

NORTH OGDEN CITY COUNCIL MEETING MINUTES

January 13, 2015

The North Ogden City Council convened in an open meeting on January 13, 2015 at 6:30 p.m. in the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and agenda of the meeting was delivered to each member of the City Council, posted on the bulletin board at the municipal office and posted to the Utah State Website on January 8, 2015. Notice of the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

PRESENT:	Brent Taylor	Mayor
	Kent Bailey	Council Member
	Lynn Satterthwaite	Council Member
	Cheryl Stoker	Council Member
	Phillip Swanson	Council Member
	James Urry	Council Member
STAFF PRESENT:	Bryan Steele	Finance Director/City Administrator
	Annette Spendlove	City Recorder
	Craig Giles	Public Works Director
VISITORS:	Joan Brown	Brock Parkinson
	Tacoma Sorensen	Ryan Packer
	Nick Newton	Teancum Price
	Jeff Pendergast	Kellan Muno
	Teague Muno	B Goold
	Eric Thomas	Rachel Trotter
	Steve Rasmussen	

Mayor Taylor welcomed those in attendance.

Council Member Bailey offered the invocation and led the audience in the Pledge of Allegiance.

ACTIVE AGENDA

1. PUBLIC COMMENTS

Kelon Nehol, 584 E. 3600 N., stated he is a Boy Scout in Troop 534 and he is working on his Citizenship in the Community merit badge.

Dakota Sorenson, no address given, stated he is a Boy Scout in Troop 435 and he is working on his Communications merit badge.

2. PLANNING COMMISSIONER JOAN BROWN RECOGNITION

Mayor Taylor stated Joan Brown served on the Planning Commission for 12 years as well as participated in other committees in the City. He stated Ms. Brown has resigned from the Planning Commission and he wanted to publicly thank her for her service and everything she has done for the City. He stated the Planning Commission is a very important body that lays out the vision for the City relative to transportation and development and Ms. Brown has been a big part of that with one of the longest tenures on the Planning Commission. He presented Ms. Brown with a token of the City's appreciation. Ms. Brown received a round of applause from those in attendance.

3. CIVIC LEAGUE RECOGNITION

Mayor Taylor reported this item will be included on the next City Council meeting agenda.

4. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR SMITH'S FOOD AND DRUG CENTER

A staff memo from Building Official Kerr explained Smith's has submitted a renewal application for the store's 2015 Beer License. A BCI background check has been completed for the corporate entity and the store manager and this information has been provided to Chief Warren for his consideration. The Chief reviewed the application and background checks and has signed off on the application. Staff recommends Council approval for Smith's 2015 Beer license.

Ms. Spendlove reviewed the staff memo.

Council Member Swanson motioned to approve a beer license for Smith's Food and Drug Center. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR LEE'S MARKETPLACE

A staff memo from Building Official Kerr explained Lee's has submitted a renewal application for the store's 2015 Beer License. A BCI background check has been completed for the corporate entity and the store manager and this information has been provided to Chief Warren for his consideration. The Chief reviewed the application and background checks and has signed off on the application. Staff recommends Council approval for Lee's 2015 Beer license.

Ms. Spendlove reviewed the staff memo.

Council Member Bailey reported that according to State Law the City Council must approve a beer license application as long as the applicant meets all laws and regulations. Ms. Spendlove reiterated City staff has conducted and reviewed a background check for all beer license applicants prior to recommending approval of the application.

Council Member Urry motioned to approve a beer license for Lee's Marketplace. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

6. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR 7-ELEVEN

A staff memo from Building Official Kerr explained 7-Eleven has submitted a renewal application for the store's 2015 Beer License. A BCI background check has been completed for the business owners and the store manager and this information has been provided to Chief Warren for his consideration. The Chief reviewed the application and background checks and has signed off on the application. Staff recommends Council approval for 7-Eleven's 2015 Beer license.

Ms. Spendlove reviewed the staff memo.

Council Member Satterthwaite motioned to approve a beer license for 7-Eleven. Council Member Bailey seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR WALGREEN'S

A staff memo from Building Official Kerr explained Walgreen's has submitted a renewal application for the store's 2015 Beer License. A BCI background check has been completed for the corporate entity and the store manager and this information has been provided to Chief Warren for his consideration. The Chief reviewed the application and background checks and has signed off on the application. Staff recommends Council approval for Walgreen's 2015 Beer license.

Ms. Spendlove reviewed the staff memo.

Council Member Stoker motioned to approve a beer license for Walgreen's. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

8. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR WATAMI SUSHI

A staff memo from Building Official Kerr explained Ru Zhou, owner of the Watami Sushi Bistro, has submitted an application for a Restaurant Beer License (Class "B" beer license). This is not a renewal. Ms. Zhou has just recently open her sushi restaurant just north of Taco Time in the little strip mall next to Sun Touch Tanning. Ms. Zhou has submitted the required background checks and application. Chief Warren has reviewed her paperwork and has signed off recommending this application be approved. Staff recommends that the Council approve this beer license.

Ms. Spendlove reviewed the staff memo.

Council Member Swanson motioned to approve a beer license for Watami Sushi. Council Member Satterthwaite seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

9. DISCUSSION AND/OR ACTION TO APPROVE CHANGE ORDERS FOR THE NEW PUBLIC WORKS FACILITY; ANIMAL KENNEL CONDUIT; GENERATOR PAD; SITE WATER MANAGEMENT; DETENTION BASIN TREE

A staff memo from Finance Director/City Administrator Steele summarized the change orders for the Public Works Facility project that have been presented for Council consideration:

- 1) Stubbing Electrical and Water lines out the west side of the office building for future animal control building. The current animal shelter is at the Public Works Building. When that property is sold the animal shelter will have to be moved. This is installing the conduit now to prepare for that time. The cost of this changer order is \$6,102.
- 2) Cost to pour a 12'x 12'x12" thick Generator pad with a traffic rated electrical box. Currently the conduit for the electrical is run but terminates below the asphalt. Later down the road to add the pad for the generator, the asphalt would have to be cut and removed and the electrical box added. When the time comes to set the generator, all the prep work for it would be completed if we do this now. The cost of this change order is \$2,739.
- 3) Site water drainage pipe and observation wells installation. This would be to drain water off of the south part of the site and to help determine if the area is dry enough to have the potential wetland classification removed. The cost of this change order is \$14,721.
- 4) Removal of 3 trees and 4 stumps at the site of the new detention basin. There are several trees and stumps that need to be removed in the area where the bank of the new detention basin will need to be built up. The cost of this change order is \$3,950.

The staff memo also included two spreadsheets; one showing the status of the Public Works Building budget and the other showing the status of the City's contingency amount for the Public Works Building project.

Mr. Steele reviewed his staff memo as well as the attached spreadsheets.

Council Member Bailey inquired as to whether staff anticipates additional special inspections will be needed for the project. Public Works Director Giles answered yes; he noted the only item remaining that will need a special inspection is the structural steel work. Mayor Taylor added that approximately one-third of the original budget for special inspections will be unspent.

Council Member Bailey noted the cost to stub the water line on the project site seems high and he asked for more information about that aspect of the project. Mr. Giles stated electrical and water lines must be tied into the office buildings and it is necessary to bore through a wall to connect to plumbing infrastructure. He stated the water pipe to be installed is eight inches in diameter. Council Member Bailey reiterated the cost seems too high and he asked if the City has solicited bids from additional contractors. Mr. Giles answered no and stated that the contractor for the project, Lundahl, provided the bid which is based on prices they have received from their subcontractors. The Council had a general discussion regarding possible alternatives to the scope and cost provided by Lundahl, with a focus on performing some of the work in-house. Mr. Giles stated the work must be performed by a general contractor. Council Member Bailey asked if staff can question the cost and indicate the Council expressed their feelings that the cost seemed high. He added he would also recommend that the Council take action to approve the electrical component of the change order, but hold off on the plumbing component, since it seems to be the reason for the higher costs. Council Member Swanson suggested that the cost may be high because the project requires the use of commercial copper tubing, which is \$20 per foot; the high cost may be associated with the increased cost of the plumbing materials needed for the job. Planning Commission Chairman Thomas added that the plumbing portion of change order number one will be more labor intensive than the electrical portion. Council Member Bailey stated he would support a decision to approve the plumbing costs as well.

Council Member Satterthwaite stated it is his opinion that Lundahl has been very trustworthy and reliable to this point in the project. Council Member Swanson agreed and stated he is comfortable with the cost recommended for change order number one. Council Member Satterthwaite added that it is his opinion that some of the costs associated with change order four could be classified as community development area (CDA) costs that could be reimbursed at a later date. Mayor Taylor agreed and stated once funds are available in the CDA they could be used to reimburse the City for those costs.

Mr. Steele continued his review of his staff memo.

Council Member Urry referenced change order number three and inquired as to where the water drains to. Mayor Taylor stated it drains to the south end of the site and crosses Pleasant View Drive into the storm drain system that runs to the basin on 2600 North; the essential component of this change order is the replacement of the pipe that was damaged during excavation. He stated that the City Engineer and a wetlands consultant feel that by next summer it may be possible to remediate all potential wetlands on the site and finish construction of the larger basin.

Mr. Steele continued his review of his staff memo.

Council Member Satterthwaite asked if the work covered by change order four could be completed in house by staff. Mr. Giles stated he was concerned about the proximity of the tree

stumps to nearby power lines. He added the stumps are also larger than any saw or stump grinder the City has; it would be necessary to rent equipment to complete the work. The Council agreed the cost for the tree removal change order is reasonable, with Council Member Urry emphasizing the need to make sure the contractor that will be completing the work is insured.

Mayor Taylor then provided a brief update regarding the potential future development of a detention basin located on 2600 North using tools afforded to a CDA; the development of the property will require the City to make other accommodations for storm water detention, which is why a detention basin will be constructed on the Public Works Facility site and CDA funds can be used for that portion of the project.

Council Member Swanson motioned to approve the change orders for the new Public Works Facility: Animal Kennel Conduit; Generator Pad; Site Water Management; and Detention Basin Trees, with the condition that the City be reimbursed by the CDA for the costs of the Detention Basin Trees change order. Council Member Satterthwaite seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

Mayor Taylor then used the aid of a PowerPoint presentation to provide the Council and visitors with an update regarding the overall progress of the Public Works Facility project. He stressed the project is on budget and he is pleased with the work that has been performed to date.

Council Member Satterthwaite inquired as to whether the situation with the wells at the top of the property has been resolved. Mayor Taylor answered no and stated discussions regarding that situation were put on hold over the holiday season. He then referenced landscaping costs and noted that the City has received bids for that portion of the project and staff is reviewing those bids to determine what work can be performed by staff versus what work should be performed by a contractor. Council Member Swanson asked if volunteers can assist in the landscaping portion of the project, to which Mayor Taylor answered yes and noted additional information regarding the landscaping component of the project will be provided in the near future.

10. PUBLIC COMMENTS

There were no public comments.

11. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Swanson asked that the Police Department pay close attention to motorists ignoring the stop sign at 3100 North and 1050 East during the morning commute.

Council Member Urry referenced the work being done by the General Plan Steering Committee (GPSC) and noted that he heard from a property owner in the City that would like to be involved with the Committee; he provided the individual's information to Council Members Bailey and Swanson. He then asked about a development that has been approved on Dale Chatelain's old property. Planning Commission Chairman Thomas stated the Planning Commission has only considered the rezone request for the property and noted a recommendation will be forwarded to the Council in the future. Council Member Urry stated that he has heard from a resident that is concerned about road configuration and design of the development and he passed that information on to Mr. Thomas.

Council Member Satterthwaite stated it is worth mentioning that the Mayor has done a good job to apply for funding and prioritization of the Monroe Boulevard and 150 West. He thanked the Mayor for his efforts.

Council Member Stoker thanked the Public Works Department for their work to assist a resident that lost a large pine tree during a recent wind storm.

Council Member Bailey re-addressed the landscaping component of the Public Works Facility project and suggested that Council Member Satterthwaite attend the next construction meeting to learn more information regarding that subject. He then asked if there has been any follow-up on the City's part with Pineview Water regarding the Valley View Estates project. Mayor Taylor stated he sent Pineview a letter and has not yet received a response.

Ms. Spendlove provided the Council with information regarding the Utah League of Cities and Towns (ULCT) Spring Conference.

Mayor Taylor provided the Council with information regarding the open house meeting scheduled for tomorrow night at the Senior Center to discuss the Monroe Boulevard project. He added a General Plan Open House will also be held January 20. He stated he is very excited about the work being done by the GPSC. He concluded a transportation meeting was held to look at the regional transportation plan for the City and that issue will be discussed again soon in more detail with the Council.

12. ADJOURNMENT

Council Member Bailey motioned to adjourn. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

The meeting adjourned at 7:32 p.m.

Brent Taylor, Mayor

S. Annette Spendlove, MMC
City Recorder

Date Approved