

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

April 3, 2018

The North Ogden City Council convened in an open meeting on April 3, 2018 at 3:05 p.m. at the North Ogden City Office at 505 East 2600 North. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 29, 2018. Notice of the annual meeting schedule was published in the Standard-Examiner on December 31, 2017.

PRESENT:	M. Brent Chugg	Mayor	
	Blake Cevering	Council Member	
	Cheryl Stoker	Council Member	
	Phillip Swanson	Council Member	
	Carl Turner	Council Member	
STAFF PRESENT:	Jon Call	City Administrator/Attorney	
	Annette Spendlove	City Recorder/HR Director	
	Evan Nelson	Finance Director	
	Rob Scott	Planning Director	
	Justin Shinsel	Public Works Inspector	
	Jami Jones	Treasurer	
	Dave Espinoza	Public Works Director	
	Lance Call	Chief of Police	
	Brandon Mason	Planning Commission Vice-Chairman	
VISITORS:	Julie Anderson	Randy Winn	Ryan Barker
	Leonard Looney	Brett Hamblin	Charlotte Ekstrom
	Kim Ekstrom	Blake Welling	Kira Welling
	Hal Christensen	Holly Christensen	Kathy Winn
	Melanie Dahlin	Brian Bartholomew	Todd Harris
	Keri Harris	Steve Rasmussen	Stefanie Casey
	Dale Anderson	Melanie Barker	Brandon Mason
	Jeremiah Jones	Glenn Donnelson	Marjean Swanson
	Lorin Gardner	Peggy Barker	Susan Clements
	Art Stowers	Pegge Stowers	Carson Jones
	Sean Casey	Gayle Harris	Spencer Alexander
	Greg Smith	Candace Smith	Ronald Flamm

Mayor Chugg called the meeting to order, Jon Call, City Administrator/Attorney offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. DISCUSSION AND/OR ACTION TO CONSIDER AMENDING MARCH 14, 2017 CITY COUNCIL MEETING MINUTES

City Recorder Spendlove reported that there was an error in the minutes; Parks and Recreation Director Tiffany Staheli spoke during the meeting, but the minutes reference Tiffany Turner rather than Ms. Staheli. She recommended a motion to approve the corrections to the minutes.

Council Member Swanson motioned to approve the March 14, 2018 City Council Meeting Minutes as amended. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

ACTIVE AGENDA

1. PUBLIC COMMENTS

Julie Anderson stated she is representing the North Ogden Junior Posse today. She reported the announcer's stand at the posse grounds is in bad shape and she would like to request funding from the City between \$300 and \$500 to make repairs. She provided a handout to the City Council containing photographs of the stand in its present condition. The Junior Posse will provide the labor to perform the work and they will also dedicate some funding to the project. She is hoping to secure a price in the next week to make the needed improvements.

Council discussion of Ms. Anderson's request centered on the City's liability for the stand and ultimately concluded to give serious consideration to the budget request once a formal bid for the work is available.

Randy Winn, 2412 Barker Parkway, stated that during the last meeting of the Board for the North View Senior Center there was a discussion about the fact that people are having trouble finding the location of the Center. The determination was made that signage directing motorists to the location of the Center would be beneficial and he asked that be included in the budget for the coming year.

2. BUDGET RETREAT

Prior to discussion about the packet materials prepared for the budget retreat, Finance Director Nelson asked that the Council first discuss the proposed increase to the motor pool fund to accommodate the purchase of a new Police vehicle to be used by the additional Police Officer to be hired. He stated that Chief Call will be able to leave the meeting if the Council can quickly discuss this issue and let him know if they have any questions. The Council indicated they were comfortable with the level of detail provided. He then reported that during the last budget discussion he indicated that there was a deficit in the City's General Fund budget for the coming fiscal year, but since that meeting staff received a final price for employee health insurance benefits for the coming year and that price was decreased when compared to last year's costs. This information, coupled with a more careful examination of sales tax revenue projections, has resulted in an increase to the General Fund budget, which resulted in a surplus of approximately \$7,000.

Mr. Nelson then reviewed his staff memo, which explained the focus of this meeting will be the Enterprise Funds and the Motor Pool Funds. We will also have a follow-up discussion on the General Fund. Our tentative outline for this meeting is as follows:

- 3:00 Solid Waste Fund
- 3:30 Storm Water Fund
- 3:50 Sewer Fund
- 4:20 Water Fund
- 5:00 Motor Pool Funds
- 5:45 Follow-up discussions

City Department Heads have been meeting for the past several weeks to review budgets and to discuss proposals. The attached budgets include many of the requests submitted by departments. (Right column, titled 2018-19 Tentative Budget)

Personnel Proposals

As discussed at the last budget retreat, the proposed budget includes a 4% merit increase. The distribution of this increase will be based on annual performance reviews.

Additionally, the budget contains a proposed market adjustment to the Public Works Inspector salary and benefits in the amount of \$4,345. This position is allocated to the Water, Sewer, and Storm Water Funds. Also, a new full-time position is proposed in the Water Department and another in the Storm Water Department. These increases are outlined in the table below:

	Solid Waste	Storm	Sewer	Water
4% merit	\$3,261	\$7,674	\$6,426	\$13,120
Inspector Adj.	\$-	\$1,445	\$1,444	\$1,456
New Employees	\$-	\$65,432	\$-	\$55,202
TOTAL	\$3,261	\$74,551	\$7,870	\$69,778

Department Proposals

Other proposed increases in each of the enterprise funds are outlined in the tables below. These will be discussed in greater detail during the budget retreat.

Solid Waste Fund

58-40-255	Computer Services	\$700
58-40-370	Tipping Fees - Transfer Station	\$19,740
58-40-390	Garbage Collection Contract	\$9,000
58-40-391	Recycling	\$11,520
58-40-560	Bad Debt	\$1,500
58-40-690	Services Not Classified	\$500
58-40-740	Capital Equipment	\$47,500

Storm Fund

53-40-210	Subscriptions & Memberships	\$2,200
53-40-230	Travel and Training	\$800
53-40-255	Computer Services	\$3,350
53-40-560	Bad Debt	\$1,750
53-40-700	Small Equipment	\$500
53-40-810	Contribution to Retained Earnings	\$900,929
53-40-900	Admin Fee to General Fund	\$13,288
53-40-550	Depreciation	\$40,000
53-40-740	Purchase Equipment	\$253,400

Sewer Fund

52-40-140	Uniform Allowance	\$850
52-40-281	Telephone	\$79
52-40-370	Central Weber Sewer Fees	\$56,034
52-40-560	Bad Debt	\$1,750
52-40-700	Small Equipment	\$4,650
52-40-810	Contribute to Retained Earnings	\$381
52-40-900	Admin Fee to General Fund	\$7,288
52-40-550	Depreciation	\$105,000

Water Fund

51-40-210	Subscriptions & Memberships	\$1,000
51-40-281	Telephone	\$750
51-40-409	Building Maintenance	\$24,000
51-40-550	Depreciation	\$780,000
51-40-560	Bad Debt	\$5,500
51-40-695	Credit Card Fees	\$2,400
51-40-700	Small Equipment	\$1,650
51-40-811	Retained Earnings – Reduce Impact Fee Debt	\$12,600

51-40-900	Admin Fee - General Fund	\$13,301
51-40-740	Purchase Equipment	\$180,000
51-40-455	Meters (Change Out)	\$260,000

Depreciation/Asset Repair and Replacement

Former Councilman Lynn Satterthwaite initiated a focus on asset tracking and a discussion about how to fund repair and replacement of City assets. This effort was first directed at the utility funds. Prior to this renewed focus, city budgets in the utility funds included an amount for “depreciation expense”, which is both an accounting reporting function as well as a tool for setting aside money for future use. While money has generally been set aside each year, it has not been the City’s practice to fully fund depreciation expense. Councilman Satterthwaite was concerned about this and sought to make progress in both calculating and funding depreciation expense.

This was discussed extensively during last year’s budget meetings. While the Council chose not to fully fund depreciation, they did approve utility rate increases to increase the percentage of depreciation expense funding.

The table below shows a comparison between budgeted depreciation as normally calculated and depreciation based on the model Lynn developed. We acknowledge here that neither calculation is perfect, but both shed light on the need to invest in City infrastructure. One primary difference between the two approaches is that the traditional approach to calculating depreciation expense is based on historical costs, while Lynn’s model factors in current estimated costs.

	Traditional	Lynn’s Model	Difference
Water	\$780,000	\$1,751,572	\$971,572
Sewer	\$300,000	\$274,435	\$(25,565)
Storm	\$310,000	\$594,709	\$284,709

Utility Rates

The current version of the proposed budget incorporates utility rate increases that would fully fund depreciation as calculated using the traditional method. Fully funding depreciation has a significant effect on utility rates. This is simply a point to begin the conversation. Staff seeks Council direction on this and will make adjustments to the budget accordingly.

In addition to utility rate increases to fund depreciation, some increases are being proposed to cover operational expenses and the hiring of new employees. Any changes to expenditures in the budget would have a positive or negative impact to utility rates.

One point of major discussion pertains to the Solid Waste Fund and market changes in the recycling industry. Our first discussion will focus on the Solid Waste Fund to inform

the Council about these changes and discuss possible directions. Multiple changes to garbage and recycling rates will be discussed.

The rate changes included in the proposed budget are summarized in the table below:

FY 2019 Proposed Utility Rate Increases

	Current Rates	Proposed	Operations Increase	Depreciation Increase	Total Increase
Water	\$ 13.35	\$ 15.86	\$ 0.74	\$ 1.77	\$ 2.51
Central Weber	\$ 15.76	\$ 16.72	\$ 0.76	\$ -	\$ 0.76
Sewer	\$ 8.45	\$ 10.39	\$ 0.20	\$ 1.94	\$ 2.14
Storm	\$ 9.28	\$ 13.16	\$ 0.56	\$ 3.32	\$ 3.88
Trash	\$ 11.84	\$ 13.75	\$ 1.45	\$ 0.46	\$ 1.91
SUBTOTAL	\$ 58.68	\$ 69.88			\$ 11.20
2 ND Can	\$19.27	\$10.00			\$(9.27)
2 nd Recycling	\$2.65	\$5.00			\$2.35
TOTAL	\$139.28	\$154.56			\$15.28

Motor Pool Funds

As previously discussed, staff is proposing a new vehicle replacement program for many of the vehicles owned by the City. This program uses the advantage of State Contract pricing to get a higher return on vehicles resales by keeping the vehicles in service for a shorter period of time.

Mr. Nelson also used the aid of a PowerPoint presentation to expound on topics of discussion included in his memo. There was a focus on the operations of each of the City’s utility Departments as well as discussion and debate regarding the appropriate level of utility rate increases the Council should consider in order to fund depreciation of infrastructure assets. There was also deliberation regarding whether it is appropriate to continue with the current recycling program given increased costs that the City cannot absorb. The Council ultimately concluded to gather additional information regarding the reasons for the dramatic cost increase related to recycling before making a decision relative to the appropriate increase.

Public Works Director Espinoza then summarized the proposed increases to the City’s enterprise funds; there was a brief focus on various capital projects to be funded by each of the respective utility accounts such as the relocation of the 2550 North pond, which will be facilitated in large part with the use of grant funds; and sewer pipe lining.

There was a recess for dinner at 4:32 p.m.; the meeting reconvened at 5:00 p.m.

Discussion of proposed increases in City enterprise funds continued and Mr. Espinoza provided a justification for each of the proposed increases; there was a continued focus on utility capital projects, including water reservoir development and water meter upgrades, after which the discussion refocused on proposed utility rate increases to fund the enterprise funds – including depreciation. Council Member Swanson stated that he understands the importance of funding depreciation, but suggested the Council consider cutting the proposed increase amounts in half to result in a total increase of \$7.46, which equates to a 12.7 percent increase. Mayor Chugg recommended the total increase be reduced to 10 percent, or \$5.86 per month, and the Council debated these two suggestions; they concluded to support the 10 percent increase with the understanding that it will be necessary to continue annual increases in the coming years to make progress towards funding depreciation. Mr. Nelson stated he will take that directive from the Council to determine how the total amount should be split among all utility funds to fund depreciation costs.

Mr. Nelson then discussed the increases proposed in the City's Motor Pool funds and Mr. Espinoza led a discussion regarding the proposed use of Motor Pool funds to facilitate a vehicle exchange program; the program would provide for the City to receive revenue on the sale of vehicles to be recirculated into the program to facilitate acquisition of new vehicles. Mr. Nelson noted the total net cost of the program across all motor pool funds is \$409,800 and that amount can be funded with the use of the City's fund balance. He clarified that the Police Department vehicles are not included in the program due to the needed customization of those vehicles. The Council concluded to support the program with the understanding that the City assumes little to no risk by participating.

In conclusion, Mr. Nelson introduced information regarding the City's fund balance estimates, but noted that given the lack of time this evening it will be necessary to discuss that matter at a future meeting.

Council Member Swanson referenced the request made by Ms. Anderson during the public comment portion of tonight's meeting and asked that staff look into the condition of the stand at the posse grounds and provide the Council with costs to make the requested repairs or to replace the stand.

Mr. Nelson thanked the Council as well as City staff for the effort they have dedicated to the preparation of the FY 2018-2019 budget thus far.

Council Member Swanson motioned to recess at 6:00 p.m. Council Member Turner seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

The meeting reconvened at 6:04 p.m.

3. PUBLIC COMMENTS

Steve Rasmussen, 1092 E. 3250 N., stated that lately he has been concerned by the increase in panhandling in North Ogden City; the City does not have a dedicated lane to accommodate panhandling and he is worried about a serious accident occurring that could result in injury to motorists or panhandlers. He indicated he sympathizes with those in need and would like a systematic program in place to allow residents to donate to those people through the City. He believes there are thousands of people that would contribute with the understanding their contribution is for a worthy cause. Traffic in North Ogden is very heavy at times and he worries that introducing a new element at the busiest intersections of the City will be problematic.

Dale Anderson, 940 E. 2600 N., stated that his wife, Julie, is one of the applicants for the vacant City Council position and he asked that the Council consider appointing her because she was the next highest vote getter in the most recent City election. He wondered why the other applicants for the vacant position did not have enough interest to declare their candidacy last year and campaign for the seat. He stated his wife spent the money, time, and effort to campaign for the position. He stated he believes the entire Council knows Julie and her character and she could benefit the City by possessing the skills needed to help mediate the situation the City is in with the Barker Park Amphitheater project. He stated Julie has been deeply involved in the City for many years and many people rely upon her to be a voice for them; she is passionate, level-headed, and reasonable. She is also not afraid to admit she is wrong. She has done so much for the youth of this community and has advocated for children with the State Legislature. He stated he would strongly urge the Council to consider Julie as the best candidate for the position.

4. DISCUSSION AND/OR ACTION TO CONSIDER FINAL ACCEPTANCE OF COLDWATER MEADOWS PHASE I SUBDIVISION

A staff memo from Public Works Inspector Justin Shinsel explained he has completed the final inspection of Cold Water Meadows Phase One and determined it is in compliance with City codes and standards.

Mr. Shinsel reviewed his memo and recommended final acceptance of Cold Water Meadows Phase One subdivision.

Council Member Swanson motioned to approve final acceptance of Coldwater Meadows Phase I Subdivision. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO CONSIDER FINAL ACCEPTANCE OF LEGACY NORTH PHASE IV SUBDIVISION

Public Works Inspector Shinsel recommended this item be tabled upon the request of the applicant.

6. DISCUSSION AND/OR ACTION TO CONSIDER CONDITIONAL ACCEPTANCE OF RICE CREEK COVE SUBDIVISION

A staff memo from Public Works Inspector Justin Shinsel explained he has completed the conditional inspection of Rice Creek Cove subdivision and determined it is in compliance with City codes and standards.

Mr. Shinsel reviewed his memo and stated that there have been some difficulties with the development of this site, but he feels comfortable recommending one year conditional acceptance of the subdivision at this time.

Council Member Turner motioned to approve conditional acceptance of Rice Creek Cove Subdivision. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously

7. **PUBLIC HEARING TO RECEIVE COMMENTS ON AN ACTION TO CONSIDER AN APPLICATION TO CONVERT THE LEGACY PLANNED UNIT DEVELOPMENT ZONE (PRUD) TO THE R-1-5 ZONE**

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

Staff has communicated with potential applicants about utilizing a similar zone to the Legacy North PRUD zone. This zone has been used primarily for single story townhomes. The Planning Commission discussed this amendment at the January 24, 2018 meeting. The City Council and Planning Commission discussed this amendment on February 2, 2018. The discussions centered on where and how this zone may be utilized. The Planning Commission discussed the revised draft amendment on February 21, 2018 and requested that a public hearing be set. The Planning Commission conducted a public hearing on March 7, 2018. Two members of the public spoke at the public hearing in favor of the amendment.

The Planning Commission addressed the amendment's relationship to the General Plan, minimum zone area, uses, design review, relationship to group dwellings, road cross section standards, and setback standards.

General Plan Density.

The General Plan residential designation for low density is 1-6 units per acre and the medium density range is 6 to 18 units per acre. The average net density for the Legacy North zone is 7 units per acre.

The amendment allows for this zone to be applied throughout the city with a differentiation between low and medium density areas as shown on the General Plan Land Use map. Low density areas would be limited to a maximum of six dwelling units per acre and medium density areas are limited to 10 dwelling units per acre. See attached land use map for the areas that would be eligible for this zoning.

A new subsection 11-7C-2 Zone Change Criteria explains how these standards are applied as part of the rezone application process. A concept plan is required to accompany the application.

Zone Area.

11-7C-4 Site Development Standards. A five-acre minimum zone area is required in low density designation areas and a 1-acre requirement in medium density areas. The five-acre minimum will ensure that low density projects will be of sufficient size to create a neighborhood.

Uses.

11-7C Zone Change Criteria and 11-7C-3 Permitted Uses. The Planning Commission discussed whether to limit this zone to Planned Unit Developments or allow this zone to allow standard subdivisions. The Planning Commission decided that the PRUD process will assist in determining the appropriateness for locating this zone. The design standards will help the integration with existing neighborhoods. The City Council will be involved in the zone change approval and design review.

Group Dwellings.

11-7C Zone Change Criteria and 11-7C-3 Permitted Uses. The Planning Commission determined that neighborhood group dwellings should only be allowed in medium density designated areas of the General Plan. Neighborhood group dwellings must be a minimum of 1 acre. This allows for an additional design option for infill projects.

Roadway Cross Section.

11-7C-6 Street Standards. Another policy issue is that these developments typically have a narrower road cross section than the standard 60 feet of right of way and 36 feet of pavement width, e.g., the North Legacy Project has a 38 foot right of way with a 28-foot pavement width. Staff worked with the Public Works Department and the Fire District to establish an acceptable minimum. Public Works supports a minimum 48 foot right of way with a 32-foot pavement width.

The Planning Commission included a low impact incentive for reduced road widths. If a low impact design is used, reducing storm water runoff to 85% of the standard width, then the right of way width can be 48 feet or more and the pavement width can be 32 feet or more as approved by the city engineer.

Other Standards.

The Planning Commission recommends the following amendments in 11-7C-4 Site Development Standards:

- Interior lot size changes from 4,578 feet to 4,600 square feet in low density areas and 4,000 square feet in medium density areas.
- Corner lot size remains 5,600 square feet in low density areas and is 5,000 square feet in medium density areas.
- Minimum lot width changes from 54.5 feet to 55 feet.

- Front yard setback: eliminate the garage setback of 26 feet.

CONFORMANCE WITH THE GENERAL PLAN

Housing Goals

Goal #1 – Increase Housing Quality and Variety

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Strategies

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.
- Work with homeowners, landlords, and renters to maintain and improve existing properties.

The memo offered the following summary of potential Land Use Authority considerations:

- Should the Legacy North PRUD zone transition to the Residential R-1-5 zone?
- Should the PRUD requirements be part of this zone?
- Should group dwellings be added as a use in this zone?
- What street cross section standards should be applied?
- Are the other recommended standard changes acceptable?
- Is the amendment consistent with the General Plan?
- Are the zone area and density standards appropriate?

The memo concluded the Planning Commission found that the amendment provides an additional option between the R-1-8 and multi-family zones, gives the Planning Commission and City Council the ability to appropriately integrate this zone in the city, found that the amendment is consistent with the General Plan, provides an incentive for low impact storm water design to allow narrower roads and recommends adoption by the City Council.

The City Council can find that the amendment is consistent with the General Plan and adopt the amendment establishing the R-1-5 zone.

Mr. Scott reviewed his staff memo and facilitated a review of the draft ordinance that would be included in the North Ogden City Code to provide for the establishment of the R-1-5 zone.

Mayor Chugg opened the public hearing at 6:35 p.m. There were no persons appearing to be heard.

Council Member Swanson motioned to close the Public Hearing. Council Member Turner seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

The Public Hearing was closed at 6:35 p.m.

8. **DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE 2018-07 TO CONVERT THE LEGACY PLANNED UNIT DEVELOPMENT ZONE (PRUD) TO THE R-1-5 ZONE**

Council Member Turner asked if adoption of this ordinance will result in changing the zoning of the Legacy Subdivision. Mr. Scott explained that the zoning map will not change and application of the R-1-5 zone to any property in the City will need to be handled via future action of the Council.

Council Member Swanson motioned to approve Ordinance 2018-07 to convert the Legacy Planned Unit Development Zone (PRUD) to the R-1-5 Zone. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

9. **INTERVIEWS FOR ONE (1) CITY COUNCIL SEAT**

Each applicant was given the opportunity to choose a number to determine the order in which they would be interviewed by the Council; all candidates that were not being interviewed were taken from the Chambers until their time to be interviewed came. Ms. Spendlove advised that the Mayor and Council ask the same questions to each applicant.

CHARLOTTE EKSTROM:

Mayor Chugg asked Ms. Ekstrom what motivated her to seek the opportunity to serve on the City Council. Ms. Ekstrom stated the opportunity arose following her neighborhood becoming more involved in activities in the City. She was much more involved in her youth when she represented the City as Miss North Ogden. She has always had a love for North Ogden because, aside from its beauty, she believes the City has the most tremendous citizenry. The residents are fantastic as far as their skills, abilities, and knowledge and she wants to serve as someone that can connect people to one other to bring about solutions to long term goals and short-term problems.

Council Member Stoker asked Ms. Ekstrom how she handles conflicts and complaints. Ms. Ekstrom stated that as a mother of six children, complaints and conflicts are a part of her daily routine. She stated that for the most part she listens past the complaint to determine what is behind it; many times, the reason communicated by the person complaining is not the true root reason and if people will listen to one another, it will be possible to arrive at a shared agreement, vision, and compromise. If a vision is clearly communicated, it will be possible to reach a conclusion that may not satisfy everyone but is workable and will allow everyone to move forward.

Council Member Swanson asked Ms. Ekstrom her interpretation of the vision of North Ogden City relative to residential and business development. Ms. Ekstrom stated that because she loves North Ogden so much, she has a problem with the attitude of those that would like the 'door closed behind them'. She would like to see North Ogden be a welcoming community and she has enjoyed listening to the Planning Commission discuss different housing options. She would like a plan that contemplates the implications of both high density low density land uses and the impact of those uses on the City; it is also important to consider services available to residents of the City. She reiterated she wants to see North Ogden remain open and that a plan is needed to ensure that necessary services are available to residents. She concluded that every situation should be considered on a case by case basis because it is not possible to plan for every circumstance before it arises. Generally, her approach to a problem is to consider how it fits in with the vision for the City; she also considers how much information is available and if that information is sufficient. Information is needed in order to make smart decisions; however, it is always possible for issues to arise that will be problematic in the decision-making process.

Council member Cevering asked how easy it is for Ms. Ekstrom to put aside her personal opinions regarding a proposed ordinance or project in order to consider what is best for the City as a whole. Ms. Ekstrom stated that generally she considers herself to be an open-minded person; therefore, when something is brought to her attention she typically does not make a snap decision. She feels listening is important and when someone disagrees with her she wonders if she may have missed something. She stated she has a vision about the future of North Ogden and that is for the City to be a community that is

inclusive, friendly, and connected. So, when something is presented to her, she will consider it in that context. She noted she tries to refrain from developing personal opinions that may be too strong and she never thinks she has all the answers. She concluded by emphasizing she is always willing to listen in order to allow for improvement.

Council Member Turner asked Ms. Ekstrom how she feels the City has done relative to improving transparency and what changes she would make to improve communication with residents. Ms. Ekstrom stated she thinks the City has done a good job at informing residents of what is happening in the City; the Mayor's newsletters have been very informative and communication through social media outlets has been helpful. She indicated she has enjoyed the North Ogden Connection magazine that provides a lot of information about events happening in the community and it would be difficult for her to say that she does not know what is going on. Agendas for City meetings are generally published in advance and meetings are open for her to attend. She stated that there may be other options for improving communication to residents, such as utilizing local church organizations to spread the word about things happening in the City. Neighborhood connections are vital to the success of the City; when neighbors are looking out for one another, neighborhoods place less stress and demand on City services. To this end, she would like to see more activities sponsored by the City to bring people together and get to know each other better.

Mayor Chugg asked Ms. Ekstrom's thought about bonding or raising fees or taxes to help finance City projects. Ms. Ekstrom stated she is generally opposed to going into debt for certain things, but as an owner of a business she has encountered these types of decisions in the past. She stated there are certain things that should be paid for with savings and she likes that the State of Utah has required cities to have a reserve fund that is at least five percent of the City's general fund budget. However, she acknowledged that there are some projects or needs that cannot be foreseen and, in those cases, other financing options may need to be considered. If a situation arose where a bonding or debt component were proposed, she would first want to consider all other funding options. She has a degree in accounting and feels confident in her skills with budgeting but reiterated that it is impossible to budget and plan for everything.

Council Member Stoker asked what changes in direction should happen in the City as it continues to grow. Ms. Ekstrom stated that she does not have any changes in mind, but that may change as she becomes more familiar with the City's long-term plans. She stated that from what she has seen, the City is pretty carefully planning, but she may become aware of the potential need for fewer rules or regulations. She reiterated she cannot think of anything in particular that needs to be changed right now.

Mayor Chugg thanked Ms. Ekstrom for applying for the vacant Council position and for her willingness to answer the questions asked by the Council this evening.

JULIE ANDERSON:

Council Member Swanson asked Ms. Anderson what motivated her to seek the opportunity to serve on the City Council. Ms. Anderson stated that she has lived in North Ogden longer than she lived in the country where she was born, which was England. She stated North Ogden has become her home and as she has watched its growth and its development she has had some concerns; this opportunity arose and she decided to seek election to the City Council and, subsequently, the appointment to fill this vacancy. She stated she developed a stance that she truly believed in, but she has nothing to gain by being on the City Council. She stated she is not a real estate agent or a business owner; rather, she is just a resident who wants to see the City prosper. She stated she understands growth will continue to occur, but she wants to make sure North Ogden is preserved as a place her grandchildren and their grandchildren can enjoy the same types of opportunities residents currently have. She wants to be part of that preservation and enhancing the City. She likened herself to the tiny grain of sand that is able to get into an oyster and irritate it just enough to result in the creation of a beautiful pearl. That does not mean she will always disagree with the rest of the Council Members for the purpose of disagreeing, but she plans to make them think about their decisions and their roles. She stated she is committed to being very open and a good listener and she will always strive to hear what others have to say. She will also do the best she can to answer questions residents have and make them comfortable with what is happening in the City. She then noted that she has gained some much from the City and wants to give back; she has served for 20 years as the City's Junior Posse leader and she has loved that role. She concluded she believes in the City Council, but sometimes a body like the Council needs someone to question and challenge them and that is what she will do.

Council Member Cevering asked Ms. Anderson how she handles conflicts and complaints. Ms. Anderson stated that one thing she seems to be good at is bringing people together; she is not aggressive when it comes to trying to get her point across. She is willing to listen to both sides of an issue and help a group to communicate regarding the points of an issue in order for a decision to be made. She stated that she has dealt with a lot of conflict in her life with her family and other roles she has played, such as a member of the Ogden Pioneer Days Rodeo Committee. She stated that in that assignment there was a debate about whether to include youth in the Ogden Pioneer Days Rodeo and she had to argue to keep the youth involved because she feels children are the future. She was willing to fight to prove her point, but also to compromise when necessary.

Council Member Turner asked Ms. Anderson her interpretation of the vision of North Ogden City relative to residential and business development. Ms. Anderson stated she understands that businesses are needed in North Ogden, but the businesses that are brought to North Ogden need to be beneficial to residents. She stated that people constantly say they want a Hobby Lobby, but she feels smaller craft stores will work for the residents of North Ogden. She stated that the recent addition of Ace hardware was great for the City because it is a good size hardware store that can benefit residents who might need one or two items for their home and locating smaller scale stores of different

variety in the store will benefit the City. She then referenced residential growth and stated that there is no denying it will continue, but at some point, the City will reach build-out. The City needs plans for that point rather than considering to allow building to continue past that point. She stated she campaigned on the concept of preserving green space in the community; this means places where children can fly kites and run freely, and she is concerned about those places being eliminated by development. She stated that developers are focused on making money, but it not the City's responsibility to make them rich; rather, it is the City's responsibility to make sure that developers are building what residents need and expect. She understands that there is a place for high density, but she is concerned about that type of land use. Balance is necessary, and the City Council should strive to constantly be aware of how citizens feel. It is obvious that growth is coming, but North Ogden is still a little community and she would like for some of that feeling to be maintained.

Mayor Chugg asked Ms. Anderson if she would be able to set aside her own opinion on a proposed ordinance or project in order to make a decision that is best for the City as a whole. Ms. Anderson stated there are times when it is necessary for people to set aside their personal feelings about certain issues; if it can be proven why a decision is best for the entire community she will support it. She stated that it is important to listen to all parties vested in a given issue.

Council Member Stoker asked Ms. Anderson how she feels the City has done to improve transparency and what changes she would make to improve communication. Ms. Anderson stated it is so important for the City to be as transparent as possible and improve the manner in which it communicates with residents. The City does a good job at communicating with residents; improvements have been made to communication channels on social media and through the City's website. It is great that City Council meeting packets are available to anyone attending a meeting or listening online. This will help people to gain a clear understanding of all sides of an issue, which is important when making the decision to support a decision that will benefit the entire community rather than an individual person. She stated that it is her opinion that the City's Planning Commission needs to be a bit more accessible so that residents can understand the implications of the issues they are considering. She has attended the last two budget meetings held by the City Council and she has learned a lot, but it may be beneficial to break down the information in the budget and communicate that information in a way that is easy for residents to understand.

Council Member Swanson asked Ms. Anderson's thoughts on bonding or raising taxes and fees to help finance projects in the City. Ms. Anderson stated that she believes there are times when bonding is necessary, particularly for large infrastructure projects. There are also times when saving the amount of money needed is necessary and if that is not an option, a project should be deferred until money is available. She would be very hesitant to raise taxes, but costs for everything are increasing and sometimes tax increases are needed. She stated she is hesitant to increase fees, but she is hopeful that the City's

impact fees are sufficient enough to generate needed funding for projects that will accommodate increased growth in the community.

Council Member Covering asked Ms. Anderson what changes and improvements she believes are needed in the community as it continues to grow. Ms. Anderson stated that the biggest change she would like to see relates to growth in the community and, more specifically, the number of homes that are being built. She stated that at some point it will be impossible to bring back small neighborhoods and open space and she is still very passionate about preserving green space.

WADE BIGLER:

Council Member Turner asked Mr. Bigler what prompted him to seek the opportunity to be appointed to the City Council. Mr. Bigler stated number one, without question, is his love for the City; he raised his family here and has been in the City for 23 years and for over 20 years he has volunteered as a coach in the City's various recreation programs to try to help residents. He has dedicated much public service to the community and he truly cares about the City. He stated there have been controversial issues over the years and the biggest for him was the building of a new Public Works Facility; he opposed the original plans for the building, which would have required a \$16.1 million bond with a 25-year term. He stated he talked with experts and learned the project could be done for much less. However, that turned into a controversy that he was involved in and that was difficult for him. In his entire life he has not had an enemy, but his role in the project resulted in him having enemies. He stated that there was great opposition to what he was recommending, but the resulting decision was correct, and the facility has been built. He stated that he was involved in creating the committee that was charged with evaluating the project and he was the first that suggested Brent Chugg's name for chairman of the Committee. However, his name was tarnished through the process and that was very bothersome for him. He stated he would like to do everything he can now to make things right; he feels no animosity to anyone and would like to move forward. He stated that he understands governmental processes and the difference between the legislative and administrative branches of the City; they are separate and follow different rules and he understands those rules. He added that he would like to give independent committees and City staff the opportunity to serve and just do their job to benefit the community.

Mayor Chugg asked Mr. Bigler how he handles conflicts and complaints. Mr. Bigler stated that he did not have conflict in his entire life until the time period when he was involved on the City Council and the Public Works Facility project was being considered. He stated there was great opposition on the other side of the issue, but he feels what he did was right; the result was avoiding debt for the project and the City eventually received a letter indicating its bond rating had increased. Additionally, the City got out of debt associated with the aquatic center quicker and with less interest paid than it would otherwise have. He stated that while he can recognize that the issue associated with the Public Works Facility festered, he should not be judged on that issue because it is not evidence of how he lives his life. He stated he has always been a positive individual and

he wants to be able to serve the community. He has moved through the process of healing following the issue with the Public Works Facility and he learned a lesson about personal growth.

Council Member Stoker asked Mr. Bigler about his vision for the future of the City relative to residential and commercial growth. Mr. Bigler stated that he believes North Ogden is the greatest place on the planet to raise a family and families are the City's greatest asset. He stated that as people get involved in their community, they get to know one another, and this results in the creation of support groups and strong friendships. He stated he is in support of quality residential development that will entice other quality families to the community to further the City's greatest asset. He then referenced commercial growth and stated that he served on the City's Economic Development Committee to change some of the City's ordinances that govern businesses. He stated that he believes the City now has the right ordinances in place to attract quality businesses – such as Smith's Marketplace – and create a high quality, successful marketplace. He stated, however, that other improvements can be made, and enforcement is necessary in order to hold businesses accountable and in accordance with things like signage regulations and parking. He stated he would like quality businesses that will provide services and amenities that residents desire; this will increase the sales tax revenue for the City, which can help to keep other taxes low. He stated he thinks that most residents moved to North Ogden knowing they will be forced to drive some distance to go to certain businesses or seek services. The residents prefer to keep the City a nice quiet area, so a balance relating to business development is necessary. Business growth should be directly related to the growth in residential population; there is a natural course to things like this and many businesses will only locate in an area where they know there is a sufficient population to support them.

Council Member Swanson asked Mr. Bigler how he views the important in putting aside his personal opinion on a proposed ordinance or project in favor of supporting something that would benefit the City as a whole. Mr. Bigler stated that knowing how to do that is very important and he believes he can do it; his only desire is to help the City improve over the long term. He has no conflicts of interest and no personal agenda and he would not be serving for his own benefit. He respects this City and the community and desires to give back.

Council Member Cevering asked Mr. Bigler how he feels about the City's attempts to improve transparency and what other improvements can be made to further communication with the residents. Mr. Bigler stated that he feels the City's efforts to increase transparency are great; transparency is very important, and he believes that the steps the City took to provide more detail in City minutes and to make the audio recording of City Council meetings available are great. These things make it possible for residents to hold their elected officials accountable and to ensure nothing is being done 'under the table'. He stated that it has always been his philosophy that if someone is doing what they truly feel is right, they should have nothing to hide.

Council Member Turner asked Mr. Bigler's feelings about bonding, raising fees, or approving a tax increase if needed. Mr. Bigler stated that he is supportive of saving money to fund projects whenever possible. He was very supportive of funding depreciation to ensure there is money available for replacement of City infrastructure in the future. He likened bonding to a family taking out a mortgage to pay for a home and stated there are times when bonding is necessary. However, he does not support going in to debt for smaller expenses when it may be possible to save money over a few years to pay for those things. He stated that he has been very pleased with what the City has been doing; he feels planning has been adequate and he likes to plan for future expenses – small or large.

Mayor Chugg asked Mr. Bigler what changes in direction are needed in the City as it continues to grow. Mr. Bigler stated that he is not trying to secure a seat on the City Council to promote a change of direction. He stated North Ogden is a wonderful City and he would be honored to work with the entire City Council. He stated he would like to get to know them better and become friends with them. He stated it is difficult for him to say, but he believes he has been blessed with a decent intellect and memory and he has a willingness to study all sides of an issue. He stated he has read every City ordinance and the budget and he would be committed to continue to do that regardless of the issue before the Council. He stated that if he has questions, he will work with City Administration to understand their point of view before voting.

Mayor Chugg thanked Mr. Bigler for applying for the position and for answering the Council's questions this evening.

BRIAN BARTHOLOMEW:

Council Member Stoker asked Mr. Bartholomew why he is seeking the opportunity to be appointed as a member of the City Council. Mr. Bartholomew stated that there are two reasons: first is that ten years ago he started getting involved with different entities to battle tax increases and he talked to a friend of his, Reuben Renstrom, who is a Justice Court Judge in multiple cities, about issues he had with North Ogden and Judge Renstrom advised him to get involved with the City. He decided it was time to quit complaining about things and take the advice to get involved. Second, is that over the course of the last few months he has become fairly involved in the discussions about the Barker Park Amphitheater project; he has conversed with the Mayor and City Administrator/City Attorney Call about the project and many of his questions have gone unanswered. He stated that Mr. Call has told him that many of the questions he has asked are policy questions and he decided to try to get involved to get answers to those questions.

Council Member Swanson asked Mr. Bartholomew how he handles conflicts or complaints. Mr. Bartholomew stated that he has no problem dealing with conflicts or complaints. He is willing to discuss any issue and work through problems in order to move forward.

Council Member Cevering asked Mr. Bartholomew about his vision for the future of the City regarding residential and business growth. Mr. Bartholomew stated that both are needed; he is a business guy and has battled multiple cities over silly policy questions, such as business license costs. He has a business that is currently licensed in Marriott-Slaterville and he has asked questions about the cost of licensing in that city and those questions have been deflected or gone unanswered. He stated that business growth is needed to make a community successful. Relative to residential growth, many people in North Ogden feel the City is a bedroom community, but he is unsure what that even means. However, he believes North Ogden is a great place to live and that is why he chose to live here. He wants North Ogden to remain a great place to live, but he is supportive of business and residential growth.

Council Member Turner asked Mr. Bartholomew what importance he places on putting aside his own opinion for the good of the City. Mr. Bartholomew stated that in order to answer that question it is necessary to define what is “the good of the City”. He stated that he has an opinion that may be different from others, but that does not necessarily mean that his opinion would not be what is good for the City. He stated that he is used to his opinion not being popular and he has no problem setting that opinion aside if he is in the minority. However, he does not believe that his main goal should be to speak for everyone just to be in the majority.

Mayor Chugg asked Mr. Bartholomew how he feels the City has done to improve transparency and what he would do to further improve the City’s communication with residents. Mr. Bartholomew stated communication between the City and its residents is one of the things he has struggled with; he feels there are some serious transparency issues. He believes many people who assume leadership positions or are politicians think they know what is best; he has heard those exact words from politicians. It is his feeling that they do not know the whole story, even though it is their job to learn the whole story. He stated that elected officials should gather information. He thinks North Ogden has struggled in the area of gathering information and being transparent; specifically, he has some questions about financing in the City and he cannot get answers to those questions.

Council Member Stoker asked Mr. Bartholomew’s thoughts about bonding or raising fees and taxes to finance needed projects in the City. Mr. Bartholomew stated that the key word in that question is “needed”; who determines if a project is needed. The City may be spending money on projects that are not necessarily needed. He would first like to address true needs and then determine how to fund those needs. As far as bonding, there can be pros and cons; money is immediately available when a bond is secured, but repaying that bond requires interest. He stated he would like to consider all funding sources before bonding and he reiterated the most important thing is establishing an actual need for a project.

Council Member Swanson asked Mr. Bartholomew what changes or improvements need to happen as North Ogden continues to grow. Mr. Bartholomew stated he would like to

see a more business friendly environment and less taxes and fees. North Ogden is a great place to live, but he does not see a need for some of the fees that he is required to pay. However, he is willing to learn the need for those fees.

Mayor Chugg thanked Mr. Bartholomew for meeting with the City Council this evening.

HAL CHRISTENSEN:

Council Member Cevering asked Mr. Christensen what motivated him to seek the opportunity to be appointed to the City Council. Mr. Christensen stated that he wants to give back to the community; the older he gets he has realized that he has not served the community and he is running out of time to do so. He stated this opportunity arose and he was intrigued by it.

Council Member Turner asked Mr. Christensen how well he handles conflicts or complaints. Mr. Christensen stated that he has dealt with conflict over the years; he is a good listener and is willing to try to understand the root of an issue that is resulting in the conflict or complaint.

Mayor Chugg asked Mr. Christensen what he sees as the vision of the community relative to residential and commercial development. Mr. Christensen stated that North Ogden City is one of the better places to live in northern Utah, and maybe all of Utah. He is not sure of the growth rate, but he understands that growth because it is a very desirable place to live. Crime rates are low, and the people are friendly and if he has the opportunity to be a member of the City Council he would do everything in his power to continue to foster those things. He stated his professional backgrounds is in engineering, so he would be focused on ensuring quality infrastructure projects as well as the maintenance of existing infrastructure, which can contribute to creating a quality living environment. Relative to business growth, he favors professional types of businesses and he believes the City's economic development plan will move the City in the right direction and foster quality growth.

Council Member Stoker asked Mr. Christensen what, if any, importance he places on putting aside his own opinion regarding an ordinance or project and placing the good of the City before his own personal desire. Mr. Christensen stated that his own personal desires would be to do what is right for the City, its residents, and the business community.

Council Member Swanson asked Mr. Christensen how he feels the City has done at improving transparency and what he would do to change or improve communication with residents. Mr. Christensen stated that he does not have much working knowledge on how transparent the City is with its residents or businesses, but he believes transparency is very important and he is not aware of any lack of transparency.

Council Member Cevering asked Mr. Christensen's thoughts on bonding or raising fees and taxes to help finance City projects. Mr. Christensen stated that in order to maintain a certain standard of living in the City, it is necessary to spend money. However, money should be spent wisely. He would be more than happy to participate in the public process to determine whether a bond or other funding mechanism – including raising taxes – is necessary.

Council Member Turner asked Mr. Christensen what changes or improvements need to happen as North Ogden continues to grow. Mr. Christensen stated that he is not very aware of critical issues facing the City, but he would assume they are related to growth. He stated that there are likely issues associated with providing adequate infrastructure to keep up with growth and he is very familiar with public utility and public works projects and he could offer his expertise to benefit the City.

Mayor Chugg thanked Mr. Christensen for applying for the position and for meeting with the Council this evening.

RYAN BARKER:

Mayor Chugg asked Mr. Barker what motivated him to seek the opportunity to be appointed to the City Council. Mr. Barker stated that he is grateful for this opportunity; when he ran for a City Council seat last year it was because of a desire to become more involved in the community and serve where he can. He stated now is a great time for him to serve because of his professional position and the security of his family.

Council Member Stoker asked Mr. Barker how well he handles conflicts or complaints. Mr. Barker stated that with his job as a Fire Marshall he deals with conflicts daily, but he tries to deal with them politely and nicely and he strives to be honest in all of his dealings.

Council Member Swanson asked Mr. Barker what he sees as the vision of North Ogden as far as residential development and business development. Mr. Barker stated that he feels he has a good grasp on what it takes to secure quality development; he knows development can mean the elimination of green and open space, but he knows there is a balance because it is necessary to provide quality places for people to live. He stated he would like to contain commercial development along the City's commercial corridor and entice quality businesses that provide a desired service to residents.

Council Member Cevering asked Mr. Barker how easy it would be for him to set aside his own opinion on a proposed ordinance or project and place the good of the City as a whole before his own desires. Mr. Barker stated that he works closely with the City when evaluating certain development plans and he does not always favor those plans, but understands they are approved because they are in compliance with City Code and will contribute to the good of the City as a whole. He stated in those cases, his personal opinions do not matter.

Council Member Turner asked Mr. Barker how he feels the City has done with transparency and what he would do to change or improve communication with residents. Mr. Barker stated that he has a different view on transparency than most: most people do not like transparency unless the message being communicated is what they want to hear. When the North View Fire District went through the process to raise taxes, they worked to be very transparent and get the message about that issue out to residents, yet they were accused of not being transparent enough. The City is going through an issue related to the Barker Park Amphitheater project and many have said the City is not being transparent enough about that project; however, City representatives have indicated that the project has been advertised and discussed for over a year. Transparency is a double-edged sword and it is not possible to televise or advertise every conversation about any issue.

Mayor Chugg asked Mr. Barker's thoughts on bonding or raising fees and taxes to finance City projects or needs. Mr. Barker stated that would depend on the project; he would evaluate whether a project would provide an essential service or true need. He feels there is a time and place for bonding. He added that costs will continue to increase, and the City should always be focused on funding sources for service provision for residents.

Council Member Stoker asked Mr. Barker what direction he sees the City going as it continues to grow. Mr. Barker stated he would like to see the current direction continue; the City is a great bedroom community with good residential and commercial growth rates. He stated the plans for commercial development along the 2700 North and Washington Boulevard corridors are great and he would not push for significant changes if he were selected as a member of the Council.

Mayor Chugg thanked Mr. Barker for applying for the position and for meeting with the Council this evening.

RANDALL WINN:

Council Member Swanson asked Mr. Winn why he sought the opportunity to become a member of the City Council. Mr. Winn stated that last year he was asked by some residents to run for an elected position on the City Council; he chose to declare his candidacy, but ultimately withdrew from the race because of a conflict with a long-planned vacation with his wife that was to take place at the same time as the City's primary election. He stated that he has been very involved in the community and has attended many City Council meetings and he feels he can be helpful at accomplishing the goals of the City. He stated he attended meetings during times of contention and he is glad that the City has moved past those times. He feels the City is in good hands.

Council Member Cevering asked Mr. Winn how well he handles conflicts and complaints. Mr. Winn stated that in his dealings he has tried to follow Covey's fifth principle: seek to understand before seeking to be understood. That concept seems to solve a lot of things and he has found that he gets a long well with most people.

Council Member Turner asked Mr. Winn's vision of the City in regard to residential and commercial development. Mr. Winn stated that he understands the division of the City into four segments and he has studied the diagrams related to that division; he believes the planning that has occurred in the City is wonderful, though there may be small adjustments as the City develops. It will be possible to maintain the character of the City so long as the majority of residential housing is low density. However, it is important to understand that a mix of densities is allowed to provide opportunities for future generations to continue to live in North Ogden. He stated that Mayor Taylor has said many times that development will only continue and as long as the City pays close attention to ensure that development will be high quality, the development of the City should be fine.

Mayor Chugg asked Mr. Winn what importance he sees – if any – to putting aside his own personal opinion for the good of the City. Mr. Winn stated that he hopes that it would be his personal opinion to place the good of the City at the forefront. He stated that he has become involved in the discussions about the Barker Park Amphitheater project and he found himself unable to side with most of his neighborhood because he has tried to consider the City as a whole rather than just those that live immediately adjacent to the project. He stated that he has been able to remain friends with his neighbors even though he has disagreed with their approach. He stated he is confident he could place his personal opinion aside to come to an understanding of what is best for the City.

Council Member Stoker asked Mr. Winn how he feels the City has done at being transparent with City residents. Mr. Winn stated he feels the City has made giant strides towards improving transparency; Mayor Taylor and the Council both deserve credit for those improvements that have greatly benefitted the citizens.

Council Member Swanson inquired as to Mr. Winn's thoughts on bonding or raising taxes and fees to pay for City projects and needs. Mr. Winn stated he would hope bonding would be the City's last resort for funding. If the City plans ahead, bonding can often be avoided. Most cities that bond usually do so because it is the last option available to them. He has heard a lot of talk over the past several years about planning to fund depreciation and creating reserve funds to prepare the City for needed infrastructure projects, whether or not they are emergency in nature.

Council Member Cevering asked Mr. Winn what changes or improvements in direction he feels are needed as the City continues to grow. Mr. Winn stated that he's happy with the direction the City is going, and he does not foresee major changes needed. There will be pressure from developers to change development plans and it will be important to be resolute in supporting those plans. He stated there are great things planned for that will accommodate commercial and residential growth in the City. He concluded that he has been impressed by the manner in which staff, Mayor Chugg, and the City Council have 'taken up the slack' while Mayor Taylor is serving his deployment; Mayor Taylor was also serving as the City Manager and it cannot be easy for those responsibilities to be

carried by others while he is gone. He stated he is proud of North Ogden City, the projects that are being completed, and the positive manner in which things get done.

RONALD FLAMM:

Council Member Turner asked Mr. Flamm what motivated him to seek the opportunity to be appointed to the City Council. Mr. Flamm stated that he has missed the time that he served on the City Council in the past; he served for eight years and he really enjoyed it. He has noticed great things happening in the City and wanted to get involved again.

Mayor Chugg asked Mr. Flamm how he handles conflicts and complaints. Mr. Flamm stated that he enjoys listening to people; there are always different opinions, and everyone should be allowed to express their points of view. He stated he knows that sometimes it is tempting to express opinions via email or other private communication to sway a decision before it takes place in an open meeting, but he would prefer for all deliberations to be open so that the public can hear that discussion and understand why a decision was made. It is not always a bad thing when someone complains; sometimes it is up to the listener to hear what they have to say and try to understand their point of view.

Council Member Stoker asked Mr. Flamm how he envisions the future of North Ogden in regard to residential and commercial development. Mr. Flamm stated that he thinks there will be a lot more growth and he has experienced growth in his own neighborhood. He stated he thinks the same will be true with commercial growth.

Council Member Stoker asked Mr. Flamm what, if any, importance he sees in putting aside his own opinion on a proposed ordinance or project and placing the good of the City as a whole before his personal desire. Mr. Flamm stated that in order to do that it is important to be open minded and listen to all facts before making a decision. When he served on the City Council in the past he found it necessary to listen to information presented by City staff – particularly the City Attorney – and the public before making a decision.

Council Member Cevering asked Mr. Flamm how he feels the City has done in regard to improving transparency and what other changes can be made to improve communications with residents. Mr. Flamm stated that the City has done a good job and much information is available to the City through several media outlets. He has always enjoyed the time the public has been given to provide input or express concerns about things that are occurring in the City.

Council Member Turner asked Mr. Flamm his thoughts about bonding or raising taxes and fees to help finance City projects or needs. Mr. Flamm stated that it is important to try to keep the City's budget as low as possible. Sometimes bonding makes good financial sense for the City, but it is not popular with the residents. He stated that it is important to rely on factual information as well as public input to make the right direction.

Mayor Chugg asked Mr. Flamm what changes or improvements need to happen in the City as North Ogden continues to grow. Mr. Flamm stated that he feels the City's Master Plan is very important as it provides the City the ability to dictate certain development standards before development occurs. Once a Master Plan is developed, it is important for the Council to uphold it.

Mayor Chugg thanked Mr. Flamm for his application and for discussing his ideas with the Council this evening.

10. DISCUSSION AND/OR ACTION TO APPOINT AN APPLICANT TO THE CITY COUNCIL FOR A TERM ENDING JANUARY 2020

City Recorder Spendlove then explained the manner in which the City Council will be voting to select a new Council Member; the process is in compliance with State Code, which requires the Council to take two votes before a new Council Member is duly appointed.

Following the first round of voting, Ms. Spendlove declared the top vote getters as Ryan Barker and Randy Winn. She noted that in the second round of voting, each Council Member could only vote for one of those individuals. Following the second round of voting, Mayor Chugg declared the top vote getter as Ryan Barker.

Council Member Swanson thanked all candidates who applied for the position; each of them are very high-quality individuals and he encouraged them to stay involved in the City and possibly seek election to the City Council during the 2019 municipal election period.

Council Member Turner motioned to appoint Ryan Barker to the City Council for a term ending January 2020. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

11. DISCUSSION AND/OR ACTION TO CONSIDER A DEFERRAL AGREEMENT FOR OAK FOREST SUBDIVISION

A staff memo from City Administrator/City Attorney Call summarized a deferral agreement he has drafted to memorialize the direction given by the Council relative to sidewalk deferral in Oak Forest Subdivision. The agreement allows the homeowners to defer the installation of sidewalks until October 1, 2021. This is based upon the standard deferral form that the City uses whenever somebody requests a deferral from the City Council.

Mr. Call summarized his staff memo and reiterated that the agreement requires that the sidewalk be installed by October 1, 2021.

Council Member Stoker motioned to approve Deferral Agreement A7-2018 for Oak Forest Subdivision. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

12. DISCUSSION AND/OR ACTION TO ACCEPT A RESOLUTION FOR UNCLAIMED PROPERTY

A staff memo from City Administrator/City Attorney Call explained the Police Department ends up with many items of personal property which we cannot legally dispose of unless we follow the statutory requirements. Every so often we need to clean out our evidence/property closets, so we will be bringing a resolution like this one to the Council for approval.

Specifically, the statute requires that any property which is used for a “public interest use” be approved by the local legislative body. A “public interest use” includes: keeping the property, such as small hand tools, or other items that any of our departments could use; donating items to a charitable organization, such as Deseret Industries, or the Boys and Girls Club; and selling the property at auction and using the proceeds in the Department for maintaining future Police Custody Property.

Several of the items on the list will be destroyed because they have no real value. Though the Council does not have to approve the destruction of these items, it provides an

additional opportunity for individuals who have lost items to find their items because of the additional notice requirements for our City Council meetings.

City Administration is asking that they review the proposed resolution and attached property list and approve the Department's recommendations as to which property should be donated to a public interest use. There are a few items on the list which still need to be determined. Typically, these items are in sealed containers or original packaging and we don't want to open them until we have exhausted our search for the real owner. Once the Council approves these items for a public interest use we will open the items, determine if there is any useful life in the item, and then allocate the property according to its value.

Mr. Call reviewed the staff memo.

Council Member Stoker motioned to approve Resolution 02-2018 for Unclaimed Property. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

13. PUBLIC COMMENTS

Randy Winn, 2412 Barker Parkway, expressed gratitude to the Council for the process they followed to interview candidates and select a new Council Member this evening. He is grateful to have had the opportunity and indicated he will continue to remain involved in the City.

Ryan Barker, 2490 N. 725 E., thanked the Council for their vote of confidence and indicated he looks forward to working with the entire Council.

Steve Rasmussen, 1092 E. 3250 N., stated that a while back he commented about his understanding of the availability of federal funding for infrastructure programs. He would like for someone in the City to begin looking into that issue given the amount of transportation projects that need to be completed in the City to accommodate growth. The funding must be distributed across the country and the City needs to be prepared to apply for that funding when it is available. He then stated that over the past two or three years the Council has made giant strides and it is important to consider similar actions again in order to accommodate the tremendous growth that will occur in the City.

14. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Turner stated that it has been a very interesting evening; he was impressed by the caliber of the applicants for the vacant City Council position and he congratulated Mr. Barker on being selected.

Council Member Covering echoed Council Member Turner's comments and thanked those that applied for the vacancy.

Council Member Swanson also echoed Council Member Turner's comments. He then stated the Council has discussed the potential creation of a clean air committee and he asked if that has been formalized. Mayor Chugg stated he is still working on the creation of the committee.

Council Member Stoker stated she also feels the process to select a new Council Member was good, but it was difficult to choose one person from the field of candidates. She then addressed Mr. Rasmussen's comments about the availability of federal transportation funding and noted she has attended some Utah Department of Transportation (UDOT) meetings and informed them that the City will be seeking a portion of the funding that will be made available to the states by the federal government.

City Administrator/City Attorney Call reported on the status of the project to widen Washington Boulevard and 2600 North; the project is slated to begin in the spring of 2020 and the City will be responsible for approximately \$2 million of the total project cost. City staff is currently working to update capital facility plans, which contemplate needed infrastructure improvements, and this will position the City to be eligible to receive federal funds as recommended by Mr. Rasmussen. The plans will also be used to determine the appropriate impact fees to be charged for new development. Additionally, the City is seeking other grant funding to fund projects that will address other matters in the City, such as water run-off debris flow mitigation in the City's foothills.

Council Member Turner stated that it was his understanding that the Washington Boulevard project would start in 2019. Mr. Call stated that there were some funding delays that pushed the commencement of actual construction to 2020; however, design work will begin in 2019.

Mayor Chugg thanked all those that applied for the vacant Council seat and stated that he looks forward to working with Mr. Barker.

Council Member Swanson also thanked those residents who regularly attend City Council meetings; he appreciates their involvement and their input.

15. ADJOURNMENT

Council Member Swanson motioned to adjourn the meeting. Council Member Turner seconded the motion.


Voting on the motion:


Council Member Cevering	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Turner	aye

The motion passed unanimously.

The meeting adjourned at 8:53 p.m.


M. Brent Chugg, Mayor


S. Annette Spendlove, MMC
City Recorder


Date Approved