

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

February 19, 2019

The North Ogden City Council convened in an open meeting on February 19, 2019 at 3:02 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 February 14, 2019. Notice of the annual meeting schedule was published in the Standard-Examiner on December 28, 2018.

PRESENT: M. Brent Chugg Mayor
 Ryan Barker Council Member
 Blake Covering Council Member arrived @ 3:34 pm
 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
 Dave Espinoza Public Works Director
 Tiffany Staheli Parks & Recreation Director
 Dirk Quinney Police Chief
 Rob Scott Planning Director
 Susan Nance Deputy City Recorder
 Jami Jones Treasurer

VISITORS: Julie Anderson Stefanie Casey Kevin Burns
 Randall Winn Spencer Alexander Grant Alexander
 Susan Clements

Mayor Chugg called the meeting to order and Jon Call offered the invocation and led the audience in the Pledge of Allegiance.

ACTIVE AGENDA

1. PUBLIC COMMENTS

Randy Winn, 2412 Barker Parkway, stated he is present in his capacity as the Chairman of the Board for the Senior Center. He expressed gratitude to the City and the Council for the support the Senior Center receives. He stated that Council Member Covering serves as the Council's liaison to the Board and he does a great job in that capacity. He stated

that he would like to request that the Council maintain the \$25,000 annual budget for support of the facility.

2. VISION/BRAINSTORMING

A memo from Mayor Chugg provided his reasoning for calling this meeting. City Administration conducted a survey to get City Council, Staff and citizen input on the direction the City needs to be going in projects and operation. The purpose of this meeting is to brainstorm about some of the ideas that have been presented and come up with additional ideas. The City has been going in a positive direction and needs to continue in that direction. Growth will continue and it is necessary to attract new business to receive revenues to operate the City. Today, it is necessary to think outside the box and come up with strategies for the future.

The City survey received a significant response. It is not a scientific study, but new ideas were expressed and Administration encourages more for future planning. Some of the more pronounced ideas were as follows: (separated into three categories)

1. Activities
 - a. Farmers market
 - b. Family entertainment
 - c. Sports
 - d. Education and arts
 - e. Local entertainment
2. New infrastructure
 - a. Bubble for the pool for year-round use
 - b. Recreation center
 - c. Continue to complete the amphitheater
 - d. Biking and hiking trails
 - e. Develop barker park
 - f. Improve traffic and roads
 - g. New Public Safety Building
3. Business
 - a. Sit down Restaurants
 - b. Shopping Center to include big box stores
 - c. Small businesses

These are the predominant requests that came from the survey. The City needs to determine some priorities regarding these and other ideas generated from the meeting today. The memo concluded the Mayor recognizes the City will need further study and discussion before finalizing any plans.

Mayor Chugg reviewed his staff memo and facilitated discussion about some of the items included in his three categories. First was a discussion about the need to construct a new Public Safety building and there was a focus on suitable sites, appropriate size of the building, whether the existing building should be expanded, and timing/length of the

project. There was then discussion about working to rank the projects that are identified in Mayor Chugg's memo and Mayor Chugg invited input from the respective Department Heads that have projects or programs listed.

Mayor Chugg then facilitated discussion among the Council regarding other ideas they have for priority projects or programs that the City should consider. Council Member Turner stated he is concerned about the pending retirement of many long-term employees and the costs associated with replacing those employees. City Administrator Call stated that is a great example of the type of planning that City Administration would like to pursue. He asked the Council to think five to 10 years into the future to determine appropriate projects or programs and how those things could be funded. Council Member Swanson stated he wants to consider a ballot question regarding a bond for the completion of the Barker Park project. He indicated he would like to work with staff to understand the timeline for including a ballot question on the 2019 election ballot. This led to discussion about the amount of the bond and whether it would only cover the Barker Park project or other infrastructure projects, such as a new Public Safety facility. Mr. Call stated that Administration has been evaluating optional floor plans for a modern Public Safety facility and there are several steps the City can take to pursue more formal design and cost estimates.

Public Works Director Espinoza then reported on infrastructure projects that have been completed in the last five years, or are underway, with a focus on the projects that have been made possible by the implementation of the \$3 per month per residence transportation fee. He also provided information on progress his Department is making towards securing water rights or using existing water rights to facilitate construction of a well in the City. He then asked if the Council has an idea of the direction they would like to go relative to the disposition of the old Public Works Facility. He noted there is a well on the site that would make it difficult for anyone to develop it because no infrastructure of permanent construction can be built within 100 feet of the well. He stated he would prefer to at least keep the portion of the property where the storage buildings are located; those buildings could be refaced to improve their appearance and all Departments could take advantage of that storage space. The Council asked Mr. Espinoza to secure bids for the cost to reface the storage building on the site.

Mr. Call then noted that another issue that was identified in the survey as well as in the process of updating the City's General Plan a few years ago was the concept of taking steps to preserve farm ground and open space and protect it from housing developments. He facilitated discussion among the Council regarding zoning options available to the Council; the Council can review the General Plan and determine whether they are comfortable with the zoning classifications that have been assigned to large parcels of undeveloped properties throughout the City. Another option would be for the City to secure development rights for larger parcels, which could result in conservation of those parcels upon transferring the development rights to other parcels to increase the density of development elsewhere in the City. Many other cities, such as Park City, have done

this to successfully secure open spaces. The Council engaged in high level discussion regarding various properties in the City that they would like to see preserved.

Council Member Turner shifted the focus of the discussion to the ongoing discussions about a developer expanding Nordic Valley onto the North Ogden side of the mountain and building a gondola. He stated he has heard rumors that this project could take place without North Ogden's approval given that the property on which the project would be completed is owned by the United States Forest Service and is located in Weber County rather than in City limits. Council Member Swanson stated that is correct, but the City would bear the greatest burden of the project because additional services would be needed to support the project. Mayor Chugg agreed and stated it is his understanding that the City either has the option of annexing and realizing a tax benefit associated with the project, or opposing annexation, yet still bear the burden of the project because it will proceed regardless. Council Member Turner stated he has heard the owner has indicated that they are nearing completion of their negotiations with the Forest Service. Mr. Call stated that the Forest Service is still reviewing the plan for the project and they will determine the environmental impact reporting that they will require for the project. He stated it is his understanding that they are not near finalizing the transaction and the environmental study will be fairly lengthy. Council Member Turner stated that he would like for the Council to determine how to proceed and prepare for the worst-case scenario; for the purpose of visioning, he would like to make decisions now that will avoid surprise for the City in the future. This led to discussion about the potential of forcing annexation if any landowner needs to connect to the City's utility services in order to ensure that the City will realize some benefit and increased revenue if the development or other hillside developments, such as The Cove, proceed.

Closing discussion briefly centered on funding priorities for the coming budget preparation process, after which Mayor Chugg shifted the focus back to the concept of developing a vision for the future of the City relative to the subject matter of citizen response to the survey. He thanked the Council for dialoguing about this issue.

3. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Turner stated that the Executive Director of the Mosquito Abatement District has resigned and the District is seeking a new Director.

4. PUBLIC COMMENTS

Julie Anderson, 930 E. 2600 N., stated that she appreciates the opportunity to listen to this discussion. She stated that she would like for the Public Safety facility to be joined to the City Hall to provide a central location for residents to have their needs met. She added that she does not believe it is the City's responsibility to provide extensive entertainment options for residents, but she would like to see Cherry Days and the

Farmer's Market events expanded and enhanced. She then stated that she has been in discussions with an individual who is associated with the Forest Service and he told her that they have directed environmental study and citizen involvement. She has heard that this study could take anywhere between five and 10 years. However, one of the landowners on the hillside has indicated his willingness to sell his property for the project. She concluded by discussing building development in the City and noted she would love to see Bennion's craft store in the City; a great location would be next to the Ace Hardware store.

Kevin Burns, 795 E. 1925 N., stated this has been a very encouraging planning meeting. He stated that 30 years ago he began his career with the North Ogden Police Department, and he can attest to the fact that the Public Safety facility needs to be replaced. It would be nice to have everything in one complex. He stated he eventually moved to Ogden City and was part of their Department when they built their newest facility and during that time the Department was relocated to another building; this was somewhat uncomfortable, but it was worthwhile as the result was an improved facility that meets the complex needs of the department and its residents. He stated that quality public safety plays into economic development of the City because businesses want to locate in safe communities. He then thanked the Council for paying close attention to the Nordic Valley project and agreed that it is important to protect the City from the impacts of such a project. He asked that the City consider improvements to 2100 North; there is a tree near 700 East that is growing into the street and creating some hazards.

5. ADJOURNMENT

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

Voting on the motion:

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

The motion passed unanimously.

The meeting adjourned at 4:54 p.m.


M. Brent Chugg, Mayor

S. Annette Spendlove
S. Annette Spendlove, MMC
City Recorder

19 March 2019
Date Approved