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City of Washington Terrace

Minutes of a Redevelopment Meeting
Held on May 19, 2020
following the Regular City Council Meeting
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

10 **CHAIR, BOARD, AND STAFF MEMBERS PRESENT**

11 Chair Allen
12 Board Member Seal
13 Board Member Brown
14 Board Member Weir
15 Vice- Chair Barker
16 Board Member West
17 Public Works Director Jake Meibos
18 Finance Director Shari' Garrett
19 Building Official Tyler Seaman
20 GIS/Storm Water Manager Kuyler Thompson
21 City Manager Tom Hanson
22 City Recorder Amy Rodriguez

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24 **Others Present**

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26 **1. ROLL CALL**

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28 **2. INTRODUCTION OF GUESTS**

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30 **3. CONSENT ITEMS**

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32 **3.1 APPROVAL OF AGENDA**

33 **3.2 APPROVAL OF MEETING MINUTES FROM FEBRUARY 4, 2020**

34 Items 3.1 and 3.2 were approved by general consent.
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36 **4. SPECIAL ORDER**

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38 **4.1 PUBLIC HEARING: TO HEAR COMMENT ON THE FISCAL YEAR 2020**
39 **AMENDED BUDGET**

40 Garrett stated that the budget adjustments concern the sale of the property of land by Pleasant
41 Valley Library and it is affording for the appraisal, engineering and the legal cost legal cost of
42 the land, as well as capturing the installation of the water and sewer infrastructure.
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45 **Chair Allen opened the public hearing at 7:46**

46 There were no citizen comments.

47 **Chair Allen closed the public hearing at 7:47**

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49 **4.2 PUBLIC HEARING: TO HEAR COMMENT ON THE FISCAL YEAR 2021**
50 **TENTATIVE BUDGET**

51 Garrett stated that the budget is the same as previously presented, noting that it may be
52 adjusted as projects are identified.

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54 **Chair Allen opened the public hearing at 7:48 p.m.**

55 There were no citizen comments.

56 **Chair Allen closed the public hearing at 7:49 p.m.**

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59 **5. NEW BUSINESS**

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61 **5.1 MOTION/RESOLUTION 20-04: A RESOLUTION TO APPROVE THE**
62 **FISCAL YEAR 2020 AMENDED BUDGET**

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64 **Motion by Board Member Barker**
65 **Seconded by Board Member Weir**
66 **To approve Resolution 20-04 to**
67 **Approve the Fiscal Year 2020 Amended Budget**
68 **Approved unanimously (5-0)**
69 **Roll Call Vote**

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72 **5.2 DISCUSSION/ACTION: APPROVAL OF EXPENDITURES FOR**
73 **SEWER LINE EXTENSION FOR SALE OF ADAMS AVENUE PROPERTY**
74 **LOCATED APPROXIMATELY AT 5580 S. ADAMS AVENUE**

75 Hanson stated that the sewer line will not be able to be run through the library property as
76 previously thought. Hanson stated that staff is recommending moving the sewer line project into
77 the street. Meibos stated that due to existing utilities that it would be cleaner to go out into the
78 street from our property. He stated that it will be an easy connection to make, as the sewer line is
79 in front of our property. Meibos stated that the power is overhead. Meibos stated that the
80 irrigation lines and storm drain associated with the library make it difficult to cut through that
81 property, noting that it would be easier to extend it from our own property to the South.

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83 **Motion by Board Member West**
84 **Seconded by Board Member Seal**
85 **To approve the expenditure to extend the water and sewer lines to the property**
86 **Approved unanimously (5-0)**

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92 **6. COMMENTS CONSIDERED**

94 Hanson stated that he is working on a Request for Proposal to evaluate tax benefits for the above
95 property and is researching alternative uses for the property, including higher density housing
96 opportunities. He stated that he and Seaman will be bringing back proposal for options for
97 different uses of the property instead of focusing on a single story office building or retail
98 building. Hanson stated that they have been working with the consultants that have been hired by
99 South Ogden City to review some of the opportunities in the area. Seaman is working on the RFP
100 and look at considerations to marketing the property. Hanson stated that he will be having a
101 discussion with the Planning Commission regarding thoughts on uses for the property.

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103 Seaman stated that commercial retail is very challenging at this time and he is looking for other
104 revenue opportunities for the City. He stated that there is large amount of future growth down the
105 road and it could turn into a nice residential area. Opportunity of getting solid product in that
106 area.

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108 **7. ADJOURNMENT OF MEETING: CHAIR ALLEN**

109 **Chair Allen adjourned the meeting at 8:01 p.m.**

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Date Approved

City Recorder