the scope of the project to accommodate any changes to the match if awarded.

LANDMARK DESIGN INC.
Washington Terrace - Rohmer Park Expansion
PRELIMINARY OPINION OF PROBABLE COST - PHASED
Date: December 23, 2021

Preliminary Opinion of Probable Costs - Rohmer Park Expansion

		Phase One			
	ITEM	**QUANT.**	**UNIT**	**UNIT PRICE**	**AMOUNT**
	Bid Schedule				
1	Mobilization / Demobilization / Construction Layout	1	LS	$100,000.00	$100,000.00
2	Erosion Control / SWPPP	1	LS	$10,000.00	$10,000.00
3	Demolition - Site Clearing, Grubbing, Rough Grading	1	LS	$40,000.00	$40,000.00
4	Traffic Control	1	LS	$2,000.00	$2,000.00
5	Earthwork / Site Grading / Retention Basin	1	LS	$25,000.00	$25,000.00
6	Earthwork Fine Grading	1	LS	$5,000.00	$5,000.00
7	Structural Fill	1	LS	$50,000.00	$50,000.00
8	Utility - Site Electrical Service	1	LS	$50,000.00	$50,000.00
9	Utility - Electrical Site Lighting	1	LS	$25,000.00	$25,000.00
10	Utility - Storm Drain System	1	LS	$25,000.00	$25,000.00
11	Utility - Culinary Water	1	LS	$20,000.00	$20,000.00
12	Utility - Sewer Stub	1	LS	$20,000.00	$20,000.00
13	Curb and Gutter - 30"	1,300	LF	$35.00	$45,500.00
14	Asphalt Paving and Base - Parking Lot Paving Section	12,300	SF	$4.50	$55,350.00
15	Asphalt Paving and Base - Roadway Paving Section	7,000	SF	$5.00	$35,000.00
16	Concrete Sidewalk (4" Thick) over Base Course (4")	15,800	SF	$7.50	$118,500.00
17	Concrete Edge 18" Wide x 18" Tall Playground	310	LF	$65.00	$20,150.00
18	Pedestrian Access Ramp	1	EACH	$1,500.00	$1,500.00
19	Traffic Signs (Stop and ADA)	2	EACH	$200.00	$400.00
20	Pavement Markings	1	LS	$4,000.00	$4,000.00
21	Pickle Ball Courts - Post-Tensioned (2 courts per slab)	2	EACH	$90,000.00	$180,000.00
22	Pickle Ball Courts - Lighting and Controls	1	LS	$100,000.00	$100,000.00
23	Bench 6' - w/ Back	2	EACH	$2,500.00	$5,000.00
24	Bench 6' - w/o Back	2	EACH	$2,500.00	$5,000.00
25	Litter Receptacle	2	EACH	$1,500.00	$3,000.00
26	Mulch - Crushed Stone 3" Deep with Fabric	3,500	SF	$2.00	$7,000.00
27	Playground Surfacing - Engineered Wood Fiber	215	CY	$50.00	$10,750.00
28	Irrigation System	3,500	SF	$2.00	$7,000.00
29	Imported Topsoil	65	CY	$60.00	$3,900.00
30	Tree - 2" Cal	16	EACH	$500.00	$8,000.00
31	Shrub - 1 Gallon	100	EACH	$12.00	$1,200.00
32	Shrub - 5 Gallon	100	EACH	$40.00	$4,000.00
	Section Subtotal				***$987,250.00***
	Sub Total Contingency		**15.0%**	**$148,087.50**	**$148,087.50**
	SUBTOTAL				**$1,135,337.50**
		Future Phase(s)			
F1	Mobilization / Demobilization / Construction Layout	1	LS	$150,000.00	$150,000.00
F2	Erosion Control / SWPPP	1	LS	$10,000.00	$10,000.00
F3	Demolition - Site Clearing, Grubbing, Rough Grading	1	LS	$40,000.00	$40,000.00
F4	Traffic Control	1	LS	$2,000.00	$2,000.00
F5	Earthwork / Site Grading	1	LS	$10,000.00	$10,000.00
F6	Earthwork Fine Grading	1	LS	$5,000.00	$5,000.00
F7	Structural Fill	1	LS	$20,000.00	$20,000.00
F8	Utility - Site Electrical Service	1	LS	$5,000.00	$5,000.00
F9	Utility - Electrical Site Lighting	1	LS	$10,000.00	$10,000.00

LANDMARK DESIGN INC.
Washington Terrace - Rohmer Park Expansion
PRELIMINARY OPINION OF PROBABLE COST - PHASED
Date: December 23, 2021

Preliminary Opinion of Probable Costs - Rohmer Park Expansion

		Future Phase(s)			
	ITEM	**QUANT.**	**UNIT**	**UNIT PRICE**	**AMOUNT**
F10	Utility - Storm Drain System	1	LS	$5,000.00	$5,000.00
F11	Utility - Culinary Water	1	LS	$5,000.00	$5,000.00
F12	Curb and Gutter - 30"	910	LF	$35.00	$31,850.00
F13	Asphalt Paving and Base - Road Paving Section	9,080	SF	$5.00	$45,400.00
F14	Granular Barrow	1	LS	$25,000.00	$25,000.00
F15	Concrete Plaza (4" Thick) over Base Course (4")	10,400	SF	$7.50	$78,000.00
F16	Pedestrian Access Ramp	1	EACH	$1,500.00	$1,500.00
F17	Concrete Playground Ramp	1	EACH	$2,000.00	$2,000.00
F18	Playground Equipment 2-5 Yr Old's	1	LS	$400,000.00	$400,000.00
F19	Playground Shade Sails for 2-5 Yr Old's	1	LS	$100,000.00	$100,000.00
F20	Playground Equipment 5-12 Yr Old's	1	LS	$500,000.00	$500,000.00
F21	Playground Shade Sails for 5-12 Yr Old's	1	LS	$100,000.00	$100,000.00
F22	Restroom 4 Family Rooms	1	LS	$500,000.00	$500,000.00
F23	Pavilion (20 x 40) and 6 Tables	1	EACH	$150,000.00	$150,000.00
F24	Picnic Shelter (12x12) and Table	2	EACH	$45,000.00	$90,000.00
F25	Bench 6' - w/ Back	2	EACH	$2,500.00	$5,000.00
F26	Bench 6' - w/o Back	2	EACH	$2,500.00	$5,000.00
F27	Litter Receptacle	2	EACH	$1,500.00	$3,000.00
F28	Picnic Tables	6	EACH	$1,000.00	$6,000.00
F29	Mulch - Crushed Stone 3" Deep with Fabric	4,200	SF	$2.00	$8,400.00
F30	Irrigation System	1	LS	$10,000.00	$10,000.00
F31	Imported Topsoil	150	CY	$60.00	$9,000.00
F32	Sod	3,890	SF	$1.25	$4,862.50
F33	Tree - 2" Cal	54	EACH	$500.00	$27,000.00
F34	Shrub - 1 Gallon	500	EACH	$12.00	$6,000.00
F35	Shrub - 5 Gallon	500	EACH	$40.00	$20,000.00
F36	Hydroseeding	80,000	SF	$0.25	$20,000.00
	Section Subtotal				***$2,410,012.50***
	Sub Total Contingency		**15.0%**	**$361,501.88**	**$361,501.88**
	SUBTOTAL				**$2,771,514.38**
	City Direct Costs				
	Consultant Construction Design Fees	1	LS	$250,000.00	$250,000.00
	Consultant Construction CA Fees	1	LS	$75,000.00	$75,000.00
	Construction Material Testing	1	LS	$25,000.00	$25,000.00
	Section Subtotal				***$350,000.00***
	General with % Calculations				
	Contingency Percentage		15.0%		
	GRAND TOTAL COST including Contingency and Direct Costs				**$4,256,851.88**

Note:
Quantities are preliminary estimated.
Playground equipment and restroom are conceptual only and not specific.

ROHMER PARK SOUTH ADDITION (PHASE 1)



LEGEND

1. Pickleball Courts
2. Playground (Surfacing Only)
3. Parking Area (33 Spaces)
4. Detention Area
5. Picnic Shelters (Future)
6. Pavilion/Restroom/Plaza (Future)
7. Terraced Picnic Area/Trails/ Waterwise Gardens (Future)

N 0 25 50

EXAMPLE IMAGES



Pickleball Courts



Playground



Pavilion Area



Waterwise Garden

THE CITY OF Washington Terrace

LANDMARK DESIGN

ROHMER PARK SOUTH ADDITION MASTER PLAN



LEGEND

1. Pickleball Courts
2. Playground
3. Parking Area (33 Spaces)
4. Detention Area
5. Picnic Shelters
6. Pavilion/Restroom/Plaza
7. Terraced Picnic Area/Trails/ Waterwise Gardens

N 0 25 50

EXAMPLE IMAGES



Pickleball Courts



Playground



Pavilion Area



Waterwise Garden

THE CITY OF Washington Terrace

LANDMARK DESIGN

CITY OF WASHINGTON TERRACE
RESOLUTION 2022-01

A RESOLUTION OF THE CITY OF WASHINGTON TERRACE, UTAH, ENTERING AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND THE CITY OF WASINGTON TERRACE RELATED TO VOLUNTEERS ON POLICE SERVICE (VIPS).

WHEREAS, the City of Washington Terrace (hereafter "City") is a duly incorporated municipality under the laws of Utah;

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, the City desires to enter the attached Interlocal Agreement (hereafter "Agreement") with Weber County as forth in Exhibit "A" incorporated herein by this reference;

WHEREAS, the City and Weber County hereby finds mutual benefit under this Agreement benefitting public safety;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington Terrace, Utah, that the Agreement set forth in the attached "A" is incorporated herein by this reference and is approved and adopted. The City Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the City.

PASSED AND ADOPTED by the City Council this ____ day of January, 2022.

_____
Mayor Mark C. Allen

ATTEST:

_____
City Recorder

AGREEMENT BETWEEN WASHINGTON TERRACE CITY AND WEBER COUNTY FOR USE OF CITY VEHICLES FOR LAW ENFORCEMENT VOLUNTEERS (VIPS PROGRAM)

This Agreement is made and entered into pursuant to Utah Code Annotated 11-13-101, 1953 as amended, commonly referred to as the Interlocal Cooperation Act, by and between Weber County, a body corporate and politic of the State of Utah, hereinafter referred to as "County", and Washington Terrace City, a municipal corporation of the State of Utah, hereinafter referred to as "City".

WITNESSETH

WHEREAS, County, through the Weber County Sheriff's office "Sheriff", provides law enforcement services to City; and

WHEREAS, Sheriff has developed a Volunteers In Police Service program "VIPS" to be utilized in City; and

WHEREAS, the VIPS program, provides opportunities for volunteers to be trained, and under authority of the Sheriff, provide certain crime protection and prevention services; and

WHEREAS, the City would like to provide use of one of its vehicles for use in the VIPS volunteer program; and

WHEREAS, the vehicle may also be used for other City purposes, as well as the VIPS program; and

WHEREAS, the parties hereto wish to establish policies and procedures relating to the use of the vehicle and the costs and expenses associated therewith.

NOW WHEREFORE, pursuant to the Utah Interlocal Cooperation Act, the parties hereby agree as follows:

1. The City will provide one vehicle for the use of the Sheriff's VIPS program at times when the City Offices are closed;
2. That vehicle will be equipped by County at County expense with the various items to make it an appropriate law enforcement vehicle as outlined in the attached Exhibit A. These items will remain the property of Weber County and will be removed from the vehicle once it is no longer being used in the VIPS program.
3. The operating costs including gas, oil, maintenance and needed repairs, will be provided by the City;
4. Insurance for the vehicle will be provided by the City. However, if any out of pocket expenses are incurred, beyond insurance coverage, for injuries or damages created by VIPS volunteers operating the vehicle, those expenses will be assumed by Sheriff.
5. The City will use the vehicle for City purposes during City Office Operating hours;

6. VIPS volunteers will be volunteering for the County and the Sheriff. The County, as provided for in state law, will provide liability and Workman's Compensation coverage for the volunteers;
7. VIPS Volunteers will not be considered City employees and the City has no responsibility for any costs or expenses incurred by VIPS volunteers.
8. Any liability or expenses incurred through the use of the vehicle by the City and its employees will be the sole responsibility of the City and City will indemnify the County from any expenses that might be incurred therefrom.
9. This agreement supersedes any other oral or written agreement between the parties related to the use of the vehicle provided for VIPS operations and can only be amended or altered through written agreement between the two parties.
10. This agreement may be terminated, at any time by either party, by giving written notice of termination to the other party at least 30 days prior to the requested termination date.

IN WITNESS THEREOF, the City caused this Agreement to be signed by its Mayor and attested by its City Recorder, and the County has caused this Agreement to be signed by its Chairman of the Board of County Commissioners and attested by it Clerk, all on the day and year appearing below their respective signatures.

WASHINGTON TERRACE CITY

By: _____ Date _____
Mayor

ATTEST:

Approved as to form and for compliance with state law.

_____ _____

City Recorder City Attorney

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY:

By: _____ Date _____
Chair

ATTEST:

Approved as to form and for compliance with state law.

_____ _____
Weber County Clerk Weber County Attorney's Office

Exhibit “A”

This exhibit defines what equipment will be provided by the Weber County Sheriff’s Office.

a. 800mhz radio
b. VIPS Decals
c. Flashlights with charging mounts (2) and cones
d. Flares (12)
e. Traffic cones (6)
f. Traffic Vests (2)
g. Jumper Cables
h. Shovel
i. First Aid Kit
j. Tote containing (6) VIPS Raincoats. (2)L (2)XL (2)XXL

CITY OF WASHINGTON TERRACE
RESOLUTION 2022-02

A RESOLUTION OF THE CITY OF WASHINGTON TERRACE, UTAH, ENTERING AN INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND THE CITY OF WASINGTON TERRACE RELATED TO THE FLOCK SAFETY CAMERA SYSTEM.

WHEREAS, the City of Washington Terrace (hereafter "City") is a duly incorporated municipality under the laws of Utah;

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, the City desires to enter the attached Interlocal Agreement (hereafter "Agreement") with Weber County as forth in Exhibit "A" incorporated herein by this reference;

WHEREAS, the City and Weber County hereby finds mutual benefit under this Agreement benefitting public safety;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington Terrace, Utah, that the Agreement set forth in the attached "A" is incorporated herein by this reference and is approved and adopted. The City Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the City.

PASSED AND ADOPTED by the City Council this ____ day of January, 2022.

_____
Mayor Mark C. Allen

ATTEST:

_____
City Recorder

INTERLOCAL AGREEMENT BETWEEN
WEBER COUNTY AND THE CITY OF WASHINGTON TERRACE
RELATING TO THE FLOCK CAMERA SYSTEM

This Interlocal Cooperation Agreement, hereinafter "Agreement", is made and entered in accordance with Utah Code Annotated §11-13-101, 1953 as amended, commonly referred to as the Interlocal Cooperation Act, by and between Weber County, a body politic, corporate and political subdivision of the State of Utah, hereinafter "County", with its main offices located at 2380 Washington Blvd., Ogden, Utah 84401, and the City of Washington Terrace, a municipal corporation, hereinafter "City" with its main office at 5249 South 400 East, Washington Terrace, Utah 84405.

RECTIALS

WHEREAS, Flock Safety cameras are being deployed and installed throughout cities and the unincorporated County to support public safety;

WHEREAS, County desires to install Flock Safety cameras within the City;

WHEREAS, City desires to benefit from the use of the Flock Safety cameras as utilized by County;

NOW THEREFORE, County and City enter this Memorandum of Understanding with the following terms and conditions;

SECTION ONE
SERVICES PROVIDED

1.01 Purpose. The purpose of this Agreement is to administer the location and operation of the Flock Safety cameras sought by the Weber County Sheriff's Office who has entered into an agreement with Flock Safety to install Vehicle Recognition Cameras on certain City property to aid with public safety.

1.02 Location. The Flock Safety cameras paid by County will be located as determined by the Weber County Sheriff, or his designee. The Flock Safety cameras, if any, paid by the City will be located as determined by the City Manager. Any Flock Safety cameras will be located by Flock Safety in the public right-of-way.

1.03 Maintenance. Flock Safety is responsible for the installation, supplies, and maintenance of all Flock Safety Cameras in the City. The City is not responsible for the installation, upkeep, operation, use, maintenance, of the County's Flock Safety camera and associated facilities.

1.04 Use. Only the County shall have access to use any Flock Safety camera data in accordance with the applicable governing law. The County may share with City information lawfully obtained from any Flock Safety camera.

SECTION TWO
MISCELLANEOUS PROVISIONS

2.01 Governing Law. The provision of this Agreement shall be governed by the laws of the State of Utah.

2.02 Records Administration. County and City shall each maintain appropriate records necessary to properly administer the terms of this Agreement.

2.03 Indemnification. Both parties are governmental entities under the Governmental Immunity Act of Utah, *§§* 630-7-101 to -904, as amended (the "Act"). There are no indemnity obligations between these parties. Subject to and consistent with the terms of the Act, the parties shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement, and neither party shall have any liability whatsoever for any negligent act or omission of the other party, its employees, officers, or agents. Neither party waives any defenses or limits of liability available under the Act and other applicable law. Both parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable law.

2.04 Severability. The declaration by any court or any other binding legal source, that any provision of this Agreement is illegal or void, shall not effect the legality and enforceability of any other provision of this Agreement, unless the provisions are mutually dependent.

2.05 Term/Termination. This Agreement shall be effective upon execution of the last party to sign this Agreement. The term of this Agreement shall not exceed fifty (50) years pursuant to §11-13- 216 of the Interlocal Cooperation Act. The parties reserve the right to terminate this Agreement, in whole or in part, at any time during the term or any additional terms whenever the terminating party determines, in its sole discretion that it is in the terminating party's interest to do so. If a party elects to exercise this right, the terminating party shall provide written notice to the other party at least 30 (thirty) days prior to the date of termination for convenience. The parties agree that termination for convenience will not be deemed a termination for default nor will it entitle either party to any rights or remedies provided by law or this Agreement for breach of contract or any other claim or cause of action.

2.06 Entirety. The parties acknowledge and agree that this Agreement constitutes the entire integrated understanding between the parties, and that there are no other terms, conditions, representations or understanding, whether written or oral, concerning the rights and obligations of the parties to this Agreement except as set forth in this Agreement. This Agreement may not be enlarged, modified or altered, except in writing, signed by the parties.

IN WITNESS WHEREOF, Weber County and Marriott-Slaterville City have executed this Agreement to be effective upon proper execution by both parties.

DATED this ____ day of _____, 2022.

WASHINGTON TERRACE CITY:

_____
Mayor

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

BOARD OF COUNTY COMMISSIONERS:

_____
Chair,
Board of County Commissioners

ATTEST:

_____
Weber County Clerk

APPROVED AS TO FORM:

_____
County Attorney

City Council
Staff Report

Author: Amy Rodriguez
Subject: Nomination and election of Mayor Pro Tempore
Date: January 4, 2022

ADMINISTRATION

Type of Item: Discussion and Motion

Summary Recommendations: Council may nominate and elect a mayor pro tempore to preside over meetings if the Mayor is absent, unable, or refuses to act in the capacity of mayor.

Description:

A. **Topic:** The Mayor is chair and presides at all meetings of the Council. If the Mayor is absent, unable, or refuses to act in the capacity of mayor, the governing body may elect a member of the governing body to preside over the meeting as Mayor Pro Tempore.

B. **Background:** The Mayor Pro Tempore has all of the powers and duties of the Mayor during the Mayor's absence or disability. The election of the Mayor Pro Tempore must be made in an open meeting and entered into the minutes. The Council Member acting as the Mayor Pro Tempore may still vote as a Council Member, however, they cannot cast two votes if there is a tie vote.

C. Department Review: City Recorder

Alternatives:

A. Approve the Request: Council may nominate and elect a Mayor Pro Tempore at the meeting to serve during any absence of the Mayor.

B. Continue the Item: Council may choose not to elect a Mayor Pro Tempore at this time and table the item to a future meeting.

City of Washington Terrace

Redevelopment Agency Meeting
Tuesday, January 4, 2022
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 NOVEMBER 2, 2021

4. NEW BUSINESS

4.1 PRESENTATION: 2021 REDEVELOPMENT ANNUAL REPORT

5. COMMENTS CONSIDERED

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

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 November 2, 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 Weir
Vice- Chair Barker
Board Member West
Board Member Ferlin – excused
Finance Director Shari' Garrett
General Planner Tyler Seaman
City Manager Tom Hanson
City Recorder Amy Rodriguez

Others Present

Jill Christiansen, Nathan Howard, Charles and Reba Allen

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM SEPTEMBER 21, 2021

Items 3.1 and 3.2 were approved by general consent.

4. SPECIAL ORDER

4.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND OPPOSITION TO THE FISCAL YEAR 2022 AMENDED BUDGET

Garrett stated that the once the Golden West Development Agreement is approved, the funding adjustment will be in place. Garrett stated that some of the projects are rolling over and will be appropriated when the projects are chosen.

Chair Allen opened the public hearing at 7:07 p.m.
There were no citizen comments.
Chair Allen closed the public hearing at 7:08 p.m.

5. NEW BUSINESS

5.1 MOTION/RESOLUTION 21-29: A RESOLUTION AMENDING THE FISCAL YEAR 2021-2022 BUDGET

Motion by Board Member West
Seconded by Board Member Barker
To approve resolution 21-29 amending the fiscal year 2021-2022 Budget
Approved unanimously (4-0)
Roll Call Vote

6. COMMENTS CONSIDERED

- GoldenWest Credit Union rendering

Hanson and Seaman presented the renderings of the Golden West Credit Union building as presented by their engineer**.**

7. ADJOURNMENT OF MEETING: CHAIR ALLEN

Motion by Board Member Barker
Seconded by Board Member Seal
To adjourn the meeting
Approved unanimously (4-0)
Time: 7:24 p.m.

_____ _____

Date Approved **City Recorder**

Washington Terrace Community Development
and
Renewal Agency

2021 Annual Report



5249 South 400 East

Washington Terrace, UT 84405

801.395.8681

www.washingtonterracecity.com

Annual Report

Washington Terrace Redevelopment Agency

Fiscal Year Ending June 30, 2021

Governing Board

Mark C. Allen	Chair/Board Member	Mayor
Scott Barker	Board Member	Council Member
Blair Brown	Board Member	Council Member
Carey Seal	Board Member	Council Member
Larry Weir	Board Member	Council Member
Jeff West	Board Member	Council Member

Executive Staff

Thomas Hanson	Executive Director	City Manager
Amy Rodriguez	Secretary	City Recorder

5249 South 400 East
Washington Terrace, UT 84405
801.393.8681
www.washingtonterracecity.com

AGENCY ESTABLISHMENT

On March 25, 1987, the City Council of the City of Washington Terrace established, by Ordinance 2-87, the Redevelopment Agency of Washington Terrace designating the legislative body as the Redevelopment Agency of the City pursuant to the Utah Neighborhood Development Act, Section 11-19-3 of the Utah Code Annotated, 1953, as amended.

AGENCY PURPOSE

The City Council determined it necessary to create the Agency to preserve and further promote the continued peace, health, safety, welfare, and good of the City. The Agency has thereby been entrusted to use its authority to further and accomplish the redevelopment needs identified in the redevelopment plans while promoting the best interest of the City that include expanding and developing a strong tax base within the project areas.

PROJECT AREAS

Project Area #1 Central Business District (CBD)

On August 5, 1987, the City of Washington Terrace adopted, by Ordinance 7-87, the Central Business District (CBD) Redevelopment Plan and the first official redevelopment plan of the City. The Plan dated June 29, 1987, acts as the official redevelopment plan for the project area



Image (above) CBD Project Area – Terrace Plaza Playhouse renovation

The purpose of the plan is intended to accomplish the following areas as primary redevelopment objectives within the project area:

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably size and shape parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.
- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.

Project Area #2 Southeast

On November 18, 1987, the City of Washington Terrace adopted, by Ordinance 6-87, the Southeast Redevelopment Plan. The Plan, dated September 21, 1987, acts as the official redevelopment plan for the project area. The Project Area Plan set to expire in 2015 was approved for an extension of an additional timeframe of 10 years.

The purpose of the plan and the associated extension is intended to accomplish the following areas as primary redevelopment objectives within the project area:



Image (above) Adams Avenue

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably size and shape parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.
- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.
- Provisions for underground utility improvements including water, sewer, and storm water improvements to develop greater efficiencies in the utility system.
- Research, develop and promote undeveloped and or underutilized properties within the RDA to businesses and or organization's that may find the area suitable for business expansion and construction.

On October 5, 2015, the Taxing Entity Committee of the Washington Terrace Community Development and Renewal Agency found it necessary to extend the collection of tax increment from the Southeast Urban Renewal Area for a period of ten years or not to exceed $5.78 million in tax increment.



Image (above) – northern Southeast Project Area

The Southeast Urban Renewal Area Project Area Plan Extension desires to use additional increment funding to prepare infrastructure that will allow for and encourage development in the portions of the project area were redevelopment has not occurred and the use of increment for developer incentives to accelerate the development of the southern project area.

ASSESSMENT OF GROWTH OF INCREMENTAL VALUES

Central Business District (CBD)

For calendar tax year 2020, total taxable value of $6,729,650 *increased* by 3.6% or $234,405 compared to $6,495,245 reported in 2019. Marginal value (taxable less base value) increased by 5.9% from $4,005,572 to $4,239,977 or $234,405.

Taxable real property land values of $1,946,313 *increased* by 1.6% or $30,838 in 2020. Real property, buildings, taxable values *increased* by 3.9% or $169,303 moving from $4,303,687 in 2019 to $4,472,990 in 2020. Taxable personal property in*creased* by 8.3% moving from $115,655 in 2019 to $125,264 in 2020. Centrally assessed values increased by 8.3% or $9,609.

The original forecast estimates for 2020 estimated taxable value of $6,625,150 and marginal growth at 2% or $129,905 from 2019 actual valuation. Actual valuation for 2020 exceeded the forecast by 2% or $104,500.

Increases in taxable value are forecasted to increase 2% annually through the remaining life of the project area (2021).

Southeast

For calendar year 2020, total taxable and marginal value peaked at $90,863,118 and $89,601,915 *increasing* by 5.7% or $4,896,263 when compared to 2019 at $85,966,855 and $84,705,652.

The greatest change in values was reported in buildings *increasing* by $3,334,868 or 5.2%. Building taxable values are reported at $67,277,214. Land values of $18,990,560 increased by $916,201 or 5.1%. Personal property values of $2,985,282 increased by 20.3% or $503,934. Centrally assessed property of $1,610,062 *increased* by 9.6% or $141,260.

Actual values reported in 2020 exceeded the original forecast estimates by 17% or $12,916,699. Forecasted valuations reflect the figures presented in the 2015 project area extension plan.

DESCRIPTION OF TAX INCREMENT RECEIPTS AND PASS THROUGH

In 2020, the ***CBD*** project area collected $31,163 in tax increment from participating taxing entities, slightly exceeding the forecast of $30,500. Between 2016 and 2020, increment available and paid to the agency has averaged $29,731 annually and totaled $148,653.

Beginning in 2012, the percent of tax increment haircut adjusted changed was reduced from 75% to 70% of the marginal value. Increment available and paid to the agency in 2012 was $22,771 compared to $23,537 in 2011.

The next haircut adjustment occurred in 2017, decreasing from 70% to 60% then remains at 60% until the project area expires in 2021. In 2017, while values *increased* by 5.2%, increment paid and available *decreased* by 5.4%.

In 2020, the ***Southeast*** project area collected $549,520 in tax increment from participating taxing entities, falling short of the original forecast of $568,199. When looking back 5 years, 2016 through 2020, increment available and paid to the agency has averaged $526,932 annually and totaled $2,634,661

The haircut adjustment decreased from 60% in 2015 to 50% in 2016. Beginning in 2016, the haircut decreased to 50% for a term of 10 years as part of the 2015 Southeast extension agreement.

The use of the tax increment financing will be used to further the redevelopment objectives identified in the project area plans.

Washington Terrace Community Development and Renewal Agency	*2016 Forecast*	2016 Actual	*2017 Forecast*	2017 Actual	*2018 Forecast*	2018 Actual	2019 *Forecast	2019 Actual
CENTRAL BUSINESS DISTRICT (CBD) #1								
Total Taxable Value:	*$ 5,200,265*	$ 5,424,590	*$ 5,478,836*	$ 5,704,005	*$ 5,818,085*	$ 6,107,345	$ 5,934,447	$ 6,495,245
Land		*1,405,131*	*1,419,182*	*1,641,830*	*1,674,667*	*1,915,475*	*1,708,160*	*1,915,475*
Buildings		*3,780,880*	*3,818,689*	*3,829,595*	*3,906,187*	*3,941,316*	*3,984,311*	*4,303,687*
Personal Property		*98,744*	*99,731*	*87,405*	*89,153*	*91,565*	*90,936*	*115,655*
Centrally Assessed		*139,835*	*141,233*	*145,175*	*148,079*	*158,989*	*151,040*	*160,428*
Base Year Taxable Value (1987):	*2,489,673*	2,489,673	*2,489,673*	2,489,673	*2,489,673*	2,489,673	2,489,673	2,489,673
Marginal Value	*2,710,592*	2,934,917	*2,989,163*	3,214,332	*3,328,412*	3,617,672	3,444,774	4,005,572
% of Adjusted Tax Increment (haircut)	*70%*	70%	*60%*	60%	*60%*	60%	60%	60%
Incremental Value	*$ 1,897,414*	$ 2,054,442	*$ 1,793,498*	$ 1,928,599	*$ 1,997,047*	$ 2,170,603	$ 2,066,864	$ 2,403,343
Source: Utah State Tax Comm., Final Values								
Total Increment Available and Paid	*$ 27,341*	$ 29,173	*$ 25,468*	$ 27,318	*$ 28,288*	$ 30,746	$ 29,277	$ 30,252
Increment from Wash. Terrace City	*5,468*	*5,822*	*5,094*	*5,554*	*5,658*	*5,393*	*5,855*	*5,475*
Increment from Other Taxing Entities	*21,873*	*23,351*	*20,374*	*21,765*	*22,630*	*23,585*	*23,422*	*24,777*
Source: Weber County Clerk Auditor, 700 Report								
Project Area Expiration (Calendar Year)	*2021*	2021	*2021*	2021	*2021*	2021	2021	2021
SOUTHEAST #2	***SOUTHEAST #2 EXTENSION***							
Total Taxable Value:	*$ 67,237,266*	$ 70,272,674	*$ 69,254,384*	$ 73,479,171	*$ 73,471,976*	$ 83,381,607	$ 75,676,135	$ 85,966,855
Land		*16,198,197*		*16,925,674*		*18,387,677*		*18,074,359*
Buildings		*50,793,955*		*53,503,361*		*61,671,994*		*63,942,346*
Personal Property		*2,721,151*		*2,464,674*		*2,662,876*		*2,481,348*
Centrally Assessed		*559,371*		*585,462*		*659,060*		*1,468,802*
Base Year Taxable Value (1987):	*1,261,203*	1,261,203	*1,261,203*	1,261,203	*1,261,203*	1,261,203	1,261,203	1,261,203
Marginal Value	*65,976,063*	69,011,471	*67,993,181*	72,217,968	*72,210,773*	82,120,404	74,414,932	84,705,652
% of Adjusted Tax Increment (haircut)	*50%*	50%	*50%*	50%	*50%*	50%	50%	50%
Incremental Value	*$ 32,988,032*	$ 34,505,736	*$ 33,996,591*	$ 36,108,984	*$ 36,105,387*	$ 41,060,202	$ 37,207,466	$ 42,352,826
Source: Utah State Tax Comm., Final Values								
Total Increment Available and Paid	*$ 503,795*	$ 490,591	*$ 519,190*	$ 511,997	*$ 535,046*	$ 548,933	$ 551,377	$ 630,107
Increment from Wash. Terrace City	*100,759*	*97,815*	*103,515*	*103,967*	*107,009*	*105,104*	*110,275*	*96,487*
Increment from Other Taxing Entities	*403,036*	*392,777*	*415,675*	*408,030*	*428,037*	*443,829*	*441,102*	*533,620*
Source: Weber County Clerk Auditor, 700 Report								
Project Area Expiration (Calendar Year)	*2025*	2025	*2025*	2025	*2025*	2025	2025	2025

* Southeast #2 forecast source: 2015 Renewal Area Project Plan Extension budget

Washington Terrace Community Development and Renewal Agency	2020 *Forecast	2020 Actual	2021 *Forecast	2022 *Forecast	2023 *Forecast	2024 *Forecast	2025 *Forecast
CENTRAL BUSINESS DISTRICT (CBD) #1							
Total Taxable Value:	$ 6,625,150	$ 6,729,650	$ 6,864,243				
Land	*1,953,785*	*1,946,313*					
Buildings	*4,389,761*	*4,472,990*					
Personal Property	*117,968*	*125,264*					
Centrally Assessed	*163,637*	*185,083*					
Base Year Taxable Value (1987):	2,489,673	2,489,673	2,489,673				
Marginal Value	4,135,477	4,239,977	4,374,570				
% of Adjusted Tax Increment (haircut)	60%	60%	60%				
Incremental Value	$ 2,481,286	$ 2,543,986	$ 2,624,742				
Source: Utah State Tax Comm., Final Values							
Total Increment Available and Paid	$ 30,500	$ 31,163	$ 30,500				
Increment from Wash. Terrace City	*5,500*	*6,328*	*5,500*				
Increment from Other Taxing Entities	*25,000*	*24,835*	*25,000*				
Source: Weber County Clerk Auditor, 700 Report							
Project Area Expiration (Calendar Year)	2021	2021	2021				
SOUTHEAST #2	***SOUTHEAST #2 EXTENSION 2015***						
Total Taxable Value:	$ 77,946,419	$ 90,863,118	$ 80,284,812	$ 82,693,356	$ 85,174,157	$ 87,729,382	$ 90,361,263
Land		*18,990,560*					
Buildings		*67,277,214*					
Personal Property		*2,985,282*					
Centrally Assessed		*1,610,062*					
Base Year Taxable Value (1987):	1,261,203	1,261,203	1,261,203	1,261,203	1,261,203	1,261,203	1,261,203
Marginal Value	76,685,216	89,601,915	79,023,609	81,432,153	83,912,954	86,468,179	89,100,060
% of Adjusted Tax Increment (haircut)	50%	50%	50%	50%	50%	50%	50%
Incremental Value	$ 38,342,608	$ 44,800,958	$ 39,511,805	$ 40,716,077	$ 41,956,477	$ 43,234,090	$ 44,550,030
Source: Utah State Tax Comm., Final Values							
Total Increment Available and Paid	$ 568,199	$ 568,199	$ 585,525	$ 603,372	$ 621,753	$ 640,686	$ 660,187
Increment from Wash. Terrace City	*113,640*	*111,505*	*117,105*	*120,674*	*124,351*	*128,137*	*132,037*
Increment from Other Taxing Entities	*454,559*	*438,015*	*468,420*	*482,698*	*497,402*	*512,549*	*528,150*
Source: Weber County Clerk Auditor, 700 Report							
Project Area Expiration (Calendar Year)	2025	2025	2025	2025	2025	2025	2025
* Southeast #2 forecast source: 2015 Renewal Area Project Plan Extension budget							

DESCRIPTION OF ACTIVITY

Central Business District (CBD)

The *CBD* project area has benefited from redevelopment activities that include infrastructure improvements that service the project area and private development incentives/loans. Projects completed include 2001-2004 OTIS Project that included road and utility reconstruction and 300 West reconstruction projects.

These projects are been instrumental in responding to the traffic and development needs that service and support the project area.

Future redevelopment projects and investments are currently being considered and evaluated to determine the best use of current and future increment collected, while furthering the objectives identified in the plans that include growth in property tax values and protection of the local tax base.



Image (left) Southeast Project Area - Adams Ave. between Washington Blvd. and 5600 South

For several years the RDA and Terrace Playhouse have been in discussions regarding the improvements needed to keep the Terrace Playhouse in Washington Terrace and improve the overall look and curb appeal of the Central Business District (CBD) RDA. A plan was developed in order to improve the exterior of the building thus improving the viability of the CBD. This year with COVID-19 and the downturn in patrons at the Terrace Playhouse it was agreed that this would be the time for the renovation project. The RDA and the owners of the Playhouse are partnering on a complete renovation of the exterior of the east side of the building. This project will be a capstone project for the entire CBD and improve the viability of the area.

In addition to the Terrace playhouse project the city saw the renovation of Stans Tuxedo store into a modern storefront for the online sale of vehicles. Delivery of the vehicles should for the most part take place at the dealership witch in turn will capture sales tax and protect the potential loss of off-site sales. No tax incentives were used in this project. However, the city worked cooperatively with the business to help them be successful in the processing of permits and occupancy.

Southeast

The *Southeast* project area has benefited from redevelopment activities that include infrastructure improvements and private development incentives/loans and agreements. Such incentives have been approved for the future Golden West Credit Union campus expansion on the south end of the RDA and the construction of the Northern Wasatch Realtors Association headquarters. Both project incentives will be funded upon the successful completion of each respective project. Infrastructure projects completed include: the Adams Avenue corridor expansion and extension, land acquisition, street construction, and installation of utilities and other improvements; South Pointe Center project development including street construction and installation of utilities and other improvements. In 2003, the Agency issued $2,490,000 of tax increment revenue & refunding bonds to provide the financing necessary to carry out the above projects. Said bonds fully matured in Fiscal Year 2015.

These projects have been instrumental in responding to the infrastructure and development needs that service and support the project area. Future activities within the project area will be used to further the objectives identified in the plans that include growth in property tax values and protection of the local tax base.

In addition to infrastructure improvements and specific incentives for planned building projects, the RDA is actively pursuing the development of multi-story office buildings and land agreements with property owners within the RDA.



Image (above) Southeast Project Area - South Pointe Center

The RDA board and Washington Terrace City staff worked cooperatively and successfully with Ogden Regional Medical Center to help facilitate the demolition and future reconstruction of the medical building located at 425 East 5350 South. The medical building will have a larger footprint and will expand from a three-story building to a four-story structure resulting in and higher taxable value.

In order to make the medical building project more viable and improve accessibility to the building, the RDA approved the reconstruction of 5350 South roadway. The project will accommodate a higher traffic rating and curb appeal thus improving the viability of the medical building project. With the state-wide emphasis on clean air, mass transit and the implementation of alternative transportation, the reconstruction project will help support a mass transit component thus supporting the hospitals need for diverse accessibility to its facilities.

Follow-up on the Ogden Regional Medical Center project. The new medical center construction project is underway and according to ORMC, will see completion by June of 2020. The taxable value of this project is anticipated to reflect the construction cost of $7.3M. However, this valuation may be altered in the future as a result of market research. It is interesting to note that the valuation of the medical building was removed in from the tax rolls in 2014 because of the medical building disrepair and general abandonment. At the time of the devaluation, the specific land value of the medical center was rolled into the land value of the ORMC overall property valuation. Therefore, one should anticipate seeing an increase of over seven million dollars to the RDA taxable value in 2021.



Image (above) Southeast Project Area – Ogden Regional Medical Center

As a result of the Goldenwest Credit Union land purchase on Adams Avenue, the owners of the remaining land elected to develop the new 5600 South street which will open up the developable property along the 5600 South corridor. This corridor will access both commercial and residential properties allowing for the more rapid development of the available land thus improving the future taxable value in the area. No incentives were used for the construction of the 5600 South Street. However, the RDA and surrounding area will benefit as a result of its construction and subsequent positive impact in the RDA.

At this time, Goldenwest Credit Union management and Washington Terrace City are currently in discussions to incentivize a new credit union administration building with a projected value of over $17M. This project is in the early stages of development and negotiation, none the less it is noteworthy that this project will be a significant boost to the RDA and future boost to taxing entities. The RDA is working diligently to encourage fiscally viable investors to consider Washington Terrace City as an attractive location for future office building construction.

Update to the Goldenwest Credit Union project: Goldenwest Credit Union and the RDA Board agreed to $1.2M in incentive for the first building to be constructed on land that the Credit Union owns. The project will be valued on land that is currently vacant and well underutilized. Because of the sensitivity of the land purchase, planning and development of the project there is a certain level of discretion regarding the details of the project at this time. However, the plan is sound and fiscally secure. The anticipated value of this specific plan for building one is valued at over $21M. We are looking forward to the completion of this project and will update this report as details become available.

Infrastructure improvements were made to sewer and water lines in preparation of the sale and development of the property located at 5580 South Adams Avenue. The improvements will pave the way to marketing the property for sale and the subsequent development and increase in taxable value. The property is currently used as greenspace and a parking lot.

Adams Avenue received funding for lighting improvements needed for Adams Avenue and the RDA gateway area. The lighting will improve visibility to the RDA and provide a safer transportation corridor going to and from the RDA.

MULTI-YEAR TAX INCREMENT BUDGET

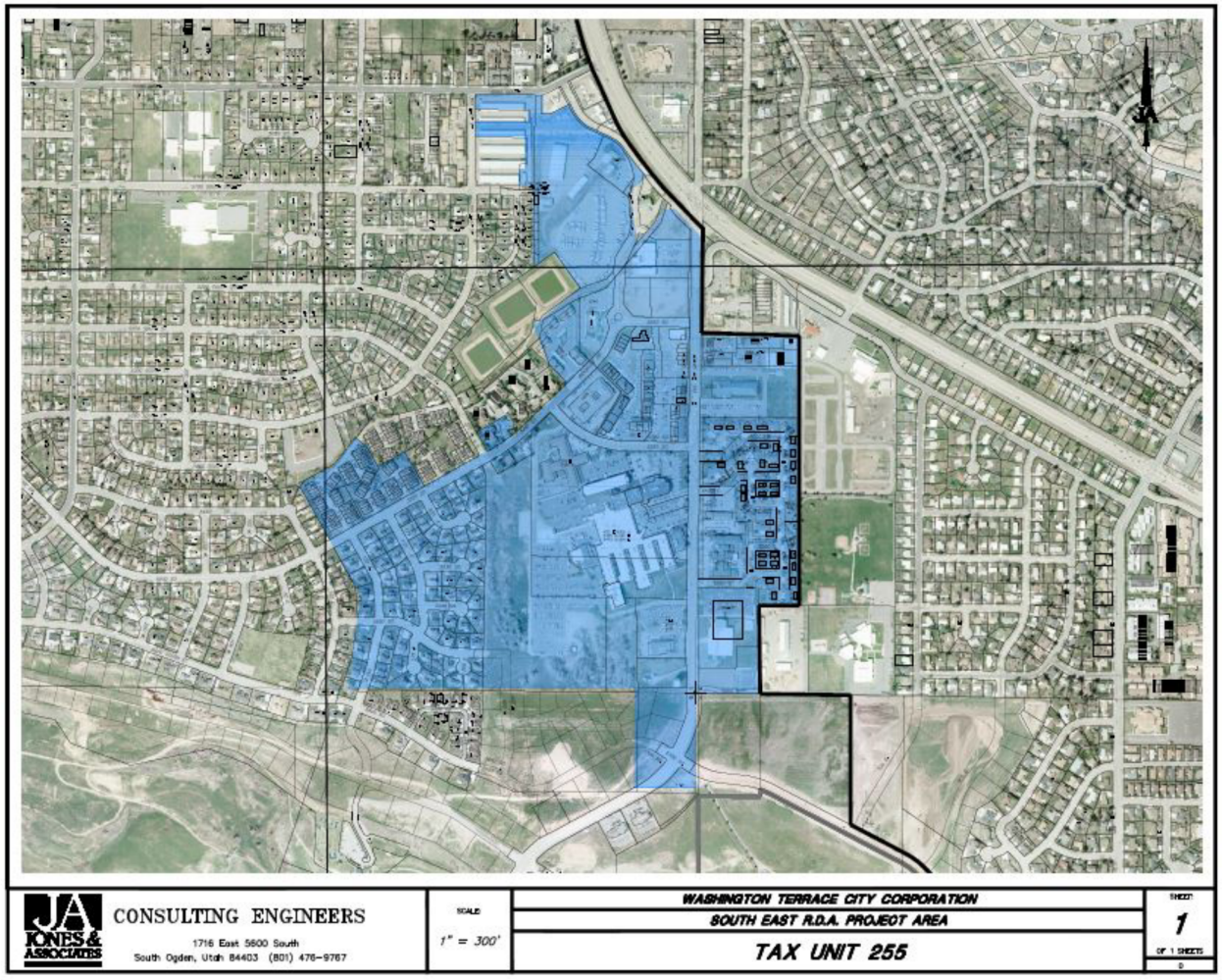
Redevelopment Agency Fund 70: Requirements

Major Object	2020 Actual	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan
Personnel	15,864	17,095	16,800	16,800	16,800	-	-
Materials, Supplies, and Services	2,804	5,062	2,800	2,800	2,800	-	-
Redevelopment Projects	80,773	126,897	2,713,836	559,264	559,264	-	-
Interfund Transfers & Charges	10,380	71,867	6,661	6,661	6,661	-	-
Total Requirements	**$ 111,672**	**$ 222,197**	**$ 2,740,097**	**$ 585,525**	**$ 585,525**	**$ -**	**$ -**
$ change from prior period	*$ (99,016)*	*$ 110,525*	*$ 2,517,900*	*$ (2,154,572)*	*$ -*	*$ (585,525)*	*$ -*
% change from prior period	*-47%*	*99%*	*1133%*	*-79%*	*0%*	*-100%*	

Redevelopment Agency Fund 70: Resources

Major Object	2020 Actual	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan
Intergovernmental	559,700	589,689	611,998	585,525	585,525	-	-
Other Revenue	53,387	15,508	-	-	-	-	-
Fund Balance/Carryovers	-	-	3,339,592	-	-	-	-
Total Resources	**$ 613,087**	**$ 605,197**	**$ 611,998**	**$ 585,525**	**$ 585,525**	**$ -**	**$ -**
$ change from prior period	*$ (17,723)*	*$ (7,890)*	*$ 6,801*	*$ (26,473)*	*$ -*	*$ (585,525)*	*$ -*
% change from prior period	*-3%*	*-1%*	*1%*	*-4%*	*0%*	*-100%*	

APPENDIX A – MAP OF SOUTHEAST PROJECT AREA



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UTAH STATE TAX COMMISSION

Property Tax Division

2020 LIST OF FINAL VALUES All TAX ENTITIES

BY ENTITY/BY PROPERTY TYPE

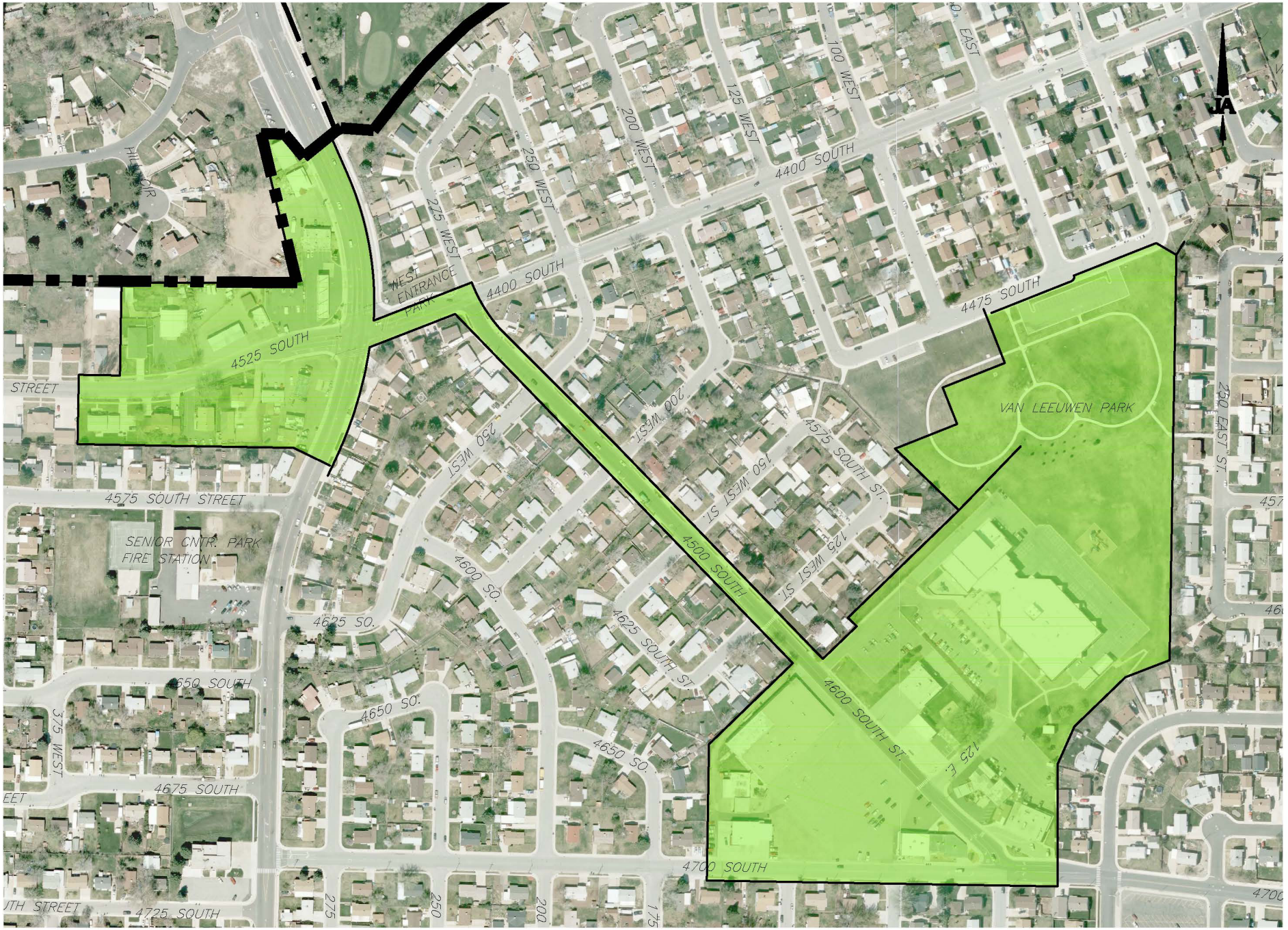
County Number: ***29*** ***County Name:*** ***WEBER***

Entity Number: ***8151*** ***Entity Name:*** ***SOUTHEAST DEVELOPMENT PLAN - WASHINGTON TERRACE CITY***

REAL PROPERTY - LAND	**Taxable Value**	**Market Value**
Primary Residential	$6,839,378	$12,435,233*
Secondary Residential	$86,147	$86,147
Commercial and Industrial	$12,063,861	$12,063,861
FAA	1,144	$1,144
Unimproved Non FAA - Vacant	$0	$0
TOTAL REAL PROPERTY - LAND	**$18,990,530**	**$24,586,385**
REAL PROPERTY - BUILDINGS		
Primary Residential	$35,076,964	$63,776,298*
Secondary Residential	$444,000	$444,000
Commercial and Industrial	$31,756,250	$31,756,250
Agricultural	$0	$0
TOTAL REAL PROPERTY - BUILDINGS	**$67,277,214**	**$95,976,548**
TOTAL REAL PROPERTY	**$86,267,744**	**$120,562,933**
PERSONAL PROPERTY		
Primary Mobile Homes	$0	$0*
Secondary Mobile Homes	$0	$0
Other Business Personal Property	$2,985,282	$2,985,282
SCME	$0	$0
TOTAL PERSONAL PROPERTY	**$2,985,282**	**$2,985,282**
CENTRALLY ASSESSED VALUES		
TOTAL CENTRALLY ASSESSED VALUES	**$1,610,062**	**$1,610,062**
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED	**$90,863,088**	**$125,158,277**
MOTOR VEHICLE VALUES		
MOTOR VEHICLE VALUE ESTIMATE *Value estimate for entity. Calculation: Revenue/.015*	**$0**	**$0**
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED, AND MOTOR VEHICLE	**$90,863,088**	**$125,158,277**

This information is provided from TC-233b reports from each county.

****Motor Vehicle value estimate is calculated from the age-based and fee-in-lieu entity-specific revenue reported by the county treasurer and is calculated Revenue/.015.***



CONSULTING ENGINEERS

JONES & ASSOCIATES

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South Ogden, Utah 84403 (801) 476-9767

SCALE: 1" = 300'

WASHINGTON TERRACE CITY CORPORATION

CENTRAL BUSINESS DISTRICT R.D.A.

PROJECT AREA

TAX UNIT 253

SHEET: 1 OF 1 SHEETS

0

UTAH STATE TAX COMMISSION

Property Tax Division

2020 LIST OF FINAL VALUES All TAX ENTITIES

BY ENTITY/BY PROPERTY TYPE

County Number: ***29*** ***County Name:*** ***WEBER***

Entity Number: ***8152*** ***Entity Name:*** ***CBD NEIGHBORHOOD DEV PLAN - WASHINGTON TERRACE CITY***

REAL PROPERTY - LAND	**Taxable Value**	**Market Value**
Primary Residential	$145,706	$264,920*
Secondary Residential	$0	$0
Commercial and Industrial	$1,800,607	$1,800,607
FAA	0	$0
Unimproved Non FAA - Vacant	$0	$0
TOTAL REAL PROPERTY - LAND	**$1,946,313**	**$2,065,527**
REAL PROPERTY - BUILDINGS		
Primary Residential	$835,992	$1,519,985*
Secondary Residential	$0	$0
Commercial and Industrial	$3,636,998	$3,636,998
Agricultural	$0	$0
TOTAL REAL PROPERTY - BUILDINGS	**$4,472,990**	**$5,156,983**
TOTAL REAL PROPERTY	**$6,419,303**	**$7,222,510**
PERSONAL PROPERTY		
Primary Mobile Homes	$0	$0*
Secondary Mobile Homes	$0	$0
Other Business Personal Property	$125,264	$125,264
SCME	$0	$0
TOTAL PERSONAL PROPERTY	**$125,264**	**$125,264**
CENTRALLY ASSESSED VALUES		
TOTAL CENTRALLY ASSESSED VALUES	**$185,083**	**$185,083**
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED	**$6,729,650**	**$7,532,857**
MOTOR VEHICLE VALUES		
MOTOR VEHICLE VALUE ESTIMATE *Value estimate for entity. Calculation: Revenue/.015*	**$0**	**$0**
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED, AND MOTOR VEHICLE	**$6,729,650**	**$7,532,857**

This information is provided from TC-233b reports from each county.

****Motor Vehicle value estimate is calculated from the age-based and fee-in-lieu entity-specific revenue reported by the county treasurer and is calculated Revenue/.015.***

AUDITOR 700 REPORT - TAX YEAR 2020

AGENCY	Project Area	Entity-Name	Tax Area	State Code	Buy In	Real Taxable Value	Real Base	Real SubTotal	State Taxable Value	State Base	State SubTotal	Real/State TOTAL	Tax Rate	Total Real/State Increment	Unsec Taxable Value	Unsec Base	Unsec TOTAL	PY Rate	Total Unsecure Increment	Total Increment to Agency
AGENCY	Project Area	Entity-Name	Tax Area	State Code	Buy In	Real Taxable Value	Real Base	Real SubTotal	State Taxable Value	State Base	State SubTotal	Real/State TOTAL	Tax Rate	Total Real/State Increment	Unsec Taxable Value	Unsec Base	Unsec TOTAL	PY Rate	Total Unsecure Increment	Total Increment to Agency
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	001-Weber County General Fund	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.001720	$ 4,117.77	125,264	-	75,158	0.001908	$ 143.40	$ 4,261.17
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	002-Weber County G O Bond Fund	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000185	$ 442.90	125,264	-	75,158	0.000209	$ 15.71	$ 458.61
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	003-Library	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000458	$ 1,096.47	125,264	-	75,158	0.000493	$ 37.05	$ 1,133.53
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	005-Weber School District	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.005806	$ 13,899.85	125,264	-	75,158	0.006038	$ 453.81	$ 14,353.66
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	006-Statewide School Basic Levy	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000000	$ -	125,264	-	75,158	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	007-Mosquito Abatement Distr	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000094	$ 225.04	125,264	-	75,158	0.000101	$ 7.59	$ 232.63
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	008-Weber Basin Water - General	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000146	$ 349.53	125,264	-	75,158	0.000153	$ 11.50	$ 361.03
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	017-Central Weber Sewer Distr	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000564	$ 1,350.24	125,264	-	75,158	0.000607	$ 45.62	$ 1,395.87
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	036-Washington Terrace City	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.002476	$ 5,927.67	125,264	-	75,158	0.002863	$ 215.18	$ 6,142.85
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	038-Weber / Morgan Health	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000092	$ 220.25	125,264	-	75,158	0.000099	$ 7.44	$ 227.69
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	041-Weber County Judgment Levy	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000000	$ -	125,264	-	75,158	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	055-Paramedic Fund	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000135	$ 323.20	125,264	-	75,158	0.000145	$ 10.90	$ 334.09
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	071-Assess & Collect / State	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000012	$ 28.73	125,264	-	75,158	0.000009	$ 0.68	$ 29.41
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	072-Assess & Collect / County	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000240	$ 574.57	125,264	-	75,158	0.000258	$ 19.39	$ 593.96
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	076-Wash Terrace Redev C B D	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000000	$ -	125,264	-	75,158	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	104-Weber School Judgment Levy	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000000	$ -	125,264	-	75,158	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	117-Weber Area 911 And Em Serv	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000222	$ 531.48	125,264	-	75,158	0.000239	$ 17.96	$ 549.44
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	137-Charter School Weber	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000062	$ 148.43	125,264	-	75,158	0.000072	$ 5.41	$ 153.84
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	146-Weber County Flood Control	253	8152	60%	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000026	$ 62.25	125,264	-	75,158	0.000000	$ -	$ 62.25
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	001-Weber County General Fund	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.001720	$ 128.62	0		-	0.001908	$ -	$ 128.62
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	002-Weber County G O Bond Fund	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000185	$ 13.83	0		-	0.000209	$ -	$ 13.83
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	003-Library	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000458	$ 34.25	0		-	0.000493	$ -	$ 34.25
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	005-Weber School District	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.005806	$ 434.16	0		-	0.006038	$ -	$ 434.16
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	006-Statewide School Basic Levy	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000000	$ -	0		-	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	007-Mosquito Abatement Distr	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000094	$ 7.03	0		-	0.000101	$ -	$ 7.03
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	008-Weber Basin Water - General	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000146	$ 10.92	0		-	0.000153	$ -	$ 10.92
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	036-Washington Terrace City	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.002476	$ 185.15	0		-	0.002863	$ -	$ 185.15
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	038-Weber / Morgan Health	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000092	$ 6.88	0		-	0.000099	$ -	$ 6.88
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	041-Weber County Judgment Levy	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000000	$ -	0		-	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	055-Paramedic Fund	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000135	$ 10.10	0		-	0.000145	$ -	$ 10.10
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	071-Assess & Collect / State	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000012	$ 0.90	0		-	0.000009	$ -	$ 0.90
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	072-Assess & Collect / County	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000240	$ 17.95	0		-	0.000258	$ -	$ 17.95
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	076-Wash Terrace Redev C B D	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000000	$ -	0		-	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	104-Weber School Judgment Levy	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000000	$ -	0		-	0.000000	$ -	$ -
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	117-Weber Area 911 And Em Serv	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000222	$ 16.60	0		-	0.000239	$ -	$ 16.60
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	137-Charter School Weber	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000062	$ 4.64	0		-	0.000072	$ -	$ 4.64
WASHINGTON TERRACE	076-Wash Terrace Redev C B D	146-Weber County Flood Control	922	8152	60%	-		-	167,898	43,268	74,778	74,778	0.000026	$ 1.94	0		-	0.000000	$ -	$ 1.94
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	001-Weber County General Fund	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.001720	$ 73,939.82	2,985,282	-	1,492,641	0.001908	$ 2,847.96	$ 76,787.77
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	002-Weber County G O Bond Fund	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000185	$ 7,952.83	2,985,282	-	1,492,641	0.000209	$ 311.96	$ 8,264.79
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	003-Library	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000458	$ 19,688.63	2,985,282	-	1,492,641	0.000493	$ 735.87	$ 20,424.50
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	005-Weber School District	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.005806	$ 249,589.87	2,985,282	-	1,492,641	0.006038	$ 9,012.57	$ 258,602.43
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	006-Statewide School Basic Levy	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000000	$ -	2,985,282	-	1,492,641	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	007-Mosquito Abatement Distr	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000094	$ 4,040.90	2,985,282	-	1,492,641	0.000101	$ 150.76	$ 4,191.65
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	008-Weber Basin Water - General	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000146	$ 6,276.29	2,985,282	-	1,492,641	0.000153	$ 228.37	$ 6,504.66
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	017-Central Weber Sewer Distr	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000564	$ 24,245.38	2,985,282	-	1,492,641	0.000607	$ 906.03	$ 25,151.41
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	036-Washington Terrace City	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.002476	$ 106,438.94	2,985,282	-	1,492,641	0.002863	$ 4,273.43	$ 110,712.38
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	038-Weber / Morgan Health	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000092	$ 3,954.92	2,985,282	-	1,492,641	0.000099	$ 147.77	$ 4,102.69
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	041-Weber County Judgment Levy	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000000	$ -	2,985,282	-	1,492,641	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	055-Paramedic Fund	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000135	$ 5,803.42	2,985,282	-	1,492,641	0.000145	$ 216.43	$ 6,019.85
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	071-Assess & Collect / State	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000012	$ 515.86	2,985,282	-	1,492,641	0.000009	$ 13.43	$ 529.29
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	072-Assess & Collect / County	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000240	$ 10,317.18	2,985,282	-	1,492,641	0.000258	$ 385.10	$ 10,702.28
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	078-Wash Terrace Redev Southeast	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000000	$ -	2,985,282	-	1,492,641	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	104-Weber School Judgment Levy	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000000	$ -	2,985,282	-	1,492,641	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	117-Weber Area 911 And Em Serv	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000222	$ 9,543.39	2,985,282	-	1,492,641	0.000239	$ 356.74	$ 9,900.14
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	137-Charter School Weber	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000062	$ 2,665.27	2,985,282	-	1,492,641	0.000072	$ 107.47	$ 2,772.74
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	146-Weber County Flood Control	255	8151	50%	86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000026	$ 1,117.69	2,985,282	-	1,492,641	0.000000	$ -	$ 1,117.69
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	001-Weber County General Fund	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.001720	$ 550.46	0	-	-	0.001908	$ -	$ 550.46
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	002-Weber County G O Bond Fund	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000185	$ 59.21	0	-	-	0.000209	$ -	$ 59.21
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	003-Library	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000458	$ 146.58	0	-	-	0.000493	$ -	$ 146.58
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	005-Weber School District	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.005806	$ 1,858.13	0	-	-	0.006038	$ -	$ 1,858.13
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	006-Statewide School Basic Levy	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000000	$ -	0	-	-	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	007-Mosquito Abatement Distr	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000094	$ 30.08	0	-	-	0.000101	$ -	$ 30.08
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	008-Weber Basin Water - General	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000146	$ 46.73	0	-	-	0.000153	$ -	$ 46.73
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	036-Washington Terrace City	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.002476	$ 792.41	0	-	-	0.002863	$ -	$ 792.41
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	038-Weber / Morgan Health	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000092	$ 29.44	0	-	-	0.000099	$ -	$ 29.44
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	041-Weber County Judgment Levy	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000000	$ -	0	-	-	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	055-Paramedic Fund	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000135	$ 43.20	0	-	-	0.000145	$ -	$ 43.20
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	071-Assess & Collect / State	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000012	$ 3.84	0	-	-	0.000009	$ -	$ 3.84
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	072-Assess & Collect / County	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000240	$ 76.81	0	-	-	0.000258	$ -	$ 76.81
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	078-Wash Terrace Redev Southeast	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000000	$ -	0	-	-	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	104-Weber School Judgment Levy	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000000	$ -	0	-	-	0.000000	$ -	$ -
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	117-Weber Area 911 And Em Serv	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000222	$ 71.05	0	-	-	0.000239	$ -	$ 71.05
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	137-Charter School Weber	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000062	$ 19.84	0	-	-	0.000072	$ -	$ 19.84
WASHINGTON TERRACE	078-Wash Terrace Redev Southeast	146-Weber County Flood Control	858	8151	50%	-		-	706,434	66,361	320,037	320,037	0.000026	$ 8.32	0	-	-	0.000000	$ -	$ 8.32